

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 5, 2017 - 9:00 a.m.

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADMINISTRATIVE BUSINESS**
 - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
 - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
4. **PUBLIC HEARINGS - VIOLATION CASES**

a.	17-0108	130 N Depot Dr	Weiner, Samantha	Heather Debevec
b.	17-0111	130 N Depot Dr	Gallagher, John	Heather Debevec
c.	17-0264	100 N Indian Rvier Dr	Keltner, Nichilas	Heather Debevec Vince Alesi
d.	17-0112	140 N Depot Dr	Davenport, Shannon	Heather Debevec
e.	17-0250	1405 Avenue F	White, Theodore & Betty	Isaac Saucedo
f.	17-0124	2024 Golfview Ct	Aventino Properties Corp	Isaac Saucedo
g.	16-2355	1117 S 7th St.	Strickland, La Toya	Shaun Coss
h.	16-2137	3034 Sunrise Blvd.	Garcia, Juan	Shaun Coss
i.	15-1031	2001 Orange Ave	Wymer, Richard D	Shaun Coss
j.	15-1420	406 Decordre Ct.	Castor, Simon	Shaun Coss

5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

a.

15-0562	4507 S US Highway 1	St. Lucie Automotive	Shaun Coss
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b.

15-0679	3625 S US Hwy 1	Motel FP LLC	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

a.

16-0324	505 S 8th Street	White, Gary & Lisa	Coss/Arraiz
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7. **OTHER CASES**

a.

05-1201	1635 Thumb Point Drive	Culverhouse, John B and Susan	Peggy Arraiz
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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: 04/05/2017

Re: Case # 17-0108 - 130 N Depot Dr

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

Information

SUBJECT:

17-0108	130 N Depot Dr	Weiner, Samantha	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 25, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Samantha Weiner PARKING CITATION	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulation

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/30/2017

Started On: 02/27/2017 04:14 PM

Special Magistrate Blandino Hearing

4.b.

Meeting Date: 04/05/2017

Re: Case# 17-0111 - 130 N Depot Dr

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

Information

SUBJECT:

17-0111	130 N Depot Dr	Gallagher, John	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 24, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: John Gallagher PARKING CITATION	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulations

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/30/2017

Started On: 02/27/2017 04:20 PM

Special Magistrate Blandino Hearing

4.c.

Meeting Date: 04/05/2017

Re: Case # 17-0264 - 100 N Indian River Dr

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

Information

SUBJECT:

17-0264	100 N Indian Rvier Dr	Keltner, Nichilas	Heather Debevec Vince Alesi
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CASE INFORMATION:

Case Initiated:	February 9, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Nicholas Keltner	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulation

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator be assessed the fine as indcated on the citation plus the administration charges of \$18.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/30/2017

Started On: 02/28/2017 01:35 PM

Special Magistrate Blandino Hearing

4.d.

Meeting Date: 04/05/2017

Re: Case # 17-0112 - 140 N Depot Dr

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

Information

SUBJECT:

17-0112	140 N Depot Dr	Davenport, Shannon	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 24, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Shannon Davenport PARKING CITATION	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulations

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator be assessed the fine as indicated on the citation plus the administration charges \$18.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/30/2017

Started On: 02/27/2017 04:24 PM

Special Magistrate Blandino Hearing

4.e.

Meeting Date: 04/05/2017

Re: Case # 17-0250 - 1405 Ave F

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

Information

SUBJECT:

17-0250	1405 Avenue F	White, Theodore & Betty	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 10, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Theodore White Betty White 2804 Sheraton Blvd Fort Pierce, Fl 34946	OCCUPIED BY:
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VIOLATIONS:

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

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

CORRECTIVE ACTIONS:

Please remove or repair chain link fence where deterioration has occurred. A permit may be required. If you have any questions please contact the building department at 772-467-3000.

Please remove all buckets, metals and all other miscellaneous items located throughout yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 03/30/2017

Started On: 03/07/2017 09:02 AM

Special Magistrate Blandino Hearing

4.f.

Meeting Date: 04/05/2017

Re: Case # 17-0124 - 2024 Golfview Ct

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

Information

SUBJECT:

17-0124	2024 Golfview Ct	Aventino Properties Corp	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 30, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Aventino Properties Corp 219 Garden Ave Fort Pierce, FL 34982	OCCUPIED BY: Alex F Velasquez Ochoa 2024 Golfview Ct. Fort Pierce, FL 34950
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VIOLATIONS:

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

Section(s): 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture

Section(s): 5-368 - Property Maintenance

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

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

CORRECTIVE ACTIONS:

1. Please remove all buckets, ladders, plywood sheets, car seats, tires, tools, bed frames and all other miscellaneous items located throughout the yard.
2. Please remove all indoor chairs and tables near front entrance and under carport.
3. Please pressure wash or paint where molding or staining has occurred.
4. Please trim any overgrown bushes, trees, shrubs and grass.
5. Please remove all vehicles parked on grass and park in designated parking areas.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 03/30/2017

Started On: 03/07/2017 09:30 AM

Special Magistrate Blandino Hearing**4.g.****Meeting Date:** 04/05/2017**Re:** Case #16-2355 - 1117 S 7th St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-2355	1117 S 7th St.	Strickland, La Toya	Shaun Coss
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CASE INFORMATION:

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

OWNER: La Toya Strickland 1117 S 7th St. Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the work that was done to the electrical system including but not limited to the replacement of the mast and any other repairs that were necessary due to Hurricane Matthew.

