

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, October 20, 2020 - 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**
  
- 5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	19-3481	2400 S Ocean Dr (Blue Heron Blvd)	Ocean Village POA, Inc.	Paul Julin
B.	20-351	909 Avenue I	Spears, Albert	Cris Bossano
C.	20-585	201 Dixieland Dr	Nunez, Lourdes	Ed Smith
D.	20-664	1210 N 17th St	Unlimited US Services Corp	Cris Bossano
E.	20-669	510 Texas Court Unit A	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
F.	20-671	510 Texas Court Unit B	Ft Pierce Empire 1 Holdings LLC	Cris Bossano

G.	20-820	1310 Wyoming Avenue	O'Connor, Douglas	Frank Remling
H.	20-829	512 N 17th Street	DSV SPV3 LLC	Cris Bossano
I.	20-830	427 N 15th Street	Valsant, Zakari	Cris Bossano
J.	20-847	1350 Juanita Ave Lot 20	Andersen, Robert	Frank Remling
K.	20-886	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Ed Smith
L.	20-887	711 S Indian River Drive	Murray, Dylan & Kristin	Edward Smith
M.	20-941	708 Osceola Ave	Sidney, Frederick Craft, Christine	Ed Smith
N.	20-1072	2303 Avenue N	Hall, Christopher	Paul Julin

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

A.	18-2935	325 S 13th Street	Dantilus, Jean	Shaun Coss
B.	19-560	106 N 29th Street	Chen, Qing	Shaun Coss
C.	19-988	711 S Ocean Dr	Fond De Blanc, Inc.	Shaun Coss
D.	19-2074	3207 Avenue D	We Brothers Enterprise Inc.	Kevin Grant

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

A.	12-1722	204 Dundas Court	Mackey, Damion	Shaun Coss
B.	12-1723	206 Dundas Court	Mackey, Damion	Shaun Coss
C.	15-523	202 Dundas Court	Mackey, Damion	Shaun Coss
D.	17-1026	909 Avenue B	Mackey, Damion	Shaun Coss

E.	19-522	119 N 11th Street	Atlantic 509 LLC	Shaun Coss
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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 Building Department at (772) 467-3712, 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 - Building**

**5. A.**

**Meeting Date:** 10/20/2020

**Re:** Case #19-3481 - 2400 S Ocean Dr (Blue Heron Blvd)

**Information**

**SUBJECT:**

19-3481	2400 S Ocean Dr (Blue Heron Blvd)	Ocean Village POA, Inc.	Paul Julin
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**CASE INFORMATION:**

Case Initiated:	December 26, 2019	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ocean Village POA Inc. 2400 S Ocean Dr Ft Pierce, FL 34949	<b>REG AGENT:</b> Henry Cartwright 3473 SW Willoughby Blvd. Stuart, FL 34995
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the paving of private streets.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 02:41 PM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-351 - 909 Avenue I

**Information**

**SUBJECT:**

20-351	909 Avenue I	Spears, Albert	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 11, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Albert Spears c/o Frank Spears 820 N 10th St Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for building, plumbing, mechanical, and electrical work being done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 10:28 AM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-585 - 201 Dixieland Dr

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**Information**

**SUBJECT:**

20-585	201 Dixieland Dr	Nunez, Lourdes	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	February 27, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Lourdes Nunez 450 N Federal Hwy, Unit 710N Boynton Beach, FL 33435	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required, IPMC 304.13.2 Openable Windows

**CORRECTIVE ACTIONS:**

1. Obtain a permit for electrical wiring to washer and dryer, and installation of new electrical panel.
2. Obtain a permit for the new AC unit installed without a permit.
3. Repair/replace window that are not openable.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 01:42 PM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-664 - 1210 N 17th Street

**Information**

**SUBJECT:**

20-664	1210 N 17th St	Unlimited US Services Corp	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> Unlimited US Services Corp 3158 SW Esperanto St Port St Lucie FL 34953	<b>REG. AGENT:</b> Anthony Espinoza
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for building, plumbing, mechanical and electrical work being done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$250.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 02:44 PM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-669 - 510 Texas Court Unit A

**Information**

**SUBJECT:**

20-669	510 Texas Court Unit A	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ft Pierce Empire 1 Holdings LLC 1792 Bell Tower Weston FL 33326	<b>REG AGENT:</b> KSDT & CO 9300 S DADELAND BLVD SUITE 600 Miami FL 33156
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for door and window installation done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 12:53 PM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-671 - 510 Texas Court Unit B

**Information**

**SUBJECT:**

20-671	510 Texas Court Unit B	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ft Pierce Empire 1 Holdings LLC 1792 Bell Tower Ln Weston FL 33326	<b>REG AGENT:</b> KSDT & Company 9300 Dadeland Blvd 600 Miami FL 33156
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for door and window installation work done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 12:53 PM

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-820 - 1310 Wyoming Avenue

**Information**

**SUBJECT:**

20-820	1310 Wyoming Avenue	O'Connor, Douglas	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	March 23, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Douglas O'Connor 1310 Wyoming Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for siding, installation of windows, doors, and a deck.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 02:44 PM

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-829 - 512 N 17th Street

**Information**

**SUBJECT:**

20-829	512 N 17th Street	DSV SPV3 LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 24, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: DSV SPV3 LLC 16 BERRYHILL RD STE 200 COLUMBIA SC 29210	OCCUPIED BY:
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the roof installed without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 02:44 PM

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-830 - 427 N 15th Street

**Information**

**SUBJECT:**

20-830	427 N 15th Street	Valsant, Zakari	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 24, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Zakari Valsant 4708 Palmetto Dr Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the framing, electric, replacement of windows, partial infill, and mechanical work done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 12:33 PM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-847 - 1350 Juanita Ave Lot 20

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-847	1350 Juanita Ave Lot 20	Andersen, Robert	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	March 25, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Robert T Andersen 31 SE 2nd Road Homestead FL 33030	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the installation of a fence, and the addition of the Florida room (including doors, windows, and roof).

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/13/2020

Started On: 10/08/2020 03:55 PM

**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-886 - 2609 S US Hwy 1

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-886	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	April 1, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ehden NV c/o Fraga Properties 2600 S Douglas Rd Suite 610 Coral Gables FL 33134	<b>REG. AGENT:</b> Albert J Fraga 75 Valencia Ave, Suite 1150 Coral Gables, FL 33134
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the rooftop AC installation.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck

Started On: 10/08/2020 03:01 PM

Final Approval Date: 10/13/2020

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-887 - 711 S Indian River Drive

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-887	711 S Indian River Drive	Murray, Dylan & Kristin	Edward Smith
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**CASE INFORMATION:**

Case Initiated:	April 1, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Dylan & Kristin 711 S Indian River Drive Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the AC installation done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/13/2020

Started On: 10/08/2020 02:53 PM

**Special Magistrate Hearing - Building****5. M.****Meeting Date:** 10/20/2020**Re:** Case 20-941 - 708 Osceola Ave**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-941	708 Osceola Ave	Sidney, Frederick Craft, Christine	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	June 8, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Frederick Sidney Christine Craft 708 Osceola Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the concrete pad that extends out to the property borders.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck

Started On: 10/14/2020 12:33 PM

Final Approval Date: 10/14/2020

**Special Magistrate Hearing - Building**

**5. N.**

**Meeting Date:** 10/20/2020

**Re:** Case #20-1072 - 2303 Avenue N

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1072	2303 Avenue N	Hall, Christopher	Paul Julin
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**CASE INFORMATION:**

Case Initiated:	April 27, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Christopher Hall 1509 N 24th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 604.3 Electrical System Hazards, IPMC 309.1 Infestation, IPMC 304.6 Exterior Walls

**CORRECTIVE ACTIONS:**

1. Make the necessary electrical repairs to replace missing fittings and provide a safe "disconnect" at the water heater.
2. Treat the property for the infestation of bats, and any other pests infesting the property.
3. Make necessary repairs to the soffits (and vent screens) to prevent the re-infestation of such pests.
4. Repair/replace rotting wood around the exterior of the home.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/13/2020

Started On: 10/08/2020 03:34 PM

**Special Magistrate Hearing - Building**

**6. A.**

**Meeting Date:** 10/20/2020

**Re:** Case #18-2935 -325 S 13th Street

**Information**

**SUBJECT:**

18-2935	325 S 13th Street	Dantilus, Jean	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 11, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean M Dantilus 325 S 13th St Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required, Section 5-1.105.4.1.2 Expired Permit

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the structural and decorative work being done to the front of the house that is not within the scope of permit 13-2204.
2. Permits 13-2204 and 18-1358 have expired, renew both permits.
3. Permits must be revised and renewed and/or additional permits must be obtained before any construction work may continue.

