

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 3, 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**

1.	17-118	123 N 2nd St	Shaw, Lymar	Heather Debevec
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1.	17-0366	100 Bethany Ct	Bethany Court- Pierce Assoc Ltd	Heather Debevec
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2.	16-2774	1507 Edgewood Terr. Unit B	Braynen (Est), Everette	Shaun Coss
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3.	16-2553	2905 Dunbar St.	Simonson, Franca	Shaun Coss
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4.	16-2757	4454 Whispering Pines Ln	Pines Whisper LLC	Shaun Coss
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5.	16-2380	101 Hialeah Ave	Fountain, Denise	Shaun Coss
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6.	16-2300	111 Hialeah Ave	Slep, Kimberly	Shaun Coss
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7.	16-2189	1112 S 7th Street	JPMorgan Chase Bank N A	Andy Avery
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8.	16-2288	1611 S 29th Street	Overton, Robert R	Andy Avery
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

A.	05-1403	1102 N 14th Street	McNair, Jamie	Peggy Arraiz
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7. **OTHER CASES**

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

4.1.

Meeting Date: 05/03/2017

Re: 17-118 - 123 N 2nd St

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

Information

SUBJECT:

17-118	123 N 2nd St	Shaw, Lymar	Heather Debevec
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CASE INFORMATION:

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

OWNER: Lymar Shaw 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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$10.00 and a late fee of \$18.00.

Form Review

Form Started By: Heather Debevec

Started On: 03/31/2017 08:06 AM

Final Approval Date: 04/28/2017

Special Magistrate Blandino Hearing

4.1.

Meeting Date: 05/03/2017

Re: 17-0366 - 100 Bethany Ct

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

Information

SUBJECT:

17-0366	100 Bethany Ct	Bethany Court- Pierce Assoc Ltd	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 21, 2017	Type of Presentation:	Regular
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OWNER:

<p>OWNER: Bethany Court- Pierce Asoc Ltd 3 East Stow Rd Ste 100 Marlton, NJ 08053</p> <p>REGISTERED AGENT: NRAI Services, Inc 1200 S Pine Island Rd Plantation, FL 33324</p>	<p>PROPERTY MANAGER: Bessie Hampton 2419 E 31st Ave Tampa, FL 33610</p>
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VIOLATIONS:

Section(s) 16-46 – Nuisance as a Condition

Section(s) 16-48 – Nuisance as a Condition

CORRECTIVE ACTIONS:

1. Remove trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants.
2. Trim all trees, shrubs and bushes to comply with the requirements of the Crime Prevention Through Environmental Design. Where as trees are trimmed up to 7 feet and shrubs or bushes to 2 feet to prevent reduced visibility.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/14/2017

Started On: 03/29/2017 11:54 AM

Special Magistrate Blandino Hearing

4.2.

Meeting Date: 05/03/2017

Re: Case #16-2774 - 1507 Edgewood Terr. Unit B

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

Information

SUBJECT:

16-2774	1507 Edgewood Terr. Unit B	Braynen (Est), Everette	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 8, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Everette Braynen (Est) 1704 Avenue N Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 304.13.1 Glazing
- IPMC 304.18.1 Building Security-Doors
- IPMC 305.3 Interior Surfaces
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 704.2.2 Smoke Alarms

CORRECTIVE ACTIONS:

1. Repair or replace the walls with smoke damage.
2. Install smoke alarms as required.
3. Repair or replace the broken window in the entry door.
4. Replace the lock on the entry door with a lock that does not require a key to open from the inside.
5. Replace the oven.
6. Although the fire did not cause damage to the oven outlet, it appears to have been damaged in the past. Replace the outlet for the oven.
7. Label all breakers in the panel and install proper blanks.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 04/14/2017

Started On: 03/30/2017 08:29 AM

Special Magistrate Blandino Hearing

4.3.

