

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

Case No: 14-2183

Date: August 15, 2023

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The owner did not take action to correct the violations since the tenant was not paying rent. Eventually the City of Fort Pierce had the structure demolished.
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:	The City of Fort Pierce had the structure demolished.
3.) The length of time necessary to bring the property into compliance:	2 year, 2 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	4
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	68, 24 lot clearing cases were involuntarily complied; 24 lot clearing case were complied by owner; 15 misc. code cases were complied promptly; 1 code case is active, 2 code cases complied within the time provided by the Special Magistrate, 1 building violation complied with permits obtained, 1 building violation complied with the demolition of the structure
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Family health challenges
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 (one)