**RECOMMENDATION:**

To be determined.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 01:42 PM

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**Information**

**SUBJECT:**

19-560	106 N 29th Street	Chen, Qing	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 1, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Qing Chen 4627 Arthur Street Palm Beach Gardens, FL 33418	OCCUPIED BY:
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

July 17, 2019 - Order Determining Violation  
September 23, 2019 - Extension of Time (90 days)  
January 3, 2020 - Affidavit of Non-Compliance

**ACTION DATES:**

1. July 16, 2019 Special Magistrate Ross determined that a violation exists and provided 60 days to get a permit and comply with all permit requirements or fines would begin to accrue.
2. September 23, 2019 - A 90 day Extension of Time was granted.
3. January 3, 2020 - an Affidavit of Non-Compliance was issued and fines began to accrue.
4. February 18, 2020 - SM Ross stops fines to allow owner to resolve the violation. The fines total \$4,630.00 which includes \$30.00 of recording fees.

**RECOMMENDATION:**

To Be Determined.

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**Attachments**

Order  
Admin Fees  
3 Criteria

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 10/08/2020

Started On: 10/08/2020 01:42 PM



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4594253 07/17/2019 02:44:20 PM  
OR BOOK 4296 PAGE 1681 - 1681 Doc Type: ORD  
RECORDING: \$10.00

CASE #: 19-00000560

Property Address: 106 N 29TH ST

Tax ID #: 2408-143-0001-030/4

Legal Description: 08 35 40 FROM SW COR OF JEFFERSON PARK S/D RUN W 179.40 FT TO POB, TH CONT W ALG N RW ORANGE AV 153.25 FT TO INT WITH E RAW N 29 ST, TH

Violator: QING CHEN  
4627 ARTHUR ST  
PALM BEACH GARDENS, FL 33418

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

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 16, 2019, upon request of the Building Department Investigator. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that QING CHEN failed to obtain a permit for paving at this property 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. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 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 Building Department promptly at (772) 467-3718, when the violation is corrected.
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.

DONE AND ORDERED this 17<sup>th</sup> day of July, 20 19.

  
\_\_\_\_\_  
Fran O. Ross, Esq., Special Magistrate

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

17<sup>th</sup> DAY OF July, 20 19.



\_\_\_\_\_  
Elizabeth Beck, Building Department Administrative Assistant

# Administrative Cost Estimator

2/12/2020

Property Address: 106 N 29th Street **NOT COMPLIED**

Date case originated: 3/1/2019

Date case complied: 2/18/2020

Total time: 11 months

## Number of Hearings

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

## Mailing Expense

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

Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>11</u>	\$550.00
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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.

## Building Dept. Assistant

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

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
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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>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

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

**Total Estimated Cost: \$963.36**

**MASSEY HEARING**  
**February 18, 2020**  
**Case #19-560**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner applied for a permits, but no permit has been issued.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **2 (two) .**

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**Information**

**SUBJECT:**

19-988	711 S Ocean Dr	Fond De Blanc, Inc.	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 18, 2019	Type of Presentation:	Massey
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**OWNER:**

OWNER: Fond De Blanc Inc. 275 Lost River Rd Stuart, FL 34997	REG. AGENT: Jermaine LeClerc
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - October 18, 2019  
Affidavit of Non-Compliance - January 2, 2020

**ACTION DATES:**

1. October 18, 2019 - Special Magistrate found the owner responsible for the violation and provided 60 days to obtain a permit and comply with all permit requirements or a fine of \$100.00 per day may begin to accrue.
2. January 2, 2020 - Affidavit of Non-Compliance issued when no permit was issued. Fines began to accrue on this date.
3. February 18, 2020 - A Massey Hearing resulted in fines being stopped for 90 days to allow the owner to obtain the permit. The permit was issued on May 4, 2020. The permit is now closed since receiving all necessary inspections. Total of fines accrued is \$4,720.00 which includes \$20.00 of recording fees.

**RECOMMENDATION:**

To be recommended.

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**Attachments**

3 Criteria  
Admin Costs  
Fine Reduction Req  
Property Card

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 10/14/2020

Started On: 10/14/2020 08:12 AM

**MASSEY HEARING**  
**February 18, 2020**  
**Case #19-988**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner obtained a permit and completed all necessary work.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **3 (three).**

# Administrative Cost Estimator

10/14/2020

Property Address: 711 S Ocean Drive

Date case originated: 4/18/2019

Date case complied: 8/24/2020

Total time: 16 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>13</u>	\$6.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>16</u>	\$800.00
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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.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>          </u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
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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.

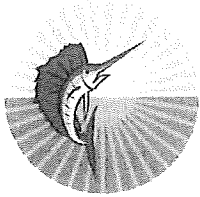
Hearings	\$150.00	<u>2</u>	\$300.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

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

**Total Estimated Cost: \$1,375.22**



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT  
*Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	8/31/2020		
Property address:	711 SOUTH OCEAN DRIVE FT PIERCE, FL 34949		
Owner(s) of record:	FOND DE BLANC INC		
Mailing address:	275 SW LOST RIVER ROAD SUVAI, FL 34997		
Property tax ID #:			
Original purchase date:	2/14/2019	Original purchase price:	\$250,000.00
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:	JERMAINE LECIERC	Relationship to owner(s)	OWNER
Telephone #:	305 988 5280	Mobile phone #:	305 988 5280
E-mail:	SUNLIFE REALTY@GMAIL.COM	Preferred contact method:	PHONE
What are owner(s) intentions for property:			
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN

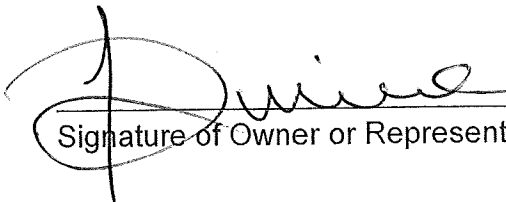
\$ \$4,120.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ \$4,120.00

DOLLAR AMOUNT I AGREE TO PAY

\$ \$20.00 recording fees

  
 Signature of Owner or Representative

8/31/2020  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 711 SOUTH OCEAN DRIVE FT PIERCE, FL 34949

Property Owner: FOND DE BLANC INC

Mailing Address: 275 SW LOST RIVER RD SUVAI, FL 34997

Telephone #: 305 988 5280 Cell Phone #: 305 988 5280

E-Mail Address: SUNLIFE REALTY @ GMAIL . COM

Is the property in compliance? YES If not, please explain in the narrative of your request.

I, Jermaine Leclerc, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: [Signature] Date: 8/31/2020

Print Name: Jermaine Leclerc

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jermaine Leclerc 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 Plcense # (Drivers License) as identification.

SWORN TO AND SUBSCRIBED before me this 31<sup>st</sup> day of August, 20 20.

[Signature]  
Notary Public, State of Florida



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

**Property Identification**

Site Address: 711 S OCEAN DR  
 Sec/Town/Range: 01/35S/40E  
 Map ID: 24/01G  
 Zoning: HI Medium

Parcel ID: 2401-503-0079-000-5  
 Account #: 14977  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

Fond De Blanc Inc  
 275 SW Lost River RD  
 Stuart, FL 34997

**Legal Description**

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN'S S/D  
 BLK 8 LOTS7 AND 10

**Current Values**

Just/Market Value: \$199,300  
 Assessed Value: \$199,300  
 Exemptions: \$0  
 Taxable Value: \$199,300



**Total Areas**

Finished/Under Air (SF): 2,082  
 Gross Sketched Area (SF): 2,955  
 Land Size (acres): 0.32  
 Land Size (SF): 13,868

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 12, 2019	4234 / 0757	0001	WD	Atkins James W	\$250,000
May 30, 2018	4139 / 1469	0111	PB	Atkins (EST) Mera	\$0
Jan 4, 2002	1510 / 0106	XX01	QC	Spearin Willie T	\$100
Jan 16, 1997	1056 / 0402	XX00	WD	Akos Tardy	\$109,000
Jun 9, 1989	0641 / 2794	XX00	WD	Robert J Kline	\$113,300
Jun 1, 1986	0502 / 1554	XX01	CV		\$0
Sep 1, 1976	0257 / 1546	XX00	CV		\$45,000

**Building Information (1 of 1)**

Finished Area: 2,082 SF

Gross Sketched Area: 2,955 SF

**Exterior Data**

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Dim Shingle  
 Year Built: 1952  
 Effective Year: 1952  
 No. Units: 2

Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 4

Electric: MAXIMUM  
 Heat Type: FreeHotAir

Primary Int Wall:  
 Avg Hot/Floor: 0

0800000531	Apr 18, 2008	Roof	\$2,450	\$100
BP10-1885	Aug 11, 2010	Air Conditioning Only	\$4,330	\$150
BP15-1632	Jul 2, 2015	Air Conditioning Only	\$3,750	\$155
BP19-0955	Apr 4, 2019	Roof	\$17,000	\$0
BP19-1121	Apr 4, 2019	Roof	\$2,500	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

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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**Information**

**SUBJECT:**

19-2074	3207 Avenue D	We Brothers Enterprise Inc.	Kevin Grant
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**CASE INFORMATION:**

Case Initiated:	August 5, 2019	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> We Brothers Enterprise Inc. 8480 Man O War Road Palm Beach Gardens, FL 33418	<b>REG. AGENT:</b> Lamae Billing Services 4383 Bamboo Dr Palm Beach Gardens, FL 33410
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - November 21, 2019

Notice of Extension - January 21, 2020

Affidavit of Non-Compliance - April 20, 2020

**ACTION DATES:**

1. Special Magistrate Hearing - November 19, 2019 - owner was provided 60 days to obtain permits or a fee may be assessed.
2. An Extension of Time expired on April 20, 2020 with no permits applied for, and fees began.
3. A permit was applied for on May11, 2020, but it did not include the entire scope of the work done without permits.
4. Fines began accruing on April 20, 2020 and as of June 9, 2020 they total \$5,030.00 including \$30.00 in recording fees.

