

RE: July 5, 2016 City Council Item # 24: Issuance of an address to property owner Fane Lozman from the office of Lynne Hubbard.

I am here to speak on behalf the Singer Island Civic Association (SICA), its members and concerned residents.

It is not the intent of SICA to prevent anyone from obtaining what they are legally entitled to. SICA's mission is to promote projects which enhance the living conditions in our community, to respond through mutual cooperation and action, to exchange information with residents of current public and community affairs, and problems affecting our community.

We understand Mr. Lozman's request to receive an address and are opposed for the following reasons:

1. Approving this request would violate Riviera Beach's own Code of Ordinances, Section 23.82, dated April 7, 1982, to conserve and protect the properties along Lake Worth (located on the west side of A-1-A where the property in question is located). The Ordinance outlines the delicate nature of the wetlands and ecosystems and that minor physical changes could further stress the delicately balanced system.
2. Referred to by Mr. Lozman: Florida Statute 192.0105(a): Under, Right To Know: "The right to be sent a notice of proposed property taxes" does not require the notice to be sent to the specific property.
3. RE: Letter from Property Appraiser. The Property Appraiser's own website refers to a "Mailing Address," which could be anywhere; even out of state. Mr. Lozman is currently receiving his tax bill someplace other than the vacant lot.
4. Regarding the Agenda Item, it doesn't refer to a parcel control number. Given the number of parcels Mr. Lozman owns, which parcel would be the address?
5. Riviera Beach at Singer Island has 29 parcels of submerged properties, 28 of which DO NOT HAVE AN ADDRESS. No one, except Mr. Taylor has an address, which he obtained many years ago, apparently before our Comprehensive Plan was adopted to protect the delicate nature of that area.

Ask yourself this simple question, receiving a tax bill hasn't been a problem for any of the other 28 submerged property owners, nor has it been a problem for vacant property owners for at least 60 plus years, why has it become such an issue now? What has changed?

It has been our understanding that the only vacant lots with street addresses were those that previously had a structure/dwelling on them and the buildings were now demolished.

I request our concerns and attachments are included in the record.

Respectfully submitted,

Jonathan Knaus, President

Riviera Beach, Florida - Code of Ordinances

Sec. 23-82. - Legislative intent.

- a) The city council finds that the spread of development and increasing demands upon natural resources are encroaching upon, despoiling and eliminating the wetland areas and mangrove species within the corporate limits of the city. These wetlands serve important natural biological functions, including food chain production, general habitat and nesting, spawning, rearing and resting sites for aquatic or land species and filtering of stormwater pollutants from runoff. Wetlands are ecosystems and are integral to larger estuarine zone ecosystems, supporting plant species and species communities, which are in delicate balance. Seemingly minor physical alterations could stress a delicately balanced system and cause severe damage to the kinds and abundance of plant and animal species inhabiting the wetlands. Wetlands are vital areas that constitute a productive and valuable public resource, the destruction of which is contrary to the public interest.
- b) It is the intent of the city council to conserve and protect the natural resources and scenic beauty of the lands within the corporate limits of the city adjacent to the waters of the Atlantic Ocean and Lake Worth, by prohibiting any activity that would destroy or significantly disrupt the biological capacity of areas. It is the intent of the city council to carry out the policies of the comprehensive plan to preserve and protect mangroves and tidal areas from off-site and on-site developmental impacts.

(Ord. No. 2153, § 1, 4-7-82)

PAPA Banner

Location Address **N OCEAN DR**

No change to PAPA
Location Address?

Municipality RIVIERA BEACH

Parcel Control Number 56-43-42-22-00-001-0331

Subdivision

Official Records Book 17414

Page 1470

Sale Date JUL-2004

Legal Description 22/23-42-43, N 100 FT OF S 5008.8 FT OF GOV LT 1 W OF
SR 703 & SUBMRG LANDS LYG BET N & S BOUNDRIES

**VACANT LOT:
Lake Worth Lagoon
Submerged Lands**

**Street address was
issued in error?**

Owners

TAYLOR JOAN B TRUST
TAYLOR JOAN B TR

Mailing address

5281 N OCEAN DR
RIVIERA BEACH FL 33404 2797

No Exemption Information Available.

Number of Units 0

*Total Square
Feet 0

Acres 1.93

Use Code 9500 -
RIVER/LAKES

Zoning RS-5 - Single Family (RS-5) (56-RIVIERA
BEACH)

PAPA Banner

Location Address **N OCEAN BLVD**

Municipality RIVIERA BEACH

Parcel Control Number 56-43-42-22-00-001-0200

Subdivision

Official Records Book 28266

Page 1544

Sale Date APR-2016

Legal Description 22/23-42-43, N 300 FT OF S 3464.8 FT OF GOV LT 1 LYG W
OF SR 703 & SUBMRG LANDS LYG BET N & S
BOUNDRIES

**VACANT LOT:
Lake Worth Lagoon
Submerged Lands**

**Property owner is requesting
issuance of a street address.**

Current address for receiving PBC property appraiser notices:

Owners

LOZMAN FANE

Mailing address

2913 AVENUE F
RIVIERA BEACH FL 33404

No Exemption Information Available.

Number of Units 0

*Total Square
Feet 0

Acres 7.76

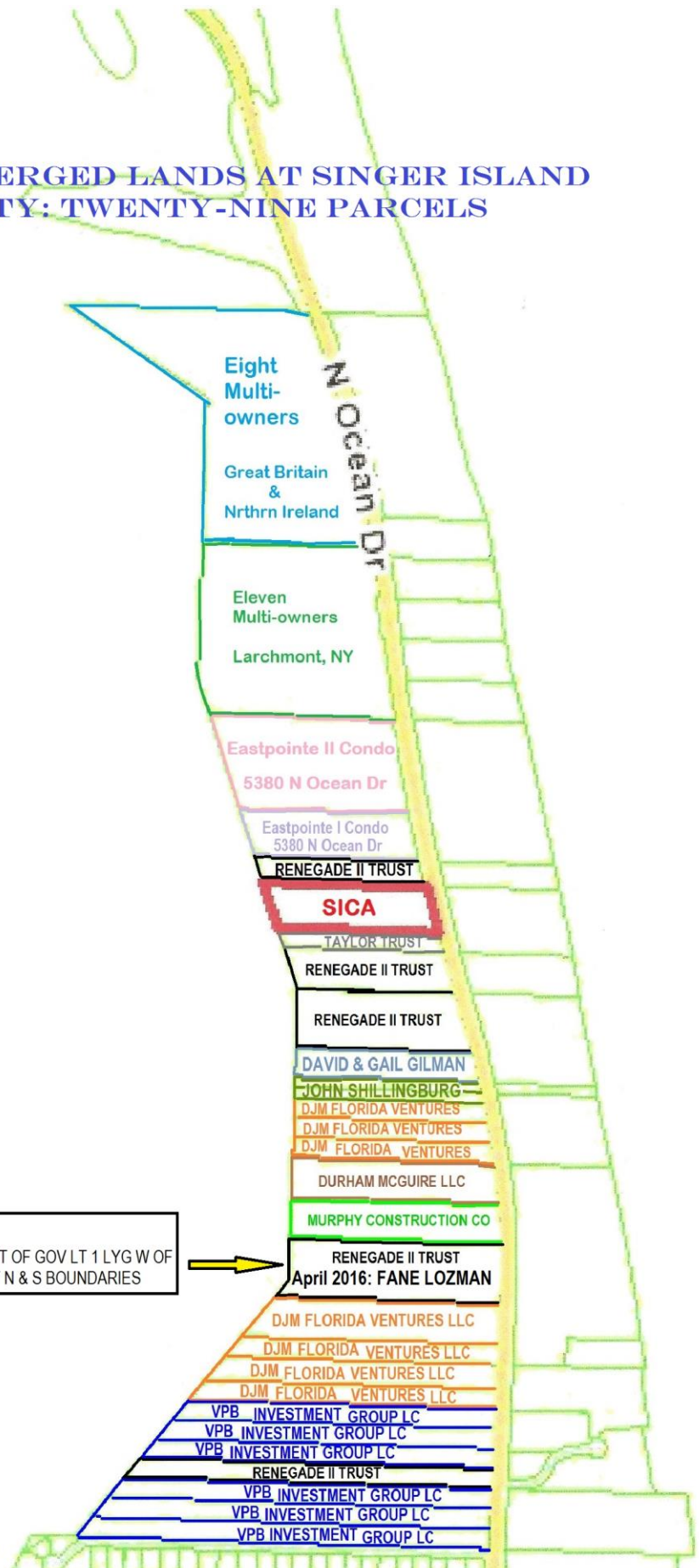
Use Code 9500 -
RIVER/LAKES

Zoning RS-5 - Single Family (RS-5) (56-RIVIERA
BEACH)

**RIVIERA BEACH SUBMERGED LANDS AT SINGER ISLAND
PRIVATE PROPERTY: TWENTY-NINE PARCELS**

Legal Description:

22/23-42-43, N 300 FT OF S 3464.8 FT OF GOV LT 1 LYG W OF
SR 703 & SUBMRG LANDS LYG BET N & S BOUNDARIES



The 2016 Florida Statutes

[Title XIV](#)
TAXATION AND FINANCE

[Chapter 192](#)
TAXATION: GENERAL PROVISIONS

[View Entire Chapter](#)

192.0105 Taxpayer rights.—There is created a Florida Taxpayer’s Bill of Rights for property taxes and assessments to guarantee that the rights, privacy, and property of the taxpayers of this state are adequately safeguarded and protected during tax levy, assessment, collection, and enforcement processes administered under the revenue laws of this state. The Taxpayer’s Bill of Rights compiles, in one document, brief but comprehensive statements that summarize the rights and obligations of the property appraisers, tax collectors, clerks of the court, local governing boards, the Department of Revenue, and taxpayers. Additional rights afforded to payors of taxes and assessments imposed under the revenue laws of this state are provided in s. [213.015](#). The rights afforded taxpayers to assure that their privacy and property are safeguarded and protected during tax levy, assessment, and collection are available only insofar as they are implemented in other parts of the Florida Statutes or rules of the Department of Revenue. The rights so guaranteed to state taxpayers in the Florida Statutes and the departmental rules include:

(1) THE RIGHT TO KNOW.—

(a) The right to be sent a notice of proposed property taxes and proposed or adopted non-ad valorem assessments (see ss. [194.011\(1\)](#), [200.065\(2\)\(b\)](#) and (d) and (13)(a), and [200.069](#)). The notice must also inform the taxpayer that the final tax bill may contain additional non-ad valorem assessments (see s. [200.069\(9\)](#)).

CITY OF RIVIERA BEACH CITY COUNCIL AGENDA ITEM SUMMARY

Meeting Date: 7/6/2016

Agenda Category: DISCUSSION AND DELIBERATION

Subject: ISSUANCE OF AN ADDRESS TO PROPERTY OWNER FANE LOZMAN.

Recommendation/Motion:

Originating Dept	LEGISLATIVE - DISTRICT 1	Costs
User Dept.	COM. DEVELOPMENT	Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

REFERENCING THE LETTER FROM THE PROPERTY APPRAISER'S OFFICE DISCUSSING THE ISSUANCE OF AN ADDRESS FOR THIS PARCEL IS WARRANTED BECAUSE BY NOT ISSUING AN ADDRESS, THE CITY IS INTERFERING WITH THE PROPERTY APPRAISER'S LEGAL DUTY TO SEND TAX NOTICES TO THE RESPECTIVE PROPERTY OWNER.

GOVERNMENTAL CENTER - FIFTH FLOOR
301 NORTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
TEL: (561) 355-3668 FAX: (561) 355-3963

OFFICE OF LEGAL COUNSEL

GARY R. NIKOLITS, CFA
PALM BEACH COUNTY
PROPERTY APPRAISER



July 1, 2014

RECEIVED

JUL 02 2014

CITY ATTORNEY'S OFFICE

Pamela Ryan, Esq.
City Attorney
City of Riviera Beach
600 West Blue Heron Boulevard
Riviera Beach, FL 33404

Re: Request for Street Address on PCN 56-43-42-22-00-001-0200

Dear Ms. Ryan,

Mr. Nikolits has asked me to write you regarding the City's Director of Community Development's refusal to provide us with a street address for the above-referenced parcel. I have enclosed copies of recent correspondence between John Enck, a Property Appraiser employee, and Mary McKinney on this issue.

Section 200.069, Florida Statutes, requires the Property Appraiser to mail a Notice of Proposed Property Taxes and Non-Ad Valorem Assessments (TRIM Notice) to the taxpayer in whose name the property is assessed in late August of each year. Without a street address, the Property Appraiser cannot perform his statutory duty.

Ms. McKinney posits that a street address may only be assigned to a parcel of real property when a permit has been issued by the City for a habitable structure. As authority for her position she cites to a recently developed internal operating procedure of the City which conditions the assignment of a street address to the issuance of a permit and the non-existence of any code enforcement-related actions.

Clearly, Mr. Lozeman needs to have a 911 Emergency Address or a street address for future telephone, water or electrical service to serve his houseboat should he chose not to construct a residential structure on his property.

The City's cooperation in this matter would be greatly appreciated so that the property owner may obtain a street address for its purposes.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey M. Clyman".

Jeffrey M. Clyman
Legal Counsel

3.A-1



CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4000 FAX: (561) 845-4038

June 26, 2014

Sent via Email: JEnck@pbcbgov.org

PBC Property Appraiser's Office
ATTN: Mr. John Enck
301 North Olive Avenue
West Palm Beach, FL 33401

RE: Request for Address on Parcel Known by PCN: 56-43-42-22-00-001-0200

Dear Mr. Enck,

The City of Riviera Beach received your June 23, 2014 letter on June 25, 2014 (attached) which requested an address for the vacant property known by parcel control number 56-43-42-22-00-001-0200, currently owned by the "Renegade Trust".

We request that any property owner requesting an address from the City follow the City's standard operating procedure (attached) in order to receive an address.

Please feel free to contact Peter Ringle, City Building Official at (561)845-4020 for additional information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "McKinney", is written over a horizontal line.

Mary McKinney, AICP
Director of Community Development

Cc: Peter Ringle, Building Official
Jeff Gagnon, Planning and Zoning Administrator

Attachments: Letter from Mr. Enck, June 23, 2014
CRB Addressing SOP

RIVIERA BEACH, FLORIDA... "The Best Waterfront City In Which To Live, Work & Play."

City of Riviera Beach

Issuance of Property Address - Standard Operating Procedure

1. The City's Building Division receives a written request for an address from the property owner or legal designee.
2. City staff identifies the following items:
 - a. Verify that the request for address issuance is from the property owner or legal designee. This may be done through research of property records and/or submittal of other official documents.
 - i. Request must be from property owner or legal designee to proceed.
 - ii. *(If true, proceed to 2b. If false, issue rejection letter).*
 - b. Verify whether or not City building permits have been issued for a habitable structure for the aforementioned property.
 - i. City building permits must be issued for a habitable structure on the property in question to proceed.
 - ii. *(If true, proceed to 2c. If false, issue rejection letter).*
 - c. Verify if there are active enforcement actions associated with the property, which may include, but are not limited to, property lien, unpaid water bill, notice of violation, and/or unresolved stop work order.
 - i. The property must be free and clear of any active enforcement actions or liens associated with the property in question.
 - ii. *(If true, proceed to 2d. If false, issue rejection letter).*
 - d. Verify current and intended use of the property (for staff records).
3. Once the aforementioned items are satisfied, an address may be issued to a property upon final review and approval by the City's Building Official and the Director of Community Development.
4. All new addresses shall be assigned to properties in a logical and orderly numerical sequence as determined by the City's Building Official.
5. Upon issuance of a new address, the City shall notify the property owner or legal designee as well as appropriate agencies.

GOVERNMENTAL CENTER - FIFTH FLOOR
301 NORTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
TEL: (561) 355-3230 FAX: (561) 355-3063

GARY R. NIKOLITS, CFA
PALM BEACH COUNTY
PROPERTY APPRAISER



June 23, 2014

City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, FL 33404
Attn.: Peter Ringle

RECEIVED

JUN 25 2014

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Re: 56-43-42-22-00-001-0200

Mr. Ringle,

Please provide our office with an address for the referenced property. Mr. Lozeman, owner of the property has requested our office deliver his tax bill to this property. I have been unable to locate an address thru P.B.C. addressing resources and would appreciate your assistance.

Florida Statutes require our office to mail a proposed tax notice (TRIM) to the owner and also requires our office to provide a mailing address to the P.B.C. Tax Collector's Office for delivery of a tax bill.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Enck".

John D. Enck, CMS, CFE
Manager, Geoprocessing Department
Palm Beach County Property Appraiser's Office
301 N Olive Ave, West Palm Beach, FL 33401
Tel: 561 355-4518 Fax: 561 355-3065
Email: JEnck@pbccgov.org

**WEST COUNTY
SERVICE CENTER**
2070 STATE ROAD 15
BELLE GLADE, FL 33430
TEL: (561) 996-4800
FAX: (561) 996-1601

**NORTH COUNTY
SERVICE CENTER**
3188 PGA BLVD., SUITE 2301
PALM BEACH GARDENS, FL 33410
TEL: (561) 624-0521
FAX: (561) 624-0505

**MID-WESTERN COMMUNITIES
SERVICE CENTER**
200 CIVIC CENTER WAY, SUITE 200
ROYAL PALM BEACH, FL 33411
TEL: (561) 784-1220
FAX: (561) 784-1241

**SOUTH COUNTY
SERVICE CENTER**
14925 CENTERLAND DR.
DELRAY BEACH, FL 33446
TEL: (561) 276-1250
FAX: (561) 276-1278

3.A-4

PAPA Banner

Location Address **CABANA RD**

Municipality RIVIERA BEACH

Parcel Control Number 56-43-42-27-02-002-0012

Subdivision YACHT HARBOR REPL IN

Official Records Book 25046 Page 1932

Sale Date MAR-2012

Legal Description REPL OF YACHT HARBOR E 25 FT OF LT 1 & W 75 FT OF LT 2 BLK 2

**VACANT LOT:
NO ADDRESS ISSUED
TO DATE**

**Plat Book 23, Page 57
April 7, 1950**

Owners

SUNILA PANDIT INVESTMENTS
LLC

Mailing address

6567 DUCKWEED RD
WELLINGTON FL 33449 5843

No Exemption Information Available.

Number of Units 0 *Total Square Feet 0 Acres 0.2870

Use Code 1000 **VACANT** Zoning OP - Office Professional (56-
COMMERCIAL RIVIERA BEACH)

PAPA Banner

Location Address **YACHT HARBOR DR**

Municipality RIVIERA BEACH

Parcel Control Number 56-43-42-27-03-007-0010

Subdivision YACHT HARBOR ESTATES

Official Records Book 26176 Page 12

Sale Date JUL-2013

Legal Description YACHT HARBOR ESTS LT 1 BLK 7

**VACANT LOT:
NO ADDRESS ISSUED
TO DATE.**

**Plat Book 23, Page 121
February 10, 1951**

Owners

SNYDER CORDELLA F TRUST
BERKENFELD SANDRA G TR
ULLMAN KAREN S TR &

Mailing address

11289 PIPING ROCK DR
BOYNTON BEACH FL 33437 1631

No Exemption Information Available.

Number of Units 0 *Total Square Feet 0 Acres 0.26

Use Code 0000 **VACANT** Zoning RS5 - (56-RIVIERA BEACH)

PAPA Banner

Location Address **2715 LAKE DR**

Municipality RIVIERA BEACH

Parcel Control Number 56-43-42-27-03-001-0030

Subdivision YACHT HARBOR ESTATES

Official Records Book 23621 Page 1617

Sale Date DEC-2009

Legal Description YACHT HARBOR ESTATES LT 3 BLK 1

The address was issued to a two-story / 4 unit dwelling: Angler's Abode established on March 5, 1957.

Once an address is issued, the property retains the address even if it becomes a VACANT LOT in the future.

Owners

OPTIMUM REALTIES FL2 LLC

Mailing address

1345 RIVER BEND DR STE 100
DALLAS TX 75247 6944

No Exemption Information Available.

Number of Units *Total Square Feet 0 Acres 0.4821

Use Code 0000 - **VACANT** Zoning RMH-15 - Multi-Family/Hotel (RMH-15) (56-RIVIERA BEACH)

PAPA Banner

Location Address **1080 BIMINI LN**

Municipality RIVIERA BEACH

Parcel Control Number 56-43-42-22-02-000-0350

Subdivision PALM BEACH ISLES PL 1 IN

Official Records Book 27138 Page 671

Sale Date OCT-2014

Legal Description PALM BEACH ISLES PL 1 LT 35

Vacant Lot:
Address issued to
original dwelling

Owners

DAVIS HUGH C III

Mailing address

1090 BIMINI LN
RIVIERA BEACH FL 33404 2704

No Exemption Information Available.

Number of Units 0 *Total Square Feet 0 Acres 0.25

Use Code 0000 **VACANT** Zoning RS5 - (56-RIVIERA BEACH)