

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 21, 2023 - 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.	23-1003PK	South Causeway	Jerome Kelly Gibson Jr	Charmaine Kirkland
2.	23-964PK	1406 Havana Avenue	JH CUSTOM PAINTING LLC	Charmaine Kirkland
3.	23-1008PK	Jaycee Park	Josie Riojas Guerrero	Charmaine Kirkland
4.	23-834 STR	2400 S Ocean Drive, Unit 5234	PELICAN BEACH LLC	Heather Debevec
5.	23-857 STR	2400 S Ocean Drive, Unit 5325	MICHAEL DE YOUNG ELISA DE YOUNG	Heather Debevec
6.	23-1002	South Causeway	Elissa Nicole Kendrick	Charmaine Kirkland
7.	23-913 STR	2400 S Ocean Drive, Unit 1122	WPE LTD LLC	Heather Debevec
8.	23-861 STR	2400 S Ocean Drive, Unit 5211	JOHN BELLO	Heather Debevec

9.	23-1351PK	100 Blk Melody Lane	Douglas Colbath Roxanne Saleda	Michael Rabenecker
10.	23-559PK	South Causeway Park	Beulah Lynn Gopher Steel John Gopher	Michael Rabenecker
11.	23-823 STR	1811 Melaleuca Drive	Ryan Kenney	Heather Debevec
12.	23-1059STR	2400 S Ocean Drive, Unit 2336	BRIAN W PRATT SUSAN M PRATT	Heather Debevec
13.	23-911 STR	2400 S Ocean Drive, Unit 3411	NICOLAE ALBU CARMEN ALBU	Heather Debevec
14.	23-841 STR	2400 S Ocean Drive, Unit 3421	OMAR JOEL PADRON	Heather Debevec
15.	23-1045 STR	2400 S Ocean Drive, Unit 6524	MARSHA CAPORASO (TR) MARCO GH CAPORASO	Heather Debevec
16.	23-1046 STR	2400 S Ocean Drive, Unit 7531	SANDRA GARCIA	Heather Debevec
17.	23-1004PK	South Causeway Park	Bruno Salcedo Xala	Charmaine Kirkland
18.	23-496 CE	2500 S Ocean Drive	TEGELARIUS LLC	Heather Debevec
19.	23-825 STR	1906 Indiatlantic Avenue	Susan Baker	Heather Debevec
20.	23-435 CE	2911 Okeechobee Rd	ID 2911 LLC	Isaac Saucedo

4. PUBLIC HEARINGS - CITATIONS

A.	23-1201PK	South Causeway Park	David Talley, Jessica Noel Jernigan	Michael Rabenecker
B.	23-1392PK	South Causeway Park	Sonnie Anderson, Christopher Adrian Anderson	Michael Rabenecker

C.	23-1221PK	600 North Indian River Drive	David Barber	Michael Rabenecker
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D.	23-610PK	Gulfstream Beach Access	Cecile Fernandez Alex Fernandez	Michael Rabenecker
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E.	23-1022PK	100 Block North Depot Drive	Pamela Denise Westfall	Charmaine Kirkland
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F.	23-1027PK	100 Block Atlantic Avenue	Jacqueline Susan Yazzie	Charmaine Kirkland
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-986 CE	709 Easter Ave	Alyssa Reveal	Isaac Saucedo
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B.	22-3321 CE	301 N 30th Street	Douglas Knight	Heather Debevec
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C.	22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec
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F.	23-899 CE	2502 Mohawk Avenue	Moran Abutbul	Heather Debevec
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G.	23-1132 CE	2425 Mohawk Avenue	THOMAS D WILLIAMS AND ASSOCIATES, LLC	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

O.	22-1970 CE	326 N 15th St	Errol Stewart, Errol Stewart Jr	Heather Debevec
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A.	22-1168 CE	214 Hialeah Ave	Lester Spainhoward (Est), Vivian L Spainhoward	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

O.	Lot Clearing	317 N 11th St	Leslie Wexler	Peggy Arraiz
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B.	Demo	317 N 11th St	Leslie Wexler	Peggy Arraiz
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8. **NEW BUSINESS**

9. **OLD BUSINESS**

A.	96-6085 CE	909 N 13th St	Love Center Regeneration Ministries and Fellowship Inc	Peggy Arraiz
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B.	Lot Clearing Liens	701 N 19th St	Ocean Creek Developments LLC	Peggy Arraiz
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C.	03-4254 DM	701 N 19th Street	Ocean Creek Developments LLC	Peggy Arraiz
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10. **OTHER CASES**

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: 06/21/2023

Re: Case #23-1003 - South Causeway Park

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

Information

SUBJECT:

23-1003PK	South Causeway	Jerome Kelly Gibson Jr	Charmaine Kirkland
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CASE INFORMATION:

Case Initated:	April 8, 2023	Type of Presentation:	PAID
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OWNER:

OWNER: Jerome Kelly Gibson Jr	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18812PK	34-31(A) Improper Parking	\$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: Charmaine Kirkland

Started On: 05/12/2023 08:31 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 06/21/2023

Re: Case #23-964 - 1406 Havana Avenue

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

Information

SUBJECT:

23-964PK	1406 Havana Avenue	JH CUSTOM PAINTING LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 4, 2023	Type of Presentation:	PAID
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OWNER:

OWNER: JH CUSTOM PAINTING LLC	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18833PK	34-31(L) Parking on City 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: Charmaine Kirkland

Started On: 05/12/2023 09:23 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 06/21/2023

Re: Case #23-1008 - Jaycee Park

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

Information

SUBJECT:

23-1008PK	Jaycee Park	Josie Riojas Guerrero	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 8, 2023	Type of Presentation:	PAID
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OWNER:

OWNER: Josie Riojas Guerrero	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18841PK	34-31(P) Handicap	\$250.00	\$10.00	\$18.00	\$278.00

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: Charmaine Kirkland

Started On: 05/12/2023 09:58 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 06/21/2023

Re: Case # 23-834 - 2400 S Ocean Drive, Unit 5234

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

Information

SUBJECT:

23-834 STR	2400 S Ocean Drive, Unit 5234	PELICAN BEACH LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: PELICAN BEACH LLC 13953 SW 66TH ST APT 407 MIAMI, FL 33183	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/31/2023

Started On: 05/03/2023 08:02 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 06/21/2023

Re: Case # 23-857 - 2400 S Ocean Drive, Unit 5325

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

Information

SUBJECT:

23-857 STR	2400 S Ocean Drive, Unit 5325	MICHAEL DE YOUNG ELISA DE YOUNG	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: MICHAEL DE YOUNG ELISA DE YOUNG 7 RIVER RD OAK RIDGE, NJ 07438	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$6,169.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/31/2023

Started On: 05/03/2023 07:40 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 06/21/2023

Re: Case #23-1002 - South Causeway Park

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

Information

SUBJECT:

23-1002	South Causeway	Elissa Nicole Kendrick	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 8, 2023	Type of Presentation:	PAID
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OWNER:

OWNER: Elissa Nicole Kendrick	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18811PK	34-31(A) Improper Parking	\$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: Charmaine Kirkland

Started On: 05/11/2023 12:54 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 06/21/2023

Re: Case # 23-913 - 2400 S Ocean Drive, Unit 1122

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

Information

SUBJECT:

23-913 STR	2400 S Ocean Drive, Unit 1122	WPE LTD LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 14, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: WPE LTD LLC 9513 SHADOW LN FT PIERCE, FL 34951	REGISTERED AGENT: LINDA WYATT-PETRO 9513 SHADOW LN FT PIERCE, FL 34951
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and register the short term rental or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$4,050.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short-term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/02/2023 04:54 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 06/21/2023

Re: Case # 23-861- 2400 S Ocean Drive, Unit 5211

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

Information

SUBJECT:

23-861 STR	2400 S Ocean Drive, Unit 5211	JOHN BELLO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: JOHN BELLO 2400 S OCEAN DR 5211 FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 07:05 AM

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 06/21/2023**Re:** Case# 23-1351 - 100 Blk Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1351PK	100 Blk Melody Lane	Douglas Colbath Roxanne Saleda	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 5, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Douglas Colbath	VIOLATOR: Roxanne Saleda
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19341PK	34-35(A) Road Closed Special Event	\$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: Michael Rabenecker

Started On: 05/12/2023 12:17 PM

Special Magistrate Hearing**3. B. 10.****Meeting Date:** 06/21/2023**Re:** Case# 23-559 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-559PK	South Causeway Park	Beulah Lynn Gopher Steel John Gopher	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Beulah Lynn Gopher	VIOLATOR: Steel John Gopher
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19078PK	34-31(L) Parking in the City 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: Michael Rabenecker
Final Approval Date: 06/14/2023

Started On: 05/10/2023 10:31 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 06/21/2023

Re: Case# 23-823 - 1811 Melaleuca Drive

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

Information

SUBJECT:

23-823 STR	1811 Melaleuca Drive	Ryan Kenney	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: RYAN LEE KENNEY	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's office or cease all rentals and remove all ads.