**RECOMMENDATION:**

To be determined.

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**Form Review**

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**Information**

**SUBJECT:**

12-1722	204 Dundas Court	Mackey, Damion	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 8, 2012	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>CURRENT OWNER:</b> Ave B LLC 1109 S 33rd St Ft Pierce FL 34947	<b>PREVIOUS OWNER:</b> Damion Mackey 2018 S 10th St Unit A Ft Pierce FL 34950
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**VIOLATIONS:**

Section 5-1.101.2.1 Unsafe Building, Section 5-1.105.1 Permit Required, IPMC 108.1.2 Unsafe Equipment, IPMC 304.13 Windows, and Door frames, IPMC 603.1 Mechanical Equipment, IPMC 304.14 Insect Screens, IPMC 304.18.1 Building Security - Doors, IPMC 305.4 Walking Surfaces, IPMC 605.1 Electrical Equipment

**FINDINGS/ORDER:**

Order Determining Violation - September 16, 2015  
Affidavit of Non-Compliance - June 16, 2016  
Order Approving Respondent's Request for Extension of Time (60 days) - April 21, 2017  
Affidavit of Non-Compliance - June 21, 2017  
Order Assessing Fine and Imposing Lien - June 5, 2018

**ACTION DATES:**

1. September 16, 2015 - Special Magistrate found owner, Damion Mackey, responsible for the violation and gave him 60 days to obtain a permit or a fine of \$100.00 may be assessed.
2. Permit 12-2214 was obtained, expired, renewed and expired again with no inspections. The final expiration was on June 14, 2016.
3. An Affidavit of Non- Compliance was issued on June 16, 2016. Fines began on June 20, 2016.
4. Massey Hearing on April 19, 2017 resulted in Order Approving Respondent's Request for Extension of Time for 60 days. This was done and ordered on April 21, 2017. Fines were stopped on this date
5. Affidavit of Non-Compliance was issued on June 21, 2017 when no permits were obtained or renewed. Fines were restarted on this date.
6. An Order Assessing Fine and Imposing Lien was ordered on June 6, 2018. Fines total \$151,550.00 as of October 13, 2020.

**RECOMMENDATION:**

To be determined.

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**Attachments**

7 Criteria

Admin. Costs

Lien Reduction Req

Property Card

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**Form Review**

Form Started By: Elizabeth Beck

Final Approval Date: 10/13/2020

Started On: 10/13/2020 12:47 PM

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

**Case No: 12-1722**

**Date: October 12, 2020**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The violator sold the property before addressing the violations.
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:	Still in violation.
3.) The length of time necessary to bring the property into compliance:	Not yet in compliance.
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:	4
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	4
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	We have not been made aware of any.
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:	4 cases that were not complied by the violator

# Administrative Cost Estimator

10/13/2020

Property Address: 204 Dundas Court

Date case originated: 10/8/2012

Date case complied: 10/13/2020

Total time: 96 months **NOT COMPLIED**

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
Certified Mail:	\$5.10	<u>3</u>	\$15.30

Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>96</u>	\$4,800.00
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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.

## Building Dept. Assistant

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

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
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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>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

**Total Estimated Cost: \$5,494.76**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	September 17, 2020				
Property address:	204 Dundas Ct. Ft. Pierce, FL. 34950				
Owner(s) of record:	Jacobson Auction & Realty				
Mailing address:	2103 Sunrise Blvd. Ft. Pierce, FL. 34950				
Property tax ID #:					
Original purchase date:			Original purchase price:		
Property is used for:	<input 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:	John L. George		Relationship to owner(s)	Agent	
Telephone #:	(772) 834-7001		Mobile phone #:		
E-mail:	georgeconstruction3@gmail.com		Preferred contact method:		
What are owner(s) intentions for property:	Reduction of liens				
Are there current code violations?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN

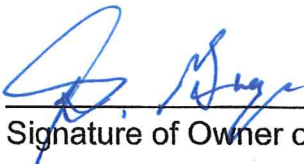
\$ 146,140.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 145,140.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

  
 Signature of Owner or Representative

9/17/20  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 204 Dundas Ct.

Property Owner: Jacobson Auction & Realty

Mailing Address: 2103 Sunrise Blvd. Ft. Pierce, FL. 34950

Telephone #: (772) 466-1930 Cell Phone #: \_\_\_\_\_

E-Mail Address: realtor.com > real estate agent > noah jacobson

Is the property in compliance? \_\_\_\_\_ If not, please explain in the narrative of your request.

Rule 17: Requests for Reduction of Liens.

- A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
  - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
  - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

- C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:
- (1) The gravity or seriousness of the violation;
  - (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

- (3) The length of time necessary to bring the property into compliance;
- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (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.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

I, John L. George, 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:

Request a partial release of lien, so Mr. Mackay can  
sale his resident, 2018 S. 10th St.

The remaining lien will stay on existing property.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

John L George 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 17<sup>th</sup> day of September, 2020.

Elizabeth Beck

Notary Public, State of Florida



**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 204 Dundas Ct. Ft. 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 City Commission.

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 the Special Magistrate 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

-----  
**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 does not agree to process the application as requested by the signing party.

Comments:  
  
\_\_\_\_\_

\_\_\_\_\_  
Sheri Case, Building Department Coordinator

\_\_\_\_\_  
Date

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

**Property Identification**

Site Address: 909 Avenue B  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10D  
 Zoning: Medium Den

Parcel ID: 2410-604-0139-000-2  
 Account #: 23419  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

AVE B COTTAGES LLC  
 1109 S 33rd ST  
 Fort Pierce, FL 34947

**Legal Description**

BENJ HOGG`S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)

**Current Values**

Just/Market Value: \$64,900  
 Assessed Value: \$64,900  
 Exemptions: \$0  
 Taxable Value: \$64,900



**Total Areas**

Finished/Under Air (SF): 2,526  
 Gross Sketched Area (SF): 3,128  
 Land Size (acres): 0.34  
 Land Size (SF): 15,000

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 6, 2020	4419 / 2549	0001	WD	Hakkani Kaji	\$100,000
Feb 28, 2020	4394 / 2888	0113	WD	Hakkani Kaji	\$35,000
Sep 19, 2019	4348 / 1790	0111	QC	Hakkani Kaji	\$100
Sep 19, 2019	4344 / 0383	0111	QC	Hakkani Kaji	\$100
Jul 31, 2019	4305 / 0856	0111	QC	Hakkani Kaji	\$100
Jul 12, 2019	4297 / 2023	0001	WD	Mackey Damion	\$80,000
Jun 19, 2019	4289 / 1488	0111	QC	Mackey Damion	\$0
May 8, 2014	3630 / 1661	0111	QC	Williamson (TR) Sylvia	\$100
Apr 30, 2010	3204 / 0034	0130	SP	Parsons (TR) Lon	\$100
Oct 14, 2005	2425 / 1673	XX00	TR	Williams (TR) Sylvia	\$44,000
Jun 2, 2005	2425 / 1668	XX01	WD	Neprud (TR) Jon N	\$100
Mar 27, 2004	1932 / 0642	XX01	QC	Williamson Sylvia	\$100
Jan 1, 1995	0939 / 2923	XX01	QC	Cannon Cheryl	\$24,000
Sep 23, 1989	0656 / 0046	XX01	QC	John G Cannon	\$100
Nov 1, 1988	0611 / 1020	XX01	WD	Ulf Muldbjerg	\$108,000
Feb 1, 1979	0302 / 2982	XX02	CV		\$37,500

**Building Information (1 of 6)**

Finished Area: 356 SF

Gross Sketched Area: 356 SF

**Exterior Data**

View:

Building Type: MFH

Roof Cover: Dim Shingle

Year Built: 1937

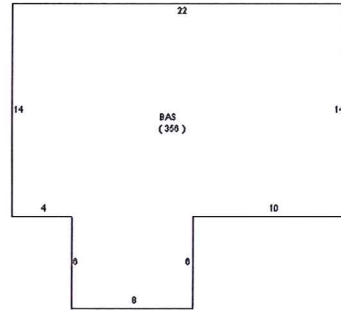
Roof Structure: Gable

Frame:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	356	356	84

**Building Information (2 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 672 SF

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

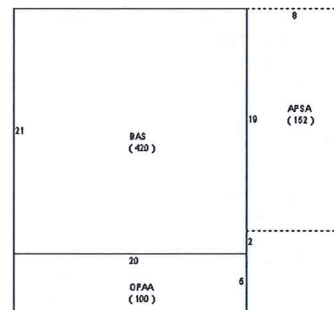
Exterior Data  
 Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	152	0	54
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (3 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

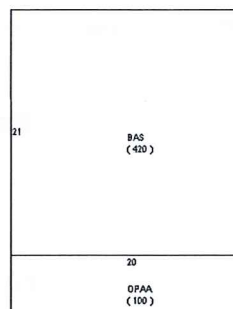
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (4 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Wood/Sheath  
 Secondary Wall:

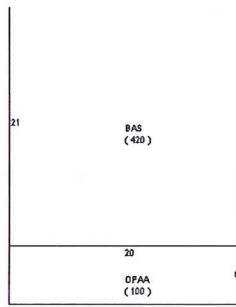
Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%





**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (5 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

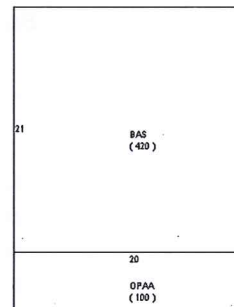
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (6 of 6)**

Finished Area: 490 SF

Gross Sketched Area: 540 SF

Exterior Data

View:  
<https://www.paslc.org/RECard/>

Roof Cover: Dim Shingle

Roof Structure: Gable

Grade: MFAQ  
 Story Height: 1 Story

Effective Year: 1937  
 No. Units: 1

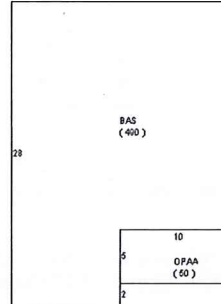
Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	490	490	96
OPAA	Open Porch Attached Average	50	0	30

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$51,400
Land:	\$13,500
Just/Market:	\$64,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$64,900
Exemption(s):	\$0
Taxable:	\$64,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
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2018	\$71,800	\$34,606	\$0	\$34,606
2017	\$48,500	\$31,460	\$0	\$31,460

### Permits

Number	Issue Date	Description	Amount	Fee
0800001734	Oct 17, 2008	Unknown	\$0	\$75
BP09-2210	Nov 18, 2009	Alterations/Remodeling	\$400	\$150
BP12-1384	Oct 18, 2012	Alterations/Remodeling	\$1,500	\$255
BP12-2212	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP12-2214	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP20-1626	Jun 10, 2020		\$20,000	\$0
BP20-1627	Jun 10, 2020		\$20,000	\$0
BP20-1628	Jun 10, 2020		\$20,000	\$0
BP20-1629	Jun 10, 2020		\$20,000	\$0
BP20-1630	Jun 10, 2020		\$20,000	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

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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**Information**

**SUBJECT:**

12-1723	206 Dundas Court	Mackey, Damion	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 8, 2012	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>CURRENT OWNER:</b> Ave B Cottages LLC 1109 S 33rd St Ft Pierce FL 34947	<b>PREVIOUS OWNER:</b> Damion Mackey 2018 S 10th St Unit A Ft Pierce FL 34950
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**VIOLATIONS:**

Section 5-1.101.2.1 Unsafe Building, Section 5-1.105.1 Permit Required, IPMC 108.1.2 Unsafe Equipment, IPMC 304.13 Window, Door frames, IPMC 305.3 Interior Surfaces, IPMC 603.1 Mechanical Equipment

**FINDINGS/ORDER:**

Order Determining Violation - September 16, 2015  
Affidavit of Non-Compliance - June 21, 2016  
Order Approving Respondent's Request for Extension of Time (60 days) - April 21, 2017  
Affidavit of Non-Compliance - June 21, 2017  
Order Assessing Fine and Imposing Lien - June 6, 2018

**ACTION DATES:**

1. September 16, 2015 - Special Magistrate found owner, Damion Mackey responsible for the violation and gave him 60 days to obtain a permit or a fine of \$100.00 per day may begin to accrue.
2. A permit for the work was renewed on December 17, 2015, but expired on June 14, 2016 with no inspections.
3. June 21, 2016 an Affidavit of Non-Compliance was ordered and fines began to accrue on this date.
4. April 19, 2017 a Massey Hearing resulted in an Order Approving Respondent's Request for Extension of Time of 60 days was approved. Fines were stopped on this date.
5. June 21, 2017 - An Affidavit of Non-Compliance was ordered, when a permit was not obtained/renewed. Fines resumed accruing on this date.
6. June 6, 2018 - An Order Assessing Fine and Imposing Lien was done and ordered. Fines total \$151,550.00 as of October 13, 2020.

**RECOMMENDATION:**

To be determined.

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**Attachments**

7 Criteria

Admin Costs

Lien Reduction Req

Property Card

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**Form Review**

Form Started By: Elizabeth Beck

Final Approval Date: 10/13/2020

Started On: 10/13/2020 02:26 PM

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

**Case No: 12-1723**

**Date: October 12, 2020**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The violator sold the property before addressing the violations.
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:	Still in violation.
3.) The length of time necessary to bring the property into compliance:	Not yet in compliance.
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:	4
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	4
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	We have not been made aware of any.
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:	4 cases that were not complied by the violator

# Administrative Cost Estimator

10/13/2020

Property Address: 206 Dundas Court

Date case originated: 10/8/2012

Date case complied: 10/13/2020

Total time: 96 months **NOT COMPLIED**

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.44	<u>10</u>	\$4.40
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>96</u>	\$4,800.00
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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.

## Building Dept. Assistant

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

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
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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>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

**Total Estimated Cost: \$5,490.10**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	September 17, 2020			
Property address:	206 Dundas Ct.			
Owner(s) of record:	Jacobson Auction & Realty			
Mailing address:	2103 Sunrise Blvd. Ft. Pierce, FL. 34950			
Property tax ID #:				
Original purchase date:		Original purchase price:		
Property is used for:	<input 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:	John L. George		Relationship to owner(s)	Agent
Telephone #:	(772) 834-7001		Mobile phone #:	
E-mail:	georgeconstruction3@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	Reduction of liens			
Are there current code violations?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price	

AMOUNT OF FINE / LIEN

\$ 146,140.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 145,140.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

  
 Signature of Owner or Representative

9/17/20  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 206 Dundas Ct

Property Owner: Jacobson Auction & Reality

Mailing Address: 2103 Sunrise Blvd. Ft. Pierce, FL 34950

Telephone #: (872) 466-1930 Cell Phone #: \_\_\_\_\_

E-Mail Address: realtor.com: realestateagents.noahjacobson

Is the property in compliance? \_\_\_\_\_ If not, please explain in the narrative of your request.

Rule 17: Requests for Reduction of Liens.

- A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
  - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
  - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

- C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:
- (1) The gravity or seriousness of the violation;
  - (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

- (3) The length of time necessary to bring the property into compliance;
  - (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
  - (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
  - (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
  - (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.
- D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

I, John L. George, 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:

Request a partial release of lien, so Mr. Mackay can  
sale his resident, 2018 S. 10th St.  
The remaining lien will stay on existing property.

Signed: [Signature] Date: 9/17/20

Print Name: John L. George

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority  
John L George 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 17th day of September, 2020.

[Signature]

Notary Public, State of Florida



**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 206 Dundas St Ft. 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 City Commission.

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 the Special Magistrate 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

-----  
**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 does not agree to process the application as requested by the signing party.