Meeting Date: 05/03/2017**Re:** Case #16-2553 - 2905 Dunbar St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2553	2905 Dunbar St.	Simonson, Franca	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 3, 2016	Type of Presentation:	Repeat (Case 15-1657)
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OWNER:

OWNER: Franca S & Robert Simonson 1273 NW 11th St. Boynton Beach, FL 33426	OTHER: Brock & Scott, PLLC Attorney for HSBC Bank USA, N.A. 1501 NW 49th St. Suite 200 Ft. Lauderdale, FL 33309 flcourtdocs@brockandscott.com
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 IPMC 108.1.3 Structure Unfit for Human Occupancy
 IPMC 304.1 Exterior Structure
 IPMC 304.7 Roofs & Drainage
 IPMC 304.13 Windows, Doors & Frames
 IPMC 304.13.1 Glazing
 IPMC 305.3 Interior Surfaces
 IPMC 604.3.2.1 Fire Damaged Electrical Equipment
 IPMC 504.1 Plumbing Fixtures
 IPMC 603.1 Mechanical Equipment
 IPMC 605.1 Electrical Equipment
 Section(s): 5-1.105.4.1.2 Expired Permit

CORRECTIVE ACTIONS:

1. Repair or replace all fire damaged electric, plumbing and HVAC equipment and/or services.
2. Repair or replace all fire damaged drywall and framing.
3. Repair or replace the roof where it is leaking.
4. Replace all weathered or otherwise deteriorated siding.
5. Replace all weathered or otherwise deteriorated exterior doors.
6. Repair or replace all broken window glazing.
7. Permit 14-2370 was previously obtained to repair fire damage, but has since expired. Renew the permit and complete repairs.
8. Obtain a permit to correct additional violations not covered under the scope of work in permit

14-2370.

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 \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 04/28/2017

Started On: 03/30/2017 08:50 AM

Special Magistrate Blandino Hearing

4.4.

Meeting Date: 05/03/2017

Re: Case #16-2757 - 4454 Whispering Pines Ln

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

Information

SUBJECT:

16-2757	4454 Whispering Pines Ln	Pines Whisper LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: Pines Whisper LLC % Elon Property Management 590 West Kennedy Blvd. 2nd Floor Lakewood, NJ 08701	OTHER: Corporation Service Company C/O Pines Whisper LLC 1201 Hays St. Tallahassee, FL 32301
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- 5-1.105.1 Permit Required**
- IPMC 304.1 Exterior Structure**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 305.3 Interior Surfaces**
- IPMC 502.1 Required Facilities**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.2.2 Smoke Alarms**

CORRECTIVE ACTIONS:

1. Obtain a permit for the replacement of the water heater.
2. Obtain a permit for re-piping including but not limited to piping to the water heater and to the shower/tub.
3. Seal all holes in interior walls.
4. Install smoke detectors as required.
5. Replace missing trim around the entry door.
6. Replace the damaged weather stripping around the entry door.
7. Repair or replace the window in the front room that is not opening.
8. Repair or replace the tub/shower enclosure.
9. Repair or replace all damaged soffit.
10. Replace the missing electrical cover for the kitchen fluorescent light.
11. Replace the missing acrylic/plastic kitchen light cover.

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: 04/28/2017

Started On: 03/30/2017 09:51 AM

Special Magistrate Blandino Hearing

4.5.

Meeting Date: 05/03/2017

Re: Case #16-2380 - 101 Hialeah Ave.

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

Information

SUBJECT:

16-2380	101 Hialeah Ave	Fountain, Denise	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 12, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Denise Fountain 7507 George Rd. Ft Pierce, FL 34951	OCCUPIED BY:
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VIOLATIONS:

.Section(s): 5-1.105.1 Permit Required.

CORRECTIVE ACTIONS:

1. Obtain a permit for the screen enclosure that has been added to the carport.

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: 04/28/2017

Started On: 03/30/2017 10:22 AM

Special Magistrate Blandino Hearing

4.6.

Meeting Date: 05/03/2017

Re: Case #16-2300 - 111 Hialeah Ave

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

Information

SUBJECT:

16-2300	111 Hialeah Ave	Slep, Kimberly	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 3, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Kimberly Slep 111 Hialeah Ave Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 04/28/2017

Started On: 03/30/2017 10:29 AM

Special Magistrate Blandino Hearing

4.7.