RECOMMENDATION:

The City requests that a fine of \$5000 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 04/26/2023 07:15 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 06/21/2023

Re: Case # 23-1059 - 2400 S Ocean Drive, Unit 2336

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

Information

SUBJECT:

23-1059STR	2400 S Ocean Drive, Unit 2336	BRIAN W PRATT SUSAN M PRATT	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: BRIAN W PRATT SUSAN M PRATT 2400 S OCEAN DR APT 2336 FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and register the short term rental or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/02/2023 05:15 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 06/21/2023

Re: Case # 23-911 - 2400 S Ocean Drive, Unit 3411

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

Information

SUBJECT:

23-911 STR	2400 S Ocean Drive, Unit 3411	NICOLAE ALBU CARMEN ALBU	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 14, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: NICOLAE ALBU CARMEN ALBU 312 ROCKING HORSE LN BLOWING ROCK, NC 28605	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$3,600.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/02/2023 05:34 PM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 06/21/2023

Re: Case # 23-841 - 2400 S Ocean Drive, Unit 3421

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

Information

SUBJECT:

23-841 STR	2400 S Ocean Drive, Unit 3421	OMAR JOEL PADRON	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: OMAR JOEL PADRON 50 SW 130TH AVE MIAMI, FL 33184	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and register the short term rental or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$3,300.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/02/2023 05:50 PM

Special Magistrate Hearing

3. B. 15.

Meeting Date: 06/21/2023

Re: Case# 23-1045 - 2400 S Ocean Dr, Unit 6524

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

Information

SUBJECT:

23-1045 STR	2400 S Ocean Drive, Unit 6524	MARSHA CAPORASO (TR) MARCO GH CAPORASO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: MARSHA CAPORASO (TR) MARCO GH CAPORASO 6910 3RD AVE KENOSHA, WI 53143	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$4,350.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short-term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 11:18 AM

Special Magistrate Hearing

3. B. 16.

Meeting Date: 06/21/2023

Re: Case # 23-1046 - 2400 S Ocean Drive, Unit 7531

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

Information

SUBJECT:

23-1046 STR	2400 S Ocean Drive, Unit 7531	SANDRA GARCIA	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: SANDRA GARCIA 2400 S OCEAN DR CATII APT 7531 FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$3,750.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 11:34 AM

Special Magistrate Hearing

3. B. 17.

Meeting Date: 06/21/2023

Re: Case #23-1004 - South Causeway Park

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

Information

SUBJECT:

23-1004PK	South Causeway Park	Bruno Salcedo Xala	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 8, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Bruno Salcedo Xala	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18839PK	34-31(A) Improper Parking	\$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: Charmaine Kirkland

Started On: 05/12/2023 09:49 AM

Special Magistrate Hearing

3. B. 18.

Meeting Date: 06/21/2023

Re: Case # 23-4960 - 2500 S Ocean Drive

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

Information

SUBJECT:

23-496 CE	2500 S Ocean Drive	TEGELARIUS LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 17, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: TEGELARIUS LLC 5755 SW RANCHITO ST PALM CITY, FL 34990	REGISTERED AGENT: NICHOLAS APOSTOL 5755 SW RANCHITO ST PALM CITY, FL 34990
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VIOLATIONS:

IPMC 302.7 Accessory Structures.
IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Repair or replace the rotting wood and loose pieces on the boardwalk and pavilion.
2. Clean off the algae and discoloration on the boardwalk and pavilion.
3. Paint the areas that are peeling, bare, and discolored.

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: 06/14/2023

Started On: 04/11/2023 05:54 PM

Special Magistrate Hearing

3. B. 19.

Meeting Date: 06/21/2023

Re: Case# 23-825 - 1906 Indiatlanitc Avenue

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

Information

SUBJECT:

23-825 STR	1906 Indiatlantic Avenue	Susan Baker	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	CONTINUED
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OWNER:

OWNER: SUSAN L BAKER 13575 CARLTON DRIVE WELLINGTON, FL 33414	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Contact the City Clerk's office and register the short term rental, or remove all ads and cease rentals.

RECOMMENDATION:

The City requests that a fine of \$5000 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 04/25/2023 05:51 PM

Special Magistrate Hearing

3. B. 20.

Meeting Date: 06/21/2023

Re: Case # 23-435 - 2911 Okeechobee Rd

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

Information

SUBJECT:

23-435 CE	2911 Okeechobee Rd	ID 2911 LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 21, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: ID 2911 LLC 18651 SW 39th St Miramar, FL 33029	REGISTERED AGENT: Juan Diaz 3326 Juniper Lane Davie, FL 33330
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VIOLATIONS:

- IPMC 302.3 Sidewalks and driveways.
- IPMC 304.2 Protective treatment.
- Section 117-3(b) – Removal of signs.
- 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. Please resurface and repair all potholes throughout parking lot. A permit maybe required. Please contact the Building Department at 772-467-3718 for additional information.
2. Please pressure wash where molding, chipping or deterioration has occurred.
3. Please repair deteriorated sign located on premises. A permit maybe required. Please contact the Building Department at 772-467-3718 for additional information.
4. Please remove all pallets, storage bins and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
5. All trash around store must be picked up and properly disposed of.
6. Please remove all non-operable vehicles located on property.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/14/2023

Started On: 05/16/2023 04:30 PM

Special Magistrate Hearing**4. A.****Meeting Date:** 06/21/2023**Re:** Case# 23-1201-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1201PK	South Causeway Park	David Talley, Jessica Noel Jernigan	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	Citation Appeal
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OWNER:

APPEALANT: David Talley	VIOLATOR: Jessica Noel Jernigan
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19326PK	34-31(P) Parking In handicapped 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: Michael Rabenecker
 Final Approval Date: 06/14/2023

Started On: 06/09/2023 01:27 PM

Special Magistrate Hearing

4. B.

Meeting Date: 06/21/2023

Re: Case #23-1392 - South Causeway Park

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

Information

SUBJECT:

23-1392PK	South Causeway Park	Sonnie Anderson, Christopher Adrian Anderson	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 13, 2023	Type of Presentation:	Citation Appeal
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OWNER:

APPEALANT: Sonnie Anderson	VIOLATOR: Christopher Adrian Anderson
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19379PK	34-31(A) Improper Parking	\$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: Michael Rabenecker
Final Approval Date: 06/14/2023

Started On: 05/19/2023 03:33 PM

Special Magistrate Hearing

4. C.

Meeting Date: 06/21/2023

Re: Case# 23-1221-600 North Indian River Drive

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

Information

SUBJECT:

23-1221PK	600 North Indian River Drive	David Barber	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 19, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: David Barber	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19188PK	34-31(A) Improper Parking	\$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: Michael Rabenecker
Final Approval Date: 06/12/2023

Started On: 04/26/2023 08:57 AM

Special Magistrate Hearing**4. D.****Meeting Date:** 06/21/2023**Re:** Case# 23-610-Gulfstream Beach Access**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-610PK	Gulfstream Beach Access	Cecile Fernandez Alex Fernandez	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Cecile Fernandez	VIOLATOR: Alex Fernandez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19075PK	34-31(L) Parking in the City 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: Michael Rabenecker
Final Approval Date: 06/14/2023

Started On: 05/10/2023 10:23 AM

Special Magistrate Hearing

4. E.

Meeting Date: 06/21/2023

Re: Case #23-1022 - 100 Block North Depot Drive

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

Information

SUBJECT:

23-1022PK	100 Block North Depot Drive	Pamela Denise Westfall	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 11, 2023	Type of Presentation:	Citation
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OWNER:

OWNER: Pamela Denise Westfall	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18842PK	34-31(A) Improper Parking	\$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: Charmaine Kirkland

Started On: 05/12/2023 10:07 AM

Final Approval Date: 06/14/2023

Special Magistrate Hearing

4. F.

Meeting Date: 06/21/2023

Re: Case #23-1027 - 100 Block Atlantic Avenue

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

Information

SUBJECT:

23-1027PK	100 Block Atlantic Avenue	Jacqueline Susan Yazzie	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 11, 2023	Type of Presentation:	Citation
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OWNER:

OWNER: Jacqueline Susan Yazzie	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18843PK	34-31(D) 2 Hour Parking	\$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: Charmaine Kirkland

Started On: 05/12/2023 10:14 AM

Final Approval Date: 06/14/2023

Special Magistrate Hearing

5. A.

Meeting Date: 06/21/2023

Re: Case # 23-986 - 709 Easter Ave

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

Information

SUBJECT:

23-986 CE	709 Easter Ave	Alyssa Reveal	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 10, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Alyssa Reveal 709 Easter Ave Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 302.7 Accessory structures.
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
 Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please remove or repair fence where deterioration has occurred. A permit may be required. If you have any questions, please contact the building department at (772) 467-3718.
2. Please remove all indoor furniture located under carport. All indoor furniture must be kept indoors at all times.
3. Please trim all overgrown bushes, trees, shrubs and grass.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 06/14/2023

Started On: 05/18/2023 08:13 AM

Special Magistrate Hearing

5. B.

Meeting Date: 06/21/2023

Re: Case# 22-3321 - 301 N 30th St

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

Information

SUBJECT:

22-3321 CE	301 N 30th Street	Douglas Knight	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 9, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: DOUGLAS KNIGHT 2651 N ROCK ISLAND RD APT 304 MARGATE, FL 33063	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Paint the trim where it is peeling, bare, and discolored around the home.
2. Paint the bare wood of the shed.
3. Pressure wash the west side of the home where it is discolored, if this does not work then paint.