Comments:

\_\_\_\_\_

\_\_\_\_\_  
Shaun Coss, Building Department Coordinator

\_\_\_\_\_  
Date

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

**Property Identification**

Site Address: 909 Avenue B  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10D  
 Zoning: Medium Den

Parcel ID: 2410-604-0139-000-2  
 Account #: 23419  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

AVE B COTTAGES LLC  
 1109 S 33rd ST  
 Fort Pierce, FL 34947

**Legal Description**

BENJ HOGG`S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)

**Current Values**

Just/Market Value: \$64,900  
 Assessed Value: \$64,900  
 Exemptions: \$0  
 Taxable Value: \$64,900



**Total Areas**

Finished/Under Air (SF): 2,526  
 Gross Sketched Area (SF): 3,128  
 Land Size (acres): 0.34  
 Land Size (SF): 15,000

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 6, 2020	4419 / 2549	0001	WD	Hakkani Kaji	\$100,000
Feb 28, 2020	4394 / 2888	0113	WD	Hakkani Kaji	\$35,000
Sep 19, 2019	4348 / 1790	0111	QC	Hakkani Kaji	\$100
Sep 19, 2019	4344 / 0383	0111	QC	Hakkani Kaji	\$100
Jul 31, 2019	4305 / 0856	0111	QC	Hakkani Kaji	\$100
Jul 12, 2019	4297 / 2023	0001	WD	Mackey Damion	\$80,000
Jun 19, 2019	4289 / 1488	0111	QC	Mackey Damion	\$0
May 8, 2014	3630 / 1661	0111	QC	Williamson (TR) Sylvia	\$100
Apr 30, 2010	3204 / 0034	0130	SP	Parsons (TR) Lon	\$100
Oct 14, 2005	2425 / 1673	XX00	TR	Williams (TR) Sylvia	\$44,000
Jun 2, 2005	2425 / 1668	XX01	WD	Neprud (TR) Jon N	\$100
Mar 27, 2004	1932 / 0642	XX01	QC	Williamson Sylvia	\$100
Jan 1, 1995	0939 / 2923	XX01	QC	Cannon Cheryl	\$24,000
Sep 23, 1989	0656 / 0046	XX01	QC	John G Cannon	\$100
Nov 1, 1988	0611 / 1020	XX01	WD	Ulf Muldbjerg	\$108,000
Feb 1, 1979	0302 / 2982	XX02	CV		\$37,500

**Building Information (1 of 6)**

Finished Area: 356 SF

Gross Sketched Area: 356 SF

**Exterior Data**

View:

Building Type: MFH

Roof Cover: Dim Shingle

Year Built: 1937

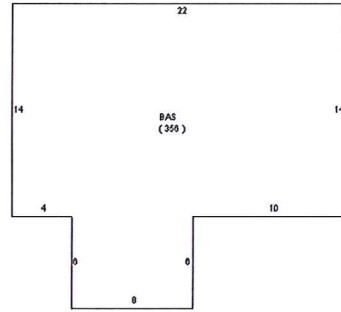
Roof Structure: Gable

Frame:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	356	356	84

**Building Information (2 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 672 SF

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

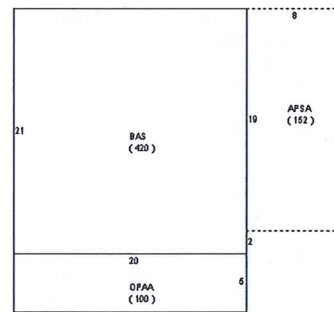
Exterior Data  
 Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	152	0	54
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (3 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

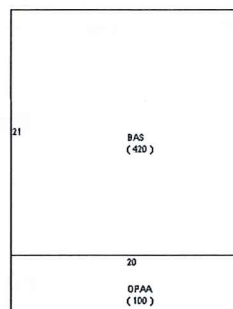
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (4 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Wood/Sheath  
 Secondary Wall:

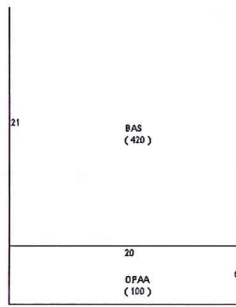
Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%





**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (5 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

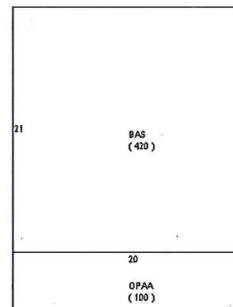
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (6 of 6)**

Finished Area: 490 SF

Gross Sketched Area: 540 SF

Exterior Data

View:  
<https://www.paslc.org/RECard/>

Roof Cover: Dim Shingle

Roof Structure: Gable

Grade: MFAQ  
 Story Height: 1 Story

Effective Year: 1937  
 No. Units: 1

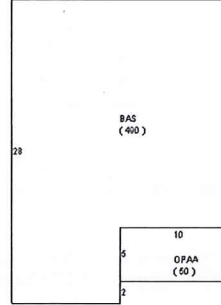
Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	490	490	96
OPAA	Open Porch Attached Average	50	0	30

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$51,400
Land:	\$13,500
Just/Market:	\$64,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$64,900
Exemption(s):	\$0
Taxable:	\$64,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
------	-------------	----------	------------	---------

2018	\$71,800	\$34,606	\$0	\$34,606
2017	\$48,500	\$31,460	\$0	\$31,460

### Permits

Number	Issue Date	Description	Amount	Fee
0800001734	Oct 17, 2008	Unknown	\$0	\$75
BP09-2210	Nov 18, 2009	Alterations/Remodeling	\$400	\$150
BP12-1384	Oct 18, 2012	Alterations/Remodeling	\$1,500	\$255
BP12-2212	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP12-2214	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP20-1626	Jun 10, 2020		\$20,000	\$0
BP20-1627	Jun 10, 2020		\$20,000	\$0
BP20-1628	Jun 10, 2020		\$20,000	\$0
BP20-1629	Jun 10, 2020		\$20,000	\$0
BP20-1630	Jun 10, 2020		\$20,000	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

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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**Information**

**SUBJECT:**

15-523	202 Dundas Court	Mackey, Damion	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 12, 2017	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>CURRENT OWNER:</b> Ave B Cottages LLC 1109 S 33rd St Ft Pierce FL 34947	<b>PREVIOUS OWNER:</b> Damion Mackey 2018 S 10th St, Unit A Ft Pierce FL 34950
---	---

**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation – September 20, 2017  
Affidavit of Non-Compliance – November 27, 2017  
Order Assessing Fine and Imposing Lien - May 14, 2018

**ACTION DATES:**

1. September 20, 2017 - Special Magistrate Ross found the owner, Damion Mackey, responsible for the violation and gave him 60 days to obtain a permit or a fine of \$250.00 per day may accrue until the violation is complied.
2. November 27, 2017 an Affidavit of Non-Compliance was issued, and later recorded. Fines began to accrue on November 22, 2017 until now and total \$264,030.00 as of October 13, 2020.
3. May 14, 2018 - An Order Assessing Fine and Imposing Lien was issued and later recorded.

**RECOMMENDATION:**

To be determined.

---

**Attachments**

7 Criteria  
Lien Reduction Req.  
Property Card  
Admin. Costs

---

## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 10/13/2020

Started On: 10/13/2020 09:51 AM

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

**Case No: 15-523**

**Date: October 12, 2020**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The violator sold the property before addressing the violations.
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:	Still in violation.
3.) The length of time necessary to bring the property into compliance:	Not yet in compliance.
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:	4
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	4
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	We have not been made aware of any.
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:	4 cases that were not complied by the violator

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

**Property Identification**

Site Address: 119 N 11th ST  
 Sec/Town/Range: 09/35S/40E  
 Map ID: 24/09N  
 Zoning: Medium Den

Parcel ID: 2409-516-0017-000-7  
 Account #: 21594  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Atlantic 509 LLC  
 709 Neapolitan WAY  
 Naples, FL 34103-8502

**Legal Description**

M E GOLDSMITH'S S/D BLK 1 LOT 17(OR 4099-1402)

**Current Values**

Just/Market Value: \$71,200  
 Assessed Value: \$71,200  
 Exemptions: \$0  
 Taxable Value: \$71,200



**Property taxes are subject to change upon change of ownership.**

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- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

**Total Areas**

Finished/Under Air (SF): 2,116  
 Gross Sketched Area (SF): 2,212  
 Land Size (acres): 0.25  
 Land Size (SF): 10,980

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 12, 2018	4099 / 1402	0119	TR	Jean-Pierre Mireille	\$60,000
Sep 14, 2005	2364 / 1472	XX00	WD	Rochester Herbert	\$120,000
Jun 14, 2005	2275 / 0102	XX01	QC	Charles Wadson	\$100
May 23, 2000	1302 / 0337	XX01	WD	Sunrise City Properties LLC	\$45,000
May 23, 2000	1302 / 0336	XX01	QC	Maudlin Arthur	\$35,000
Feb 16, 2000	1280 / 1924	XX01	WD	Sunrise City Properties LLC	\$35,000
Feb 15, 2000	1280 / 1169	XX02	CT	M Tucker Enterprise Inc	\$100
Nov 14, 1995	1192 / 1775	XX00	QC	McKenzie Alisa	\$30,000
Nov 6, 1995	0984 / 2503	XX00	WD	Herbert Rochester	\$45,000
Dec 29, 1993	0877 / 0939	XX01	QC	FINANCIAL DATA SOURCE INC	\$100
Dec 3, 1993	0872 / 2031	XX01	WD	Jose L Luna-Garcia	\$5,800
Nov 19, 1992	0817 / 1362	XX00	WD		\$6,000

**Building Information (1 of 1)**

Finished Area: 2,116 SF

Gross Sketched Area: 2,212 SF

**Exterior Data**

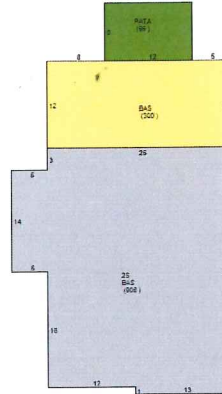
View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: HD+	Year Built: 1926	Frame:
Grade: D+	Effective Year: 1966	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Property Card