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: 03/30/2017

Started On: 03/07/2017 02:47 PM

Special Magistrate Blandino Hearing

4.h.

Meeting Date: 04/05/2017

Re: Case #16-2137 - 3034 Sunrise Blvd.

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

Information

SUBJECT:

16-2137	3034 Sunrise Blvd.	Garcia, Juan	Shaun Coss
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CASE INFORMATION:

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

OWNER: Juan Garcia 2424 Manatee Ave. Bradenton, FL 34208	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.4.1.2 Expired Permit

CORRECTIVE ACTIONS:

1. Renew permit 15-2051, complete all required 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 30 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: 03/30/2017

Started On: 03/07/2017 02:50 PM

Special Magistrate Blandino Hearing**4.i.****Meeting Date:** 04/05/2017**Re:** Case #15-1031 - 2001 Orange Ave**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1031	2001 Orange Ave	Wymer, Richard D	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 7, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Richard D Wymer 6675 NE 224th St. Okeechobee, FL 34972	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the replacement of ceilings and interior walls, partial demolition of walls, electrical and plumbing work.

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: 03/30/2017

Started On: 03/07/2017 02:54 PM

Special Magistrate Blandino Hearing

4.j.

Meeting Date: 04/05/2017

Re: Case #15-1420 - 406 Decordre Ct.

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

Information

SUBJECT:

15-1420	406 Decordre Ct.	Castor, Simon	Shaun Coss
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CASE INFORMATION:

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

OWNER: Simon Castor 207 Dixieland Dr Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The permit for the installation of windows has expired. Renew the permit 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 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: 03/30/2017

Started On: 03/07/2017 02:57 PM

Special Magistrate Blandino Hearing**5.a.****Meeting Date:** 04/05/2017

Information**SUBJECT:**

15-0562	4507 S US Highway 1	St. Lucie Automotive	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 9, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: St. Lucie Automotive Properties 4950 Pocatella Avenue North Port, FL 34287	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****FINDINGS/ORDER:**

July 1, 2015 the Special Magistrate found St. Lucie Automotive Properties responsible for the violation and gave them 30 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. November 17, 2015 an inspection was made, the property was not in compliance, the fines began.
2. August 23, 2016 Staff learned of a new mailing address and sent letter advising that the violations were not complied and fines were accruing.
3. September 28, 2016, an inspection was made, the violations were now in compliance, the fines stopped.
4. January 12, 2017 received letter from Mr. Memon.
5. Hearing was scheduled for March 1 but after receiving phone call from Mr. Memon that he would not be able to attend, rescheduled for April 5.
6. March 21, 2017 received Request for Reduction.

RECOMMENDATION:

The fines are \$31,630.00 (\$30.00 recording fees).

To be determined.

Attachments

Back up

3 Criteria
Administration Costs
Request

Form Review

Form Started By: Collen Greer
Final Approval Date: 03/06/2017

Started On: 01/26/2017 02:12 PM

ST LUCIE AUTOMOTIVE PROPERTIES

Shaun

1/12/2017

Property address: 4507 S US HWY1
Tax ID # 3403-5020006-000/9
Re: Case# 15-0562

Dear, Special Magistrate Blandino

St Lucie Properties purchased the property and did not replace any signs we called a sign company and only had the veneer changed and thought it was completed properly and to code specifications. In September 2017 we received a letter stating we were not in compliance and there had been a 100 per day fine with a balance of 31630.00. At this point we immediately contacted the code enforcement office and were told of the problem of an unfinished permit. The code office was very helpful and gave us help we needed to take action on fixing the permits, we paid for the new permits had the signs inspected and were thankful for the help. However had we known of an existing problem for such a long period at 100.00 per day it would have been handled with the utmost importance. St Lucie automotive properties is a small business and would be devastated by such a fine we are at your mercy and need your help please..

Thank you for your time and consideration

Our phone number is 772 242 1670

Sincerely,



Dave Memon

St Lucie Automotive Properties

SM Case #15-0562 - St Lucie Autom(e Properties

Attention Special Magistrate,

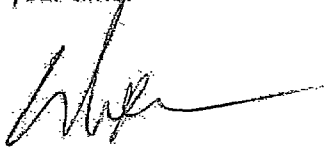
August 26, 2016

Please accept our sincere apologies we had no knowledge that this violation was continuing. Last year, when we recieved the first notification we pulled a permit #15-1544 for the name change on the signs as an owner/operator in which all that was done was a laminate sticker over the exsisting Hertz sign. The signs, sign housing and lighting was pre-exsisting on the building from Hertz. We are a small independant auto repair shop and do not have the means to pay a fine like this and would never intentionally not conform to the city guidelines and regulations. We will of course pull all proper permits and conform immediately so this is no longer an issue. We are at your mercy Special Magistrate with this latest correspondence being the second notification coming a year later and a fine of \$100.00 a day is extreme and need your help.

