

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, December 15, 2021 - 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**

1.

21-2904 PK	22 Fisherman's Wharf	Jinger Kae Kissiday	Michael Rabenecker
------------	----------------------	---------------------	--------------------

2.

21-1386 CT	409 Hernando St	Nicholas & Ashliegh Smith	Heather Debevec
------------	-----------------	---------------------------	-----------------

3.

21-1379 CT	1122 Colonades Drive	Cream Republic	Heather Debevec
------------	----------------------	----------------	-----------------

4.

21-1313 CT	South Causeway Park	Ean Holdings, LLC	Heather Debevec
------------	---------------------	-------------------	-----------------

5.

21-0675 CE	2730 S US Highway 1	Comunidade Das Nacoes Inc	Heather Debevec
------------	---------------------	---------------------------	-----------------

6.

21-2049 CT	1521 S Ocean Drive	Kauff's Towing	Heather Debevec
------------	--------------------	----------------	-----------------

4. **PUBLIC HEARINGS - CITATIONS**

A.

21-1707 CE	South Causeway	Sean Patriani	Isaac Saucedo
------------	----------------	---------------	---------------

B.

21-1702 CT	South Causeway	Sean Patriani	Heather Debevec
------------	----------------	---------------	-----------------

D.	21-1380 CT	1126 Colonades Drive	Angelina's Pizza & Ristorante	Heather Debevec
E.	21-1318 CT	South Causeway Park	Jessica Plocher	Heather Debevec
F.	21-1810 CT	South Causeway Park	Kenneth Reeves	Heather Debevec
G.	21-2821 PK	Jetty Park	Kavaris Demetrius Taylor	Michael Rabenecker
H.	21-2926 PK	Jetty Park	Douglas Weber	John Makolin
I.	21-2899 PK	200 Blk N IRD	Lionel Hamilton	John Makolin

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-1574 CE	2777 S US Highway 1	All Approved Autoworks LLC	Heather Debevec
B.	21-0219 CE	1912 Avenue M	Louise Osby	Heather Debevec
C.	21-483 CE	1312 N 20th Street	Eva M Jerger	Heather Debevec

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

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

0.	14-1446 CE	714 N 17th St	Joseph Basso	Peggy Arraiz
----	------------	---------------	--------------	--------------

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing**3. B. 1.****Meeting Date:** 12/15/2021**Re:** Case# 21-2904 - 22 Fisherman's Wharf**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2904 PK	22 Fisherman's Wharf	Jinger Kae Kissiday	Michael Rabenecker
------------	----------------------	---------------------	--------------------

CASE INFORMATION:

Case Initiated:	October 17, 2021	Type of Presentation:	PAID
-----------------	------------------	-----------------------	------

OWNER:

VIOLATOR: Jinger Kae Kissiday	
----------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7805PK	34-35(L) Boat Trailer Only	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 11/09/2021 03:02 PM

Final Approval Date: 11/09/2021

Special Magistrate Hearing

3. B. 2.

Meeting Date: 12/15/2021

Re: Case # 21-1386 - 409 Hernando St

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

Information

SUBJECT:

21-1386 CT	409 Hernando St	Nicholas & Ashliegh Smith	Heather Debevec
------------	-----------------	---------------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 17, 2021	Type of Presentation:	PAID
-----------------	---------------	-----------------------	------

OWNER:

OWNER: Nicholas & Ashliegh Smith 409 Hernando St Ft. Pierce, FL 34949	
--	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1604CE	16-82 (b) Sea Turtle Lighting	1 @ \$100.00	\$100.00	\$10.00	\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 10/21/2021 08:57 AM

Final Approval Date: 12/13/2021

Special Magistrate Hearing

3. B. 3.

Meeting Date: 12/15/2021

Re: Case # 21-1379 - 1122 Colonades Drive

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

Information

SUBJECT:

21-1379 CT	1122 Colonades Drive	Cream Republic	Heather Debevec
------------	----------------------	----------------	-----------------

CASE INFORMATION:

Case Initiated:	June 18, 2021	Type of Presentation:	PAID
-----------------	---------------	-----------------------	------

OWNER:

OWNER: Cream Republic 1122 Colonades Dr Ft. Pierce, FL 34949	
---	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1963CE	125-315 (i)(2)(a)	1 @ \$100.00	\$100.00	\$10.00	\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 10/22/2021 10:51 AM