Meeting Date: 05/03/2017

Re: Case # 16-2189 - 1112 S 7th Street

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

Information

SUBJECT:

16-2189	1112 S 7th Street	JPMorgan Chase Bank N A	Andy Avery
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CASE INFORMATION:

Case Initiated:	September 30, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: JP Morgan Chase Bank N A 2777 Lake Vista Dr Lewisville, TX 75067	OCCUPIED BY:
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VIOLATIONS:

Section(s) 5-73 – House Numbers
 Section(s) 5-368 (1)(3)(4)(7) - Property Maintenance

CORRECTIVE ACTIONS:

1. Please have the house/address numbers done in contrasting colors so they are clearly visible from the street.
2. Please contact the Building Dept. at 772-467-3000 and apply for a permit to rehabilitate the structures on the property.
3. Please pressure clean the driveway, sidewalks and all concrete areas to remove all mold.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Andy Avery
 Final Approval Date: 04/28/2017

Started On: 04/11/2017 08:30 AM

Special Magistrate Blandino Hearing

4.8.

Meeting Date: 05/03/2017**Re:** Case # 16-2288 - 1611 S 29th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2288	1611 S 29th Street	Overton, Robert R	Andy Avery
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CASE INFORMATION:

Case Initiated:	September 30, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Robert R Overton 1611 S 29th Street Ft Pierce, FL 34950	Deana Thompson 246 Birdcage Estates Chadbourne, NC 28431 Jefferson Summerlin 1611 S 29th Street Ft Pierce, FL 34950
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VIOLATIONS:

Section(s) 5-73 – House Numbers

Section(s) 5-368 (1)(3)(4)(7) - Property Maintenance

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) 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles

CORRECTIVE ACTIONS:

1. Please attach house/address numbers a minimum of 3 inches in height on the house so that they are a contrasting color and clearly visible from the street.
2. Please contact the Building Dept. at 772-467-3152 to apply for a permit to replace all of the rotten wood on the house and then paint the new wood in a workmanlike manner.
3. Please clear the walkways and sidewalk entrance to the front door.
4. Please remove the outside storage of containers, buckets, hand truck, crates, scrap wood, extension cords, and any other miscellaneous items from the yard.
5. Please remove all indoor furniture including the dresser.
6. Please have all vehicles and trailers licensed and operable at all times or remove them from the property.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Andy Avery

Started On: 04/11/2017 09:06 AM

Final Approval Date: 04/28/2017

Information

SUBJECT:

05-1403	1102 N 14th Street	McNair, Jamie	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	May 18, 2005	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: Eduardo Maurizi 3251 SW 44th St #206 Fort Lauderdale, FL 33312	CURRENT OWNER: Jamie McNair Yolanda McNair 5259 NW S Lovett Circle Port St. Lucie, FL 34986
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VIOLATIONS:

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

FINDINGS/ORDER:

December 7, 2005 the Special Magistrate found Eduardo Maurizi responsible for the above listed violations and gave them 15 days to comply or a fine of \$250.00 per day would be assessed.

ACTION DATES:

January 30, 2006 an inspection was made, the violations were not in compliance, the fines began.

March 7, 2006 the Order Assessing Fine and Imposing Lien was recorded with the Clerk of the Circuit Court.

June 29, 2012 an inspection was made, the violations were now in compliance, the fines stopped.

April 17, 2017 learned that Mr. McNair was the new owner. After learning of the lien, he turned in his request for reduction.

The total amount of lien is \$68,510.00.

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card

7 Criteria

Administration Costs

Form Review

Form Started By: Colleen Greer

Started On: 04/28/2017 09:16 AM

Final Approval Date: 04/28/2017



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	4/17/17		
Property address:	1102 N H St		
Owner(s) of record:	JAMIE MCNAIR		
Mailing address:	5259 NW South Lovett Cir Port St Lucie FLA		
Property tax ID #:	2404807 00150001 34986		
Original purchase date:	8-23-2012	Original purchase price:	15,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Self	Relationship to owner(s)	
Telephone #:	772-446-2155	Mobile phone #:	772-446-2155
E-mail:	JAMIE.MCNAIR@Icloud.com	Preferred contact method:	Cell
What are owner(s) intentions for property:			
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