Bedrooms: 4  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	908	908	128
BAS	BASE AREA	1208	1208	202
PATA	Patio Average (Plain Slab)	96	0	40

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	400	1979

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$59,100					
Land:	\$12,100					
Just/Market:	\$71,200					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$71,200					
Exemption(s):	\$0					
Taxable:	\$71,200					

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$71,200	\$71,200	\$0	\$71,200
2019	\$70,900	\$70,900	\$0	\$70,900
2018	\$62,300	\$51,150	\$0	\$51,150
2017	\$46,500	\$46,500	\$0	\$46,500

### Permits

Number	Issue Date	Description	Amount	Fee
BP11-0185	Dec 19, 2011	Alterations/Remodeling	\$6,000	\$129
F00-000362	Mar 22, 2000	Alterations/Remodeling	\$10,000	\$0
F93-001651	Dec 29, 1993	Alterations/Remodeling	\$3,500	\$3,500
0800001355	Aug 7, 2008	Alterations/Remodeling	\$1,000	\$50
bp11-0185	Feb 14, 2011	Demolition	\$6,000	\$79
BP13-2540	Jul 30, 2013	Plumbing	\$1,500	\$79
BP19-3709	Nov 19, 2019	Roof	\$11,500	\$0

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 Map ID: 24/10D  
 Zoning: Medium Den

Parcel ID: 2410-604-0139-000-2  
 Account #: 23419  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

AVE B COTTAGES LLC  
 1109 S 33rd ST  
 Fort Pierce, FL 34947

**Legal Description**

BENJ HOGG`S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)

**Current Values**

Just/Market Value: \$64,900  
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Sep 19, 2019	4344 / 0383	0111	QC	Hakkani Kaji	\$100
Jul 31, 2019	4305 / 0856	0111	QC	Hakkani Kaji	\$100
Jul 12, 2019	4297 / 2023	0001	WD	Mackey Damion	\$80,000
Jun 19, 2019	4289 / 1488	0111	QC	Mackey Damion	\$0
May 8, 2014	3630 / 1661	0111	QC	Williamson (TR) Sylvia	\$100
Apr 30, 2010	3204 / 0034	0130	SP	Parsons (TR) Lon	\$100
Oct 14, 2005	2425 / 1673	XX00	TR	Williams (TR) Sylvia	\$44,000
Jun 2, 2005	2425 / 1668	XX01	WD	Neprud (TR) Jon N	\$100
Mar 27, 2004	1932 / 0642	XX01	QC	Williamson Sylvia	\$100
Jan 1, 1995	0939 / 2923	XX01	QC	Cannon Cheryl	\$24,000
Sep 23, 1989	0656 / 0046	XX01	QC	John G Cannon	\$100
Nov 1, 1988	0611 / 1020	XX01	WD	Ulf Muldbjerg	\$108,000
Feb 1, 1979	0302 / 2982	XX02	CV		\$37,500

**Building Information (1 of 6)**

Finished Area: 356 SF

Gross Sketched Area: 356 SF

**Exterior Data**

View:

Building Type: MFH

Roof Cover: Dim Shingle

Year Built: 1937

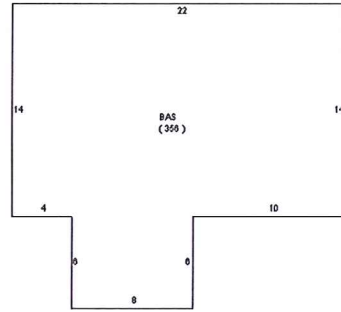
Roof Structure: Gable

Frame:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

**Interior Data**  
 Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	356	356	84

**Building Information (2 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 672 SF

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

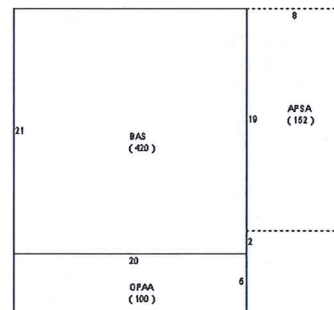
**Exterior Data**  
 Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

**Interior Data**  
 Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	152	0	54
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (3 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

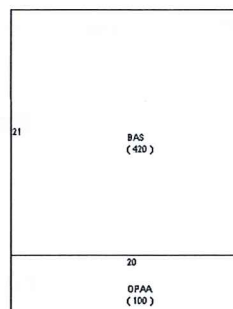
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (4 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Wood/Sheath  
 Secondary Wall:

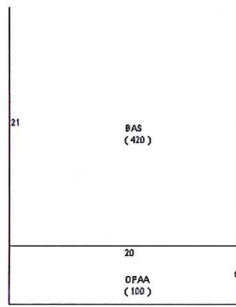
Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%





**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (5 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

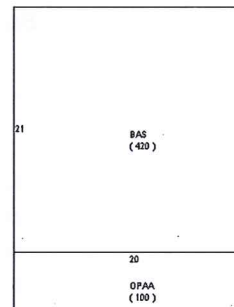
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (6 of 6)**

Finished Area: 490 SF

Gross Sketched Area: 540 SF

Exterior Data

View:  
<https://www.paslc.org/RECard/>

Roof Cover: Dim Shingle

Roof Structure: Gable

Grade: MFAQ  
 Story Height: 1 Story

Effective Year: 1937  
 No. Units: 1

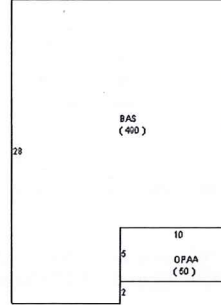
Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	490	490	96
OPAA	Open Porch Attached Average	50	0	30

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$51,400
Land:	\$13,500
Just/Market:	\$64,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$64,900
Exemption(s):	\$0
Taxable:	\$64,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
------	-------------	----------	------------	---------

2018	\$71,800	\$34,606	\$0	\$34,606
2017	\$48,500	\$31,460	\$0	\$31,460

### Permits

Number	Issue Date	Description	Amount	Fee
0800001734	Oct 17, 2008	Unknown	\$0	\$75
BP09-2210	Nov 18, 2009	Alterations/Remodeling	\$400	\$150
BP12-1384	Oct 18, 2012	Alterations/Remodeling	\$1,500	\$255
BP12-2212	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP12-2214	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP20-1626	Jun 10, 2020		\$20,000	\$0
BP20-1627	Jun 10, 2020		\$20,000	\$0
BP20-1628	Jun 10, 2020		\$20,000	\$0
BP20-1629	Jun 10, 2020		\$20,000	\$0
BP20-1630	Jun 10, 2020		\$20,000	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

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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# Administrative Cost Estimator

10/13/2020

Property Address: 202 Dundas Court

Date case originated: 5/26/2015

Date case complied: 10/13/2020

Total time: 64 months **NOT COMPLIED**

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>3</u>	\$1.50
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>5</u>	\$50.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>64</u>	\$3,200.00
-------------	---------	-----------	------------

Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
--------------------------	----------	----------	--------

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>1</u>	\$150.00
----------	----------	----------	----------

Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

**Total Estimated Cost: \$3,884.24**

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**Information**

**SUBJECT:**

17-1026	909 Avenue B	Mackey, Damion	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 12, 2017	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>CURRENT OWNER:</b> Ave B Cottages LLC 1109 S 33rd St Ft Pierce FL 34947	<b>PREVIOUS OWNER:</b> Damion Mackey 2018 S 10th St Unit A Ft Pierce FL 34950
---	--

**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - September 20, 2017  
Affidavit of Non- Compliance - November 22, 2017  
Order Assessing Fine and Imposing Lien - May 14, 2018

**ACTION DATES:**

1. September 20,2017 - Special Magistrate found the owner responsible for the violation and gave him 60 days to obtain a permit or a fine of \$250.00 per day may accrue until the violation is complied.
2. November 22, 2017 - An Affidavit of Non-Compliance was ordered when no permit was obtained. Fines began to accrue on this date.
3. May 14, 2018 - An Order Assessing Fine and Imposing Lien was ordered. Fines total \$264,030.00 as of October 13, 2020.

**RECOMMENDATION:**

To be determined.