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

Started On: 01/12/2023 07:38 AM

Final Approval Date: 06/01/2023

Special Magistrate Hearing

5. C.

Meeting Date: 06/21/2023

Re: Case# 22-3354 - 314 N 18th Ct

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

Information

SUBJECT:

22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: TRUMAN PERDUE SYLVIA A JONES 314 N 18TH CT FT PIERCE, FL 34950	
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VIOLATIONS:

- IPMC 304.7 Roofs and drainage.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Repair the roof where the tarps are. You will need to speak to the Building Department for permit requirements and information.
2. Repair the trim where it is deteriorating and rotting.
3. Paint the trim and gables where the paint 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 obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/02/2023

Started On: 01/24/2023 10:02 AM

Special Magistrate Hearing

5. F.

Meeting Date: 06/21/2023

Re: Case # 23-899 - 2502 Mohawk Avenue

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

Information

SUBJECT:

23-899 CE	2502 Mohawk Avenue	Moran Abutbul	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 7, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: MORAN ABUTBUL 45 ZALMAN ARA ST HAIFA, IS 26288 ISRAEL	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
Section 123-37(12) –Landscape maintenance

CORRECTIVE ACTIONS:

1. Bring in or remove the couch from the driveway.
2. Mow the backyard.

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
Final Approval Date: 06/14/2023

Started On: 04/18/2023 05:48 PM

Special Magistrate Hearing

5. G.

Meeting Date: 06/21/2023

Re: Case # 23-1132 - 2425 Mohawk Avenue

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

Information

SUBJECT:

23-1132 CE	2425 Mohawk Avenue	THOMAS D WILLIAMS AND ASSOCIATES, LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 28, 2023	Type of Presentation:	Repeat
Order of Violation:	January 18, 2023		Violator (phone)

OWNER:

OWNER: THOMAS D WILLIAMS AND ASSOCIATES, LLC 2446 SE 11TH ST POMPANO BEACH, FL 33062	REGISTERED AGENT: THOMAS D WILLIAMS 2446 SE 11TH STREET POMPANO BEACH, FL 33062
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Remove or provide proof of valid registration and operability for the primer gray Toyota in the backyard.

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 \$250 per day be assessed due to the repeat violation.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/14/2023

Started On: 04/19/2023 03:35 PM

Information

SUBJECT:

22-1970 CE	326 N 15th St	Errol Stewart, Errol Stewart Jr	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 09, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Errol Stewart Errol Stewart Jr 326 N 15th St Ft Pierce, FL 34950	
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VIOLATIONS:

Section 2019 NEC – Temporary lighting
Section 123-37(12) – Landscape maintenance
IPMC 304.2 Protective Treatment
IPMC 304.1 Exterior structure - General

FINDINGS/ORDER:

On October 19, 2022, Special Magistrate Pelletier found that the violation existed and ordered 90 days to comply or \$100.00 fine daily.

ACTION DATES:

June 09, 2022 - Case initiated
October 19, 2022 - Special Magistrate Pelletier found that the violation existed and ordered 90 days to comply or \$100.00 fine daily.
December 16, 2022 - Affidavit of Non-Compliance for violations: IPMC 304.2 Protective Treatment, IPMC 304.1 Exterior structure - General only. All other violations were complied.
January 04, 2023 - Massey letter sent
January 09, 2023 - Massey request received from owner

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria
Administration Fees

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/01/2023

Started On: 01/27/2023 03:24 PM

Property Identification

Site Address: 326 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-509-0029-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21485
Map ID: 24/09N
Zoning: Medium Den

Ownership

Errol Stewart
Errol Stewart Jr
326 N 15th ST
Fort Pierce, FL 34950

Legal Description

KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY ADJ ON E (OR 3582-1127: 3649-448)

Current Values

Just/Market Value: \$81,100
Assessed Value: \$14,168
Exemptions: \$14,168
Taxable Value: \$0



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](#)

Total Areas

Finished/Under Air (SF): 896
Gross Sketched Area (SF): 896
Land Size (acres): 0.2
Land Size (SF): 8,690

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-00001970 Address: 326 N 15TH ST Hearing Date: October 19, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Was complied with IPMC 702.4 Emergency escape openings (covered windows) by Oct. 19, 2022 (SMH) Affidavit of Partial Compliance completed on December 16, 2022

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Administrative Cost Estimator

06/20/2023

Property Address: 326 N 15th Street (22-1970)

Date case originated: 6/17/2022

Date case complied: not complied

Total time: _____ months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: _____

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>22</u>	\$11.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

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

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Special Magistrate Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,551.76

Special Magistrate Hearing
Meeting Date: 06/21/2023

6. A.

Information

SUBJECT:

22-1168 CE	214 Hialeah Ave	Lester Spainhoward (Est), Vivian L Spainhoward	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 30, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Lester Spainhoward (Est) Vivian L Spainhoward 214 Hialeah Ave Fort Pierce, FL 34982	
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VIOLATIONS:

Section 125-322(c)(1)(2) - Fences, walls, and hedges - Height restrictions

FINDINGS/ORDER:

On October 5, 2022, Special Magistrate Ross found the owners in violation, gave 30 days to comply or be fined \$50.00 daily.

ACTION DATES:

November 18, 2022 - Extension of Time granted to owners
December 20, 2022 - Affidavit of Partial Compliance for responsibility of containers, Affidavit of Non-Compliance for the remaining violation, both sent to owner
January 4, 2023 - Massey letter sent to owner
February 3, 2023 - Affidavit of Compliance sent to owner
February 14, 2023 - Massey Request received
Total Fines: \$2,250.00

RECOMMENDATION:

To be determined

Attachments

Property Card

Massey Criteria
Request
Administration Costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/01/2023

Started On: 03/02/2023 10:10 AM

Property Identification

Site Address: 214 HIALEAH AVE
Sec/Town/Range: 22/35S/40E
Parcel ID: 2422-503-0036-000-7
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 29913
Map ID: 24/22N
Zoning: SF Interme

Ownership

Lester Spainhoward (Est)
Vivian L Spainhoward
214 Hialeah Ave
Fort Pierce, FL 34982

Legal Description

SOUTHERN VIEW S/D BLK 3 LOT 12

Current Values

Just/Market Value: \$144,900
Assessed Value: \$39,566
Exemptions: \$14,626
Taxable Value: \$24,940



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](#)

Total Areas

Finished/Under Air (SF): 981
Gross Sketched Area (SF): 2,089
Land Size (acres): 0.22
Land Size (SF): 9,500

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-1168 Address: 214 HIALEAH AVE Hearing Date: October 05, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Complied to minimum standards, but additional work will be completed

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-00001168 Address: 214 HIALEAH Hearing Date: October 05, 2022
AVE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

Heather Debevec

From: Jack Murray <sequins1@att.net>
Sent: Tuesday, February 14, 2023 4:33 PM
To: Heather Debevec
Subject: Code Enforcement

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Heather, This is a request for a hearing in reference to the fines on this property, 214 Hialeah Ave. Ft Pierce, Fla.
We are getting everything completed to meet up to code enforcement requirements. My son says everything should be done by March 25,2023.

Thankyou, Vivian Murray, Buddy Spainhoward

Administrative Cost Estimator

06/20/2023

Property Address: 214 Hialeah Ave (22-1168)

Date case originated: 4/8/2022

Date case complied: 2/3/2023

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.53	<u>10</u>	\$5.30
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>26</u>	\$13.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>9</u>	\$450.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

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

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Special Magistrate Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,425.35

Special Magistrate Hearing
Meeting Date: 06/21/2023

7. 0.

Information

SUBJECT:

Lot Clearing	317 N 11th St	Leslie Wexler	Peggy Arraiz
--------------	---------------	---------------	--------------

CASE INFORMATION:

Case Initiated:	Multiple	Type of Presentation:	Lien Reduction
-----------------	----------	-----------------------	----------------

OWNER:

VIOLATOR: Leslie Wexler c/o Phillip Grill 416 Denison St Apt 2L Highland Park, NJ 08904	
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VIOLATIONS:

Multiple lot clearing liens

FINDINGS/ORDER:

<u>LIEN TYPE:</u> LOT CLEARING #1	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$2,462.11	\$0.00	\$2,462.11
ADMINISTRATION FEES	\$2,900.00	\$0.00	\$2,900.00
INTEREST	\$5,572.90	\$0.00	\$0.00
PENALTIES	\$1,112.55	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$12,297.56	\$0.00	\$5,612.11

ACTION DATES:

May 9, 2023 - First Request for Reduction received

RECOMMENDATION:

Staff recommends reducing the lien to \$5,612.11, to cover the hard costs, administration fees and hearing fee.