\$ 68,510.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 63,510.00

DOLLAR AMOUNT I AGREE TO PAY

\$ ~~5000~~ ^{5MB} 3000

Jamie McNaair
 Signature of Owner or Representative

4/17/17
 Date

JAMIE MCNAIR
 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: 1102 N 14 St

Property Owner: JAMIE MENAIR

Mailing Address: 5259 N W South Lovett Cir Fort St Lucie
34986

Telephone #: 772-446-2155 Cell Phone #: 772-446-2155

E-Mail Address: JAMIE.MENAIR@ICloud.com

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

I, JAMIE MCNEAIR, 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 JAMIE MCNEAIR PURCHASE THE PROPERTY 1102 N 14 ST, IN 2012 DID NOT KNOW THE PREVIOUS OWNER HAD LINDS ON THE PROPERTY TILL THIS WEEK SO AM DOING EVERYTHING I CAN TO SOLVE THE PROBLEM ASK FOR FINE REDUCTION,

THANKS. JAMIE MCNEAIR

Date: 4/17/17

Signed: _____

Print Name: JAMIE MCNEAIR

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority JAMIE MCNEAIR 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 as identification.

SWORN TO AND SUBSCRIBED before me this 17 day of APRIL, 2017.



Margaret M. Arraiz
Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1102 N 14th STREET

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:

[X] 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. J SM

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

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

Signature of Owner or Representative Date Printed Name

COFP - APPLICATION PROCESS DETERMINATION

[X] 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.

Margaret Arraiz 4/17/17 MARGARET M ARRAIZ
City Representative Date Printed Name

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

Property Identification

Site Address: 1102 N 14th ST Map ID: 24/04G	Parcel ID: 2404-807-0015-000-1 Zoning: R4	Account #: 17766 Use Type: 0800	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce
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Ownership

Jamie McNair
Yolanda McNair
5259 NW S Lovett Cir
Port St Lucie, FL 34986

Legal Description

MUSTAINE'S S/D BLK B LOTS 1 AND 2 (OR 3434-2795)

Current Values

Just/Market: \$46,200 Assessed: \$37,950
Exemptions: \$0 Taxable: \$37,950

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$46,200	\$37,950	\$0	\$37,950
2015	\$34,500	\$34,500	\$0	\$34,500
2014	\$35,400	\$35,400	\$0	\$35,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-23-2012	3434 / 2795	0112	SP	JP Morgan Chase Bank NA,	\$15,000
01-20-2012	3357 / 0177	0112	CT	Maurizi, Eduardo	\$100
06-04-2004	1990 / 0924	XX02	WD	L and Y Property Management In,	\$105,000

Primary Building Information

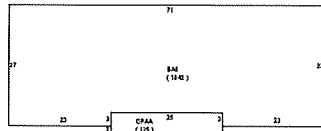
Finished Area of this building: 1,842 SF
Gross Area of this building: 1,967 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip	Building Type: MFH
Year Built: 1990	Frame:	Grade: MFFQ	Effective Year: 1990
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,842
Gross Area (SF):	1,967
Land Size (acres):	0.21
Land Size (SF):	9,180
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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**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 05-1403

Address: 1102 N 14th Street

1.) The gravity or seriousness of the violation:	MINOR
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A NEW OWNER
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:	ONCE THE NEW OWNER LEARNED OF THE LIEN AGAINST PROPERTY HE CAME IN AND FILLED OUT THE REQUEST FOR REDUCTION/RESCINDMENT HAVING THE MONEY PUT INTO AN ESCROW ACCT.
3.) The length of time necessary to bring the property into compliance:	N/A
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 - 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:	NONE
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

4/28/2017

Property Address: 1102 N 14th Street (05-1403)

Date case originated: 5/18/2005

Date case complied: 6/29/2012

Total time: 73 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 0
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
Certified Mail:	\$5.10	<u>3</u>	\$15.30

Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees	\$10.00	<u>1</u>	\$10.00
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Months Open	\$50.00	<u>73</u>	\$3,650.00
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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, 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: \$4,605.50