Thank you for your time.

Sincerely,

Mr. Memon



If you have any other questions or inquiries please do not hesitate to call.

772-242-1670 - The Motor Shop

CC: City Of Fort Pierce, Florida, Shaun, Colleen.

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

St. Lucie Automotive Properties LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 7/11/2014 and assigned Florida document number L14000109979.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable: 2091 Tamiami Trail
Port Charlotte, FL 33048
(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable: 2091 Tamiami Trail
Port Charlotte, FL 33048
(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: _____
New Registered Office Address: _____
Enter Florida street address
_____, Florida
City _____ Zip Code _____

FILED
15 JUN 30 AM 10:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

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

Case No: 15-0562

Address: 4507 S US Highway 1

Date: March 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?
TENANT APPLIED FOR THE PERMIT JUNE 2015, WAS TOLD THEY HAD TO HAVE A CONTRACTOR. IN SEPTEMBER 2016 THE OWNER HIRED A CONTRACTOR TO OBTAIN THE PERMIT, INSPECTION WAS MADE, AND THE FINES WERE STOPPED OCTOBER 2016.

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? 3

Administrative Cost Estimator

1/27/2017

Property Address: 4507 S US Hwy 1 (15-0562)

Date case originated: 4/9/2015

Date case complied: 1/5/2017

Total time: 21 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
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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>3</u>	\$30.00
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Months Open	\$50.00	<u>21</u>	\$1,050.00
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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: **\$1,739.56**



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: 4507 S. US Highway 1 Ft Pierce FL
 Property Owner: ST LUCIE AUTOMOTIVE PROPERTIES LLC
 Mailing Address: 2400 HARBOUR BLD SORTE 10 FT CHARLOTTE FL 33952
 Telephone #: 772-242-1670 Cell Phone #: 772-672-9339
 E-Mail Address: THEMOTORSHOPK@AOL.COM

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



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	2-25-17			
Property address:	4507 S. US. Highway 1 Ft Pierce			
Owner(s) of record:	ST LUCE AUTOMOTIVE PROPERTIES LLC			
Mailing address:	2400 HARBOR BLDG SUITE 10 PORT CHARLOTTE FL 33952			
Property tax ID #:	3403-502-0006-000-9			
Original purchase date:	4-8-2015	Original purchase price:	550,000	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	DAVE MEMON		Relationship to owner(s):	SON
Telephone #:	772-242-1670		Mobile phone #:	772-672-9339
E-mail:	THE MOTOR SHOP FL @ AOL.COM		Preferred contact method:	CELL
What are owner(s) intentions for property:	AUTOMOTIVE SALES AND SERVICE			
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

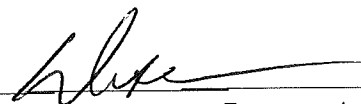
\$ 31,630.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 31,630.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0


Signature of Owner or Representative

3-15-17
Date

DAVE MEMON
Printed Name

I, DAVE MEMON, 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:

Dear SIRS, I AM AT THE MERCY OF YOU GENTLEMEN. I PURCHASED BACK THE BUILDING ON 4-8-2015 AND WAS UNDER THE IMPRESSION THAT THE SIGN WAS RECTIFIED AND DID NOT KNOW THERE WAS A 100 PER DAY FINE ACCORDING TO THE BUILDING. WE HAD SOME OWNERSHIP CHANGES AND IT CHANGED ADDRESSES AND WE NOT AWARE THIS WAS STILL NOT RECTIFIED WITH THE COUNTY. WE HIRED A SIGN GUY TO CHANGE THE FACES OF THE EXISTING SIGNS, HAD WE KNOWN OF THE SITUATION WITH ALL RESPECT WOULD HAVE FIXED THE PROBLEM AS SOON AS I WAS AWARE I FIXED THE PERMITS. PLEASE HELP ME AT YOUR MERCY.

Date: 3-15-17

Signed: [Signature]

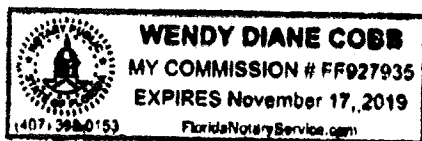
Print Name: DAVE MEMON

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Dave Memon 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 FL DL M550161691430 as identification.

SWORN TO AND SUBSCRIBED before me this 20 day of March, 2017.



