

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, July 10, 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.	19-1053 PK Appeal	Indian River North by Library	Benkert, Marilyn #9064	Heather Debevec
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B.	19-1465 PK Appeal	Jaycee Park	Williams, Harry & Bonita #8704	Officer G. Montgomery
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C.	19-1328 PK Appeal	1401 S Ocean Drive	Rager, Vicky #1817	Officer Gibson
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	19-0870 CE	1117 Orange Avenue	Stately Dolphin LLC	Isaac Saucedo
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B.	19-862 CE	2101 Orange Avenue	2101 Orange Inc.	Isaac Saucedo
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C.	19-1027 CE	1112 Trinidad Avenue	Smith, Ronald E	Isaac Saucedo
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D.	19-1073 CE	2606 S 10Th Street	Friason, Joyzell M	Isaac Saucedo
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E.	19-1106 CE	401 N 21st Street	Universal Property Advisors LLC	Heather Debevec
F.	19-0485 CE	522 N 21st Street	Morris, Gwendolyn	Heather Debevec
G.	19-1014 CE	1218 Avenue I	Murphy, Lazatha	Heather Debevec
H.	19-0997 CE	1007 Avenue M	National Debt Relief Services Inc	Heather Debevec

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

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

A.	06-0787 Lien Reduction	1007 Avenue C	Petit, William I	Peggy Arraiz
B.	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: 07/10/2019

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
Final Approval Date: 06/05/2019

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

Special Magistrate Hearing**4.B.****Meeting Date:** 07/10/2019**Re:** Case #19-1465 - Williams**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-1465 PK Appeal	Jaycee Park	Williams, Harry & Bonita #8704	Officer G. Montgomery
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CASE INFORMATION:

Case Initiated: June 1, 2019	Type of Presentation:	Citation - Appeal
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OWNER:

VIOLATOR: Harry & Bonita Williams	PARKING VIOLATION: Section 10-23(Q)
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
8704	10-23(Q) Parking Regulation Parked in Handicap Space	1 @ \$50.00	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

To be determined

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above, payable within 30 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 07/03/2019

Started On: 07/01/2019 10:16 AM

Special Magistrate Hearing**4.C.****Meeting Date:** 07/10/2019**Re:** Case #19-1328 - Rager**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-1328 PK Appeal	1401 S Ocean Drive	Rager, Vicky #1817	Officer Gibson
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CASE INFORMATION:

Case Initiated: May 26, 2019	Type of Presentation:	Citation - Appeal
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OWNER:

VIOLATOR: Vicky Rager	PARKING VIOLATION: Parked on grass marked boats & trailers only
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1817	10-23(L) Parking Regulation Parked in restricted zone	1 @ \$50.00	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

To be determined.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above, payable within 30 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer

Started On: 07/01/2019 10:24 AM

Final Approval Date: 07/03/2019

Special Magistrate Hearing

5.A.

Meeting Date: 07/10/2019

Re: Case # 19-870 - 1117 Orange Avenue

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

Information

SUBJECT:

19-0870 CE	1117 Orange Avenue	Stately Dolphin LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 4, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Stately Dolphin LLC 4261 13th Street Wyandotte, MI 48192	Responsible Party: Frank H Fee III 426 Avenue A Ft Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 - Protective treatment.

CORRECTIVE ACTIONS:

1. Please pressure wash and paint roof where staining has occurred.

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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/11/2019

Started On: 05/22/2019 02:08 PM

Special Magistrate Hearing**5.B.****Meeting Date:** 07/10/2019**Re:** Case # 19-862 - 2101 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-862 CE	2101 Orange Avenue	2101 Orange Inc.	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 3,2019	Type of Presentation:	Regular
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OWNER:

OWNER: 2101 Orange Inc. 1560 SE Sunshine Ave Port Saint Lucie, FL 34952	Registered Agent: Lisa J Fabio 1560 SE Sunshine Ave Port Saint Lucie, FL 34952
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VIOLATIONS:

IPMC 304.2 - Protective treatment.
Section 5-370 – Exterior Property and Landscaping

CORRECTIVE ACTIONS:

1. Please pressure wash where molding or staining has occurred.
2. Please cut all overgrown grass.

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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/03/2019

Started On: 05/22/2019 02:42 PM

Special Magistrate Hearing

5.C.