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**Attachments**

7 Criteria  
Admin. Costs  
Lien Reduction Req.  
Property Card

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 10/13/2020

Started On: 10/13/2020 04:27 PM

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

**Case No: 17-1026**

**Date: October 12, 2020**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The violator sold the property before addressing the violations.
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:	Still in violation.
3.) The length of time necessary to bring the property into compliance:	Not yet in compliance.
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:	4
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	4
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	We have not been made aware of any.
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:	4 cases that were not complied by the violator

# Administrative Cost Estimator

10/13/2020

Property Address: 909 Avenue B

Date case originated: 5/12/2017

Date case complied: 10/13/2020

Total time: 41 months **NOT COMPLIED**

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: \_\_\_\_\_  
 Lien Reduction Hearings: \_\_\_\_\_

## Mailing Expense

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

Photographs (per page)	\$0.50	<u>14</u>	\$7.00
------------------------	--------	-----------	--------

Filing Fees	\$10.00	<u>3</u>	\$30.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>41</u>	\$2,050.00
-------------	---------	-----------	------------

Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
--------------------------	----------	----------	--------

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>1</u>	\$150.00
----------	----------	----------	----------

Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

**Total Estimated Cost: \$2,720.62**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	Sept. 17, 2020			
Property address:	909 Avenue B			
Owner(s) of record:	Jacobson Auction + Realty			
Mailing address:	2103 Sunrise Blvd. Ft. Pierce FL 34950			
Property tax ID #:	2410-604-0139-000-2			
Original purchase date:	05/06/2020	Original purchase price:	\$100,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	John L. George		Relationship to owner(s):	Agent
Telephone #:	(772) 834-7001		Mobile phone #:	
E-mail:	GeorgeConstruction3@gmail.com		Preferred contact method:	Phone
What are owner(s) intentions for property:	renovate			
Are there current code violations?	<input type="checkbox"/> No	<input checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price	

AMOUNT OF FINE / LIEN


\$ 250,530.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 249,530.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

  
 Signature of Owner or Representative

9/13/20  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 909 Ave. B Ft. Pierce, FL. 34950

Property Owner: Jacobson Auction & Realty

Mailing Address: 2103 Sunrise Blvd. Ft Pierce, FL. 34950

Telephone #: (772) 466-1930 Cell Phone #: \_\_\_\_\_

E-Mail Address: realtor.com > realestateagents > noah.jacobson

Is the property in compliance? \_\_\_\_\_ If not, please explain in the narrative of your request.

Rule 17: Requests for Reduction of Liens.

A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.

B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
- (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:

- (1) The gravity or seriousness of the violation;
- (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

- (3) The length of time necessary to bring the property into compliance;
- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (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.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

I, John L. George, 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:

Request a partial release of lien, so Mr. Mackey can  
sale his resident, 2018 S. 10th St.

The remaining lien will stay on existing property.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ST. LUCIE

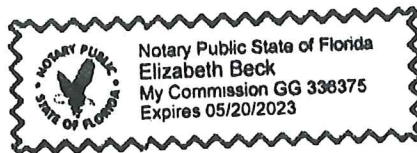
PERSONALLY APPEARED before me, the undersigned authority

John L. George 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 17<sup>th</sup> day of September, 2020.

Elizabeth Beck

Notary Public, State of Florida



**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 909 Ave. B Ft. 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 City Commission.

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 the Special Magistrate 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

-----  
**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 does not agree to process the application as requested by the signing party.

Comments:  
  
\_\_\_\_\_

\_\_\_\_\_  
Shaun Coss, Building Department Coordinator

\_\_\_\_\_  
Date

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

**Property Identification**

Site Address: 909 Avenue B  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10D  
 Zoning: Medium Den

Parcel ID: 2410-604-0139-000-2  
 Account #: 23419  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

AVE B COTTAGES LLC  
 1109 S 33rd ST  
 Fort Pierce, FL 34947

**Legal Description**

BENJ HOGG`S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)

**Current Values**

Just/Market Value: \$64,900  
 Assessed Value: \$64,900  
 Exemptions: \$0  
 Taxable Value: \$64,900



**Total Areas**

Finished/Under Air (SF): 2,526  
 Gross Sketched Area (SF): 3,128  
 Land Size (acres): 0.34  
 Land Size (SF): 15,000

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 6, 2020	4419 / 2549	0001	WD	Hakkani Kaji	\$100,000
Feb 28, 2020	4394 / 2888	0113	WD	Hakkani Kaji	\$35,000
Sep 19, 2019	4348 / 1790	0111	QC	Hakkani Kaji	\$100
Sep 19, 2019	4344 / 0383	0111	QC	Hakkani Kaji	\$100
Jul 31, 2019	4305 / 0856	0111	QC	Hakkani Kaji	\$100
Jul 12, 2019	4297 / 2023	0001	WD	Mackey Damion	\$80,000
Jun 19, 2019	4289 / 1488	0111	QC	Mackey Damion	\$0
May 8, 2014	3630 / 1661	0111	QC	Williamson (TR) Sylvia	\$100
Apr 30, 2010	3204 / 0034	0130	SP	Parsons (TR) Lon	\$100
Oct 14, 2005	2425 / 1673	XX00	TR	Williams (TR) Sylvia	\$44,000
Jun 2, 2005	2425 / 1668	XX01	WD	Neprud (TR) Jon N	\$100
Mar 27, 2004	1932 / 0642	XX01	QC	Williamson Sylvia	\$100
Jan 1, 1995	0939 / 2923	XX01	QC	Cannon Cheryl	\$24,000
Sep 23, 1989	0656 / 0046	XX01	QC	John G Cannon	\$100
Nov 1, 1988	0611 / 1020	XX01	WD	Ulf Muldbjerg	\$108,000
Feb 1, 1979	0302 / 2982	XX02	CV		\$37,500

**Building Information (1 of 6)**

Finished Area: 356 SF

Gross Sketched Area: 356 SF

**Exterior Data**

View:

Building Type: MFH

Roof Cover: Dim Shingle

Year Built: 1937

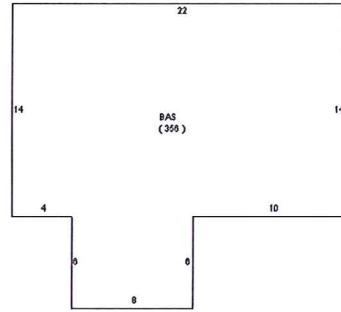
Roof Structure: Gable

Frame:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	356	356	84

**Building Information (2 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 672 SF

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

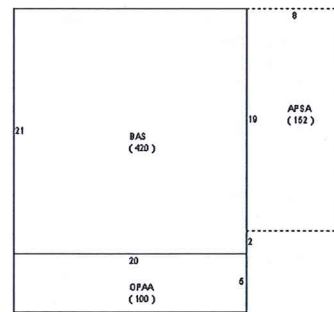
Exterior Data  
 Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Interior Data  
 Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	152	0	54
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (3 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

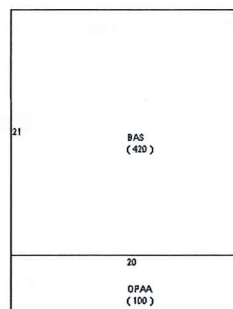
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (4 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Roll Comp  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

Roof Structure: Gable  
 Frame:  
 Primary Wall: Wood/Sheath  
 Secondary Wall:

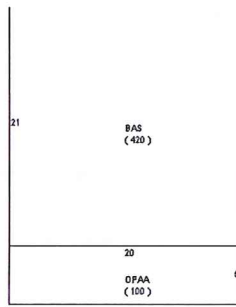
Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%





**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (5 of 6)**

Finished Area: 420 SF

Gross Sketched Area: 520 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Dim Shingle  
 Year Built: 1937  
 Effective Year: 1937  
 No. Units: 1

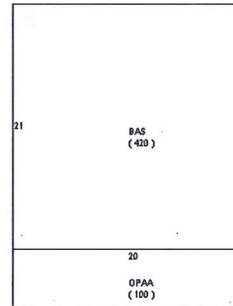
Roof Structure: Gable  
 Frame:  
 Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	420	420	82
OPAA	Open Porch Attached Average	100	0	50

**Building Information (6 of 6)**

Finished Area: 490 SF

Gross Sketched Area: 540 SF

Exterior Data

View:  
<https://www.paslc.org/RECard/>

Roof Cover: Dim Shingle

Roof Structure: Gable

Grade: MFAQ  
 Story Height: 1 Story

Effective Year: 1937  
 No. Units: 1

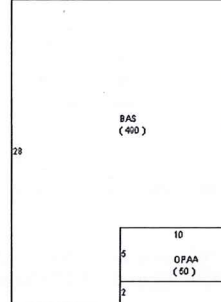
Primary Wall: Vinyl Siding  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	490	490	96
OPAA	Open Porch Attached Average	50	0	30

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$51,400
Land:	\$13,500
Just/Market:	\$64,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$64,900
Exemption(s):	\$0
Taxable:	\$64,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
------	-------------	----------	------------	---------

2018	\$71,800	\$34,606	\$0	\$34,606
2017	\$48,500	\$31,460	\$0	\$31,460

### Permits

Number	Issue Date	Description	Amount	Fee
0800001734	Oct 17, 2008	Unknown	\$0	\$75
BP09-2210	Nov 18, 2009	Alterations/Remodeling	\$400	\$150
BP12-1384	Oct 18, 2012	Alterations/Remodeling	\$1,500	\$255
BP12-2212	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP12-2214	Dec 7, 2012	Alterations/Remodeling	\$500	\$80
BP20-1626	Jun 10, 2020		\$20,000	\$0
BP20-1627	Jun 10, 2020		\$20,000	\$0
BP20-1628	Jun 10, 2020		\$20,000	\$0
BP20-1629	Jun 10, 2020		\$20,000	\$0
BP20-1630	Jun 10, 2020		\$20,000	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