Wendy Cobb
Notary Public, State of Florida

Special Magistrate Blandino Hearing**5.b.****Meeting Date:** 04/05/2017**Information****SUBJECT:**

15-0679	3625 S US Hwy 1	Motel FP LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 30, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Motel FP LLC Jeremiah Baron 3625 S US Highway 1 Ft. Pierce, FL 34982	REQUEST BY: Jeff Baron 49 SW Flagler Avenue Stuart, FL 34994
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required
Section(s): 5-1.101.2.1 Unsafe Building
IPMC 108.1.2 Unsafe Equipment

FINDINGS/ORDER:

October 8, 2015 the Special Magistrate found the owners responsible for the violations and gave them 60 days to obtain permits and comply with all conditions of the permits or be assessed \$100.00 per day.

ACTION DATES:

1. December 16, 2015 BDI Coss exercised his administrative authorization and granted a 90 day extension.
2. April 1, 2016 received a request from Jeremiah Baron for additional time. May 4, 2016 Special Magistrate issued an extension of
3. 60 days.
4. April 4, 2016 Order Determining Violation was amended to include sections that were in violation.
5. September 7, 2016 another extension of 30 days was issued by the Special Magistrate.
6. October 13, 2016 the extended time has expired, violations were not in compliance, the fines began.
7. December 8, 2016 received call from Jeremiah Baron who thought everything was done. He was advised the fines had started and the permits had not all been issued.
8. December 12, 2016 the issued permits expired.
9. January 27, 2017 permits were issued but no inspection was done.
10. March 21, 2017 all permits have been issued, the fines stopped and inspections were made.
11. March 27, 2017 received request for reduction/rescindment from Jeff Baron.

12. Total fines are \$15,430.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Tax Card

3 Criteria

Request

Order

Page 3

Authorization

Administration Costs

Form Review

Form Started By: Collen Greer

Final Approval Date: 03/30/2017

Started On: 03/27/2017 01:51 PM

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

Rtqrgrtv{ #f g p v h e c v a p

Site Address: 3625 S US HWY 1
Map ID: 24/34N
Parcel ID: 2434-601-0026
Zoning: C3
Account #: 33435
Use Type: 3900
Sec/Town/Range: 34/35S/40E
Jurisdiction: Fort Pierce

Q y p g t u j k r

Motel FP LLC
3625 S US Highway 1
Fort Pierce, FL 34982

Ngicr# g u e t k r v k p

KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD
R/W- (1.51 AC) (OR 3721-2775)

Fwttg p v # k c r w g u

Just/Market: \$584,200
Exemptions: \$0
Assessed: \$584,200
Taxable: \$584,200

K k u v t e c r # k c r w g u # 0 { g c t

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$584,200	\$584,200	\$0	\$584,200
2015	\$495,400	\$403,810	\$0	\$403,810
2014	\$367,100	\$367,100	\$0	\$367,100

U c r g # k k u v t {

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-27-2015	3721 / 2775	0002	WD	Farrell S Motel Inc	\$695,000
07-01-1986	0508 / 1590	XX01	CV		\$0
12-01-1985	0487 / 2726	XX00	CV		\$390,000

R t o c t { # w k l p i # p h o t o c v a p

Finished Area of this building: 988 SF
Gross Area of this building: 1,144 SF

Exterior Data

View: Roof Cover: Clay Tile Roof Structure: Gable Building Type: HTL1
Year Built: 1955 Frame: Grade: Y_D Effective Year: 1955
Primary Wall: CB Stucco Story Height: 1 Story No. Units: 18 Secondary Wall:

Interior Data

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



V q v c r # t g c u

Finished/Under Air (SF): 6,535
Gross Area (SF): 8,241
Land Size (acres): 1.51
Land Size (SF): 65,670
Total Building Count: 7

U r g e k r # g c w t g u # p f # l c t f # v g o u

Type	Qty	Units	Year Blt
CONCRETE LOW	1	112	1979
CHAINLINK 4'	1	142	1981
ASP1 HIGH	1	6000	1981

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: 15-0679

Address: 3625 S US Highway 1

Date: April 5, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(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 CONTRACTORS TO OBTAIN THE REQUIRED PERMITS TO BRING THE WORK UP TO CODE AND CLOSE OUT THE PERMITS.**

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? **NONE**



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

RECEIVED

MAR 27 2017

CODE ENFORCEMENT
 CITY OF FT. PIERCE

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

Date:				
Property address:	3625 South US Hwy 1 Fort Pierce			
Owner(s) of record:	Jeremiah Baron			
Mailing address:	49 SW Playle Ave Stuart FL 34994			
Property tax ID #:	2434-601-0026-000/2			
Original purchase date:	2/27/2015	Original purchase price:	695,000 ⁰⁰ FF	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jeff Baron	Relationship to owner(s):	Property Mgr Father	
Telephone #:	772-286-5744	Mobile phone #:	772-530-3701	
E-mail:	Jeff@CommercialRealEstateFF.com	Preferred contact method:	cell	
What are owner(s) intentions for property:	Motel			
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

\$ 15,430⁰⁰FF

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ All of it

DOLLAR AMOUNT I AGREE TO PAY

\$ -0-

Jeff Baron Property Manager
 Signature of Owner or Representative

3/27/17
 Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 3625 S. US HWY 1 Fort Pierce

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] _____
Signature of Owner or Representative Date

COFP – APPLICATION PROCESS DETERMINATION

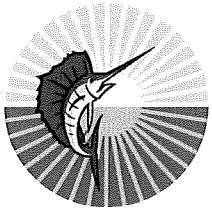
Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party.