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 06/20/2023

Started On: 06/20/2023 02:46 PM

Property Identification

Site Address: 701 N 19th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-714-0018-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17560
Map ID: 24/04S
Zoning: SF Moderat

Ownership

OCEAN CREEK DEVELOPMENTS
LLC
1455 Cades Bay AVE
Jupiter, FL 33458

Legal Description

WASHINGTON HTS S/D LOT 18 AND 10 FT VAC ALLEY ADJ ON W

Current Values

Just/Market Value: \$13,400
Assessed Value: \$3,063
Exemptions: \$0
Taxable Value: \$3,063



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): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.18
Land Size (SF): 7,800

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 701 N 19th Street Ft. Pierce, FL 34950

Parcel ID #: 240471400180007

Property Owner: OCEAN CREEK DEVELOPMENTS LLC

Mailing Address: 1455 CADES BAY AVE JUPITER FL 33458

Telephone #: 516-524-6868 Cell Phone #: _____

E-Mail Address: OCEANCREEKDEV@GMAIL.COM

Number of Applications: 3 4

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, LIAM EGAN, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I AM REQUESTING Lien reductions for property I purchased (701 N 19th St. Fort Pierce) Since my purchase in October 2022, we have cleared debris and fallen Landscaping and now have the lot maintained by a local landscaper (who cuts the grass and clears any new debris.) Our Appeal is to have the current lien amounts reduced. We are now the owners and will continue to take responsibility to keep the lot in good condition. The liens were from previous "TAX Deed Company" who did not take care of the property.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3-13-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>3/16/23</u>
OWNERSHIP INFORMATION:	<u>mmmaiz</u>
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>3</u>
	<input checked="" type="checkbox"/> Demolition lien # <u>1</u>
REQUEST TYPE:	
<input checked="" type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

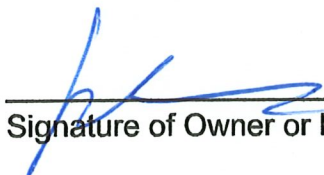


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.
When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023				
Property address:	701 N 19 th St				
Owner(s) of record:	OCEAN CREEK Developments LLC				
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458				
Property tax ID #:	2404-714-0018-000-7				
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰		
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:	LIAM EGAN		Relationship to owner(s)		
Telephone #:	5165246868		E-Mail:	OCEANCREEKDEV@GMAIL.COM	
Type of Lien	<input type="checkbox"/> Code Enforcement		<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 2,281.98</u>	<u>\$ 2,281.98</u>
Administrative Fees	<u>\$ 1,300.00</u>	<u>\$ 650.00</u>
Interest	<u>\$ 2,545.17</u>	<u>\$ 1,272.59</u>
Penalties	<u>\$ 506.96</u>	<u>\$ 253.48</u>
TOTAL AMOUNT	<u>\$ 6,634.11</u>	<u>\$ 4,458.05</u>


3/13/23
LIAM EGAN

Signature of Owner or Representative Date Printed Name



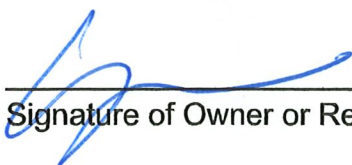
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023			
Property address:	701 N 19 th St			
Owner(s) of record:	OCEAN CREEK Developments LLC			
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458			
Property tax ID #:	2404-714-0018-000-7			
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰	
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:	LIAM EGAN		Relationship to owner(s)	
Telephone #:	516-524-6868		E-Mail:	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 179.20	\$ 179.20
Administrative Fees	\$ 200.00	\$ 100.00
Interest	\$ 338.88	\$ 169.44
Penalties	\$ 66.34	\$ 33.17
TOTAL AMOUNT	\$ 784.42	\$ 481.81


3-13-23
LIAM EGAN

Signature of Owner or Representative Date Printed Name



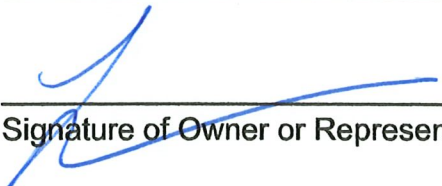
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023		
Property address:	701 N 19 th St		
Owner(s) of record:	OCEAN Creek Development LLC		
Mailing address:	1455 Cades Bay Ave Jupiter, FL 33458		
Property tax ID #:	2404-714-0018-000-7		
Original purchase date:	10/19/22	Original purchase price:	\$ 4795.00
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:	Liam Egan	Relationship to owner(s)	
Telephone #:	516524-6868	E-Mail:	OCEANCREEKDEV@GMAIL.COM
Type of Lien	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input checked="" type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 3,955.00</u>	<u>\$ 3,955.00</u>
Administrative Fees	<u>\$ 100.00</u>	<u>\$ 50.00</u>
Interest	<u>\$ 4,623.84</u>	<u>\$ 2,311.92</u>
Penalties	<u>\$ 925.68</u>	<u>\$ 462.84</u>
TOTAL AMOUNT	<u>\$ 9,604.52</u>	<u>\$ 6,779.76</u>


3/13/23
LIAM EGAN

Signature of Owner or Representative Date Printed Name

E-RECORDED

simplifile

This Instrument Prepared by and Return to:
Marc S. Teplitz, Esq.
525 SW Camden Ave.
Stuart, FL 34996
Reference (1701 19th Street)

ID: Book 4948, Page 866

County: St. Lucie

Date: 2/08/23 Time: 12:00:57pm

THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION FROM DEED PROVIDED BY GRANTOR.

THIS QUIT-CLAIM DEED, executed this 2 day of FEBRUARY, 2023, by **FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company, whose post office address is 13611 Deering Bay Drive, Unit 104, Coral Gables, FL 33158, (herein "Grantor"), to **OCEAN CREEK DEVELOPMENTS, INC.**, a Florida corporation, whose post office address is 1455 Cades Bay Ave., Jupiter, FL 33458, (herein "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the rights, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18 and the West one-half of vacated alley adjacent to the West, WASHINGTON HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 46, Public Records of St. Lucie County, Florida

Parcel/Account ID# 2404-714-0018-000-7.


This is the same property described and conveyed to Grantee by that Tax Deed recorded in OR Book 4903, Page 1813, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

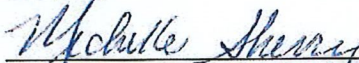

Witness signature

Print Name: ANTHONY FLORES

Witness signature 

Print Name: Loay Cardenas

FLORIDA TAX DEEDS, LLC., a Florida limited liability company

By: 
Michelle Sherry, Authorized Member

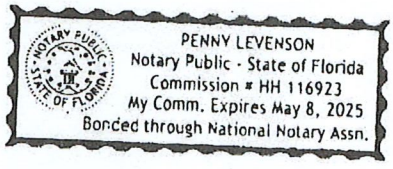
STATE OF FLORIDA)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of February, 2023, by Michelle Sherry, authorized member of Florida Tax Deeds, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FDL as identification.

[Notary Seal]

Notary Signature: *Penny Levenson*
Notary Public-State of Florida

Stamp/Print Name _____
Stamp/Print /Commission Expiration _____





LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 20-
00000120

Violator: LESLIE WEXLER

Address: 317 N 11TH ST

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	N/A
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	Complied by vendors involuntary
3.) The length of time necessary to bring the property into compliance	N/A
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	None
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	None
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
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

Special Magistrate Hearing
Meeting Date: 06/21/2023

7. B.

Information

SUBJECT:

Demo	317 N 11th St	Leslie Wexler	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	N/A	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Leslie Wexler c/o Phillip Grill 416 Denison St Apt 2L Highland Park, NJ 08904	
---	--

VIOLATIONS:

Demolition lien

FINDINGS/ORDER:

<u>LIEN TYPE:</u> DEMOLITION	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$1,965.16	\$0.00	\$1,965.16
ADMINISTRATION FEES	\$100.00	\$0.00	\$50.00
INTEREST	\$2,962.29	\$0.00	\$1,481.15
PENALTIES	\$595.78	\$0.00	\$297.89
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$5,873.23	\$0.00	\$4,044.20

ACTION DATES:

May 9, 2023 - First Request for Reduction received

RECOMMENDATION:

Staff recommends reducing the lien to \$4,

Attachments

Property Card

Request

7 Criteria

Form Review

Form Started By: Katherine Calderon

Started On: 03/02/2023 03:32 PM

Final Approval Date: 06/05/2023

Property Identification

Site Address: 701 N 19th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-714-0018-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17560
Map ID: 24/04S
Zoning: SF Moderat

Ownership

OCEAN CREEK DEVELOPMENTS
LLC
1455 Cades Bay AVE
Jupiter, FL 33458

Legal Description

WASHINGTON HTS S/D LOT 18 AND 10 FT VAC ALLEY ADJ ON W

Current Values

Just/Market Value: \$13,400
Assessed Value: \$3,063
Exemptions: \$0
Taxable Value: \$3,063

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- Past taxes are not a reliable projection of future taxes.
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Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.18
Land Size (SF): 7,800

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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



REQUEST FOR REDUCTION OF PENALTY

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Property Address: 701 N 19th Street Ft. Pierce, FL 34950

Parcel ID #: 240471400180007

Property Owner: OCEAN CREEK DEVELOPMENTS LLC

Mailing Address: 1455 CADES BAY AVE JUPITER FL 33458

Telephone #: 516-524-6868 Cell Phone #: _____

E-Mail Address: OCEANCREEKDEV@GMAIL.COM

Number of Applications: 3 4

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, LIAM EGAN, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

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PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3-13-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>3/16/23</u>
OWNERSHIP INFORMATION:	<u>mmmaiz</u>
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>3</u>
	<input checked="" type="checkbox"/> Demolition lien # <u>1</u>
REQUEST TYPE:	
<input checked="" type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____



