

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 5, 2019 - 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 - CITATIONS**

A.	19-837 PK	Marina Way/IRD/behind Sailfish	McDaniel, Calvin Timothy #9881	Heather Debevec
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B.	19-979 PK Appeal	Ave B 2nd St / IRD	Carbone, Debra #6269	Heather Debevec
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C.	19-1053 PK Appeal	Indian River North by Library	Benkert, Marilyn #9064	Heather Debevec
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D.	19-921 PK	IRD Orange / IBO Subway	Schmidt, Lauren Jean #9889	Heather Debevec
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E.	19-923 PK	Ave B / IRD	Baker, Brandy & Frederick #6264	Heather Debevec
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F.	19-623 AC	1201 Avenue J	Toriano, Roberts #599	Ricardo Pellot
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	19-689	802 S 6TH ST	Las 3 Gueras Mexican Mart LLC	Isaac Saucedo
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B.	19-0163 CE	2011 Avenue D	Thomas, Renea D McKenzie, Stanley L McKenzie, Stanley Lawrence	Heather Debevec
C.	19-0486 CE	520 N 21st Street	Pierre, Fenique	Heather Debevec
D.	19-0465 CE	304 N 32nd Street	Davis, Virgiline Reaves (EST), James Thomas, Jordan	Heather Debevec
E.	19-0571CE	422 N 13th Street	Cook, Anthony	Heather Debevec
F.	19-0485 CE	522 N 21st Street	Morris, Gwendolyn	Heather Debevec
G.	19-0930 ST	2005 Mimosa Avenue	Kublitsky, Igor	Chad Dawson
H.	19-0804 CE	207 N 18th Street	Euthenia Five Stars	Heather Debevec

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

A.	18-2331 Massey	1011 Boston Avenue	Deese, Kevin	Isaac Saucedo
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	14-1539 Lien Reduction	1312 Edgewood Terrace	Facey Realty	Peggy Arraiz
B.	06-0787 Lien Reduction	1007 Avenue C	Petit, William I	Peggy Arraiz
C.	13-0689 Lien Reduction	3101 Louisiana Avenue	Petit, William	Peggy Arraiz

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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 Hearing**4.A.****Meeting Date:** 06/05/2019**Re:** Case #19-837 - McDaniel**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-837 PK	Marina Way/IRD/behind Sailfish	McDaniel, Calvin Timothy #9881	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 30, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Calvin Timothy McDaniel	PARKING VIOLATION:
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
9881 PK	10-23 (L) Parking Regulation No Parking Yellow Lines	1 @ \$50.00	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Cynthia Ricker

Started On: 05/02/2019 10:06 AM

Final Approval Date: 05/28/2019

Special Magistrate Hearing**4.B.****Meeting Date:** 06/05/2019**Re:** Case #19-979 - Carbone**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-979 PK Appeal	Ave B 2nd St / IRD	Carbone, Debra #6269	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 13, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Debra Carbone	PARKING VIOLATION:
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6269 PK	10-23 (S) Parking Regulation Parking in ROW	1 @ \$50.00	\$50.00	\$10.00	\$0.00	\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Cynthia Ricker

Started On: 05/07/2019 08:58 AM

Final Approval Date: 05/28/2019

Special Magistrate Hearing**4.C.****Meeting Date:** 06/05/2019**Re:** Case #19-1053 - Benkert**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-1053 PK Appeal	Indian River North by Library	Benkert, Marilyn #9064	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 20, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Marilyn Benkert	PARKING VIOLATION:
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
9064 PK	10-23 (O) Parking Regulation Yellow Curb, No Parking	1 @ \$50.00	\$50.00	\$10.00	\$0.00	\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Cynthia Ricker

Started On: 05/07/2019 09:19 AM

Final Approval Date: 05/28/2019

Special Magistrate Hearing**4.D.****Meeting Date:** 06/05/2019**Re:** Case #19-921 - Schmidt**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-921 PK	IRD Orange / IBO Subway	Schmidt, Lauren Jean #9889	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 6, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Lauren Jean Schmidt	PARKING VIOLATION:
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
9889 PK	10-23 (O) Parking Regulation No Parking - Loading	1 @ \$50.00	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 05/28/2019

Started On: 05/07/2019 10:11 AM

Special Magistrate Hearing**4.E.****Meeting Date:** 06/05/2019**Re:** Case #19-923 - Baker**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-923 PK	Ave B / IRD	Baker, Brandy & Frederick #6264	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 6, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Brandy & Frederick Baker	PARKING VIOLATION:
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6264 PK	10-23 (S) Parking Regulation Parked on ROW	1 @ \$50.00	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Cynthia Ricker

Started On: 05/07/2019 12:19 PM

Final Approval Date: 05/28/2019

Special Magistrate Hearing**4.F.****Meeting Date:** 06/05/2019**Re:** Case #19-623AC - Roberts**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-623 AC	1201 Avenue J	Toriano, Roberts #599	Ricardo Pellot
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CASE INFORMATION:

Case Initiated:	February 28, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Toriano A Roberts	VIOLATION: Citation #599 AC
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
599 AC	4-50 No City Registration	1 @ \$250.00	\$250.00	\$0.00	\$5.00	\$255.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 05/09/2019

Started On: 03/29/2019 03:15 PM

Special Magistrate Hearing

5.A.

Meeting Date: 06/05/2019

Re: Case # 19-689 - 802 S 6th Street

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

Information

SUBJECT:

19-689	802 S 6TH ST	Las 3 Gueras Mexican Mart LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 14, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Hoyt C Murphy INC Benson Family Partnership 2400 S Ocean Dr, Ph 4200 D Fort Pierce, Fl 34949	OCCUPIED BY: Las 3 Gueras Mexican Mart LLC 802 S 6TH ST Fort Pierce, Fl 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please obtain business tax receipt within 10 days.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 0 days to comply or a fine of \$100 per day be assessed and order all utilities to the premises be suspended while the violation continues.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 05/28/2019

Started On: 04/29/2019 04:16 PM

Special Magistrate Hearing

5.B.

Meeting Date: 06/05/2019

Re: Case # 19-0163 - 2011 Avenue D

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

Information

SUBJECT:

19-0163 CE	2011 Avenue D	Thomas, Renea D McKenzie, Stanley L McKenzie, Stanley Lawrence	Heather Debevec
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CASE INFORMATION:

Case Initiated: January 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Renea D Thomas Stanley L McKenzie Stanley Lawrence McKenzie 1209 Daymen Ave Ft. Pierce, FL 34947	
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VIOLATIONS:

- IPMC 304.1 Exterior Structure - General
- IPMC 304.2 Protective Treatment
- IPMC 302.7 Accessory Structure

CORRECTIVE ACTIONS:

1. Repair the trim in the north east corner and the stucco in the lower north west corner of the building.
2. Pressure wash the building and west walkway area to remove stains and discoloration. If this does not work, then paint.
3. Paint the cage on the west side of the building.
4. Repair the screen room at the back of the building.

RECOMMENDATION:

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

Form Started By: Heather Debevec
Final Approval Date: 05/28/2019

Started On: 05/01/2019 02:54 PM

Special Magistrate Hearing

5.C.

Meeting Date: 06/05/2019

Re: Case # 19-0486 - 520 N 21st Street

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

Information

SUBJECT:

19-0486 CE	520 N 21st Street	Pierre, Fenique	Heather Debevec
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CASE INFORMATION:

Case Initiated: February 27, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Fenique Pierre 6605 Bayard Rd Ft. Pierce, FL 34951	
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VIOLATIONS:

- IPMC 302.7 Accessory Structure
- IPMC 304.1 Exterior Structure General
- IPMC 304.2 Protective Treatment

CORRECTIVE ACTIONS:

1. Repair the fence along the west side where support bars are missing.
2. Repair or replace the soffit on the north side where it is falling.
3. Paint the home.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/28/2019

Started On: 05/02/2019 08:28 AM

Special Magistrate Hearing

5.D.

