

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 21, 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**

4. **PUBLIC HEARINGS - VIOLATION CASES**

1.	15-0479	131 N 2nd Street 202	Richard A Coke Investment LLC	Shaun Coss
2.	15-0480	131 N 2nd Street 206	Richard A Coke Investments LLC	Shaun Coss
3.	15-0624	2508 Avenue D	McKinney, Mildred	Shaun Coss
4.	15-0729	802 N 25th Street	Hall, Christopher	Shaun Coss
5.	15-0784	1610 N 25th Street, Unit 5	26 Investment LLC	Shaun Coss
6.	15-0786	1610 N 25th Street Unit #6	26 Investment LLC	Shaun Coss
7.	15-0788	1610 N 25th Street Unit #13	26 Investment LLC	Shaun Coss

8.	15-0789	1610 N 25th Street Unit #14	26 Investment LLC	Shaun Coss
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9.	15-0997	808 N 17 St, Units A&B	Patil, Darshan	Shaun Coss
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10.	15-1032	1610 N 25th Street	26 Investment LLC	Shaun Coss
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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 Ross Hearing

4. 1.

Meeting Date: 10/21/2015

Re: Case #15-0479 - 131 N 2nd Street 202

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

Information

SUBJECT:

15-0479	131 N 2nd Street 202	Richard A Coke Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 3, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Richard A Coke Investments LLC 131 N 2nd Street Ft. Pierce, FL 34950	INTERESTED PARTY: Tenant 131 N 2nd Street #202 Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Drywall has been replaced without permits. Obtain proper permits for work that was 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: 10/12/2015

Started On: 09/15/2015 09:35 AM

Special Magistrate Ross Hearing**4. 2.****Meeting Date:** 10/21/2015**Re:** Case #15-0480 - 131 N 2nd Street 206**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0480	131 N 2nd Street 206	Richard A Coke Investments LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 3, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Richard A Coke Investments LLC 131 N 2nd Street Ft. Pierce, FL 34950	INTERESTED PARTY: Tenant 131 N 2nd Street #206 Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A counter height wall has been installed without permits. Obtain proper permits for work that was 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: 10/12/2015

Started On: 09/15/2015 09:26 AM

Special Magistrate Ross Hearing**4. 3.****Meeting Date:** 10/21/2015**Re:** Case #15-0624 - 2508 Avenue D**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0624	2508 Avenue D	McKinney, Mildred	Shaun Coss
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CASE INFORMATION:

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

OWNER: Mildred McKinney 19761 NW 88th Avenue Miami Lakes, FL 33018	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****Section(s): 5-1.105.1 Permit Required****Section(s): 5-368 Property Maintenance****IPMC 108.1.1 Unsafe Structure****IPMC 304.13.2 Openable Windows****IPMC 304.18 Building Security****IPMC 605.2 Electrical Receptacles****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. The floor has several holes and openings, seal as needed.
2. Repair all broken windows.
3. Repair all broken window hardware, windows should be able to stay open on their own and locking hardware must be operable.
4. Repair the ceiling where cracks have occurred. Ensure the stability of the ceiling where it has been patched several times.
5. A tankless water heater has been installed without a permit. Obtain a permit.
6. Electrical service in the ceiling has been abandoned, install a proper faceplate.
7. The entry stairway foundation has substantial cracks and has shifted. Repair as needed.
8. Smoke alarms must be provided and functional.
9. Install a proper dryer vent screen to prevent entry of rodents.
10. The abandoned septic tank lid is cracked and currently poses a danger. Repair as needed.
11. The wall behind the shower tile and walls surrounding the shower have significant water damage. Replace the walls as needed.

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: 10/12/2015

Started On: 09/15/2015 09:49 AM

Special Magistrate Ross Hearing

4. 4.

Meeting Date: 10/21/2015

Re: Case #15-0729 - 802 N 25th Street

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0729	802 N 25th Street	Hall, Christopher	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 12, 2015	Type of Presentation:	Regular: Cont. from 9/16 meeting
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OWNER:

OWNER: Christopher Hall 1509 N 24th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.4 Wiring**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. All units must have smoke detectors.
2. A water heater was installed without permits. Obtain permits for work that was done.
3. Repair all roof leaks.
4. Repair all wall damage caused by the roof leak.
5. The roof top air conditioning unit was installed without permits and was not installed properly. Obtain a permit and make all necessary corrections.
6. Flexible electric cords cannot be run through the walls.
7. It appears that wiring has been altered without permits and is not installed to code. Obtain a permit for all work that was done.