Meeting Date: 07/10/2019

Re: Case # 19-1027 - 1112 Trinidad Ave

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

Information

SUBJECT:

19-1027 CE	1112 Trinidad Avenue	Smith, Ronald E	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 22,2019	Type of Presentation:	Regular
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OWNER:

OWNER: Ronald E. Smith 2844 Blackwater Creek Drive Lakeland, FL 33810	TENANT: 1112 TRINIDAD AVE FORT PIERCE, FL 34950
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
Section 5-370 – Exterior Property and Landscaping

CORRECTIVE ACTIONS:

1. Please remove all wood located on the side of the street.
2. Please cut all overgrown bushes, trees, shrubs and grass.

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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/03/2019

Started On: 06/06/2019 11:32 AM

Special Magistrate Hearing

5.D.

Meeting Date: 07/10/2019

Re: Case # 19-1073 - 2606 S 10TH ST.

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

Information

SUBJECT:

19-1073 CE	2606 S 10Th Street	Friason, Joyzell M	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 25, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Joyzell M. Friason 3964 Ledgewood Drive Cincinnati, OH 45229	TENANT: 2606 S 10th Street Ft. Pierce, FL 34950
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VIOLATIONS:

IPMC 302.7 - Accessory structures.
 Section 22-67 (B)(5) – Fence Maintenance – Permit Required
 Section 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please repair garage where molding or deterioration has occurred. A permit may be required. If you have any question please contact the building department at (772) 467-3000.
2. Please remove or repair fence where deterioration has occurred. A permit may be required. Please contact the building department at (772) 467-3000.
3. Please remove couch located in the back of the house.

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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 07/03/2019

Started On: 06/06/2019 02:46 PM

Special Magistrate Hearing**5.E.****Meeting Date:** 07/10/2019**Re:** Case # 19-1106 - 401 N 21ST Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-1106 CE	401 N 21st Street	Universal Property Advisors LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated: May 1, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Universal Property Advisors LLC 2470 SE Windy Hill Rd Ste 300 Marietta, GA 30067	REGISTERED AGENT: April Johnson 2470 SE Windy Hill Rd Ste 300 Marietta, GA 30067
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Remove the plastic container, washer, metal rack and all other debris from the driveway, yard, and around the home.

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

Started On: 05/16/2019 04:36 PM

Final Approval Date: 06/27/2019

Special Magistrate Hearing

5.F.

Meeting Date: 07/10/2019

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: 06/27/2019

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

Special Magistrate Hearing

5.G.

Meeting Date: 07/10/2019

Re: Case # 19-1014 - 1218 Avenue I

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

Information

SUBJECT:

19-1014 CE	1218 Avenue I	Murphy, Lazatha	Heather Debevec
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CASE INFORMATION:

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

OWNER: Lazatha Murphy 3403 Avenue P Ft. Pierce, FL 34947	
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VIOLATIONS:

Section 5-367 - Vacant Building
Section 5-370 - Exterior Property and Landscaping

CORRECTIVE ACTIONS:

1. Board up the windows with plywood painted to match the building or with a clear board.
2. Mow the grass and trim the weeds from your side of 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: 06/11/2019

Started On: 06/01/2019 04:26 PM

Special Magistrate Hearing**5.H.****Meeting Date:** 07/10/2019**Re:** Case # 19- 0997 - 1007 Avenue M**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-0997 CE	1007 Avenue M	National Debt Relief Services Inc	Heather Debevec
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CASE INFORMATION:

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

OWNER: National Debt Relief Services Inc 15160 Sw 136th St Unit 7 Miami, FL 33196	REGISTERED AGENT: N/A
TENANT: Kimberly Williams 1007 Avenue M Apt A Ft. Pierce, FL 34950	TENANT: Elizabeth Berroa 1007 Avenue M Apt B Ft. Pierce, FL 34950

VIOLATIONS:

Section 5-370 - Exterior Property and Landscaping
IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Mow the yard and trim the weeds around the building.
2. Paint the planter curbing on the north side.