Meeting Date: 06/05/2019

Re: Case # 19-0465 - 304 N 32nd Street

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

Information

SUBJECT:

19-0465 CE	304 N 32nd Street	Davis, Virgiline Reaves (EST), James Thomas, Jordan	Heather Debevec
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CASE INFORMATION:

Case Initiated: February 20, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Virgiline Davis James Reaves (EST) Jordan Thomas 304 N 32nd St Ft. Pierce, FL 34947	
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VIOLATIONS:

Section 5-1.104.5 Unsafe Building (covered window)
 Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage
 IPMC 304.2 Protective Treatment
 IPMC 302.3 Sidewalks and driveways

CORRECTIVE ACTIONS:

1. Remove the board from the north window.
2. Remove the coolers, bins, and bags of clothes form the front of the home.
3. Pressure wash the north side of the home where it is discolored. If this does not work then paint.
4. Pressure wash the cement flower boxers.
5. Repair the driveway where it is breaking apart.

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: Heather Debevec
Final Approval Date: 05/28/2019

Started On: 05/02/2019 09:00 AM

Special Magistrate Hearing

5.E.

Meeting Date: 06/05/2019

Re: Case # 19-0571 - 422 N 13th Street

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

Information

SUBJECT:

19-0571CE	422 N 13th Street	Cook, Anthony	Heather Debevec
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CASE INFORMATION:

Case Initiated: March 6, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Anthony Cook 4504 St Thomas Ave Baltimore, MD 21206	TENANT: Freddie Gibson 422 N 13th St Ft. Pierce, FL 34950
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VIOLATIONS:

IPMC 304.7 Roof and Drainage

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building Department and repair the roof.

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: Heather Debevec
Final Approval Date: 05/28/2019

Started On: 05/03/2019 09:44 AM

Special Magistrate Hearing

5.F.

Meeting Date: 06/05/2019

Re: Case # 19-0485 - 522 N 21st Street

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

Information

SUBJECT:

19-0485 CE	522 N 21st Street	Morris, Gwendolyn	Heather Debevec
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CASE INFORMATION:

Case Initiated: February 27, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Gwendolyn M Morris PO BOX 3274 Ft. Pierce, FL 34948	TENANTS: Joissius Alexandre 522 N 21st St Apt A Ft. Pierce, FL 34950
TENANT: Felius Doreus 522 N 21st St Apt B Ft. Pierce, FL 34950	

VIOLATIONS:

- Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage
- Section 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture
- Section 16-46, 16-48 - Hanging Clothes on Fence

CORRECTIVE ACTIONS:

1. Remove the wood, tools, and bag from the south side wall.
2. Remove or bring in the office, school, and cafeteria style chairs from the south side and back yards.
3. Remove clothing from the fence.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/28/2019

Started On: 05/03/2019 01:28 PM

Special Magistrate Hearing

5.G.

Meeting Date: 06/05/2019

Re: Case # 19-0930 - 2005 Mimosa Avenue

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

Information

SUBJECT:

19-0930 ST	2005 Mimosa Avenue	Kublitsky, Igor	Chad Dawson
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CASE INFORMATION:

Case Initiated: April 11, 2019	Type of Presentation:	Regular - Short Term Rental
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OWNER:

OWNER: Igor Kublitsky 3333 Routt Street Wheat Ridge, CO 80033	
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VIOLATIONS:

Section 9-25 - Proof of Business activity; burden of proof on applicant
 Section 9-27(B) - Doing Business without a Tax
 Section 9-16 (A) - Imposed

CORRECTIVE ACTIONS:

1. Immediately cease, desist, and cancel all rentals of less then six months.

RECOMMENDATION:

The City requests that a fine of \$5000, the maximum allowed for violations that are irreparable and irreversible, be assessed for each violation or a total of \$10,000.00. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately, with proof of termination bein gprovided. If rentals continue without a business tax receipt, that all utilities to the property be suspended.

Attachments

Info

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 05/16/2019

Started On: 04/11/2019 10:20 AM

Fw: 2005 Mimosa Ave Vacation Rental Again

2 messages

Peggy Arraiz <PArraiz@city-ftpierce.com>
To: cbadair4884@gmail.com

Mon, Apr 8, 2019 at 3:58 PM

Perhaps you can reach out to this gentleman. He is repeatedly opening these cases.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce

Community Response Divisions

Code Enforcement & Animal Control

Phone: 772.467.3148 Fax: 772.468.0457 100 North U.S. 1 Fort Pierce, FL 34950

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



----- Forwarded by Peggy Arraiz/cfp on 04/08/2019 03:57 PM -----

From: "michael antoniak" <michael_j_antoniak@yahoo.com>
To: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Peggy Arraiz" <PArraiz@city-ftpierce.com>
Cc: "Linda Hudson" <lHUDSON@city-ftpierce.com>
Date: 04/08/2019 03:56 PM
Subject: 2005 Mimosa Ave Vacation Rental Again

Good Afternoon City of Fort Pierce Management

2005 Mimosa Ave continues to be illegally rented as a short term vacation rental.

I have opened Code Enforcement incidents 5670927 and 5594466.

Please help, this is affecting public safety!

Thank you

Michael Antoniak

On Tuesday, March 26, 2019, 1:40:20 PM EDT, Linda Hudson <LHUDSON@City-FtPierce.Com> wrote:

Thank you. Sharing with management.

Linda Hudson
Mayor
City of Fort Pierce
772-467-3065
Sent from IBM Verse

michael antoniak --- 2005 Mimosa Ave Vacation Rental ---

From:	"michael antoniak" <michael_j_antoniak@yahoo.com>
To:	lhudson@city-ftpierce.com, tperona@city-ftpierce.com, jjohnson@city-ftpierce.com, ralexander@city-ftpierce.com, rsessions@city-ftpierce.com

Date: Tue, Mar 26, 2019 12:41
Subject: 2005 Mimosa Ave Vacation Rental

Hello Fort Pierce City Commission

As of 3/26/2019, 2005 Mimosa Ave is currently being rented as a vacation rental.

On 3/18/2019 the City Commission voted to deny the Condition Use Dwelling Rental request for this property.

However, the owner continues to rent short term.

I have reported this to Code Enforcement for a second time.

Would you please put a stop to this illegal activity.

Thank you

Michael Antoniak

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.



mimosacleaning.jpg
24K

Charlene Adair <cbadair4884@gmail.com>
To: Peggy Arraiz <PArraiz@city-ftpierce.com>

Mon, Apr 8, 2019 at 5:29 PM

Peggy,

I did write to him and explained the requirements for opening a case. I did inform him that the last renters were cooperative. Hopefully, this will do the trick.

Thank you,
Charlene

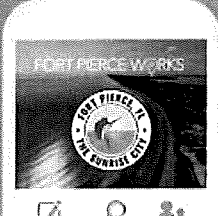
[Quoted text hidden]

--
Charlene Adair
772-285-3757

Fort Pierce, FL

[Change location]

Follow this Place

Download SeeClickFix for Fort Pierce
to report and track issues, find city information, and much more!

DOWNLOAD >>

HOME > ISSUES > CODE ENFORCEMENT - GENERAL

Code Enforcement - General > Open

2005 Mimosa Ave Fort Pierce, FL, 34949, USA • Show on Map



Issue ID: 5670927
Submitted To: City of Fort Pierce
Category: Code Enforcement - General
Viewed: 3 times
Neighborhood: Fort Pierce
Reported: about 1 hour ago

REPORTER
 An anonymous SeeClickFix user
 Civic Points: 0



2 TOTAL VOTES

Vote to Fix

Main

- Photos and Videos 1
- Notified 0
- Follow
- Flag Issue

DESCRIPTION

2005 Mimosa Ave was once again illegally rented as a short term vacation rental from 4/3/19 - 4/8/19. The renters are not family members and do NOT know who the owner is. Cleaning services arrived shortly after the renters checked out.