Final Approval Date: 12/13/2021

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 12/15/2021**Re:** Case # 21-1313 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1313 CT	South Causeway Park	Ean Holdings, LLC	Heather Debevec
------------	---------------------	-------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 12, 2021	Type of Presentation:	PAID
-----------------	---------------	-----------------------	------

OWNER:

OWNER: EAN Holdings LLC	
----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4227PK	34-35(S) Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 10/22/2021 12:58 PM

Final Approval Date: 12/13/2021

Special Magistrate Hearing

3. B. 5.

Meeting Date: 12/15/2021

Re: Case # 21-0675 - 2730 S US Highway 1

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

Information

SUBJECT:

21-0675 CE	2730 S US Highway 1	Comunidade Das Nacoes Inc	Heather Debevec
------------	---------------------	---------------------------	-----------------

CASE INFORMATION:

Case Initiated:	March 26, 2021	Type of Presentation:	COMPLIED
-----------------	----------------	-----------------------	----------

OWNER:

OWNER: Comunidade Das Nacoes Inc 2730 S US Highway 1 Ste 9 Ft. Pierce, FL 34982	REGISTERED AGENT: Tax People LLC 2855 SW Brighton St Pt. St. Lucie, FL 34953
---	--

VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside storage
 IPMC 304.3 Address Identification
 Section 123-37 (12) - Landscaping maintenance
 IPMC 302.7 - Accessory structures
 Section 117-3 (b) - Removal of signs

CORRECTIVE ACTIONS:

1. Remove, bring in, or place in a shed pallets and other loose items from the property.
2. Place address numbers to be visible from the street.
3. Mow, trim weeds, and removed dead debris.
4. Repair or replace the roof of the metal carport.
5. Paint the sign posts, repair or replace the sign as it is peeling and fading.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 12/13/2021

Started On: 10/21/2021 03:14 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 12/15/2021

Re: Case # 21-2049 - 1521 S Ocean Drive

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

Information

SUBJECT:

21-2049 CT	1521 S Ocean Drive	Kauff's Towing	Heather Debevec
------------	--------------------	----------------	-----------------

CASE INFORMATION:

Case Initiated:	August 21, 2021	Type of Presentation:	PAID
-----------------	-----------------	-----------------------	------

OWNER:

OWNER: Kauffs Inc	
----------------------	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1964CE	125-315(i)(2)(a)	1 @ \$250.00	\$250.00	\$10.00	\$260.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/13/2021

Started On: 10/22/2021 10:43 AM

Special Magistrate Hearing**4. A.****Meeting Date:** 12/15/2021**Re:** Case # 21-1707 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1707 CE	South Causeway	Sean Patriani	Isaac Saucedo
------------	----------------	---------------	---------------

CASE INFORMATION:

Case Initiated:	July 18, 2021	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

OWNER: Sean Patriani 1026 Bridge Mill Ave Canton, GA 30114	
---	--

VIOLATIONS:

Citation #	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total
1080 CE	28-31(26) Mobile Vendor in City Park	\$100.00 @ 2nd Offense	\$10.00		\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 12/13/2021

Started On: 10/24/2021 11:41 AM

Special Magistrate Hearing

4. B.

Meeting Date: 12/15/2021

Re: Case# 21-1702 - South Causeway

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

Information

SUBJECT:

21-1702 CT	South Causeway	Sean Patriani	Heather Debevec
------------	----------------	---------------	-----------------

CASE INFORMATION:

Case Initiated:	July 15, 2021	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

Violator: Sean Patriani 1026 Bridge Mill Ave Canton, GA 30114	
--	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Late Fee	Total Due
1601 CE	28-31(28) Vending in City Park	1 @ \$50.00	\$50.00	\$18.00	\$68.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/23/2021

Started On: 08/28/2021 11:54 AM

Special Magistrate Hearing

4. D.

Meeting Date: 12/15/2021

Re: Case # 21-1380 - 1126 Colonades Drive

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

Information

SUBJECT:

21-1380 CT	1126 Colonades Drive	Angelina's Pizza & Ristorante	Heather Debevec
------------	----------------------	-------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 18, 2021	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

OWNER: Angelina's Pizzeria & Ristorante 1126 Colonades Dr Ft. Pierce, FL 34949	
---	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1962CE	125-315(i)(2)(a)	1 @ \$100.00	\$100.00	\$10.00	\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 10/22/2021 11:00 AM

Special Magistrate Hearing

4. E.

Meeting Date: 12/15/2021

Re: Case # 21-1318 - South Causeway Park

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

Information

SUBJECT:

21-1318 CT	South Causeway Park	Jessica Plocher	Heather Debevec
------------	---------------------	-----------------	-----------------

CASE INFORMATION:

Case Initiated:	June 12, 2021	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

OWNER: Jessica Plocher	
---------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4232PK	34-35(S) Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 10/22/2021 01:10 PM

Final Approval Date: 12/13/2021

Special Magistrate Hearing**4. F.****Meeting Date:** 12/15/2021**Re:** Case # 21-1810 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1810 CT	South Causeway Park	Kenneth Reeves	Heather Debevec
------------	---------------------	----------------	-----------------

CASE INFORMATION:

Case Initiated:	July 24, 2021	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

OWNER: Kenneth Reeves	
--------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4246PK	34-35(S) Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 10/22/2021 01:21 PM

Final Approval Date: 12/13/2021

Special Magistrate Hearing**4. G.****Meeting Date:** 12/15/2021**Re:** Case# 21-2821 - Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2821 PK	Jetty Park	Kavaris Demetrius Taylor	Michael Rabenecker
------------	------------	--------------------------	--------------------

CASE INFORMATION:

Case Initiated:	September 26, 2021	Type of Presentation:	Appeal
-----------------	--------------------	-----------------------	--------

OWNER:

VIOLATOR: Kavaris Demetrius Taylor	
---------------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8194PK	34-35(Q) Handicap Access	\$250.00	\$10.00		\$260.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 11/09/2021 03:10 PM

Final Approval Date: 11/09/2021

Special Magistrate Hearing**4. H.****Meeting Date:** 12/15/2021**Re:** Case# 21-2926 - Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2926 PK	Jetty Park	Douglas Weber	John Makolin
------------	------------	---------------	--------------

CASE INFORMATION:

Case Initiated:	October 10, 2021	Type of Presentation:	Appeal
-----------------	------------------	-----------------------	--------

OWNER:

VIOLATOR: Douglas Allen Weber	
----------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9570PK	34-35(T) Parked in Street	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 11/09/2021 02:54 PM

Final Approval Date: 12/09/2021

Special Magistrate Hearing**4. I.****Meeting Date:** 12/15/2021**Re:** Case# 21-2899 - 200 Blk N IRD**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2899 PK	200 Blk N IRD	Lionel Hamilton	John Makolin
------------	---------------	-----------------	--------------

CASE INFORMATION:

Case Initiated:	October 01, 2021	Type of Presentation:	Appeal
-----------------	------------------	-----------------------	--------

OWNER:

VIOLATOR: Lionel Hamilton	
------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9400PK	34-35(Q) Parked in Handicap Space	\$250.00	\$10.00		\$260.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 11/10/2021 08:36 AM

Final Approval Date: 12/09/2021

Special Magistrate Hearing

5. A.

Meeting Date: 12/15/2021

Re: Case # 21-1574 - 2777 S US Highway 1

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

Information

SUBJECT:

21-1574 CE	2777 S US Highway 1	All Approved Autoworks LLC	Heather Debevec
------------	---------------------	----------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 15, 2021	Type of Presentation:	Regular
-----------------	---------------	-----------------------	---------

OWNER:

OWNER: All Approved Autoworks LLC 1502 N Dixie Hwy Lake Worth, FL 33460	REGISTERED AGENT: Joseph McKinley Jr 1502 N Dixie Hwy Lake Worth, FL 33460
VIOLATOR: All Approved Autoworks 2777 S US Highway 1 Ft. Pierce, FL 34950	

VIOLATIONS:

Section 34-35(S)- Parking on City Right of Way

CORRECTIVE ACTIONS:

1. Remove all vehicles from the right way.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 10/21/2021 08:37 AM

Final Approval Date: 12/13/2021

Special Magistrate Hearing**5. B.****Meeting Date:** 12/15/2021**Re:** Case # 21-0219 - 1912 Avenue M**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-0219 CE	1912 Avenue M	Louise Osby	Heather Debevec
------------	---------------	-------------	-----------------

CASE INFORMATION:

Case Initiated	March 26, 2021	Type of Presentation:	Regular/TELEPHONE
----------------	----------------	-----------------------	-------------------

OWNER:

OWNER: Louise Osby 1912 Ave M Ft. Pierce, FL 34950	TENANT: Larry Ricks 1912 Avenue M Ft. Pierce, FL 34950
--	--

VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside storage

Section 24-19, 24-20, 24-21 (10)(d) - Nuisance as an object / Non-operative vehicles

CORRECTIVE ACTIONS:

