

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, December 2, 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**

A.	10-0211	1812 S 27th Street	McGathey, Katrina A Buccaneer Building Corp	Shaun Coss
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B.	15-0234	709 S 9th Street	Laps Enterprises USA LLC	Andy Avery
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C.	15-0639	600 N 15th Street	Brunson, Brenda & Gay, Sherika	Shaun Coss
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D.	15-0645	1612 S Ocean Drive	Schaaf, Thomas G Schaaf, Laurie F Schaaf, Mary D	Shaun Coss
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E.	15-0967	300 S US Highway 1	Kraaz & Kraaz Finance Inc	Shaun Coss
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F.	15-1033	808 S 12th Street	Douge, Mario	Shaun Coss
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G.	15-1116	2512 Wilkins Avenue	Saint Lucie Building Trust LLC	Shaun Coss
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H.	15-1141	705 N 23rd Street	Stevens, Toborrius	Terry Denmark
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I.	15-1150	1115 Pine Avenue	Ezzi, Rochelle	Shaun Coss
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J.	15-1170	134 S 13th Street	Castilla, Steven M & Caple, Michela	Shaun Coss
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L.	15-1188	1402 Reynolds Court	Simonson, Franca	Terry Denmark
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

7. **REQUEST FOR EXTENSION OF TIME**

A.	14-1660	719 Texas Court	Platts, Jennifer J.	Andy Avery
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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**4. A.****Meeting Date:** 12/02/2015**Re:** Case #10-0211 - 1812 South 27th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

10-0211	1812 S 27th Street	McGathey, Katrina A Buccaneer Building Corp	Shaun Coss
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CASE INFORMATION:

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

OWNER: Katrina A McGathey Buccaneer Building Corp 1812 S 27th Street Ft Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. You were first notified in 2010 that a permit was required for closing in the carport. The carport has now been completed and our department still hasn't received an application for the work that was done. 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: 11/24/2015

Started On: 10/28/2015 04:15 PM

Special Magistrate Blandino Hearing

4. B.

Meeting Date: 12/02/2015

Re: Case #15-0234 - 709 S 9th Street

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

Information

SUBJECT:

15-0234	709 S 9th Street	Laps Enterprises USA LLC	Andy Avery
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CASE INFORMATION:

Case Initiated:	February 9, 2015	Type of Presentation:	Regular: Cont. from 11/4/15
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OWNER:

OWNER: Laps Enterprises USA LLC 638 SE Capon Terrace Port St Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (1)(3)(4) Property Maintenance

Section(s): 16-46, 16-47, 16-48 (1)(5)(7) Nuisance as a Condition

Section(s): 16-46, 16-47, 16-48 (6) Nuisance as an Object

CORRECTIVE ACTIONS:

1. Please replace any rotting wood in a workmanlike manner.
2. Please pressure wash the structure to remove all mildew and mold and paint any bare wood in a workmanlike manner.
3. Please contact the Building Dept. at 772-467-3000 to apply for a permit to remove or to repair the (carport area).

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: 11/24/2015

Started On: 11/10/2015 10:52 AM

Special Magistrate Blandino Hearing

4. C.

Meeting Date: 12/02/2015

Re: Case #15-0639 - 600 North 15th Street

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

Information

SUBJECT:

15-0639	600 N 15th Street	Brunson, Brenda & Gay, Sherika	Shaun Coss
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CASE INFORMATION:

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

OWNER: Brenda Brunson Sherika Gay 600 N 15th Street Ft. Pierce, Fl 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The duplex has been converted to a single family home. A driveway and fire pit have been constructed and a shed has been installed without permits. Obtain permits 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 Arbuzow
Final Approval Date: 11/24/2015

Started On: 10/29/2015 11:18 AM

Special Magistrate Blandino Hearing**4. D.****Meeting Date:** 12/02/2015**Re:** Case #15-0645 - 1612 S Ocean Drive**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0645	1612 S Ocean Drive	Schaaf, Thomas G Schaaf, Laurie F Schaaf, Mary D	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 28, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Thomas G Schaaf Laurie F Schaaf Mary D Schaaf 6001 Carrington Green Place Glen Allen, VA 23060	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Two sheds 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: 11/24/2015

Started On: 10/29/2015 10:57 AM

Special Magistrate Blandino Hearing**4. E.****Meeting Date:** 12/02/2015**Re:** Case #15-0967 - 300 S US Highway 1**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0967	300 S US Highway 1	Kraaz & Kraaz Finance Inc	Shaun Coss
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CASE INFORMATION:

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

OWNER: Kraaz & Kraaz Finance Inc 124-A N 2nd Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The wall signs have been painted without a permit and the ground sign faces have been changed 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: 11/24/2015

Started On: 10/29/2015 09:38 AM

Special Magistrate Blandino Hearing

4. F.

Meeting Date: 12/02/2015

Re: Case #15-1033 - 808 South 12th Street

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

Information

SUBJECT:

15-1033	808 S 12th Street	Douge, Mario	Shaun Coss
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CASE INFORMATION:

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

OWNER: Mario Douge 808 S 12th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Pavers have been installed throughout the property including on the driveway apron extending into the right of way, siding has been replaced and new windows have been installed on the rear part of the house. 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

Started On: 10/29/2015 10:01 AM

Final Approval Date: 11/24/2015

Special Magistrate Blandino Hearing

4. G.

Meeting Date: 12/02/2015

Re: Case #15-1116 - 2512 Wilkins Avenue

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

Information

SUBJECT:

15-1116	2512 Wilkins Avenue	Saint Lucie Building Trust LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 15, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Saint Lucie Building Trust LLC 710 NE 126 Street Miami, FL 33161	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
IPMC 304.13 Window & Door Frames
IPMC 304.13.2 Openable Windows

CORRECTIVE ACTIONS:

1. Repair or replace all broken windows, duct tape is not an appropriate repair.
2. The kitchen window has been altered from its original state and is no longer openable. Repair or replace the window; plexiglas is not an approved material for window replacement.

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: 11/24/2015

Started On: 10/29/2015 09:44 AM

Special Magistrate Blandino Hearing

4. H.

Meeting Date: 12/02/2015

Re: Case # 15-1141 - 705 North 23rd Street

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

Information

SUBJECT:

15-1141	705 N 23rd Street	Stevens, Toborrius	Terry Denmark
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CASE INFORMATION:

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

OWNER: Toborrius Stevens 413 N 40th Street Ft. Pierce, FL 34947	OCCUPIED BY: Henry A. Hickson 705 N 23rd Street Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-368 (6) Fence Maintenance

Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles

Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage

CORRECTIVE ACTIONS:

1. Please repair or replace damaged fence. All fences must be kept in reasonably good repair. This may require a building permit. You may contact the City of Fort Pierce Building Department at 772-467-3000.
2. Please remove all non-operable vehicles from property or otherwise make vehicles operable.
3. Please remove all vehicle parts and other miscellaneous items from yard. All non-outdoor items must be stored in an enclosed area.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 11/24/2015

Started On: 11/09/2015 09:23 AM

Special Magistrate Blandino Hearing

4. I.

Meeting Date: 12/02/2015

Re: Case #15-1150 - 1115 Pine Avenue

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

Information

SUBJECT:

15-1150	1115 Pine Avenue	Ezzi, Rochelle	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 21, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Rochelle Ezzi 1115 Pine Avenue Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Two sheds and a lean-to were 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

Started On: 10/29/2015 11:10 AM

Final Approval Date: 11/24/2015

Special Magistrate Blandino Hearing**4. J.****Meeting Date:** 12/02/2015**Re:** Case #15-1170 - 134 S 13th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1170	134 S 13th Street	Castilla, Steven M & Caple, Michela	Shaun Coss
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CASE INFORMATION:

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

OWNER: Steven M. Castilla Michela Caple 134 S. 13th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.4.1.2 Expired Permit****CORRECTIVE ACTIONS:**

1. Renew permit 14-2303.

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: 11/24/2015

Started On: 10/29/2015 10:35 AM

Special Magistrate Blandino Hearing

4. L.

Meeting Date: 12/02/2015

Re: Case # 15-1188 - 1402 Reynolds Court

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

Information

SUBJECT:

15-1188	1402 Reynolds Court	Simonson, Franca	Terry Denmark
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CASE INFORMATION:

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

OWNER: Franca Simonson 1273 NW 11th Street Boynton Beach, FL 33426	OCCUPIED BY: Olivia D Brown 1402 Reynolds Court Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage

Section(s): 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture

Section(s): 5-73 House Numbers

CORRECTIVE ACTIONS:

1. Please remove all containers, crates, inoperable appliances, mechanical equipment or parts, machinery, trash, rubbish and all other miscellaneous items from carport and yard. All non-outdoor items must be stored in an enclosed area.
2. Please remove all chairs, tables and all other indoor furniture from carport and yard. All indoor furniture must be kept indoors.
3. Please replace house numbers so that they are plainly seen from the street. House numbers color must not blend in with house color.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 11/24/2015

Started On: 11/09/2015 10:11 AM

Special Magistrate Blandino Hearing

7. A.

Meeting Date: 12/02/2015

Re: Case #14-1660 - 719 Texas Court

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

Information

SUBJECT:

14-1660	719 Texas Court	Platts, Jennifer J.	Andy Avery
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CASE INFORMATION:

Case Initiated:	August 11, 2014	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Jennifer J Platts 719 Texas Court Ft. Pierce, FL 34950	OCCUPIED BY: Charles Price 719 Texas Court Ft. Pierce, FL 34950
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VIOLATIONS:

- Section(s): 5-368 (1) (4) Property Maintenance**
- Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage**
- Section(s): 5-370 Exterior Property and Landscaping**
- Section(s): 22-187 (13) Landscape Maintenance**
- Section(s): 16-46, 16-47, 16-48 (10) Nuisance as a Condition**

CORRECTIVE ACTIONS:

1. On January 7, 2015 the Special Magistrate found the owners in violation and gave them 90 days to comply or be assessed \$250.00 per day until property was in compliance.
2. On April 7, 2015 Officer Avery exercised his administrative authorization and granted a 90 day extension.
3. On July 9, 2015 received a request for extension of time from Mr. Charles Price.
4. On August 5, 2015 Special Magistrate issued a 90 extension for compliance.
5. November 10, 2015 received another request for extension of time from Mr. Price.

RECOMMENDATION:

To be determined.

Attachments

- Request
- Request

Form Review

Form Started By: Collen Greer
Final Approval Date: 11/24/2015

Started On: 11/12/2015 02:55 PM

Sir

Case # 14-1660

I have been unable to comply with Code enforcement on Time. Due to health & Finance, etc, I will need more time to Complete. I would appreciate any help I could get on this

Thank you
Charles Price
719 Texas Ct
Ft. Pierce, Fl.
34950

Case #14-1660

RECEIVED

JUL 09 2015

CODE ENFORCEMENT
CITY OF FT. PIERCE

Jennifer Platts
719 Texas Ct. FP

I have not completely
complied with all
the stuff that is required
I am working on it
and will complete asap
Thank you
CP

Charles Price
719 Texas Ct

Pd. 940 7112