Comments:

City Representative

Date



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4228224 09/09/2016 10:28:30 AM
 OR BOOK 3910 PAGE 2236 - 2236 Doc Type: ORD
 RECORDING: \$10.00

CASE #: 15-0679

Violator: MOTEL FP LLC
 3625 S US HIGHWAY 1
 FT PIERCE, FL 34982

Property Address: 3625 S US HWY 1 Tax ID#: 2434-601-0026-
 000/2Legal Description: KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC) (OR
 508-1590)

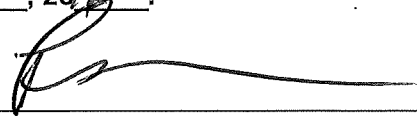
RE: Violation of Section(s): 5-1.105.1 Permit Required, 5-1.101.2.1 Unsafe Building, IPMC 108.1.2 Unsafe
 Equipment

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on September 7, 2016, upon request of the
 Respondent MOTEL FP LLC, contained in said Respondent's letter dated April 1, 2016, for an extension of
 time within which to comply with the Order Determining Violation dated October 8, 2015, and the Special
 Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds
 that such request should be approved. **Accordingly it is ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining
 Violation dated October 8, 2015 is hereby approved.
2. In the event the violation is not remedied within 30 days after the date of this Order, there shall be
 imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any
 subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If
 this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla.
 Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida,
 imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000,
 when the violation is corrected.

DONE AND ORDERED this 8th day of September, 2016.


 Frank Blandino, Esq., Special Magistrate

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

8th DAY OF September, 2016.


 Colleen Greer, Code Enforcement Clerk

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

SM CASE # 15-0679

RE: Violation of Section(s): 5-1.105.1 Permit Required, 5-1.101.2.1 Unsafe Building,
IPMC 108.1.2 Unsafe Equipment

Violator: MOTEL FP LLC
3625 S US HIGHWAY 1
FT PIERCE, FL 34982

Property Address: 3625 S US HWY 1 Tax ID #: 2434-601-0026-000/2
Legal Description: KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD RW- (1.51
AC) (OR 508-1590)

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on May 4, 2016, upon the request of the Respondent, Jeremiah Baron, Jeremiah Baron & Co, contained in said Respondent's letter dated April 1, 2016, for an extension of time within which to comply with the Order Determining Violation dated October 7, 2015, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that the such request should be approved. Accordingly, it is **ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated October 7, 2015 is hereby approved.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 15, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149, when the violation is corrected.

DONE AND ORDERED this 5th day of May, 2016.

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
5th DAY OF May, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

Frank Blandino
Frank Blandino, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4186946 05/05/2016 at 08:54 AM
OR BOOK 3865 PAGE 5 - 5 Doc Type: ORD
RECORDING: \$10.00

v

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

SM CASE # 15-0679

RE: Violation of Section(s): 5-1.105.1 Permit Required; 5-1.101.2.1 Unsafe Building; IPMC 108.1.2 Unsafe Equipment.

Violator: MOTEL FP LLC
3625 S US HIGHWAY 1
FT PIERCE, FL 34982

Property Address: 3625 S US HWY 1 Tax ID #: 2434-601-0026-000/2
Legal Description: KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC) (OR 508-1590)

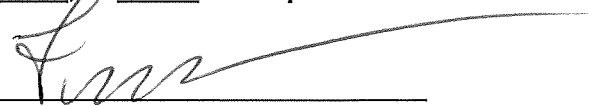
AMENDED ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 07, 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 MOTEL FP LLC failed to obtain a permit prior to wiring the electric gate and security cameras, constructing pergola, deck/patio, re-sealing and re-stripping the parking lot, and changing the breaker panel, also failure to bring the electrical outlets up to code, ground fault protect all exterior outlets, replace the cover on the power supply for the pool lamp and replace the swinging cover over the junction box with a proper cover 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 60 days to obtain permits and comply with all permit conditions and make proper replacement/repairs; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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.

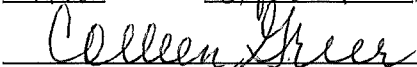
DONE AND ORDERED this 4th day of April, 2016 nunc pro tunc
March 2, 2016.


Frank Rlandino, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4176048 04/05/2016 at 01:41 PM
OR BOOK 3853 PAGE 1017 - 1017 Doc Type: AMORD
RECORDING: \$10.00

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

4th DAY OF April, 2016.