Share Tweet

NEARBY ISSUES

- Street Lights not working
- Terrific response to issue
- Street Light not working
- Street Light

1 COMMENT

Fort Pierce Works Action Center (Verified Official)
 Fort Pierce Works Action Center assigned this issue to Code Compliance Department
 about 1 hour ago • Flag

NEW COMMENT

Write a comment...

I want to...

^

Here's who's watching this area. Want to set up a FREE watcher account for yourself or your organization?

FREE SETUP!

← +1 239-910-8930



Thank you for checking - I was asking my husband if we had a security deposit and he thinks we do but wasn't sure how it was handled. We won't get back h

ome til late tonight. Can I let you know tomorrow morning. We left it all in good order so there would be no reason to keep any deposits.

3:19 PM

3:27 PM

Thank you so much! I'll look forward to hearing from you. Safe travels!

Today



We checked the Airbnb listing & we have a 500 security deposit but it's held by Airbnb. The host has 14 days to make a claim & we would be notified if h

e did & we could appeal it. So I don't think there is anyway he could keep it. Thank you for considering this.

2:30 PM

2:36 PM

Rosemary, thank you for checking on this. Are you saying that you are ok with Code proceeding? Thank you, Charlene



Yes - we can deal with the security deposit & the code violation doesn't involve us so proceed as you need to.

2:45 PM

Great. Thank you so much. Charlene|



Send



Special Magistrate Hearing

5.H.

Meeting Date: 06/05/2019

Re: Case # 19-804 - 207 N 18th Street

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

Information

SUBJECT:

19-0804 CE	207 N 18th Street	Euthenia Five Stars	Heather Debevec
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CASE INFORMATION:

Case Initiated: March 27, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Euthenia Five Stars PO Box 13504 Ft. Peirce, FL 34979	REGISTERED AGENT TO OWNER: William Pettit 1007 Avenue C Ft. Pierce, FL 34950
TENANT: Sainside Paulinyce 207 N 18th St. Ft. Pierce, FL 34950	LAST REGISTERED OWNER OF VEHICLE: Kellie Johnson

VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (10)(D) - Non - Operative Vehicles

CORRECTIVE ACTIONS:

1. Provide proof of valid and current registration or remove the white Saturn from the property.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/31/2019

Started On: 04/17/2019 11:28 AM

Information

SUBJECT:

18-2331 Massey	1011 Boston Avenue	Deese, Kevin	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	September 14, 2018	Type of Presentation:	Massey
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OWNER:

OWNER: Kevin J & Heather Deese 1011 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 9-25 - Proof of business activity; burden of proof on applicant
Section 9-27 (B) - Doing Business without a Tax

FINDINGS/ORDER:

October 18, 2017 - Case 17-1045 for Section(s) 22-22 (a-e), 9-27 (B), Special Magistrate Ross found Kevin & Heather Deese responsible for the violations. The violations already commenced; therefore considered irreversible and irrevocable in nature. She fined them 1 month's rent of \$2,670.00 payable in 60 days. She ordered an immediate cease and desist that all future rentals be terminated.

December 5, 2018 - The case came back before the Special Magistrate (repeat violation). The violations were in compliance, but the fine had not been paid as of hearing date. Special Magistrate Ross amended the time for payment and gave them 6 months.

ACTION DATES:

1. October 31, 2017 - Violations were now in compliance.
2. May 24, 2019 - Received request for reduction/rescindment.
3. Fines due \$2,670.00.

RECOMMENDATION:

There is no lien at this time.
To be determined.

Attachments

Request
Order
Aff of CM
Order 2
Admin Fees
Admin Costs

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/03/2019

Started On: 05/29/2019 10:07 AM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	May 24, 2019		
Property address:	1091 Boston Ave Fort Pierce FL 34950		
Owner(s) of record:	Kevin J & Heather L Deese		
Mailing address:	same		
Property tax ID #:	2409-802-0016-000/8		
Original purchase date:	Sept 2016	Original purchase price:	265,000 ⁰⁰
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial AIRBNB
Name of person requesting reduction:	Kevin Deese	Relationship to owner(s):	Owner
Telephone #:	970-213-8258	Mobile phone #:	970-213-8258
E-mail:	kevin@raisingsails.com	Preferred contact method:	Text or phone
What are owner(s) intentions for property:	Family Home & Airbnb (back apt.)		
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

\$ 2670⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

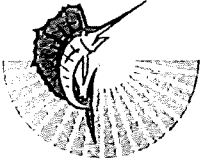
\$ 2170⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$ 500⁰⁰

Kevin J Deese 24 May 19
 Signature of Owner or Representative Date

Kevin J Deese
 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: 1011 Boston Ave Fort Pierce FL 34950

Property Owner: Kevin J & Heather L Deese

Mailing Address: SAME

Telephone #: 970-213-8258 Cell Phone #: SAME


E-Mail Address: kevin@raisingsails.com

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

I, Kevin J Deese, 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 (we) continue to work to find/make additional income to afford this fine. We just don't have it. Raising five little ones is expensive. We are able to rent out our Airbnb now which helps us but is still not making the type of income we need. My business recently lost a large client so things have become increasingly tight. Any and all help would be greatly appreciated.

We could ask a family member or extend our timeline out and come up with 500⁰⁰ to pay something.

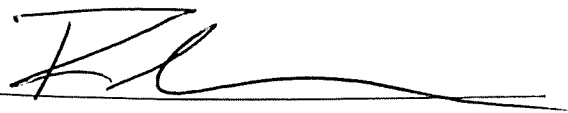
Signed: 
Print Name: Kevin J Deese

Date: 24 May 19

STATE OF FLORIDA
State of Colorado.
COUNTY OF ST. LUCIE Larimer

PERSONALLY APPEARED before me, the undersigned authority Kevin J. Deese 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 Florida Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 24th day of May, 2019.


Notary Public, State of Florida
Colorado

RYAN GLODEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008546
MY COMMISSION EXPIRES MAY 03, 2023



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Property Address: 1011 BOSTON AVE

CASE #: 17-1045

Tax ID #: 2409-802-0016-000/8

Legal Description: DUKETT S/D BLK 2 LOTS 5, 6 AND 7 (OR 573-668: 1541-1319; 2327-2779)

Violator: KEVIN J & HEATHER L DEESE
1011 BOSTON AVE
FT PIERCE, FL 34950

RE: Violation of Section(s): 22-22 (a-e) Basic Zoning Districts – Conditional Uses, 9-27 (B) Doing Business without a Tax


ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 18, 2017, 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 KEVIN J & HEATHER L DEESE continued to rent their dwelling for less than six months without a conditional use approved by the Fort Pierce City Commission and to obtain a Business Tax Receipt in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above named violator failed to appear and is deemed to have admitted guilt.
2. The violation has already commenced and is considered irreversible and irrevocable in nature.
3. A fine of 1 month's rent or \$2,670.00 is ordered to be paid to the City of Fort Pierce within 60 days of the date of this order.
4. An immediate cease and desist order is imposed and all future rentals terminated immediately.
5. If rentals continue without a business tax receipt all utilities to the property will be suspended.
6. 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.
7. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
8. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 20th day of October, 2017, Nunc Pro Tunc
October 18, 2017.


Fran Ross, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4362467 10/20/2017 01:47:39 PM
OR BOOK 4055 PAGE 1981 - 1981 Doc Type: ORD
RECORDING: \$10.00

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

20th DAY OF October, 2017.


Colleen Greer, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 18-2331

Property Address: 1011 BOSTON AVE
Tax ID #: 2409-802-0016-000/8
Legal Description: DUKETT S/D BLK 2 LOTS 5, 6 AND 7 (OR 573-668: 1541-1319; 2327-2779)

Violator: KEVIN J & HEATHER L DEESE
1011 BOSTON AVE
FT PIERCE, FL 34950

RE: Violation of Section(s): 9-25 Proof of Business Activity; Burden of Proof on Applicant; 9-27 (B) Doing Business without a Tax.