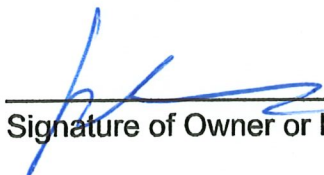
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023				
Property address:	701 N 19 th St				
Owner(s) of record:	OCEAN CREEK Developments LLC				
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458				
Property tax ID #:	2404-714-0018-000-7				
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰		
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:	LIAM EGAN		Relationship to owner(s)		
Telephone #:	5165246868		E-Mail:	OCEANCREEKDEV@GMAIL.COM	
Type of Lien	<input type="checkbox"/> Code Enforcement		<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 2,281.98</u>	<u>\$ 2,281.98</u>
Administrative Fees	<u>\$ 1,300.00</u>	<u>\$ 650.00</u>
Interest	<u>\$ 2,545.17</u>	<u>\$ 1,272.59</u>
Penalties	<u>\$ 506.96</u>	<u>\$ 253.48</u>
TOTAL AMOUNT	<u>\$ 6,634.11</u>	<u>\$ 4,458.05</u>


3/13/23
LIAM EGAN
 Signature of Owner or Representative Date Printed Name




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023			
Property address:	701 N 19 th St			
Owner(s) of record:	OCEAN CREEK Developments LLC			
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Property tax ID #:	2404-714-0018-000-7			
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰	
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:	LIAM EGAN		Relationship to owner(s)	
Telephone #:	516-524-6868		E-Mail:	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ <u>179.20</u>	\$ <u>179.20</u>
Administrative Fees	\$ <u>200.00</u>	\$ <u>100.00</u>
Interest	\$ <u>338.88</u>	\$ <u>169.44</u>
Penalties	\$ <u>66.34</u>	\$ <u>33.17</u>
TOTAL AMOUNT	\$ <u>784.42</u>	\$ <u>481.81</u>


3-13-23
LIAM EGAN

Signature of Owner or Representative Date Printed Name



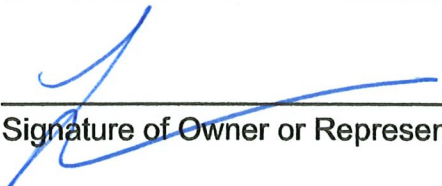
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023			
Property address:	701 N 19 th St			
Owner(s) of record:	OCEAN Creek Developments LLC			
Mailing address:	1455 Cades Bay Ave Jupiter, FL 33458			
Property tax ID #:	2404-714-0018-000-7			
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰	
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:	Liam Egan		Relationship to owner(s)	
Telephone #:	516524-6868		E-Mail:	OCEANCREEKDEV@GMAIL.COM
Type of Lien	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input checked="" type="checkbox"/> Demolition	

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 3,955.00</u>	<u>\$ 3,955.00</u>
Administrative Fees	<u>\$ 100.00</u>	<u>\$ 50.00</u>
Interest	<u>\$ 4,623.84</u>	<u>\$ 2,311.92</u>
Penalties	<u>\$ 925.68</u>	<u>\$ 462.84</u>
TOTAL AMOUNT	<u>\$ 9,604.52</u>	<u>\$ 6,779.76</u>


3/13/23
LIAM EGAN

Signature of Owner or Representative Date Printed Name

E-RECORDED

simplifile

This Instrument Prepared by and Return to:
Marc S. Teplitz, Esq.
525 SW Camden Ave.
Stuart, FL 34996
Reference (1701 19th Street)

ID: Book 4948, Page 866

County: St. Lucie

Date: 2/08/23 Time: 12:00:57pm

THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION FROM DEED PROVIDED BY GRANTOR.

THIS QUIT-CLAIM DEED, executed this 2 day of FEBRUARY, 2023, by **FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company, whose post office address is 13611 Deering Bay Drive, Unit 104, Coral Gables, FL 33158, (herein "Grantor"), to **OCEAN CREEK DEVELOPMENTS, INC.**, a Florida corporation, whose post office address is 1455 Cades Bay Ave., Jupiter, FL 33458, (herein "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the rights, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18 and the West one-half of vacated alley adjacent to the West, WASHINGTON HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 46, Public Records of St. Lucie County, Florida

Parcel/Account ID# 2404-714-0018-000-7.


This is the same property described and conveyed to Grantee by that Tax Deed recorded in OR Book 4903, Page 1813, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:



Witness signature

Print Name: ANTHONY FLORES

Witness signature 

Print Name: Loay Cardenas

FLORIDA TAX DEEDS, LLC., a Florida limited liability company

By: 
Michelle Sherry, Authorized Member

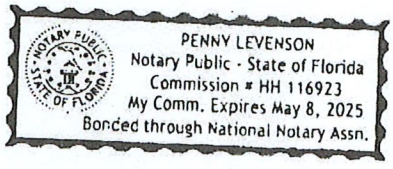
STATE OF FLORIDA)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of February, 2023, by Michelle Sherry, authorized member of Florida Tax Deeds, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FDL as identification.

[Notary Seal]

Notary Signature: *Penny Levenson*
Notary Public-State of Florida

Stamp/Print Name _____
Stamp/Print /Commission Expiration _____





LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 20-
00000120

Violator: LESLIE WEXLER

Address: 317 N 11TH ST

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	N/A
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	Complied by vendors involuntary
3.) The length of time necessary to bring the property into compliance	N/A
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	None
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	None
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
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

Special Magistrate Hearing
Meeting Date: 06/21/2023

9. A.

Information

SUBJECT:

96-6085 CE	909 N 13th St	Love Center Regeneration Ministries and Fellowship Inc	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	October 29, 1996	Type of Presentation:	Request for Rehearing
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OWNER:

OWNER: The Love Center Regeneration Ministries and Fellowship Inc PO Box 2384 Fort Pierce, FL 34954	
--	--

VIOLATIONS:

Code Enforcement Lien

FINDINGS/ORDER:

<u>LIEN TYPE:</u>	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CE LIEN			
CITY INCURRED FEES	\$25,500.00	\$0.00	\$10,000.00
RECORDING FEES	\$18.50	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$25,768.50	\$0.00	\$10,250.00

ACTION DATES:

April 12, 2023 - Request for Reduction received

April 19, 2023 - Special Magistrate ordered the liens totaling \$25,768.50 be reduced to \$5,000.00 payable in 24 months.

Review of the case found that the seven criteria to be considered were not verbally expressed to be included in the record.

RECOMMENDATION:

Staff recommends vacating the original order dated April 24, 2023, and upon the rehearing, Staff recommends reducing the liens totaling \$25,768.50 be reduced to \$10,250.00 payable in 24 months.

Attachments

Request

Property Card

Map

Lien

Property Card from 2009

Administration Costs

7 Criteria

Form Review

Form Started By: Katherine Calderon

Started On: 04/12/2023 08:33 AM

Final Approval Date: 06/02/2023



RECEIVED

APR 12 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.
When completing the application form, only complete the amounts due for the request type.

Date:	3/28/2023		
Property address:	909 N 13 th St		
Owner(s) of record:	The Love Center Regeneration Ministries and Fellowship Inc		
Mailing address:	907 North 13th St. Ft. Pierce, Fl. 34950		
Property tax ID #:	2404-813-0031-000-8	2404-813-0032-000/5	
Original purchase date:		Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jerome Rhyant	Relationship to owner(s)	President
Telephone #:	772-370-1995	E-Mail:	info@truthmmsusa.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) # 96-6085	\$ 25,500.00	\$ 10,000.00
Recording Fees	\$ 18.50	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 25,518.50	\$ 10,000.00

Signature of Owner or Representative

Date

Printed Name

[Handwritten Signature]

3-29-23

Jerome Rhyant

REQUEST FOR REDUCTION OF PENALTY --STATEMENT

I, Jerome Bryant, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

The Love Center Regeneration Ministries And Fellowship Inc. President, Jerome Bryant was never notified of fines or liens against the property therefore we were unable to respond because we had NO knowledge. The Love Center has owned the property since Dec. 24th 1996. I am requesting a dismissal of all fines. Thank you.

PLEASE INITIAL:

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.

I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3/29/23

FOR OFFICE USE ONLY:	RECEIVED DATE:	(STAMP)
OWNERSHIP INFORMATION:		
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy	YES / NO
REDUCTION TYPE:		
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: _____	



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address:

909 N. 13th St. Fort Pierce, Fl. 34950

Parcel ID #:

Property Owner:

The Love Center Regeneration Ministries And Fellowship Inc.

Mailing Address:

907 N. 13th St. Fort Pierce, Fl. 34950

Telephone #:

772-460-2445

Cell Phone #:

772-370-1995

E-Mail Address:

info @ tree trimmers USA . com

Number of Applications:

1

* Doc Assump: \$ 0.00
 * Doc Tax : \$ 0.70
 * Int Tax : \$ 0.00

(Pet) Love Center Regeneration Inc.
 P.O. Box 2384
 Ft. Pierce FL 34950

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1520614 OR BOOK 1052 PAGE 0911
 Recorded: 12-26-96 01:46 P.M.

GENERAL WARRANTY DEED

THIS DEED, made on the 24 day of December, 1996 between Keilier B. Dixon, a.k.a. Gertrude B. Dixon whose Post Office Address is 10930 Pine Creek Lane, Pt. St. Lucie, Florida and Love Center Regeneration Ministries, Inc. (Grantee), whose Post office address is 1502 -Unit A, Delaware Ave. 34950 and whose Tax I.D. No. is 65-0618494,

WITNESSETH, that Grantor, for and in consideration of the sum of \$ 0, (zero dollars) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in St. Lucie County, Florida:

Lot 19, Block 2 Willie Johnson Subdivision & East 1/2 adjacent alley on West
 OR Book 462 Page 887
 911 N. 13th St.
 Tax Parcel Identification No. 2402-813-0033-000/2
 Which has an appraised value of \$35,000

And Grantor covenants with Grantee that, except as noted, at the time of the delivery of this deed:

1. Grantor was well seized of the aforesaid premises;
2. Grantor had good right and title to convey;
3. The premises are free from all encumbrances to Grantee except as follows:
 "NONE"
4. Grantee shall have the peaceable and quiet possession thereof;
5. Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever; and
6. Grantor will make such further assurance to perfect the fee simple title in Grantee and Grantee's heirs, executors, administrators and assigns as may be reasonably required.

Signed in the presence of:

Jerome Rhindt
 Witness
 Jerome Rhindt
 350 Weather bee Rd
 Ft. Pierce FL 34982

Irene Beverly Dixon
 Witness
 Irene Beverly Dixon
 5050 1st Ave S #2
 St. Pet, FL 33707 (address)

Keilier B. Dixon
 Grantor - Keilier B. Dixon
 a.k.a. Gertrude B. Dixon

Ronald Casor
 Notary Public, State of Florida
 Print name: Ronald Casor Commission No.: CC 581711
 My commission expires: 9/2/2003



Ronald Lee Casor
 My Commission CC581711
 Expires Sep. 02, 2000

Property Identification

Site Address: 907 N 13th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-813-0031-000-8
Jurisdiction: Fort Pierce

Use Type: 7100
Account #: 17889
Map ID: 24/04S
Zoning: Planned Un

Ownership

The Love Center Regeneration Ministries
and Fellowship Inc
PO Box 2384
Fort Pierce, FL 34954

Legal Description

WILLIE JOHNSON S/D BLK 2 LOTS 17, 18, 19, 20, 21 AND 22 AND VAC ALLEY LYG BTW LOTS AND LOT 23 AND W 5 FT OF VAC ALLEY ADJ ON E (1.18 AC - 51,401 SF) (ORDN J-206 OR 1036-1522) (OR 1036-1522: 1052-911,1443: 1118-1905: 1443: 2780-1338, 1339: 3055-2197)

Current Values

Just/Market Value: \$864,800
Assessed Value: \$632,346
Exemptions: \$632,346
Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 13,950
Gross Sketched Area (SF): 15,553
Land Size (acres): 1.18
Land Size (SF): 51,401

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](#)

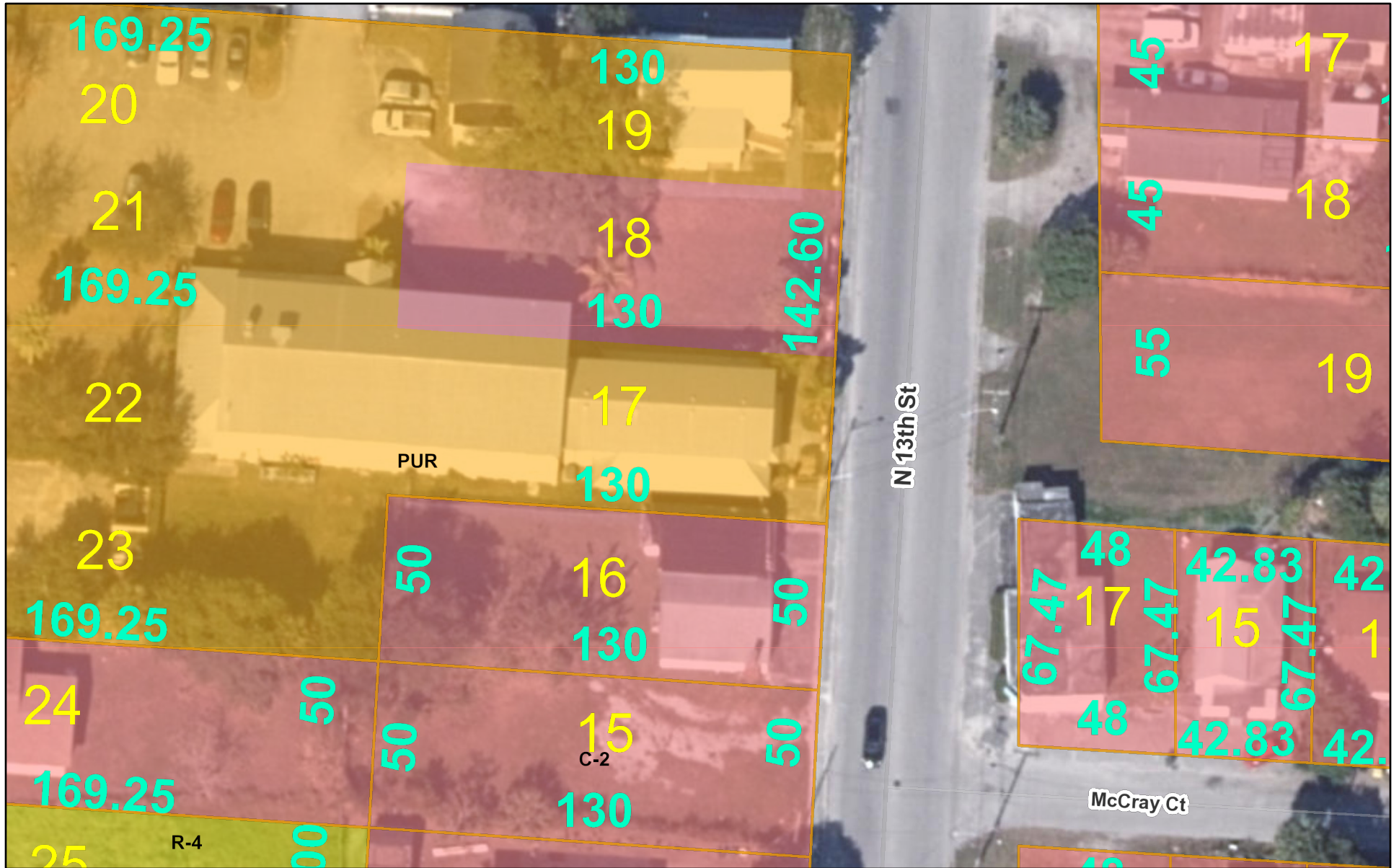
Building Design Wind

Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

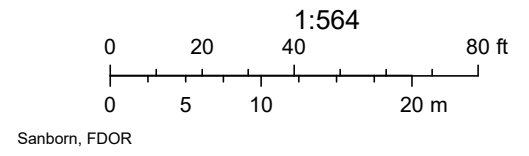
Saint Lucie County Property Appraiser



4/18/2023

- Comparable Search
- Highway
 - Minor Arterial
 - Ramp
 - Other
- Street Centerline
- Freeway
 - Major Arterial
 - Collector
 - Local
 - FP Zoning
 - ROW

- AG1
- AR1
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6



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

CASE NOS.: 96-6085

**CITY OF FORT PIERCE BUILDING AND
CODE ENFORCEMENT DEPARTMENT**

Petitioner(s),

vs.

**JEAN P. BAPTISTE
909 North 13th Street**

Respondent.

ORDER ON IMPOSITION OF LIEN

THIS CAUSE came before the Code Enforcement Board at its regular monthly meeting on February 11, 2009, upon the Petition of the Building and Code Enforcement Department for the City of Fort Pierce to impose a lien in accordance with CEB Rule 16 and Code Section 2-247. Having considered evidence through testimony and submission of documents, having further heard that the department recommends that the pending fine, otherwise \$25,000.00, should be reduced to \$250.00 upon condition that it be payable in 30 days, and the Respondent being in agreement with such recommendation, and being otherwise advised in the premises, the following findings of fact are made

1. After a period of noncompliance, the property came into compliance on December 17, 1997, at which time there was an accrued fine of \$25,000.00.

2. The gravity of the original violation is deemed to be minor in character.
3. The original violation was committed and corrected by a prior owner of the property, not the current owner.
4. There are no other previous violations committed by Respondent.

A motion having been made and seconded upon and incorporating the above findings, it **is accordingly**

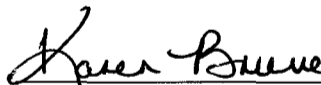
ORDERED that a lien be filed in the public records of the County in the sum of \$25,000.00, except that such lien shall be deemed satisfied, extinguished, voided or rendered moot in the event the violator makes payment to the City in the sum of \$250.00, in lieu of such lien amount, with said payment to be made within 30 days hereinafter, as declared on this 11th day of ~~June~~ ^{February, 2009.} ~~2010.~~ (KB)



 Thomas Knott, Chair
 Code Enforcement Board

CERTIFICATE OF SERVICE

The undersigned certifies that a copy hereof has been furnished to all interested parties of record, including **JEAN P. BAPTISTE**, 11496 54th Street North, West Palm Beach, FL 33411 on the 16th day of ~~June~~ ^{July} ~~2010.~~ (KB)



 Board Representative

PROPERTY RECORD CARD

Jean P Bapiste Record: 1 of 1

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 909 N 13th St
 Sec/Town/Range: 04 :35S :40E
 Map ID: 24/04H
 Zoning: C2

ParcelID: 2404-813-0032-000-5
 Account #: 17890
 Land Use: Vac Res
 City/Cnty: FORT PIERCE



Ownership and Mailing

Owner: Jean P Bapiste
 Address: 11496 54th St North
 West Palm Beach FL 33411

Legal Description

WILLIE JOHNSON S/D BLK 2 LOT 18 AND E 5 FT OF VAC ALLEY
 ADJ ON W (ORDN J-206 OR 1036-1522) (OR 2320-
More...

