

Fw: Albers Property 1116 Hernando Street, Case 17-972
Shaun Coss to: Colleen Greer

05/29/2018 12:21 PM

Colleen,

Please schedule this for the next available Massey Hearing.

Thanks,

Shaun Coss, CFM | Building Department Coordinator | City of Fort Pierce

Building Department

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

----- Forwarded by Shaun Coss/cfp on 05/29/2018 12:23 PM -----

From: Nate A <nate@basecampservices.com>
To: "Scoss@city-ftpierce.com" <Scoss@city-ftpierce.com>, "floridanate28@aol.com" <floridanate28@aol.com>
Date: 05/29/2018 12:04 PM
Subject: Albers Property 1116 Hernando Street

Good afternoon Mr. Coss. Thank you for returning my call and as I am sure gathered from the call I was shocked to hear my property in Fort Pierce was accruing fines totaling \$18,000+ due to renovations I will be doing to the home. I bought this home with the intent of completely renovating it so I can use it as a beach house to visit when I come to Fort Pierce to visit by boat or weekends as I often do from my home in Stuart. It was the first of 3 properties I intended to renovate like I have done in Palm Beach County and Martin County in the past. When I bought this home it was completely dilapidated and quite honestly was in a state of disrepair that it should not have been lived in. As a result I brought in a dumpster and busted out the cabinets, floor coverings, etc. many of which had water damage were rotted. I also removed the pieces of drywall behind the cabinets and vertical tile that had been water damaged to remove the moldy material. The tile in the bathrooms had been installed with regular drywall behind it and not hardie board or concrete board and without proper moisture barrier and had to be removed. I also removed all of the furniture and trash that was left behind. I did not realize I needed permits to remove this material since it was going in a dumpster and being hauled off. I knew I need permits to replace the fence, windows, doors, AC, cabinets, and to make any changes to the plumbing, electrical, or anything structural and those permits have begun being submitted and approved by your office prior to the

work being performed. That being said each any every one of these components being replaced will be fully permitted and performed by licensed contractors as was always the intent. This substantial improvements I am making to this property will dramatically increase the value of this property moving forward and increase the annual property taxes as well while also improving the surrounding neighborhood. The improvements include new AC, new tile throughout, stainless steel appliances upstairs and downstairs, new paint inside and out, new impact doors, new impact windows, new insulated garage doors, etc. This will take this property from being a dump to one of the nicest on this block.

In terms of the fines that have been accumulating I would ask your office to stop issuing fines daily and to grant relief on the past fines due so I can afford to renovate this property and move forward on another property in the South Beach area of Fort Pierce. I work for a company called Disaster Management Group based in Fort Pierce and as such I am required to respond to natural disasters, military projects, and industrial/energy projects with little to no notice and for sometimes long periods of time. This past year with Hurricane's Harvey, Irma, and Maria I had to build and operate multiple disaster response camps from TX, to FL, and throughout Puerto Rico. From August through December I was living/working outside of the state of Florida. I lived in Texas for camps we were contracted for under FEMA at Corpus Christi, Seguin, and Houston and then Puerto Rico for camps we built for the US Military disaster response support in Aguadilla, Ponce, Roosevelt Roads, and a FEMA facility in Vega Baja. I also am heavily involved in animal rescue in addition to the humanitarian work and I was directly responsible for saving the lives of countless animals in need from TX to FL to Puerto Rico in 2017 and 2018. I can provide documentation to support that I was under contract and living/traveling abroad for nearly this entire period. There was evidently a notice provided to appear in front of a magistrate regarding potential fines for not finishing the renovations at my home but I was outside of Florida throughout this time and was neither aware of nor able to attend if I would have been made aware of any proceedings. At some point while I was gone the mail was discontinued to the property even and the utilities shut off. I would have certainly appeared and had I been aware and if I had known penalties were accruing I would at the very least had appealed these in January when I got back. It was never my intent to not provide any permits or pay any fees for improvements to this or any property. I thought I was going the right thing by cleaning out a dilapidated home to remove debris and bad materials so we could assess what repairs needed to be made by meeting with licensed contractors and commencing the permit process for each area. With extensive renovations it is hard to budget and contract for what needs to be done without removing some of material in front of it first. For instance on the tile I would have never known it was just bare drywall behind it had I left it in place in the areas exposed to water (all other drywall remained). I kindly request for the City to provide an extensive reduction to these fines which currently total 4 times the annual property taxes and 7% of the value of the home. I want to move forward with improving this property to use as my home and buying another property that needs improvement for resale just 2 blocks away

Please advise as to the process for resolving this as throughout the numerous properties I have owned in and improved in Martin and Palm Beach I have never incurred a single fine much less a process involving going in front of a magistrate and fines that effectively could cause me to lose this home. I want to resolve this and move forward in your beautiful city.

My cell number is 561-723-3003 and my mailing address is 985 SW Flora Belle Lane
Stuart, FL 34994 for future correspondence.

Thank you for your time and please send me an email confirming this has been
received as my previous email did not go through.

Take care,
Nate

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone