

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 7, 2015 - 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.	12-1898	1361 Binney Drive	Bay, Donat & Dorn, Kimberly	Shaun Coss
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4. **PUBLIC HEARINGS - VIOLATION CASES**

1.	15-0276	100 Corner Drive	Sabal Chase Harmony Housing LLC	Shaun Coss
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2.	15-0531	14 W Harbour Isle Drive	Harbour Isle At Hutchinson Island West Condominium Association Inc	Shaun Coss
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3.	15-0598	806 N 17th Street	Seventeenth Street Church of God	Shaun Coss
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4.	15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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5.	15-0632	901 S US Highway 1	TY F Realty Holdings LLC	Shaun Coss
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6.	15-0636	800 Virginia Avenue #29, #31	Virginia Avenue Plaza LLC	Shaun Coss
7.	15-0679	3625 S US Highway 1	Motel FP LLC	Shaun Coss
8.	15-0736	1721 Avenue D	Hillengas, Joseph & Diane	Shaun Coss
9.	15-0861	305 Orange Avenue	Gates Gates Gates Properties	Shaun Coss
10.	15-1003	1906 Coconut Drive	Ernest G Two G LLC	Isaac Saucedo
11.	15-1049	1904 Avenue P	Goodwin (EST), Ernestine	Terry Denmark
12.	15-1278	1905 Rio Vista Drive	Griffin, Alfred	Terry Denmark
13.	15-1279	1916 Rio Vista Drive	Foster, James A Foster, Margery	Terry Denmark
14.	15-1281	1107 Granada Street	Smith, Kevin	Terry Denmark

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

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

7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

9. **OLD BUSINESS**

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 Blandino Hearing**3. B. 1.****Meeting Date:** 10/07/2015**Re:** Case #12-1898 - 1361 Binney Drive**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

12-1898	1361 Binney Drive	Bay, Donat & Dorn, Kimberly	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 20, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Donat Bay Kimberly Dorn 164 Mountain Road. Greenland, NH 03840	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. You were previously notified in 2012 that a fence was installed without a permit. Obtain a permit for the fence or remove the fence.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbuzow

Started On: 09/08/2015 04:08 PM

Final Approval Date: 09/21/2015

Special Magistrate Blandino Hearing**4. 1.****Meeting Date:** 10/07/2015**Re:** Case #15-0276 - 100 Corner Drive**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0276	100 Corner Drive	Sabal Chase Harmony Housing LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 7, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Sabal Chase Harmony Housing LLC 152 W 57th St. FL 60 New York, NY 10019	INTERESTED PARTY: Sabal Chase Apartments 100 Corner Drive Fort Pierce, FL 34947
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The parking lots and streets were re-sealed and re-striped without a permit. Obtain a permit for the work that was done.
2. We have evidence of 95 A/C units that have been installed without permits. Obtain permits for all units that have been installed without permits.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbusow
Final Approval Date: 09/21/2015

Started On: 09/08/2015 03:39 PM

Special Magistrate Blandino Hearing

4. 2.

Meeting Date: 10/07/2015

Re: Case # 15-0531 - 14 W Harbour Isle Drive

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0531	14 W Harbour Isle Drive	Harbour Isle At Hutchinson Island West Condominium Association Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 23, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Harbour Isle At Hutchinson Island West Condominium Association Inc 14 W Harbour Isle Drive. Fort Pierce, FL 3949	INTERESTED PARTY: Harbour Isle Resales, LLC 801 Seaway Drive Hutchinson Island, FL 34949
	INTERESTED PARTY: Hardscapes, Inc. Grover & Debra Fasnacht 5009 Lace Avenue Fort Pierce, FL 34982

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. It has come to the attention of the Building Department that the installation of the speed tables have created an unsafe condition. Obtain permits for the work that has been completed. Please have your design professional refer to The Florida Building Code (FBC 2014 5th Edition), the Manual of Uniform Traffic Control Devices, The Florida Green Book and the ADA Accessibility Guidelines (ADAAG).

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbuzow
Final Approval Date: 09/21/2015

Started On: 09/08/2015 02:48 PM

Special Magistrate Blandino Hearing**4. 3.****Meeting Date:** 10/07/2015**Re:** Case #15-0598 - 806 N 17th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0598	806 N 17th Street	Seventeenth Street Church of God	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 17, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Seventeenth Street Church Of God 802 N 17th Street Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The roof has been shingled, interior demolition has taken place, electrical and plumbing alterations have been made. Obtain permits for the work that were done without permits.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbusow
 Final Approval Date: 09/21/2015

Started On: 09/09/2015 09:13 AM

Special Magistrate Blandino Hearing

4. 4.

Meeting Date: 10/07/2015

Re: Case #15-0622 - 416 Cedar Place

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 20, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Joy A Scott (TR) Joy S Leach 704 S 7th Street Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-368 Property Maintenance**
- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.13 Window & Door Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 304.18 Building Security**
- IPMC 309.1 Infestation**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 504.1 Plumbing Fixture**
- IPMC 505.1 Water System**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. Repair all termite damaged floors and floors that are otherwise deteriorated.
2. All windows must be easily openable and able to stay open on their own.
3. Remove all plywood from windows.
4. Windows must be able to be shut and be weather tight.
5. Replace all damaged exterior door hardware.
6. The structure has termite damage and it has been reported that it is infested with termites. Please treat for termites or provide proof that treatment is not needed.
7. Equipment must be provided for sanitary food preparation.
8. Repair or replace damaged sinks.
9. Piping repairs made under the kitchen sink are not acceptable.
10. Repair the loose toilet.
11. The bathroom must have a door with operable locks.
12. The shower must be provided with hot water.
13. The house must be supplied with heat.
14. Several of the electrical outlets are not properly operable. Inspect and repair the electrical system as needed.
15. Install smoke alarms throughout the house.
16. It appears that several alterations have been made to the back of the house including the addition of a wall and the elimination of a door, installation of a toilet, sink and shower. Obtain permits for these alterations.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbuzow
Final Approval Date: 09/21/2015

Started On: 09/09/2015 09:28 AM

Special Magistrate Blandino Hearing

4. 5.

Meeting Date: 10/07/2015

Re: Case #15-0632 - 901 S US Highway 1

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0632	901 S US Highway 1	TY F Realty Holdings LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 22, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: TY F Realty Holdings LLC 8801 S Indian River Drive Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The ground sign face has been changed without a permit and two wall signs have been installed without permits. Obtain a permit for work that has been done.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbusow
Final Approval Date: 09/21/2015

Started On: 09/09/2015 09:50 AM

Special Magistrate Blandino Hearing**4. 6.****Meeting Date:** 10/07/2015**Re:** Case #15-0636 - 800 Virginia Avenue #29, #31**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0636	800 Virginia Avenue #29, #31	Virginia Avenue Plaza LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 14, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Virginia Avenue Plaza LLC 877 N.E. Jensen Beach Blvd. Jensen Beach, FL 34957	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. You were first advised on April 22, 2015 that an outdoor sink was installed without a permit. Since then new water lines, an influent tee and an effluent clean out has been installed without a permit. Obtain a permit for work that has been done.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbusow
Final Approval Date: 09/21/2015

Started On: 09/08/2015 04:15 PM

Special Magistrate Blandino Hearing

4. 7.

Meeting Date: 10/07/2015

Re: Case #15-0679 - 3625 S US Highway 1

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0679	3625 S US Highway 1	Motel FP LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 30, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Motel FP LLC 3625 South US Highway 1 Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 108.1.2 Unsafe Equipment**

CORRECTIVE ACTIONS:

1. Electrical wiring has been run for the electric gate, low voltage wiring has been run for security cameras, a pergola has been constructed, a deck/patio area is being constructed, the parking lot has been re-sealed and re-stripped and a breaker panel has been changed in the recent past without permits. All work being performed must cease immediately until the proper permits have been obtained.
2. All electrical outlets needs to be brought up to code. All exterior outlets must be ground fault protected. The cover on the power supply for the pool lamp must be replaced and the swinging cover must be replaced with a proper cover over the junction box.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbuzow
Final Approval Date: 09/21/2015

Started On: 09/09/2015 08:24 AM

Special Magistrate Blandino Hearing**4. 8.****Meeting Date:** 10/07/2015**Re:** Case #15-0736 - 1721 Avenue D**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0736	1721 Avenue D	Hillengas, Joseph & Diane	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 13, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Joseph & Diane Hillengas 9201 122nd Way North Seminole, FL 33772	OCCUPIED BY:
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VIOLATIONS:**Section(s) 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The ground sign face has been changed without a permit and new wall signs have been painted on the building. Obtain permits for signs.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbusow
Final Approval Date: 09/21/2015

Started On: 09/09/2015 08:19 AM

Special Magistrate Blandino Hearing

4. 9.

Meeting Date: 10/07/2015

Re: Case #15-0861 - 305 Orange Avenue

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0861	305 Orange Avenue	Gates Gates Gates Properties	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 25, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Gates Gates Gates Properties Gates & Gates I LLC C/O Philip Gates Jr 313 Orange Avenue Fort Pierce, FL 34950	OCCUPIED BY: Tryst 305 Orange Avenue Fort Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The approved used of this unit is a dance studio, classified as a "B" (business) pursuant to the Florida Building Code. It has come to our attention that in addition to the dance studio several other uses including but not limited to party rentals, event hosting and serving of alcohol are taking place. Pursuant to the Florida Building Code this use is classified as an "A 2" (assembly).
2. Immediately cease and desist all activity which falls outside of the "B" (business) classification which you have been approved for.
3. In an effort for the City to remain business friendly, if you wish to offer additional services, you may apply for a change of use. Several alterations may need to be made to the unit to allow for these additional uses and the City highly recommends you consult with a licensed design professional such as an engineer or architect.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 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: Mechelle Arbuzow
Final Approval Date: 09/21/2015

Started On: 09/09/2015 09:57 AM

Special Magistrate Blandino Hearing

4. 10.

Meeting Date: 10/07/2015

Re: Case #15-1003 - 1906 Coconut Drive

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

Information

SUBJECT:

15-1003	1906 Coconut Drive	Ernest G Two G LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	June 30, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Ernest G Two G LLC 7611 Trent Dr. Tamarac, FL 333	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22 (C) Allowed uses

CORRECTIVE ACTIONS:

1. Renting out dwellings for less than 6 months is not a permissible use in this district without a conditional use approved by the City Commission. Please cease all short term rentals immediately. If you wish to obtain a conditional use to allow short term rentals, you must contact the Planning Department at (772) 467-3729

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: 09/21/2015

Started On: 09/04/2015 12:17 PM

Special Magistrate Blandino Hearing**4. 11.****Meeting Date:** 10/07/2015**Re:** Case #15-1049 - 1904 Avenue P**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-1049	1904 Avenue P	Goodwin (EST), Ernestine	Terry Denmark
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CASE INFORMATION:

Case Initiated:	July 8, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Ernestine Goodwin (EST) 1904 Avenue P Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles****CORRECTIVE ACTIONS:**

1. Please remove all non-operable vehicles from property or otherwise make vehicles operable.

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 \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 09/21/2015

Started On: 09/09/2015 08:26 AM

Special Magistrate Blandino Hearing

4. 12.

Meeting Date: 10/07/2015

Re: Case #15-1278 - 1905 Rio Vista Drive

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

Information

SUBJECT:

15-1278	1905 Rio Vista Drive	Griffin, Alfred	Terry Denmark
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CASE INFORMATION:

Case Initiated:	August 5, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Alfred Griffin 10421 Brasilia St Hollywood, FL 33026-4557	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22 (C) Allowed use

Section(s): 9-27 (B) Doing Business without a Tax

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than 6 months is not a permissible use in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately. If you wish to obtain a conditional use to allow short term rentals, you must contact the City of Fort Pierce Planning Department at (772) 467-3729.
2. Please obtain a City of Fort Pierce Business Tax Receipt. You may contact the City of Fort Pierce City Clerk's Office at 772-467-3000.

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: Terry Denmark
Final Approval Date: 09/21/2015

Started On: 09/04/2015 03:16 PM

Special Magistrate Blandino Hearing

4. 13.

Meeting Date: 10/07/2015

Re: Case #15-1279 - 1916 Rio Vista Drive

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

Information

SUBJECT:

15-1279	1916 Rio Vista Drive	Foster, James A Foster, Margery	Terry Denmark
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CASE INFORMATION:

Case Initiated:	August 5, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: James A Foster Margery Foster 450 River Rd Elliot, ME 03903	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22 (C) Allowed uses

Section(s): 9-27 (B) Doing Business without a Tax

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than 6 months is not a permissible use in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately. If you wish to obtain a conditional use to allow short term rentals, you must contact the City of Fort Pierce Planning Department at (772) 467-3729.
2. Please obtain a City of Fort Pierce Business Tax Receipt. You may contact the City of Fort Pierce City Clerk's Office at 772-467-3000.

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: Terry Denmark
Final Approval Date: 09/21/2015

Started On: 09/04/2015 04:07 PM

Special Magistrate Blandino Hearing

4. 14.

Meeting Date: 10/07/2015

Re: Case #15-1281 - 1107 Granada Street

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

Information

SUBJECT:

15-1281	1107 Granada Street	Smith, Kevin	Terry Denmark
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CASE INFORMATION:

Case Initiated:	August 5, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Kevin Smith 1255 W Addison Ave Unit 2 Chicago, IL 60613	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22 (C) Allowed uses

Section(s): 9-27 (B) Doing Business without a Tax

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than 6 months is not a permissible use in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately. If you wish to obtain a conditional use to allow short term rentals, you must contact the City of Fort Pierce Planning Department at (772) 467-3729.
2. Please obtain a City of Fort Pierce Business Tax Receipt. You may contact the City of Fort Pierce City Clerk's Office at 772-467-3000.

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: Terry Denmark
Final Approval Date: 09/21/2015

Started On: 09/04/2015 02:22 PM