Sales Information

Date	Price	Code	Deed
7/18/2005	54000	00	WD
7/18/2005	85000	00	WD
4/26/2004		02	OA
3/10/1994	0	02	PR

Assessment 2008 Final	Total Land and Building
2008 Final: 6200	Land Value: 6200 Acres: 0.15
Assessed: 6200	Building Value: 0
Ag.Credit: 0	Finished Area: 0 SqFt
Exempt: 0	
Taxable: 6200	
Taxes: 144.03	

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View: -	RoofCover: -	RoofStruct: -
ExtType: -	YearBl: -	Frame: -
Grade: -	EffYrBl: -	PrimeWall: -
StoryHght: -	No.Units: -	SecWall: -

Interior Features

BedRooms: -	Electric: -	PrmIntWall: -
FullBath: -	HeatType: -	AvgHI/FI: -
1/2Bath: -	HeatFuel: -	Prm.Flors: -
%A/C: -	%Heated: -	%Sprinkled: -

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBl.	Land Information				
							No.	Land Use	Type	Measure	Depth
							1	0000-Vac Res	BI -Front Ft	50	130

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Administrative Cost Estimator

04/19/2023

Property Address: 909 N 13th Street (96-6085)

Date case originated: 10/29/1996

Date case complied: 12/17/1997

Total time: #NAME? months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.53	<u>5</u>	\$2.65
Certified Mail:	\$7.05	<u>2</u>	\$14.10

Photographs (per page)	\$0.50	<u>17</u>	\$8.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>1</u>	\$10.00
---	---------	----------	---------

Months Open	\$50.00	<u>13</u>	\$650.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

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

Hearings	\$150.00	<u>3</u>	\$450.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

Total Estimated Cost: \$1,735.25



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 96-
00006085

Violator: THE LOVE CENTER
REGENERATION

Address: 909 N 13TH ST

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Corrected by prior owner
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	Building was remodeled
3.) The length of time necessary to bring the property into compliance	6 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	None other than this case
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	None
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
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	Active LC on 3111 Avenue D

Special Magistrate Hearing
Meeting Date: 06/21/2023

9. B.

Information

SUBJECT:

Lot Clearing Liens	701 N 19th St	Ocean Creek Developments LLC	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	Multiple Liens	Type of Presentation:	Request for Rehearing
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OWNER:

VIOLATOR: OCEAN CREEK DEVELOPMENTS LLC 1455 Cades Bay AVE Jupiter, FL 33458	
--	--

VIOLATIONS:

Multiple lot clearing liens

FINDINGS/ORDER:

<u>LIEN TYPE:</u> LOT CLEARING	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$2,461.18	\$2,461.18	\$2,461.18
ADMINISTRATION FEES	\$1,500.00	\$0.00	\$1,500.00
INTEREST	\$2,884.05	\$0.00	\$0.00
PENALTIES	\$573.30	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$7,668.53	\$2,461.18	\$4,211.18

ACTION DATES:

March 13, 2023 - First Request for Reduction received. Owner agreed to Fast-Track process. However, the owner subsequently requested to be heard by the Special Magistrate.

May 17, 2023 - Special Magistrate heard the reduction request and ordered the reduced amount be to the previously agreed upon Fast-Track amounts, totaling \$5,439.86.

Review of the case found that the seven criteria to be considered were not verbally expressed to be included in the record.

A new request from the owner has been submitted requesting the waiver of all fees except the hard costs.

There are two lot clearing balances resulting from approximately 15 separate liens that have been combined above.

RECOMMENDATION:

Staff recommends vacating the original orders associated with this request and upon Rehearing, reducing the lien to the hards costs, administrations costs and the hearing fee - total of \$4,211.18.

Attachments

Property Card

7 Criteria for consideration

Original fast-track request

New reduction request

Quit claim deed

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/02/2023

Started On: 03/02/2023 03:32 PM

Property Identification

Site Address: 701 N 19th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-714-0018-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17560
Map ID: 24/04S
Zoning: SF Moderat

Ownership

OCEAN CREEK DEVELOPMENTS
LLC
1455 Cades Bay AVE
Jupiter, FL 33458

Legal Description

WASHINGTON HTS S/D LOT 18 AND 10 FT VAC ALLEY ADJ ON W

Current Values

Just/Market Value: \$13,400
Assessed Value: \$3,063
Exemptions: \$0
Taxable Value: \$3,063

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): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.18
Land Size (SF): 7,800

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 22-1566

Violator: OCEAN CREEK
DEVELOPMENTS LLC

Address: 701 N 19TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	None
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	Complied by City vendors / involuntary
3.) The length of time necessary to bring the property into compliance	N/A – multiple lot clearing cases
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	14 Lot clearing Violations/Liens
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	At least 14
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	Unknown
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	1 active Lot Clearing on 701 N 19 th St



REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 701 N 19th Street Ft. Pierce, FL 34950

Parcel ID #: 240471400180007

Property Owner: OCEAN CREEK DEVELOPMENTS LLC

Mailing Address: 1455 CADES BAY AVE JUPITER FL 33458

Telephone #: 516-524-6868 Cell Phone #: _____

E-Mail Address: OCEANCREEKDEV@GMAIL.COM

Number of Applications: 3 4

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, LIAM EGAN, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I am requesting Lien reductions for property I purchased (701 N 19th St. Fort Pierce) Since my purchase in October 2022, we have cleared debris and fallen landscaping and now have the lot maintained by a local landscaper (who cuts the grass and clears any new debris.) Our Appeal is to have the current lien amounts reduced. We are now the owners and will continue to take responsibility to keep the lot in good condition. The liens were from previous "TAX Deed Company" who did not take care of the property.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3-13-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>3/16/23</u>
OWNERSHIP INFORMATION:	<u>[Handwritten Signature]</u>
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>3</u>
	<input checked="" type="checkbox"/> Demolition lien # <u>1</u>
REQUEST TYPE:	
<input checked="" type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____



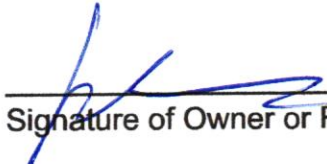
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023		
Property address:	701 N 19 th St		
Owner(s) of record:	OCEAN CREEK Developments LLC		
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458		
Property tax ID #:	2404-714-0018-000-7		
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰
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:	LIAM EGAN	Relationship to owner(s)	
Telephone #:	5165246868	E-Mail:	OCEANCREEKDEV@GMAIL.COM
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 2,281.98</u>	<u>\$ 2,281.98</u>
Administrative Fees	<u>\$ 1,300.00</u>	<u>\$ 650.00</u>
Interest	<u>\$ 2,545.17</u>	<u>\$ 1,272.59</u>
Penalties	<u>\$ 506.96</u>	<u>\$ 253.48</u>
TOTAL AMOUNT	<u>\$ 6,634.11</u>	<u>\$ 4,458.05</u>


3/13/23
LIAM EGAN

Signature of Owner or Representative Date Printed Name




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.
When completing the application form, only complete the amounts due for the request type.

Date:	3/9/2023		
Property address:	701 N 19 th St		
Owner(s) of record:	OCEAN CREEK Developments LLC		
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458		
Property tax ID #:	2404-714-0018-000-7		
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰
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:	LIAM EGAN	Relationship to owner(s):	
Telephone #:	516-524-6868	E-Mail:	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 179.20	\$ 179.20
Administrative Fees	\$ 200.00	\$ 100.00
Interest	\$ 338.88	\$ 169.44
Penalties	\$ 66.34	\$ 33.17
TOTAL AMOUNT	\$ 784.42	\$ 481.81


3-13-23
LIAM EGAN

Signature of Owner or Representative Date Printed Name

701 N 19th St. Fort Pierce PCN: 2404-714-0018-000-7

Purchased October 2022/Tax Deed Sale	\$5100.00
Paid our attorney for Title Work:	\$1200.00
Paid Fort Pierce for Lien Search 2/23	\$25.00
Paid Landscaper Oct 2023	\$150.00
Ongoing Landscaper (\$50 per month)	\$350.00
Paid lien Fort Pierce	\$184.19
Paid Landscaper 5/23 for debris that Neighbor put on our lot	\$280.00

	\$7289.19 (Total spent so far)

*Applied for Reduction in Liens 3/13/23

1. \$9604.52	Amount offered \$6779.76	Difference \$2824.76
2. \$784.42	Amount offered \$481.61	Difference \$302.81
3. \$6634.11	Amount Offered \$4458.05	Difference \$2176.06
_____	_____	_____
\$17,023.05	\$11,719.42	\$5303.63

Appealed to the Magistrate 5/17/23. We were denied any additional reductions and she only offered what the staff recommended \$11,719.42.