Colleen Greer, Secretary to the Special Magistrate

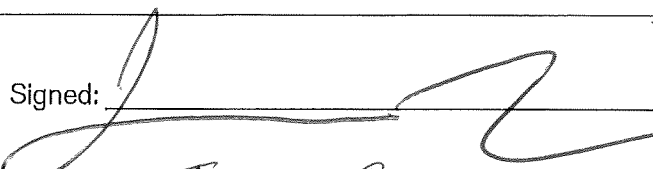
I, Jeremiah Baron, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

After receiving a notice of a code violation at 3625 US Hwy 1 in Fort Pierce, we attempted to take appropriate action quickly. Finding skilled, eager contractors that are willing to do the work is clearly not an easy task. It had taken some time and eventually we found the right contractor. He pulled the permits and completed the work in a timely manner. Now we are 100% code compliant.

The fines are in excess of fifteen thousand dollars, and that would be a burden too hard to bare. We are aware that there are some administrative fees that we cannot avoid.

Thank you for your time and consideration.

Date: 3/30/17

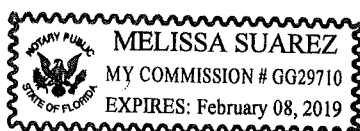
Signed: 
Print Name: Jeremiah Baron


STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jeremiah Baron 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 _____ as identification.

SWORN TO AND SUBSCRIBED before me this 30 day of March, 2017.




Notary Public, State of Florida

**AUTHORIZATION TO REPRESENT
PROPERTY OWNER**

If a property owner desires to have an authorized representative discuss his/her case, present evidence or to agree to compliance terms on the property owner's behalf, this form must be completed and returned to the legal analyst prior to the start of the Code Enforcement Hearing.

RETURN COMPLETED FORM TO:

Code Compliance Division
PO Box 1409
Key West, FL 33041

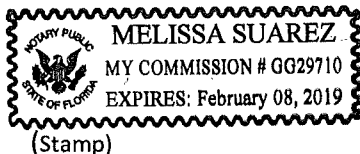
I, Jeremiah Baron, owner of the property located at
(Print Name)
3625 US Hwy 1 Ft. Pierce FL, hereby appoint
(Address)
Jeffrey Baron, who can be contacted at
(Print Name)
49 SW Flagler Ave. #301 Stuart FL 34994 772-530-3701
(Address and Phone Number)

to represent me, and is authorized to testify and to agree to compliance terms on my behalf for case number(s): 15-0679, at the Code Enforcement Hearing to be held 4/5/2017 (Date) and any subsequent hearings where the foregoing case(s) is/are on the agenda.

[Signature]
(Owner)
3/30/2017
(Date)

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 30 day of March, 2017, by Jeremiah Baron, who is personally known to me/or who has produced _____ as identification and appeared before me at the time of notarization.



Melissa Suarez
Notary Public

Administrative Cost Estimator

3/30/2017

Property Address: 3625 S US Hwy 1 (15-0679)

Date case originated: 4/30/2015

Date case complied: 3/16/2017

Total time: 47 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>10</u>	\$4.40
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>47</u>	\$2,350.00
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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>3</u>	\$450.00
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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: \$3,192.00

Special Magistrate Blandino Hearing

6.a.

Meeting Date: 04/05/2017

Information**SUBJECT:**

16-0324	505 S 8th Street	White, Gary & Lisa	Coss/Arraiz
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CASE INFORMATION:

Case Initiated:	February 4, 2016	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Gary & Lisa White 1250 Shinn Road Ft. Pierce, FL 349456	OCCUPIED BY:
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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. February 1, 2017 continued the Massey hearing, neither the property owner or a representative was present, Special Magistrate ordered the fines be restarted and a lien recorded.
5. February 24, 2017 the violations are now in compliance, the fines stopped.
6. March 13, 2017 received request for reduction/rescindment from Mr. and Mrs. White.
7. The total amount of fines/lien is \$3,840.00 (\$40.00 recording fees).

RECOMMENDATION:To be determined.

Attachments

7 Criteria

Administration Costs

Request

Tax Card

Denial

Lien

Aff of CM

Form Review

Form Started By: Collen Greer

Started On: 03/14/2017 03:12 PM

Final Approval Date: 03/30/2017

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

Case No: 16-0324

DATE: 04/05/2017

Address: 505 S 8th Street

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	OWNER OBTAINED AN INTERIR DEMOLITION PERMIT TO CURE THE VIOLATION
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:	N/A OWNER CURED VIOLATIONS ALLEDGEDLY CAUSED BY THE TENANT
3.) The length of time necessary to bring the property into compliance:	1 YEAR 3 WEEKS
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	NONE
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	(3) 17-518 NUISANCE – OPEN 16-313 PROPERTY MAINTENANCE COMPLIED 11-1787 PROPERTY MAINTENANCE, VACANT BUILDING COMPLIED
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	NONE

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:

17-518 – ISAAC HAS AN OPEN CASE

Administrative Cost Estimator

3/30/2017

Property Address: 505 S 8th Street (16-0324)

Date case originated: 2/4/2016

Date case complied: 2/24/2017

Total time: 12 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 1
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>10</u>	\$4.40
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notorizations, 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.