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: Collen Greer
Final Approval Date: 10/12/2015

Started On: 10/02/2015 09:53 AM

Special Magistrate Ross Hearing

4. 5.

Meeting Date: 10/21/2015

Re: Case #15-0784 - 1610 N 25th Street Unit #5

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

Information

SUBJECT:

15-0784	1610 N 25th Street, Unit 5	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Drywall, and A/C duct work has been done without permits. All work being performed must cease immediately until the proper permits have been obtained.

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: 10/12/2015

Started On: 09/14/2015 03:17 PM

Special Magistrate Ross Hearing

4. 6.

Meeting Date: 10/21/2015

Re: Case #15-0786 - 1610 N 25th Street Unit #6

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

Information

SUBJECT:

15-0786	1610 N 25th Street Unit #6	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Drywall, A/C duct work and plumbing repairs have been done without permits. All work being performed must cease immediately until the proper permits have been obtained.

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: 10/12/2015

Started On: 09/14/2015 03:12 PM

Special Magistrate Ross Hearing**4. 7.****Meeting Date:** 10/21/2015**Re:** Case #15-0788 - 1610 N 25th Street Unit #13**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0788	1610 N 25th Street Unit #13	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Drywall and A/C duct work has been done without permits. All work being performed must cease immediately until the proper permits have been obtained.

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: 10/12/2015

Started On: 09/14/2015 03:24 PM

Special Magistrate Ross Hearing

4. 8.

Meeting Date: 10/21/2015

Re: Case #15-0789 - 1610 N 25th Street Unit #14

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

Information

SUBJECT:

15-0789	1610 N 25th Street Unit #14	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Drywall and A/C duct work has been done without permits. All work being performed must cease immediately until the proper permits have been obtained.

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: 10/12/2015

Started On: 09/14/2015 03:34 PM

Special Magistrate Ross Hearing

4. 9.

Meeting Date: 10/21/2015

Re: Case #15-0997 - 808 N 17th Street, Units A&B

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

Information

SUBJECT:

15-0997	808 N 17 St, Units A&B	Patil, Darshan	Shaun Coss
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CASE INFORMATION:

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

OWNER: Darshan Patil 871 NE 207th Lane, Apt. 201 Miami Beach, FL 33179	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.13 Window & Door Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 304.18.1 Building Security-Doors**
- IPMC 403.2 Bathrooms and Toilet Rooms Ventilation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. The front building has been converted into a duplex without permits. The property appraiser has 2 total units on this property and there are currently 3 units on the property. Obtain permits for the conversion or to convert the property back to its original state.
2. Install working smoke alarms as required.
3. Heat must be provided in the units.
4. Repair or replace all broken windows.

5. All windows must be able to open.
6. Repair or replace all broken exterior doors. Repair all door hardware.
7. Repair the electrical systems; there are several receptacles and switches not working properly.
8. Repair all holes in the interior walls.
9. Repair all kitchen faucets.
10. Install missing faceplates over all electrical receptacles.
11. Privacy locks must be installed on the bathroom doors.
12. Doors have been taken off of the uninhabitable areas in the rear of the units. These units should be separated to prevent entry of rodents and to provide energy efficiency.
13. A gas hook-up has been installed in one of the units without permits. Remove the gas supply or obtain a permit.

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: 10/12/2015

Started On: 09/14/2015 03:54 PM

Special Magistrate Ross Hearing**4. 10.****Meeting Date:** 10/21/2015**Re:** Case #15-1032 - 1610 N 25th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1032	1610 N 25th Street	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: 26 Investment LLC 20 Maple Avenue Fair Lawn, NJ 07410	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building**
Section(s): 5-368 Property Maintenance**CORRECTIVE ACTIONS:**

1. Obtain permits and repair the structural cracks on the east side of the building near the north laundry area; or, obtain certification from a licensed engineer that the cracks are not structural and patch the cracks.

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

Started On: 09/14/2015 02:14 PM

Final Approval Date: 10/12/2015