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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**Information**

**SUBJECT:**

19-522	119 N 11th Street	Atlantic 509 LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	February 25, 2019	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Atlantic 509 LLC 709 Neapolitan Way Naples FL 34103	<b>REG. AGENT:</b> Kevin Carmichael Wood, Buckel & Carmichael, Reg. Agent 2150 Goodlet Road North Naples FL 34102
--	---

**VIOLATIONS:**

IPMC 302.5 Rodent Harborage, IPMC 309.1 Pest Infestation, IPMC 504.1 Plumbing Fixtures, IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces

**FINDINGS/ORDER:**

Order Determining Violation - July 16, 2019  
Affidavit of Non-Compliance - September 23, 2019  
Order Assessing Fine and Imposing Lien - January 6, 2020

**ACTION DATES:**

1. July 16, 2019 - Special Magistrate found the owner responsible for the violation and provided 60 days to obtain permits or cure violations or a fine of \$100.00 may begin to accrue.
2. September 23, 2019 - An Affidavit of Non-Compliance was issued when the violations were not addressed. Fines began to accrue on September 18, 2019.
3. January 6, 2020 - Order Assessing Fine and Imposing Lien was done and ordered when again there was no compliance of the violations.
4. February 26, 2020 - property was reinspected and complied on this date and fines were stopped on this date.

**RECOMMENDATION:**

To be determined.

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**Attachments**

7 Criteria  
Admin Costs

Lien Reduction Req  
Property Card

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/14/2020

Started On: 10/14/2020 06:58 AM

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

**Case No: 19-522**

**Date: October 13, 2020**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The owner did the work necessary to bring 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:	1 year
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:	2, the other case was complied
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Miscommunication between a tenant and property manager led to management thinking items had been repaired when they had not been.
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:	None

# Administrative Cost Estimator

10/14/2020

Property Address: 119 N 11th Street

Date case originated: 2/25/2019

Date case complied: 2/26/2020

Total time: 12 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

Mailing Expense			
Regular 1st Class:	\$0.44	<u>14</u>	\$6.16
Certified Mail:	\$5.10	<u>2</u>	\$10.20
Photographs (per page)	\$0.50	<u>8</u>	\$4.00
Filing Fees	\$10.00	<u>4</u>	\$40.00
Months Open	\$50.00	<u>12</u>	\$600.00
	Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.		
Building Dept. Assistant			
Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>          </u>	\$0.00
	Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.		
Building Dept. Coordinator	\$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>0</u>	\$0.00
	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
	Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.		
Commission Meeting	\$250.00	<u>1</u>	\$250.00

Fee set by the City Commission

**Total Estimated Cost: \$1,435.36**



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT *Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	March 2, 2020			
Property address:	119 N 11th Street Fort Pierce, FL 34950			
Owner(s) of record:	ATLANTIC SDG LLC			
Mailing address:				
Property tax ID #:	2409-576-0017 -000-7			
Original purchase date:		Original purchase price:		
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:	BARBARA G. MOORE		Relationship to owner(s)	Property Manager
Telephone #:	772-577-0877		Mobile phone #:	SAME
E-mail:	mooretob@gmail.com		Preferred contact method:	772-577-0877
What are owner(s) intentions for property:				
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 16,130.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 16,130.00

DOLLAR AMOUNT I AGREE TO PAY \$ \_\_\_\_\_

Barbara Moore Signature of Owner or Representative

March 2, 2020 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address:

119 North 11th St. Fort Pierce, FL 34950

Property Owner:

Atlantic 509 LLC

Mailing Address:

Telephone #:

Cell Phone #:

772-577-0817

E-Mail Address:

mooreto6@gmail.com

Is the property in compliance? Yes If not, please explain in the narrative of your request.

Rule 17: Requests for Reduction of Liens.

- A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
  - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
  - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

- C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:
- (1) The gravity or seriousness of the violation;
  - (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

- (3) The length of time necessary to bring the property into compliance;
- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (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.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

I, BARBARA G. MOORE, 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:

PLEASE SEE ATTACHED

Signed: Barbara Moore Date: March 2, 2020  
Print Name: BARBARA G. MOORE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority \_\_\_\_\_ who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Florida

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

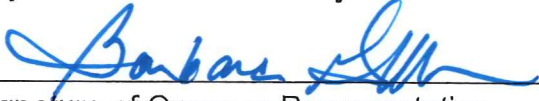
Property Address: 119 North 11<sup>th</sup> Street Fort Pierce, FL 34950

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 City Commission.

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 the Special Magistrate 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

3/2/20  
Date

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**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 does not agree to process the application as requested by the signing party.

Comments:

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Shaun Coss, Building Department Coordinator

Date

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

**Property Identification**

Site Address: 119 N 11th ST  
 Sec/Town/Range: 09/35S/40E  
 Map ID: 24/09N  
 Zoning: Medium Den

Parcel ID: 2409-516-0017-000-7  
 Account #: 21594  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Atlantic 509 LLC  
 709 Neapolitan WAY  
 Naples, FL 34103-8502

**Legal Description**

M E GOLDSMITH'S S/D BLK 1 LOT 17(OR 4099-1402)

**Current Values**

Just/Market Value: \$71,200  
 Assessed Value: \$71,200  
 Exemptions: \$0  
 Taxable Value: \$71,200



**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

**Total Areas**

Finished/Under Air (SF): 2,116  
 Gross Sketched Area (SF): 2,212  
 Land Size (acres): 0.25  
 Land Size (SF): 10,980

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: Download PDF

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 12, 2018	4099 / 1402	0119	TR	Jean-Pierre Mireille	\$60,000
Sep 14, 2005	2364 / 1472	XX00	WD	Rochester Herbert	\$120,000
Jun 14, 2005	2275 / 0102	XX01	QC	Charles Wadson	\$100
May 23, 2000	1302 / 0337	XX01	WD	Sunrise City Properties LLC	\$45,000
May 23, 2000	1302 / 0336	XX01	QC	Maudlin Arthur	\$35,000
Feb 16, 2000	1280 / 1924	XX01	WD	Sunrise City Properties LLC	\$35,000
Feb 15, 2000	1280 / 1169	XX02	CT	M Tucker Enterprise Inc	\$100
Nov 14, 1995	1192 / 1775	XX00	QC	McKenzie Alisa	\$30,000
Nov 6, 1995	0984 / 2503	XX00	WD	Herbert Rochester	\$45,000
Dec 29, 1993	0877 / 0939	XX01	QC	FINANCIAL DATA SOURCE INC	\$100
Dec 3, 1993	0872 / 2031	XX01	WD	Jose L Luna-Garcia	\$5,800
Nov 19, 1992	0817 / 1362	XX00	WD		\$6,000

**Building Information (1 of 1)**

Finished Area: 2,116 SF

Gross Sketched Area: 2,212 SF

**Exterior Data**

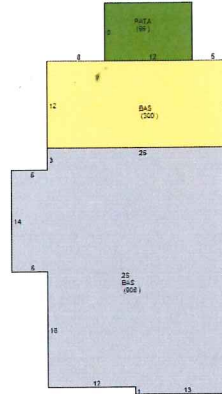
View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: HD+	Year Built: 1926	Frame:
Grade: D+	Effective Year: 1966	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Property Card

Bedrooms: 4  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 0%

Electric: MAXIMUM  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	908	908	128
BAS	BASE AREA	1208	1208	202
PATA	Patio Average (Plain Slab)	96	0	40

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	400	1979

Current Year Values

Current Values Breakdown

Building:	\$59,100
Land:	\$12,100
Just/Market:	\$71,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$71,200
Exemption(s):	\$0
Taxable:	\$71,200

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$71,200	\$71,200	\$0	\$71,200
2019	\$70,900	\$70,900	\$0	\$70,900
2018	\$62,300	\$51,150	\$0	\$51,150
2017	\$46,500	\$46,500	\$0	\$46,500

### Permits

Number	Issue Date	Description	Amount	Fee
BP11-0185	Dec 19, 2011	Alterations/Remodeling	\$6,000	\$129
F00-000362	Mar 22, 2000	Alterations/Remodeling	\$10,000	\$0
F93-001651	Dec 29, 1993	Alterations/Remodeling	\$3,500	\$3,500
0800001355	Aug 7, 2008	Alterations/Remodeling	\$1,000	\$50
bp11-0185	Feb 14, 2011	Demolition	\$6,000	\$79
BP13-2540	Jul 30, 2013	Plumbing	\$1,500	\$79
BP19-3709	Nov 19, 2019	Roof	\$11,500	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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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