1. Remove the bricks / cinder blocks from the front yard.
2. Remove or provide proof of operability and valid registration for the red vehicle in the back.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 10/28/2021 10:24 AM

Final Approval Date: 12/13/2021

Meeting Date:**Re:** Case # 21-483 - 1312 N 20th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

21-483 CE	1312 N 20th Street	Eva M Jerger	Heather Debevec
-----------	--------------------	--------------	-----------------

CASE INFORMATION:

Case Initiated:	March 12, 2021	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: Eva M Jerger 1312 N 20th St Ft. Pierce, FL 34950	
--	--

VIOLATIONS:

IPMC 702.4 Emergency Escape Openings (covered windows)
Section 24-19, 24-20, 24-21(1)(5) Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Open the shutters all the way.
2. Remove or bring in the bags in the chairs in the driveway.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Special Magistrate Hearing
Meeting Date: 12/15/2021

7. 0.

Information

SUBJECT:

14-1446 CE	714 N 17th St	Joseph Basso	Peggy Arraiz
------------	---------------	--------------	--------------

CASE INFORMATION:

Case Initiated:	July 10, 2014	Type of Presentation:	Lien Reduction
-----------------	---------------	-----------------------	----------------

OWNER:

APPLICANT/ CURRENT OWNER: 2nd Generation Building Corporation	PREVIOUS OWNER: Doris Hillery
--	----------------------------------

VIOLATIONS:

5-368 (1)(3)(4) - Property Maintenance
5-369 - Vacant Buildings

FINDINGS/ORDER:

On October 01, 2014, Special Magistrate Blandino found the owner in violation and provided 10 days to comply or be fined \$250 daily.

ACTION DATES:

October 14, 2014 - Affidavit of Non-Compliance sent to owner
January 22, 2015 - Order Assessing Fine and Imposing Lien filed
January 12, 2016 - Affidavit of Compliance sent to owner
October 22, 2021 - Reduction request received
Current Balance as of December 13, 2021 - \$77,540.00

RECOMMENDATION:

To be determined

Attachments

Request
Admin Costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 12/13/2021

Started On: 12/08/2021 04:47 PM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	10-22-21		
Property address:	714 N. 17 th Street		
Owner(s) of record:	2 nd Generation Bldg Corp.		
Mailing address:	966 NW Leonardo Circle		
Property tax ID #:	2404-816-0015-000-9		
Original purchase date:	10/8/21	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 checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Joseph Basso	Relationship to owner(s)	Self
Telephone #:	772 201 0280	Mobile phone #:	772 201 0280
E-mail:	ginger@2ndgbc.com	Preferred contact method:	email
What are owner(s) intentions for property:	build s/f homes, duplexes		
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

\$ 77,540.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 77,540.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Signature of Owner or Representative

10-22-21
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 714 N. 17th Street

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

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

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

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


Signature of Owner or Representative

10-22-21
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 do not agree to process the application as requested by the signing party.

Comments:

City Representative

Date



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	10-22-21			
Property address:	714 N. 17 th Street			
Owner(s) of record:	2 nd Generation Bldg Corp.			
Mailing address:	966 NW Leonardo Circle			
Property tax ID #:	2404-816-0015-000-9			
Original purchase date:	10/8/21	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 checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Joseph Basso		Relationship to owner(s)	Self
Telephone #:	772 201 0280		Mobile phone #:	772 201 0280
E-mail:	Ginger @ 2ndgbc.com		Preferred contact method:	email
What are owner(s) intentions for property:	build s/f homes, duplexes			
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

\$ 77,540.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 77,540.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0


Signature of Owner or Representative

10-22-21
Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 714 N. 17th Street

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

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

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

JB 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

10-22-21 Date

COFP - APPLICATION PROCESS DETERMINATION

[checked] Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

[] Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party.

Comments:

City Representative

11/1/2021 Date

Administrative Cost Estimator

12/2/2021

Property Address: 714 N 17th Street (14-1446)

Date case originated: 7/21/2014

Date case complied: 8/20/2015

Total time: 12 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>6</u>	\$3.00
------------------------	--------	----------	--------

Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>6</u>	\$60.00
---	---------	----------	---------

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.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

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

Director of Community Response	\$75.00	<u>1</u>	\$75.00
--------------------------------	---------	----------	---------

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

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

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

Commision Meeting	\$250.00	<u>1</u>	\$250.00
-------------------	----------	----------	----------

Fee set by the City Commission

Total Estimated Cost: \$1,571.18