AMENDED ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 5, 2018 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 KEVIN J & HEATHER L DEESE are in compliance as to Section 9-25; however failed to obtain a Business Tax Receipt for offering his residence for rentals of less than six (6) months in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:

1. The violator has rented his dwelling for less than six months without a Business Tax Receipt issued by the City of Fort Pierce. The violator now has a valid Business Tax Receipt; however, as the violation had already occurred, this violation is irreversible and irrevocable in nature.
2. The violator is ordered to pay a fine equal to one month's rent or \$2,670.00. Such fine is to be paid within 6 months of the date of this order.
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) 467-3720, when the fine is paid.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.
6. This order is amended as to the sections in violation, to delete all reference to potential penalties for operating without a Business Tax Receipt, and to reaffirm the assessment of fine as stated in the original order dated October 18, 2017.

DONE AND ORDERED this 15th day of January, 2019, Nunc pro tunc December 5, 2018.


Fran Ross, Esq., Special Magistrate

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

15th DAY OF January 2019.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4521950 01/18/2019 02:12:56 PM
OR BOOK 4224 PAGE 1230 - 1230 Doc Type: ORD
RECORDING: \$10.00

Administrative Cost Estimator

6/3/2019

Property Address: 1011 Boston Ave Case # 18-2331

Date case originated: 9/14/2018

Date case complied: 6/5/2019

Total time: 8 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>3</u>	\$1.32
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>27</u>	\$13.50
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Filing Fees	<u>1 for Release</u>	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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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
----------	----------	----------	----------

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

Commision Meeting	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,089.92

Administrative Cost Estimator

6/3/2019

Property Address: 1011 Boston Ave Case # 18-2331

Date case originated: 9/14/2018

Date case complied: 6/5/2019

Total time: 8 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>3</u>	\$1.32
--------------------	--------	----------	--------

Certified Mail:	\$5.10	<u>1</u>	\$5.10
-----------------	--------	----------	--------

Photographs (per page)	\$0.50	<u>27</u>	\$13.50
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Filing Fees	1 for Release	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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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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Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
-------------------------	---------	----------	---------

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

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

Commision Meeting	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,089.92

Information

SUBJECT:

14-1539 Lien Reduction	1312 Edgewood Terrace	Facey Realty	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	July 21, 2014	Type of Presentation:	Lien Reduction
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OWNER:

CURRENT OWNER: Team Facey Real Estate LLC 2833 Edgewood Terrace Ft. Pierce, FL 34950	PREVIOUS OWNER: Justin Mitchell 3968 Alla Road Los Angeles, CA 90066
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VIOLATIONS:

Section(s): 5-369 Vacant Buildings

FINDINGS/ORDER:

October 1, 2014 Special Magistrate Blandino found Justin Mitchell responsible for the violation(s) and gave him 10 days to bring the property into compliance or a fine of \$250.00 per day would be assessed.

ACTION DATES:

1. October 14, 2014 an inspection was made, the property was not in compliance, the fines began.
2. January 30, 2015 the Order Assessing Fine and Imposing Lien was recorded with the Clerk of Circuit Court St. Lucie County.
3. May 17, 2019 an inspection was made, the property is now in compliance, the fines stopped.
4. May 21, 2019 received Request for a Reduction or Rescindment of Code Enforcement Fines / Liens from Team Facey Real Estate LLC.
5. Total amount of fines \$419,040.00 (includes \$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request

Aff of CM
Lien
Aff of Non Comp
Order
Tax Card
7 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 05/28/2019

Started On: 05/21/2019 02:36 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	05/21/2019		
Property address:	1312 Edgewood Terr, Fort Pierce, FL 34950		
Owner(s) of record:	Team Facey Real Estate, LLC		
Mailing address:	2833 SW Brighton St, Port St Lucie, FL 34953		
Property tax ID #:	2404-807-0013-000-7		
Original purchase date:	4/29/2019	Original purchase price:	\$36,100
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:	Claude Facey	Relationship to owner(s):	Self
Telephone #:	772.408.7787	Mobile phone #:	772.408.7787
E-mail:	claudefacey@gmail.com	Preferred contact method:	phone/email
What are owner(s) intentions for property:	Rehab to make rental property.		
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice) Windows on board not painted after being secured.
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

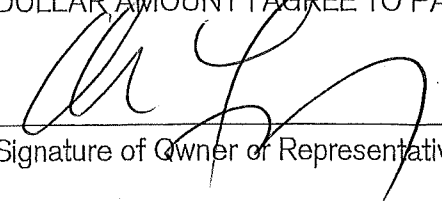
\$ 419,040.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 418,490.25 CF

DOLLAR AMOUNT I AGREE TO PAY

\$ 549.75


 Signature of Owner or Representative

05/21/2019

Date.

Claude Facey

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: 1312 Edgewood Terr, Fort Pierce, FL 34950

Property Owner: Team Facey Real Estate, LLC

Mailing Address: 2833 SW Brighton St, Port St Lucie, FL 34953

Telephone #: 772.408.7787 Cell Phone #: 772.408.7787

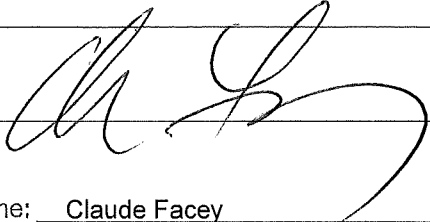
E-Mail Address: claudefacey@gmail.com

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

I, Claude Facey, 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:

Team Facey acquire property at 1312 Edgewood Terr, Fort Pierce, FL 34950 via foreclosure sale on 4/16/2019.
Inquiry was made with code compliance department reason for code violation. The property a few years back was
vandalized and left unsecured. Based on bank maintenance recorded left within property windows and doors were
secured on 7/1/15. Compliance manager advise that since plywood were not painted the violation continue to
accumulate daily fines. On May 11, 2019 my company painted plywood to make property compliance.
The good neighbors on the street were not able to deter property from vandals. They removed exterior window
frames and doors. Since these violations occurred before foreclosure and lien should have been possible bar
from foreclosure, I am requesting reduction in fines. Based on my estimated repairs to bring property up to current
code I have gotten estimate in excess of \$40,000. We are in the negotiating process with hard money lender for
finance to complete repairs. The bank has left property with violations and did not bring into compliance.
I am requesting to settle fine with city for \$549.75. This is the amount our company can afford at the time.
In addition, fines have to be settled with city for lender to approved hard money fine on property.
Your cooperation on this matter will be greatly appreciated.

Date: 5/21/2019

Signed: 

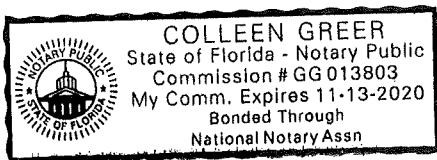
Print Name: Claude Facey

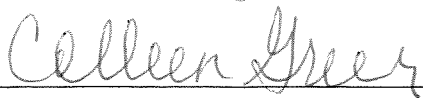
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Claude Facey 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 Drivers license as
identification.

SWORN TO AND SUBSCRIBED before me this 21st day of May, 2019.




Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

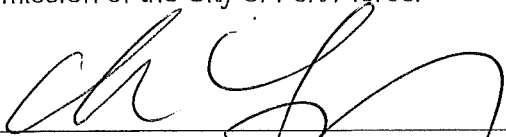
Property Address:	1312 Edgewood Terr, Fort Pierce, FL 34950
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I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

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

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



Signature of Owner or Representative Date

Claude Facey

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



AFFIDAVIT OF COMPLIANCE

RE: 1312 EDGEWOOD TERR
 CASE NO: 14-00001539

IN THE MATTER OF: JUSTIN MITCHELL
 3968 ALLA RD
 LOS ANGELES, CA 90066

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4569518 05/20/2019 09:20:01 AM
 OR BOOK 4271 PAGE 1184 - 1184 Doc Type: AFF
 RECORDING: \$10.00

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, 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 above and find that said property is now in compliance with all the items listed in the Special Magistrate's order dated October 01, 2014, as of this date: May 17, 2019.