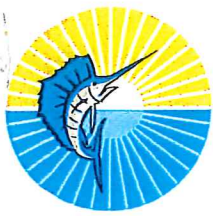
Hearings	\$150.00	<u>3</u>	\$450.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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: \$1,725.50



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

April 5

RECEIVED

MAR 13 2017

CODE ENFORCEMENT
CITY OF FT. PIERCE

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

Date:	2-27-17				
Property address:	505 S. 8th St.				
Owner(s) of record:	Gary & Lisa White				
Mailing address:	1258 Shinn Rd. Ft. Pierce, FL 34945				
Property tax ID #:	2410-709-0011-0001				
Original purchase date:	4-30-2009	Original purchase price:	95,000.00		
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:	Gary & Lisa White		Relationship to owner(s):	self	
Telephone #:	(772) 216-9931		Mobile phone #:	(772) 216-5221	
E-mail:	sf1cqw@gmail.com		Preferred contact method:		
What are owner(s) intentions for property:	Board up and leave vacant				
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

\$ 3,840.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 3,840.00

DOLLAR AMOUNT I AGREE TO PAY

\$ _____


Signature of Owner or Representative

2-27-17
Date

Lisa White
Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

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: 505 8th St. Ft. Pierce, FL 34950
Property Owner: Gary & Lisa White
Mailing Address: 1250 Shinn Rd. Ft. Pierce, FL 34985
Telephone #: (772) 216-9931 Cell Phone #: (772) 216-5221
E-Mail Address: sf/cgw@gmail.com
Is the property in compliance? yes If no, please explain in the narrative of your request.

I, Lisa L. White, 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:

Upon finding out that the property had code violations several months after the violations were imposed I called the city and asked for guidance in this process. I explained that we did not create the violations nor did we instruct anyone to do so. The violations were created by a squatter living in the house. I was told that I had to pull a permit for the work that was done. I called several contractors but no one would pull a permit for someone else's work unless I hired them to remodel the entire building. I do not have the

Date: 2-27-17

Signed: [Signature]

Print Name: Lisa L. White

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Lisa L. White 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 _____ as identification.

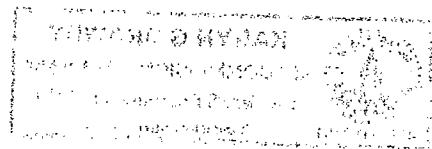
SWORN TO AND SUBSCRIBED before me this 27 day of February, 2017.



Karyn G Drawdy

Notary Public, State of Florida

The funds to do so. I asked what other options I had available and was then directed to request a hearing to ask for permission to "demo" the structure. The historic board denied a demo permit. At this time the fines begin again and we ask again "how to become compliant" and we are offered the solution of an interior demo permit of the unpermitted work. We were able to complete the interior demo within a week of being issued a permit. Had this option been given to us at the beginning we would not have been out of compliance for such a long period of time while the fines grew to a whopping 3,840.00



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 505 S. 8th St.

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] 2-27-17 Lisa L. White
Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

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

City Representative Date Printed Name

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
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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

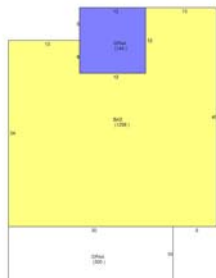
Finished Area of this building: 1,298 SF
Gross Area of this building: 1,742 SF

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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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
ORDER ASSESSING FINE AND IMPOSING LIEN

Case # 16-0324

Violator: GARY & LISA WHITE
1250 SHINN RD
FT PIERCE, FL 34945

Property Address: 505 S 8TH ST
Tax ID #: 2410-709-0011-000/1
Legal Description: OAKLAND PARK BLK 3 LOT 1 (MAP 24/10F) (OR 3085-742)

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

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 1, 2017 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated June 01, 2016 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a fine of \$1,500.00 that accrued between the time of November 29, 2016 to December 7, 2016. As of February 1, 2017 the fine is accruing in the amount of \$100.00 per day and a like sum thereafter for each day the violation(s) continue. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 3rd day of February, 2017.

Frank Blandino, Special Magistrate

ATTEST: *Andrea Cox*
CITY CLERK

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4276584 02/13/2017 10:11:47 AM
OR BOOK 3962 - PAGE 2236 - 2236 Doc Type: ORD
RECORDING: \$10.00

DATED: 2/6/17



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF COMPLIANCE

RE: 505 S 8TH ST
CASE NO: 16-000000324

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4283173 03/03/2017 08:50:10 AM
OR BOOK 3969 PAGE 1509 - 1509 Doc Type: AFF
RECORDING: \$10.00

IN THE MATTER OF: GARY & LISA WHITE
1250 SHINN RD
FT PIERCE, FL 34945

BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

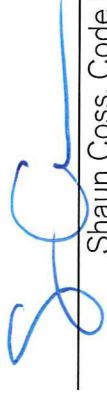
That I have personally examined the property described in the Special Magistrate's order dated June 03, 2016, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: February 24, 2017.