We would like to appeal the interest, penalties and administration fees totaling \$10,606.87. We will pay the "City Incurred fees" of \$6416.18 in full and immediately. We are not the "Violators." We purchased this land with no knowledge of these liens. We found out about it after we paid for a lien search with Fort Pierce. We are maintaining this lot to code and beyond. We are also vetting builders (Modular and CBS) to see if a new home can be built cost effectively.

Additionally, I have 2 recent examples where a magistrate waived the interest, penalties and administration fees in full for other property owners.

E-RECORDED simplifile'

This Instrument Prepared by and Return to:
Marc S. Teplitz, Esq.
525 SW Camden Ave.
Stuart, FL 34996
Reference (1701 19th Street)

ID: Book 4948, Page 866
County: St. Lucie
Date: 2/08/23 Time: 12:00:57pm

THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION FROM DEED PROVIDED BY GRANTOR.

THIS QUIT-CLAIM DEED, executed this 2 day of FEBRUARY, 2023, by **FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company, whose post office address is 13611 Deering Bay Drive, Unit 104, Coral Gables, FL 33158, (herein "Grantor"), to **OCEAN CREEK DEVELOPMENTS, INC.**, a Florida corporation, whose post office address is 1455 Cades Bay Ave., Jupiter, FL 33458, (herein "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the rights, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18 and the West one-half of vacated alley adjacent to the West, WASHINGTON HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 46, Public Records of St. Lucie County, Florida

Parcel/Account ID# 2404-714-0018-000-7.


This is the same property described and conveyed to Grantee by that Tax Deed recorded in OR Book 4903, Page 1813, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

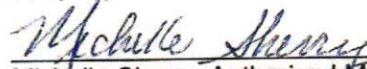

Witness signature

Print Name: ANTHONY FLORES

Witness signature 

Print Name: Loay Ordems

FLORIDA TAX DEEDS, LLC., a Florida limited liability company

By: 
Michelle Sherry, Authorized Member

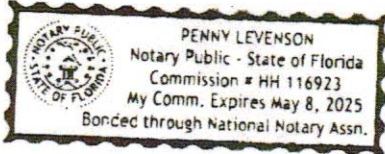
STATE OF FLORIDA)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of February, 2023, by Michelle Sherry, authorized member of Florida Tax Deeds, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FDL as identification.

[Notary Seal]

Notary Signature: *Penny Levenson*
Notary Public-State of Florida

Stamp/Print Name _____
Stamp/Print /Commission Expiration _____



Information

SUBJECT:

03-4254 DM	701 N 19th Street	Ocean Creek Developments LLC	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	October 2003	Type of Presentation:	Request for Rehearing
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OWNER:

OWNER: Ocean Creek Developments LLC 1455 Cades Bay Ave Jupiter, FL 33458	
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VIOLATIONS:

Demolition Lien

FINDINGS/ORDER:

<u>LIEN TYPE:</u> DEMOLITION	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$3,955.00	\$3,955.00	\$3,955.00
ADMINISTRATION FEES	\$100.00	\$0.00	\$100.00
INTEREST	\$4,623.84	\$0.00	\$0.00
PENALTIES	\$925.68	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$9,854.32	\$3,955.00	\$4,305.00

ACTION DATES:

March 13, 2023 - the owner submitted a signed reduction request through the fast-track process. However, they subsequently requested to be heard by the Special Magistrate.
May 17, 2023 - the Special Magistrate approved the reduction to match the fast-track reduction.

Review of the case found that the seven criteria to be considered were not verbally expressed to be included in the record.

A new request has been submitted by the owner, offering to pay hard costs only.

RECOMMENDATION:

Staff recommends vacating the prior order issued for this request and upon Rehearing, staff recommends reducing the lien to \$4,305.00, which includes the hard costs, administration fees and the hearing fee.

Attachments

7 criteria
Quit claim deed
Original request
New request

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 06/20/2023

Started On: 06/20/2023 02:30 PM



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 03-4254

Prior Owner: Andres Chirines

Address: 701 N 19TH ST

1.) The gravity or seriousness of the violation	Major
2a.) Any and all actions taken by the violator to correct the violation(s); OR	None
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	City had building demolished by vendor.
3.) The length of time necessary to bring the property into compliance	N/A
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Multiple lot clearing cases
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	Multiple lot clearing notices
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	Unknown
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	An active lot clearing case

E-RECORDED simplifile'

This Instrument Prepared by and Return to:
Marc S. Teplitz, Esq.
525 SW Camden Ave.
Stuart, FL 34996
Reference (1701 19th Street)

ID: Book 4948, Page 866
County: St. Lucie
Date: 2/08/23 Time: 12:00:57pm

THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION FROM DEED PROVIDED BY GRANTOR.

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(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the rights, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18 and the West one-half of vacated alley adjacent to the West, WASHINGTON HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 46, Public Records of St. Lucie County, Florida

Parcel/Account ID# 2404-714-0018-000-7.


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SUBJECT TO restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

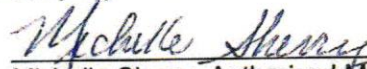

Witness signature

Print Name: ANTHONY FLORES

Witness signature 

Print Name: Loay Ordems

FLORIDA TAX DEEDS, LLC., a Florida limited liability company

By: 
Michelle Sherry, Authorized Member

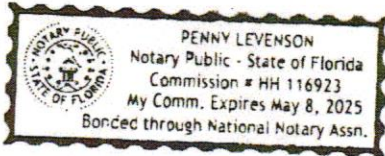
STATE OF FLORIDA)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of February, 2023, by Michelle Sherry, authorized member of Florida Tax Deeds, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FDL as identification.

[Notary Seal]

Notary Signature: Penny Levenson
Notary Public-State of Florida

Stamp/Print Name _____
Stamp/Print /Commission Expiration _____





REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 701 N 19th Street Ft. Pierce, FL 34950

Parcel ID #: 240471400180007

Property Owner: OCEAN CREEK DEVELOPMENTS LLC

Mailing Address: 1455 Cades Bay Ave Jupiter FL 33458

Telephone #: 516-524-6868 Cell Phone #: _____

E-Mail Address: OCEANCREEKDEV@GMAIL.COM

Number of Applications: 3 4

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, LIAM EGAN, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I AM REQUESTING Lien reductions for property I purchased (701 N 19th St. FortPere) Since my purchase in October 2022, we have cleared debris and fallen Landscaping and now have the lot maintained by a local landscaper (who cuts the grass and clears any new debris.) Our Appeal is to have the current lien amounts reduced. We are now the owners and will continue to take responsibility to keep the lot in good condition. The liens were from previous "TAX Deed Company" who did not take care of the property.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3-13-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>3/16/23</u>
OWNERSHIP INFORMATION:	<u>[Handwritten Signature]</u>
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>3</u>
	<input checked="" type="checkbox"/> Demolition lien # <u>1</u>
REQUEST TYPE:	
<input checked="" type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____



REDUCTION OF LIEN APPLICATION

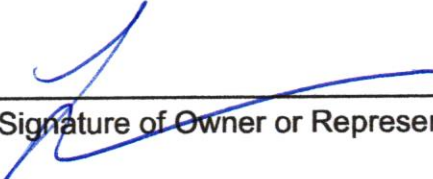
A separate application must be submitted for each lien type.

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Date:	3/9/2023		
Property address:	701 N 19 th St		
Owner(s) of record:	OCEAN Creek Developments LLC		
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Original purchase date:	10/19/22	Original purchase price:	\$ 4795. ⁰⁰
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:	Liam Egan	Relationship to owner(s):	
Telephone #:	516524-6868	E-Mail:	OCEANCRKDEV@GMAIL.COM
Type of Lien	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input checked="" type="checkbox"/> Demolition

03-4251

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 3,955.00</u>	<u>\$ 3,955.00</u>
Administrative Fees	<u>\$ 100.00</u>	<u>\$ 50.00</u>
Interest	<u>\$ 4,623.84</u>	<u>\$ 2,311.92</u>
Penalties	<u>\$ 925.68</u>	<u>\$ 462.84</u>
TOTAL AMOUNT	<u>\$ 9,604.52</u>	<u>\$ 6,779.76</u>


3/13/23
LIAM EGAN

Signature of Owner or Representative Date Printed Name

701 N 19th St. Fort Pierce PCN: 2404-714-0018-000-7

Purchased October 2022/Tax Deed Sale	\$5100.00
Paid our attorney for Title Work:	\$1200.00
Paid Fort Pierce for Lien Search 2/23	\$25.00
Paid Landscaper Oct 2023	\$150.00
Ongoing Landscaper (\$50 per month)	\$350.00
Paid lien Fort Pierce	\$184.19
Paid Landscaper 5/23 for debris that Neighbor put on our lot	\$280.00

	\$7289.19 (Total spent so far)

*Applied for Reduction in Liens 3/13/23

1. \$9604.52	Amount offered \$6779.76	Difference \$2824.76
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3. \$6634.11	Amount Offered \$4458.05	Difference \$2176.06
_____	_____	_____
\$17,023.05	\$11,719.42	\$5303.63

Appealed to the Magistrate 5/17/23. We were denied any additional reductions and she only offered what the staff recommended \$11,719.42.

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Additionally, I have 2 recent examples where a magistrate waived the interest, penalties and administration fees in full for other property owners.