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: 07/03/2019

Started On: 06/06/2019 03:58 PM

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.

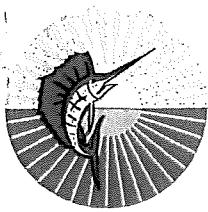
Attachments

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: 06/05/2019

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



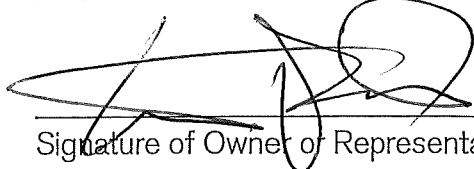
THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

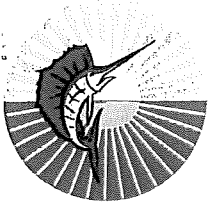
Case # 06-0787

**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 WB PETIT @ WE.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

 Signature of Owner or Representative
 May 16 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: 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: _____

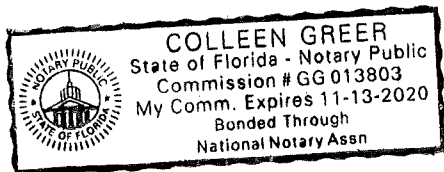
Print Name: William Petit

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

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:	<u>Mgh Institute Of Health Professions</u>
Degree Certificate:	<u>RN Entry-Level Masters</u>

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____.

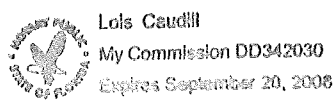
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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	Assessed: \$43,789
Exemptions: \$0	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

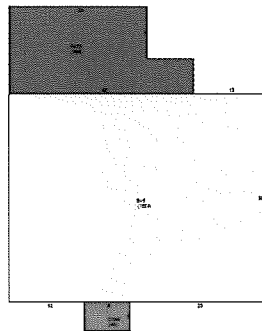
Finished Area of this building: 1,584 SF
Gross Sketched Area: 2,032 SF

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

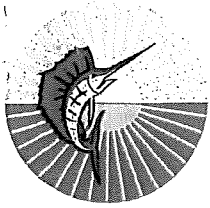
Request
Aff of CM

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

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/05/2019

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

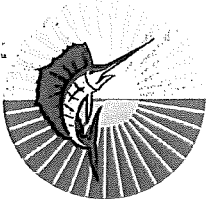
Date:	May 16 th 2019		
Property address:	3101 LOUISIANA AVENUE Fort Pierce		
Owner(s) of record:	William Petit		
Mailing address:	PO Box 13504 Fort Pierce FL 34979		
Property tax ID #:	247-504-0008-000/9		
Original purchase date:	Original purchase price:	UNKNOWN AS THE CITY	
Property is used for:	<input 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 FONT PIERRE.

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]

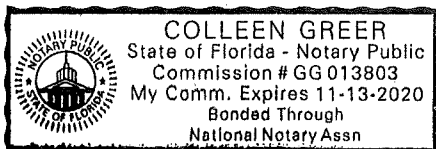
Print Name: William Petit

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

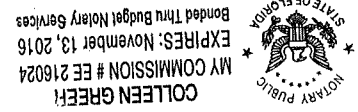
PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

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 day of July, 2013.

Andy Avery, Code Enforcement Officer

START FINES

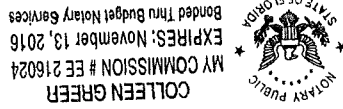
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 GREEN
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
---	--	--	--

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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**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