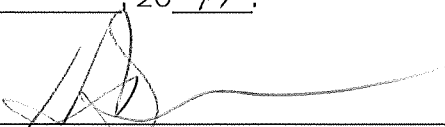
_____ The fines referenced in the Order of Violation recorded in Book _____ Page _____ were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3678 Page 382. **This is not a release of lien.**

_____ The fines imposed by an _____ recorded in Book _____ Page _____ were paid within the time specified. No Order Assessing Fine and Imposing Lien was filed.

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of May, 2019.



 Heather Debevec, Code Enforcement Officer

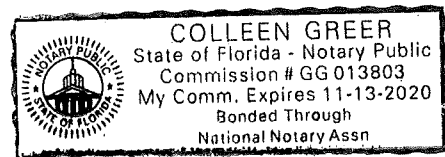
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 17th day of May, 2019.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case #: 14-1539

RE: Violation of Section(s): 5-369

Violator: JUSTIN MITCHELL
3968 ALLA RD
LOS ANGELES, CA 90066

Property Address: 1312 EDGEWOOD TERR
Tax ID #: 2404-807-0013-000/7

Legal Description: MUSTAINE'S S/D BLK A LOT 13 (OR 2212-2353)

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on October 01, 2014 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 01, 2014 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 ~~\$250.00~~ from October 14, 2014 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 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 28th day of January, 2015.

Frank Blandino, Esquire
Special Magistrate

ATTEST:

CITY CLERK

DATED: 1/28/15

Mail to:
City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4035735 01/30/2015 at 01:14 PM
OR BOOK 3712 PAGE 1581 - 1581 Doc Type: ORD
RECORDING: \$10.00

**AFFIDAVIT OF NON-COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA**

Book: 3678

Page: 382

Case No: 14-00001539

IN THE MATTER OF:

1312 EDGEWOOD TERR
PROPERTY ADDRESS

JUSTIN MITCHELL
3968 ALLA RD
LOS ANGELES, CA 90066

I, Andy Avery, have personally examined the property described in the Special Magistrate's order dated October 01, 2014, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-369 of the Code of the City of Fort Pierce, Florida, as of the 14th day of October, 2014.

START FINES


Andy Avery, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4005144 10/17/2014 at 08:58 AM
OR BOOK 3681 PAGE 2820 - 2820 Doc Type: AFF
RECORDING: \$10.00

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Andy Avery, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 14th day of October, 2014.


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0056867

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

SM CASE # 14-1539

RE: Violation of Section(s): 5-369 Vacant Buildings

Violator: JUSTIN MITCHELL
3968 ALLA RD
LOS ANGELES, CA 90066

Property Address: 1312 EDGEWOOD TERR Tax ID #: 2404-807-0013-000/7
Legal Description: MUSTAINE'S S/D BLK A LOT 13 (OR 2212-2353)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 01, 2014, 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 JUSTIN MITCHELL failed to board up all openings including windows and doors with plywood in a workmanlike manner and paint the plywood to match the structure 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 10 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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 6th day of October, 20 14, Nunc Pro Tunc
October 01, 2014.



Frank Blandino, Special Magistrate

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

6th DAY OF October, 20 14.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4001161 10/06/2014 at 01:20 PM
OR BOOK 3678 PAGE 382 - 382 Doc Type: ORD
RECORDING: \$10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILTY TO THE VIOLATION.

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

Property Identification

Site Address: 1312 EDGEWOOD TER Map ID: 24/04G	Parcel ID: 2404-807-0013- 000-7 Zoning: R4	Account #: 17764 Use Type: 0800	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce
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Ownership

TEAM FACEY REAL ESTATE LLC
2833 SW Brighton ST
Port St Lucie, FL 34953

Legal Description

MUSTAINE'S S/D BLK A LOT 13

Current Values

Just/Market: \$23,200	Assessed: \$23,200
Exemptions: \$0	Taxable: \$23,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$23,200	\$23,200	\$0	\$23,200
2017	\$25,900	\$25,900	\$0	\$25,900
2016	\$20,700	\$16,500	\$0	\$16,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-29-2019	4262 / 1992	0118	CT	Universal Property Advisors LLC	\$36,100
12-23-2016	3967 / 2935	0111	QC	Mitchell Justin	\$100
04-04-2005	2212 / 2353	XX00	WD	L and Y Property Management In	\$95,000

Primary Building Information

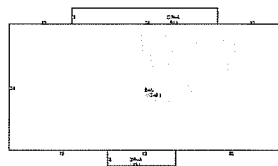
Finished Area of this building: 1,248 SF
Gross Sketched Area: 1,371 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: MFH
Year Built: 1964	Frame:	Grade: MFFQ	Effective Year: 1964
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,248
Gross Sketched Area (SF):	1,371
Land Size (acres):	0.12
Land Size (SF):	5,265
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM JUNE 5, 2019**

**Case No: 14-1539 Owner: TEAM FACEY REAL ESTATE LLC
Address: 1312 EDGEWOOD TERRACE**

1.) The gravity or seriousness of the violation:	MINOR
2a.) Any and all actions taken by the violator to correct the violations; OR	
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:	BOARDED UP AND YARD TRIMMED
3.) The length of time necessary to bring the property into compliance:	ALMOST 5 YEARS
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:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	9 TOTAL: 5 COMPLIED / 3 INVOLUNTARY: 1 FINE & LIEN
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:	1

Administrative Cost Estimator

5/17/2019

Property Address: 1312 Edgewood Terr (14-1539)

Date case originated: 7/21/2014

Date case complied: 6/1/2019

Total time: 58 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	<u>1 for Release</u>	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>58</u>	\$2,900.00
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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	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$3,849.74

Information

SUBJECT:

06-0787 Lien Reduction	1007 Avenue C	Petit, William I	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	March 28, 2006	Type of Presentation:	Lien Reduction
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OWNER:

CURRENT OWNER: Kassandra Petit K and A Petit Trust PO Box 13504 Ft. Pierce, FL 34979	PREVIOUS OWNER: William I. Petit 6448 NW Foxglove Street Port St. Lucie, FL 34986
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VIOLATIONS:

Section(s): 5-368 Property Maintenance

FINDINGS/ORDER:

January 10, 2007 the Code Enforcement Board found William I. Petit responsible for the violations and gave him 120 days to bring the property into compliance or a fine of \$250.00 per day would be assessed.

ACTION DATES:

1. August 13, 2007 - After several extensions an inspection was made, the property was still not in compliance, the fines began.
2. October 10 2007 - Went to Massey Hearing for request to stop fines from accruing. Request was denied and Code Enforcement Board ordered the fines to continue accruing and a lien be recorded.
3. October 15, 2007 - Order Assessing Fine and Imposing Lien recorded with the Clerk of the Circuit Court, St. Lucie County.
4. October 29, 2007 - An inspection was made, the violations were now in compliance, the fines stopped.
5. May 16, 2019 - Received Request for a Reduction or Rescindment of Code Enforcement Fines/Liens from Mr. Petit.
6. Total amount of fines \$19,250.00.

RECOMMENDATION:

To be determined.