_____ The fines referenced in the Order of Violation recorded in Book _____ Page _____ were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3875 Page 2486. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 24th day of February, 2017.



Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 27th day of February, 2017.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



Special Magistrate Blandino Hearing

7.a.

Meeting Date: 04/05/2017

Information**SUBJECT:**

05-1201	1635 Thumb Point Drive	Culverhouse, John B and Susan	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	May 05, 2005	Type of Presentation:	Request to Foreclose Lien
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OWNER:

NAME ON LIEN: John B & Susan Culverhouse 1635 Thumb Point Drive Fort Pierce, FL 34949	CURRENT TITLE NAME: John B Culverhouse Sr. John B Culverhouse Jr. 1635 Thumb Point Drive Fort Pierce, FL 34949
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VIOLATIONS:

103.2 SBCCI Housing Code

FINDINGS/ORDER:

On April 11, 2007, the Code Enforcement Board granted Mr. & Mrs. Culverhouse a period of 120 days to apply for the permit to rehabilitate the structure. Failure to obtain the permit would result in a finding of violation of Sec. 103.2 SBCCI and a fine of \$250.00 per day would accrue.

ACTION DATES:

- 10/26/2007 - permit had not been applied for and fines began to accrue.
- 04/27/2009 - permit obtained and fines stopped. Fines accrued to \$137,250.00.
- 01/04/2010 - permit expires and fines renewed.
- 06/01/2010 - permit obtained and fines stopped. Fines accrued an additional \$37,000.00.
- 08/02/2011 - permit expires and fines renewed.
- 08/22/2014 - permit renewed and fines stopped. Fines accrued an additional \$279,000.00
- Permit has remained active since due to the Florida Building Code only requiring a single approved inspection to extend the permit an additional 6 months.
- Total amount due including filing fees is \$453,310.00.

RECOMMENDATION:

Per Section 2-247 of the City Code of Ordinances, after a period of one (1) year, the Special Magistrate may authorize the City Attorney to foreclose on the lien.

Staff recommends the Special Magistrate to authorize the City Attorney to initiate foreclosure proceedings against 1635 Thumb Point Drive.

Attachments

Authorization to Foreclose
Fines
Order Imposing Lien
Order Determining Violation

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 03/30/2017

Started On: 03/28/2017 11:20 AM

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars (\$250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

Sec. 2-253.5. - Proceedings before special magistrate.

The department of code enforcement is authorized in its discretion, to refer enforcement proceedings, otherwise subject to chapter 2, article XIII, to a special magistrate, whose proceedings shall be subject to the provisions of article XIII. The special magistrate shall have the same status as the code enforcement board and references in this Code to the enforcement board shall include and apply to the special magistrate where context permits. The city attorney or designee shall represent the city by presenting those certain cases designated for hearing before the special magistrate.

(Ord. No. K-91; § 2, 7-16-01; Ord. No. K-427, § 2, 7-3-06)

Property Information

Address: 1635 THUMB POINT DR
 FT PIERCE, FL 34949
 Location ID: 1689
 TAX ID #: 2401-605-0030-000/3
 Alternate ID description: NA UNKNOWN
 Zoning:
 Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
 Status date: 8/10/2015
 Case type: CE CODE ENFORCEMENT VIOLATION
 Reported date: 5/05/2005
 Origin: IP INSPECTION
 Default inspector: IS Isaac Saucedo
 Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
 Address: 1635 THUMB POINT DR
 City: FT PIERCE, FL 34949
 Phone: 0
 Notice: Y
 Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description Data

Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
CF CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00
C2 CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00
C3 CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00
N1 RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00
RC RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00
RL RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00

(Continued)

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
.00	453310.00	453310.00	.00				.00
.00							

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

ATTEST:
CITY CLERK

Alexandra Stubb

Dated: 11-20-07

[Signature]
Chairman, Code Enforcement Board

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, Fl. 34954

PREPARED BY: James T. Walker, Esq., Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
SANTA LUCIE COUNTY
CITY OF FORT PIERCE

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

Alexandra Stubb
CITY CLERK

DATE Nov 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: \$10.00

**CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA**

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, 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 John B & Susan D. Culverhouse failed to _____

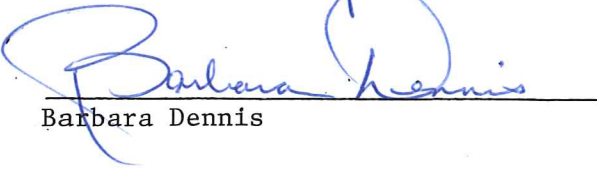
_____ in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$ 250 **.

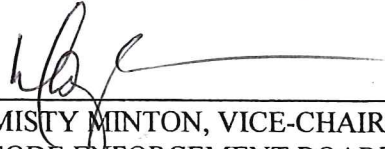
This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, 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 Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.


Barbara Dennis


MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

** 120 days to apply for permit

** \$250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.