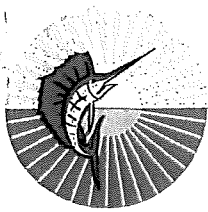
Attachments

Request
Aff of CM
Lien
Aff of Non Comp
Order
Tax Card
7 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 05/28/2019

Started On: 05/21/2019 11:50 AM



Case # 06-0787

THE SUNRISE CITY FORT PIERCE CODE ENFORCEMENT Florida

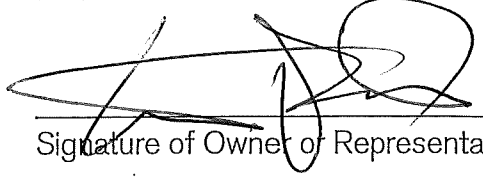
REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	May 16 th 2019		
Property address:	1007 AVENUE C Fort Pierce FL 34950		
Owner(s) of record:	PETIT KASSANDRA		
Mailing address:	PO Box 13504 Fort Pierce FL 34950		
Property tax ID #:	2409-513-0008-000-2		
Original purchase date:	06-02-2004	Original purchase price:	\$62,500.00
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:	William Petit	Relationship to owner(s):	FATHER
Telephone #:	(772) 985-1978	Mobile phone #:	
E-mail:	wbpetit@we.com	Preferred contact method:	E-MAIL
What are owner(s) intentions for property:	BASE ON MARKET CONDIT WBPETIT@GIVE.COM IS TO SELL THE PROPERTY TO PAY FOR THE OWNER		
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain (please attached notice)	School tuition
Is property listed for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is listing price?	\$89,800.00
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 \$ 19,250.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 19,000.00

DOLLAR AMOUNT I AGREE TO PAY \$ 250.00

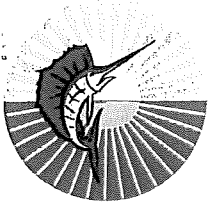


May 16th 2019 William Petit

Signature of Owner or Representative

Date

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: 1007 AVENUE C FORT PIERCE FL 34950

Property Owner: PETIT KASSANDRA

Mailing Address: PO BOX 13504 FORT PIERCE FL 34979

Telephone #: _____ Cell Phone #: (772) 985-1978

E-Mail Address: wbpetit@live.com

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

I, William Petit, 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:

BACK IN 2004, KASSANDRA PETIT'S PARENTS DECIDED TO PURCHASE THE PROPERTY TO BE USED FOR HER SCHOOL TUITION COST DOWN THE LINE. MS PETIT'S GRADUATED FROM LINCOLN PARK ACADEMY LATER TO UCF & NOW AT MASS GENERAL HOSPITAL - NURSE PRACTITIONER'S PROGRAM TO BE COMPLETED FALL OF 2020.

I, WILLIAM PETIT HAVE BEEN MANAGING THE PROPERTY WITH FULL CONTROL. I WAS RECENTLY INFORMED OF SAID LIEN VS THE PROPERTY FOR VIOLATION OCCURRED & CORRECTED IN 2007 WHILE IN THE PROCESS OF DISPOSING THE ASSETS TO OFFSET HUNDRED OF THOUSAND OF DOLLARS OF TUITION COST. I HAVE NO RECOLLECTION OF EVENTS FROM 2007 CONCERNING THIS MATTER - AND THIS IS A IMPORTANT MATTER THAT I WOULD ADDRESS IMMEDIATELY

Date: MAY 16TH 2019

Signed: _____

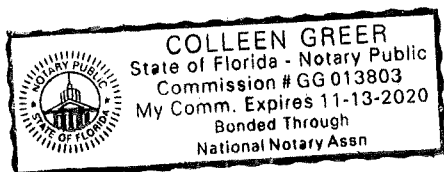
Print Name: William Petit

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority William Petit 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 Florida Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 16th day of May, 2019.



Colleen Greer

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1007 AVENUE C FORT PIERCE FL 34950

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] May 16th 2019 William Petit
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

Licensee Information

[Close Window](#)

Note: to print this page properly select File, Page Setup, and Landscape.

Name

Full Name: Kassandra Sharine Petit

License Information

License Number:	RN2328943	License Type:	Registered Nurse
Profession:	NURSING	Date of Last Renewal:	
Issue Date:	10/22/2018	Expiration Date:	8/16/2020
License Status:	Current	Today's Date:	5/16/2019
Reciprocity State:			

Address Information

City: Boston
 State: MA
 Zipcode: 02119
 Country: United States

Education Information

School Name: Mgh Institute Of Health Professions
 Degree Certificate: RN Entry-Level Masters

Prerequisite Information

No Prerequisite Information

Disciplinary Information

This website displays disciplinary actions taken against a license since 1993. For information on any disciplinary actions taken before 1993, contact the Board that issued the license.

Important: Disciplinary actions taken against a license will NOT display on any other license or associated permit or authorization. You must look up every license, permit, or authorization held by a licensee to see all disciplinary actions.

Case #	Date Closed	Discipline	Discipline Start	Discipline End
Currently there is no disciplinary information regarding this license.				

Code Enforcement Board
SPECIAL MASTER
FORT PIERCE, FLORIDA

Total Lien
\$19,915.08

CEB
SM Case No. 6-787

Case No. 7-06 6-787

1007 Ave C
PROPERTY ADDRESS

IN THE MATTER OF:

William T. Petit
6448 NW Foxglove St.
Port St. Lucie, FL
34986

I, Andy Avery, have personally examined the property described in the ^{Code Enforcement} Special Master Board Order dated January 10th 2007, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) 5-368 of the Code of the City of Fort Pierce, Florida, as of the 29th day of October, 2007.

stop lines

Andy Avery

I, _____, have personally examined the property described in the Special Master Board Order dated _____, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida as of the _____ day of _____, 20____.

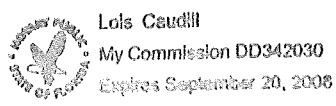
STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Andy Avery (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 29th day of October, 2007

Lois Caudill
Notary Public, State of Florida at Large

My Commission Expires:



CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-06

RE: Violations of Section(s) 5-368 Property Maintenance

Violator: William I Petit
6448 NW Foxglove St.
Port St. Lucie, FL 34986

Property Address 1007 Avenue C

Legal description: Fairmaur Park
Blk 2 E 1/2 Of Lots 9 And 10

Tax ID # 2409-513-0008-000/2

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on 1-10-07, upon notification by the code inspector that the Board's Order herein dated 1-10-07 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 8-13-07 to 10-10-07 plus administrative costs of \$915.08 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 10th day of October 2007

ATTEST:
Cassandra Steele
CITY CLERK

[Signature]
Chairman
Code Enforcement Board

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

Dated: Oct 10 2007

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

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT
THIS IS TRUE AND COR-
RECTLY RECORDED
ON FILE IN THE OFFICE.

[Signature]
CITY CLERK

BY [Signature]
DEPUTY CLERK

DATE: 10-9-07
DAILY SEAL

EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3120270 10/15/2007 at 10:35 AM
OR BOOK 2892 PAGE 1764 - 1764 Doc Type: LIEN
RECORDING: \$10.00

**CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA**

CEB Case No. 7-06

Case No. 6-787

1007 Ave C
PROPERTY ADDRESS

IN THE MATTER OF:

William Petit
6448 NW Foxglove St.
Port St. Lucie, FL
34986

I, _____, have personally examined the property described in the Code Enforcement Board Order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____.

I, Andy Avery, have personally examined the property described in the Code Enforcement Board Order dated January 10, 2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 5-368 of the Code of the City of Fort Pierce, Florida as of the 13th day of August, 2007.

Start Fines

Andy Avery

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Andy Avery
(personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 13th day of August, 2007

Lois Caudill
Notary Public, State of Florida at Large

My Commission Expires:  Lois Caudill
My Commission DD342030
Expires September 20, 2008

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

CEB CASE # 7-06

RE: Violation of Section(s) 5-368 Property Maintenance

Violator: William I. Petit
6448 NW Foxglove St.
Port St. Lucie, FL 34986

LEGAL DESCRIPTION: 1007 AVENUE C
2409-513-0008-000/2 Fairmaur Park Blk 2
E 1/2 Of Lots 9 And 10

ORDER DETERMINING VIOLATION

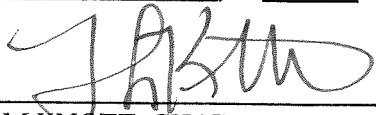
THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 1-10-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that William I. Petit failed to paint wood, trim, fascia, walls, repair or replace or remove carport area *** 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 281, when the violation is corrected.

ANDY AVERY

DONE AND ORDERED this 10 day of January, 20 07.



TOM KNOTT, CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
17th DAY OF January, 20 07.



LOIS CAUDILL

*** roof is in compliance, if out of compliance, can be fined up to \$500 per day

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

Property Identification

Site Address: 1007 Avenue C
 Map ID: 24/09N
 Parcel ID: 2409-513-0008-000-2
 Zoning: R4
 Account #: 21568
 Use Type: 0100
 Sec/Town/Range: 09/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Kassandra Petit
 K and A Petit Trust
 PO Box 13504
 Fort Pierce, FL 34979

Legal Description

FAIRMAUR PARK BLK 2 E 1/2 OF LOTS 9 AND 10 (OR 3395-269)

Current Values

Just/Market: \$50,300
 Exemptions: \$0
 Assessed: \$43,789
 Taxable: \$43,789

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$50,300	\$43,789	\$0	\$43,789
2017	\$40,900	\$39,809	\$0	\$39,809
2016	\$36,900	\$36,190	\$0	\$36,190

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-01-2012	3395 / 0269	0111	QC	Five Stars of NE Cons Inc	\$100
04-26-2011	3287 / 1562	0111	QC	Petit William I	\$100
06-02-2004	1987 / 2917	XX00	WD	Williams Louise D	\$62,500

Primary Building Information

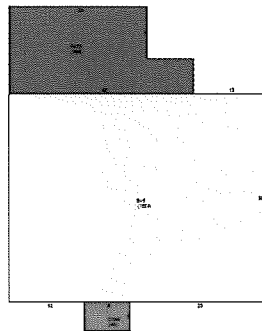
Finished Area of this building: 1,584 SF
 Gross Sketched Area: 2,032 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip	Building Type: HD
Year Built: 1948	Frame:	Grade: D	Effective Year: 1970
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Sing Pine



Total Areas

Finished/Under Air (SF):	1,584
Gross Sketched Area (SF):	2,032
Land Size (acres):	0.23
Land Size (SF):	10,224
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1995

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM JUNE 5, 2019**

Case No: 14-1539

Violator: WILLIAM I PETIT

Address: 1007 AVENUE C

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	COMPLIED 10/29/2007
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:	
3.) The length of time necessary to bring the property into compliance:	1 YR 7 MOS
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:	2
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	1007 C: 12 – 11 COMPLIED/1 FINE 314 N 11TH: 12 – COMPLIED 313 N 18TH: 15 – COMPLIED 207 N 18TH: 17 – 2 ACTIVE/15 COMPLIED
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:	1007 AVE C IS CLEAR, 207 N 18TH HAS 2 ACTIVE VIOLATIONS

Administrative Cost Estimator

5/23/2019

Property Address: 1007 AVENUE C CASE # 06-0787

Date case originated: 3/28/2006

Date case complied: 10/29/2009

Total time: 43 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
Certified Mail:	\$5.10	<u>4</u>	\$20.40

Photographs (per page)	\$0.50	<u>9</u>	\$4.50
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Filing Fees	<u>1 for Release</u>	\$10.00	<u>3</u>	\$30.00
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Months Open		\$50.00	<u>43</u>	\$2,150.00
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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		\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$3,106.66

Information

SUBJECT:

13-0689 Lien Reduction	3101 Louisiana Avenue	Petit, William	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	May 6, 2013	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: CURRENT ADDRESS William Petit P. O. Box 13504 Ft. Pierce, FL 34979	OWNER: PREVIOUS ADDRESS: William Petit P. O. Box 882251 Port St. Lucie, FL 34988
--	---

VIOLATIONS:

Section(s): 5-369 Vacant Building

FINDINGS/ORDER:

June 19, 2013 Special Magistrate Ross found William Petit responsible for the violation(s) and gave 14 days to come into compliance or a fine of \$250.00 per day would be assessed.

ACTION DATES:

1. July 8, 2013 an inspection was made, the violations were not in compliance, the fines began.
2. January 29, 2014 the Order Assessing Fine and Imposing Lien was recorded with the Clerk of Court St Lucie County.
3. April 8, 2014 an inspection was made, the violation(s) was now in compliance, the fines stopped.
4. May 16, 2019 received Request for a Reduction or Rescindment of Code Enforcement Fines/Liens from Mr. Petit.
5. Total fines \$68,540.00 (includes \$40.00 recording fees)

RECOMMENDATION:

To be determined.

Attachments

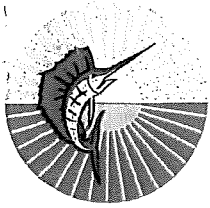
Request
Aff of CM

Lien
Aff of Non Comp
Order
Tax Card
7 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 05/28/2019

Started On: 05/21/2019 02:04 PM




THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

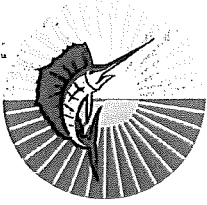
Date:	May 16 th 2019		
Property address:	3101 LOUISIANA AVENUE Fort Pierce		
Owner(s) of record:	William Petit		
Mailing address:	PO Box 13504 Fort Pierce FL 34979		
Property tax ID #:	247-504-0008-000/9		
Original purchase date:	Original purchase price:	UNKNOWN AS THE CITY	
Property is used for:	<input 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:	William Petit	Relationship to owner(s):	SELF
Telephone #:		Mobile phone #:	772 985-1978
E-mail:	wbpetit@live.com	Preferred contact method:	E-MAIL
What are owner(s) intentions for property:	property was taken down by the city		
Are there current code violations?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) N/A
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 \$ 68,540⁰⁰
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 68,290⁰⁰
 DOLLAR AMOUNT I AGREE TO PAY \$ ~~68,540~~ 2,500⁰⁰


 Signature of Owner or Representative

May 16th 2019
 Date

William Petit
 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: 3101 LOUISIANA AVE FORT PIERCE FL
 Property Owner: William Petit
 Mailing Address: PO Box 13504 FORT PIERCE FL 34979
 Telephone #: _____ Cell Phone #: (772) 985-1978
 E-Mail Address: wbpetit@live.com

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

I, William Petit, 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 PURCHASED A THREE FAMILY PROPERTY A FEW YEARS BACK TO RENOVATE AND PROVIDE FINANCIAL ASSISTANCE FOR MY CHILDREN'S TUITION

WHILE IN THE PROCESS OF RENOVATION, I FACED MANY CHALLENGES WITH MULTIPLE CONTRACTOR AND THE BUILDING DEPT OF FORT PIERCE.

AFTER SPENDING HUNDREDS OF THOUSANDS OF DOLLARS I HAD NO MORE FUNDS TO CONTINUE THE PROJECT AND WAS NOT ABLE TO OBTAIN MORE FUNDS - FROM OTHER SOURCES AS A RESULT OF HOUSING MARKET. PROPERTY WAS LATER TAKEN/DEMOLISHED BY THE CITY

Date: MAY 16TH 2019

Signed: [Signature]

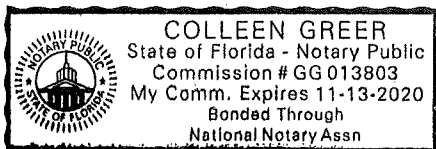
Print Name: William Petit

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority William Petit 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 Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 16th day of May, 2019.



Colleen Greer

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 3101 LOUISIANA A Ave Fort Pierce FL

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

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

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

Signature of Owner or Representative Date 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

**AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA**

Book: 3599

Page: 913

Case No: 13-00000689

IN THE MATTER OF:

3101 LOUISIANA AVE
PROPERTY ADDRESS

WILLIAM PATT
P. O. BOX 882251
PORT ST LUCIE, FL 34988

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated June 19, 2013, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 5-369 of the Code of the City of Fort Pierce, Florida, as of the 8TH day of APRIL, 2014.

*Stop
fines*

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

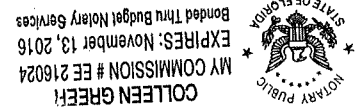
PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 8th day of April, 2014.

NOTARY PUBLIC - STATE OF FLORIDA

Colleen Green

MY COMMISSION EXPIRES:



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

Case #: 13-0689

RE: Violation of Section(s): 5-369

Violator: WILLIAM PETIT
P. O. BOX 882251
PORT ST LUCIE, FL 34988

Property Address: 3101 LOUISIANA AVE

Tax ID #: 2417-504-0008-000/9

Legal Description: COLLIER'S S/D BLK A E 100 FT LOT2 (OR 3288-1677)

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on June 19, 2013 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated June 19, 2013 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 \$250.00 from July 8, 2013 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 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 24th day of January, 2014.

ATTEST:

Andrea W. Cox
CITY CLERK

DATED: 1-28-14

Fran Ross
Fran Ross, Special Magistrate

Mail to:
City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3919628 01/29/2014 at 09:18 AM
OR BOOK 3599 PAGE 913 - 913 Doc Type: ORD
RECORDING: \$10.00

STATE OF FLORIDA
ST. 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.

CITY CLERK

DATE _____

(CITY SEAL)

AFFIDAVIT OF NON-COMPLIANCE

SPECIAL MAGISTRATE

PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT

SAINT LUCIE COUNTY

FILE # 3858580 07/24/2013 at 02:56 PM

OR BOOK 3641 PAGE 2928 - 2928 Doc Type: AFF

RECORDING: \$10.00

Book: 3530

Page: 2236

Case No: 13-00000689

IN THE MATTER OF:

3101 LOUISIANA AVE
PROPERTY ADDRESS

WILLIAM PRTT
P. O. BOX 882251
PORT ST LUCIE, FL 34988

I, Andy Avery, have personally examined the property described in the Special Magistrate's order dated June 19, 2013, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-369 of the Code of the City of Fort Pierce, Florida, as of the 8th day of July, 2013.

START FINES

Andy Avery, Code Enforcement Officer

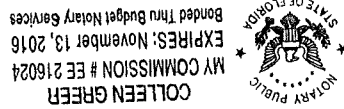
STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Andy Avery, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 8th day of July, 2013.

Colleen Greer
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3846310 08/20/2013 at 10:09 AM
OR BOOK 3530 PAGE 2236 - 2236 Doc Type: ORD
RECORDING: \$10.00

SM CASE # 13-0689

RE: Violation of Section(s): 5-369 Vacant Building

Violator: WILLIAM PETIT
P. O. BOX 882251
PORT ST LUCIE, FL 34988

Property Address: 3101 LOUISIANA AVE
Tax ID #: 2417-504-0008-000/9
Legal Description: COLLIER'S S/D BLK A E 100 FT LOT2 (OR 972-2844)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 19, 2013, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that WILLIAM PETIT failed to board up all openings including windows and doors and paint plywood to match the structure in a workmanlike manner 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 14 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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 13th day of June, 2013.

Fran Ross, Special Magistrate

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

20th DAY OF June, 2013.

Colleen Greer, Secretary to the Special Magistrate

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

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

Property Identification

Site Address: 3101 LOUISIANA AVE Map ID: 24/17N	Parcel ID: 2417-504-0008- 000-9 Zoning: R4	Account #: 26661 Use Type: 0000	Sec/Town/Range: 17/35S/40E Jurisdiction: Fort Pierce
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Ownership

William Petit
PO Box 882251
Port St Lucie, FL 34988

Legal Description

COLLIER'S S/D BLK A E 100 FT LOT2 (OR 3288-1677)

Current Values

Just/Market: \$9,100	Assessed: \$9,100
Exemptions: \$0	Taxable: \$9,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$9,100	\$9,100	\$0	\$9,100
2017	\$9,100	\$9,100	\$0	\$9,100
2016	\$9,100	\$9,100	\$0	\$9,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-21-2011	3288 / 1677	0112	SP	Federal National Mortgage Association	\$17,900
02-01-2011	3268 / 0905	0112	CT	Albanese Richard J	\$0
08-30-1995	0972 / 2844	XX00	WD	Robert W McCrone	\$88,000



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.36
Land Size (SF):	15,500
Total Building Count:	

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM JUNE 5, 2019**

Case No: 13-0689 Violator: WILLIAM PETIT Address: 3101 LOUISIANA AVENUE

1.) The gravity or seriousness of the violation:	MINOR
2a.) Any and all actions taken by the violator to correct the violations; OR	BROUGHT PROPERTY INTO COMPLIANCE
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
3.) The length of time necessary to bring the property into compliance:	10 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:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	SEE ATTACHED
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

14	00001887	INVOLUNTARY	9/11/14		SC	LOT CLEARING
14	00000412	INVOLUNTARY	2/27/14		SC	LOT CLEARING
13	00000689	FINES/LIENS	5/06/13		SC	CODE ENFORCEMENT VIOLATION
12	00000624	ACTIVE	4/23/12	TL		BUILDING VIOLATION
10	00001029	ACTIVE	7/14/10	JB		CONDEMNATION (BLDG)
10	00001022	IN COMPLIANC	7/22/10		AA	CODE ENFORCEMENT VIOLATION
09	00000959	IN COMPLIANC	4/22/09		JS	CODE ENFORCEMENT VIOLATION
09	00000930	IN COMPLIANC	4/21/09		JS	CODE ENFORCEMENT VIOLATION
08	00001246	IN COMPLIANC	4/15/08		IV	CONDEMNATION (BLDG)
06	00003398	IN COMPLIANC	9/25/06		SC	CODE ENFORCEMENT VIOLATION
04	00000887	VOIDED	3/19/04	ADR		CODE ENFORCEMENT VIOLATION
03	00001554	IN COMPLIANC	5/12/03		NE	
02	00010103	IN COMPLIANC	6/17/02		MW	NUISANCE ABATEMENT
02	00008722	IN COMPLIANC	4/17/02		MW	CODE ENFORCEMENT VIOLATION
02	00008721	IN COMPLIANC	4/17/02		MW	CODE ENFORCEMENT VIOLATION
02	00008720	IN COMPLIANC	4/17/02		MW	CODE ENFORCEMENT VIOLATION
02	00008719	IN COMPLIANC	4/17/02		MW	CODE ENFORCEMENT VIOLATION
02	00007407	IN COMPLIANC	2/21/02		MW	NUISANCE ABATEMENT
00	00005981	IN COMPLIANC	9/26/00		RZ	MISC. COMPLAINTS
00	00005448	IN COMPLIANC	8/30/00		BN	MISCELLANEOUS
00	00004594	ACTIVE	7/28/00	RM		MISCELLANEOUS
00	00002005	IN COMPLIANC	4/11/00		RZ	LOT CLEARING
00	00000456	IN COMPLIANC	1/25/00		RZ	LOT CLEARING
99	00001503	IN COMPLIANC	4/05/99		RZ	CODE ENFORCEMENT VIOLATION

98 00008017	IN COMPLIANC	12/30/98	RZ	CODE ENFORCEMENT VIOLATION
98 00002505	IN COMPLIANC	4/02/98	ED	MISC. COMPLAINTS
95 00002769	IN COMPLIANC	11/07/95	SR	LOT CLEARING
93 00001144	IN COMPLIANC	7/26/93	SK	LOT CLEARING
92 00001858	IN COMPLIANC	10/14/92	SK	LOT CLEARING
91 00000033	IN COMPLIANC	1/14/91	WP	CODE ENFORCEMENT VIOLATION

Administrative Cost Estimator

5/23/2019

Property Address: 3101 LOUISIANA AVE CASE #13-0689

Date case originated: 5/13/2013

Date case complied: 4/8/2014

Total time: 10 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>13</u>	\$6.50
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Filing Fees	<u>1 for Release</u>	\$10.00	<u>4</u>	\$40.00
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Months Open		\$50.00	<u>10</u>	\$500.00
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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>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		\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,610.22