

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 20, 2016 - 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.

15-1627	1206 Avenue D	Joseph, Marie M	Shaun Coss
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B.

15-1658	1998 N US Highway 1	Monica Investment Group Inc.	Shaun Coss
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C.

15-1668	214 N 25th Street	Hip Hop Properties LLC	Shaun Coss
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D.

15-1704	2010 Avenue D	Shreiteh, Nael	Shaun Coss
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E.

15-1835	608 S 10th Street	Milien, Seloncoeur	Shaun Coss
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F.

15-1896	2904 Okeechobee Road	St Lucie Habitat for Humanity	Shaun Coss
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G.

15-1914	2710 Avenue I	Brown, Jero & Crystal	Shaun Coss
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H.

15-2149	700 Boston Avenue	Ambridge, Kathlein H	Andy Avery
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I.

16-0241	1206 Avenue D	Joseph, Marie M	Shaun Coss
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J.

16-0520	221 Indian Hills Drive	Lee, Sang Yong	Isaac Saucedo
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K.	16-0523	1889 N U.S. Highway 1	Taylor Creek LLC	Isaac Saucedo
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L.	16-0625	424 E Weatherbee Road	Bui, Nghia H	Isaac Saucedo
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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. A.

Meeting Date: 04/20/2016

Re: Case #15-1627 - 1206 Avenue D

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

Information

SUBJECT:

15-1627	1206 Avenue D	Joseph, Marie M	Shaun Coss
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CASE INFORMATION:

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

OWNER: Marie M. Joseph 301 N 19th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. A Fence has been installed without a permit. Remove the fence or obtain a permit for the fence that has been installed.

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: Shaun Coss
Final Approval Date: 04/14/2016

Started On: 03/13/2016 04:01 PM

Special Magistrate Ross Hearing**4. B.****Meeting Date:** 04/20/2016**Re:** Case #15-1658 - 1998 N US Highway 1**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1658	1998 N US Highway 1	Monica Investment Group Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 1, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Monica Investment Group Inc. 402 High Point Drive, Suite 101 Cocoa, FL 32926	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Irrigation 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: Shaun Coss
Final Approval Date: 04/13/2016

Started On: 03/13/2016 03:17 PM

Special Magistrate Ross Hearing**4. C.****Meeting Date:** 04/20/2016**Re:** Case #15-1668 - 214 N 25th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1668	214 N 25th Street	Hip Hop Properties LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 1, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Hip Hop Properties LLC 216 N 25th Street Ft. Pierce, FL 34947	OCCUPIED BY: Raziyah Caribbean 214 N 25th Street Ft. Pierce, FL 34947
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The wall sign for Raziyah Caribbean has 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: Shaun Coss
Final Approval Date: 04/14/2016

Started On: 03/13/2016 03:47 PM

Special Magistrate Ross Hearing

4. D.

Meeting Date: 04/20/2016

Re: Case #15-1704 - 2010 Avenue D

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

Information

SUBJECT:

15-1704	2010 Avenue D	Shreiteh, Nael	Shaun Coss
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CASE INFORMATION:

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

OWNER: Nael Shreiteh 153 NW Dorchester Street Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The parking lot has been sealed and striped. 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: Shaun Coss
Final Approval Date: 04/14/2016

Started On: 03/13/2016 03:35 PM

Special Magistrate Ross Hearing**4. E.****Meeting Date:** 04/20/2016**Re:** Case #15-1835 - 608 S 10th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1835	608 S 10th Street	Milien, Seloncoeur	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 19, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Seloncoeur Milien 608 S 10th Street Ft. Pierce, FL 34950	INTERESTED PARTY: Erna Milien 12064 Siherley Street Naples, FL 34113
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
IPMC 108.1.1 Unsafe Structure
IPMC 304.7 Roofs and Drainage
IPMC 304.13 Windows, Doors and Frames
IPMC 305.3 Interior Surfaces
IPMC 305.4 Walking Surfaces
IPMC 305.2 Structural Members
IPMC 502.1 Required Facilities
IPMC 504.1 Plumbing Fixtures
IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. Install all missing smoke alarms.
2. Heat is required in dwelling facilities; repair the air conditioner/heater.
3. Repair or replace the roof where it is damaged and leaking.
4. Repair or replace the ceiling where water damage has occurred.
5. Repair or replace all broken windows.
6. Repair or replace the wood floor where it is damaged.
7. Repair or replace the sub-floor where it has sunken in, is rotted or otherwise damaged.
8. Repair or replace the plumbing under the kitchen sink.
9. Repair or replace the kitchen sink, it is not secure in the cabinet.
10. Repair or replace the bathroom sink/vanity, it is loose.

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: Shaun Coss

Started On: 03/13/2016 03:53 PM

Final Approval Date: 04/14/2016

Special Magistrate Ross Hearing**4. F.****Meeting Date:** 04/20/2016**Re:** Case #15-1896 - 2904 Okeechobee Road**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1896	2904 Okeechobee Road	St Lucie Habitat for Humanity	Shaun Coss
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CASE INFORMATION:

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

OWNER: St. Lucie Habitat for Humanity 702 S 6th Street FORT PIERCE, FL 34950	OCCUPIED BY: St. Lucie Habitat for Humanity 2904 Okeechobee Road Ft. Pierce, FL 34947
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****Section(s): 5-1.105.4.1.2 Expired Permit****CORRECTIVE ACTIONS:**

1. Permit 15-681 for electric at the building has expired. Renew the permit and obtain approval for all required inspections.
2. Framing for the office commenced prior to obtain a permit. Obtain a permit for this work and all other planned work including but not limited to the relocation of the overhead door, the installation of two new a/c units, the installation of the new storefront and the new electrical panel.

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: Shaun Coss
 Final Approval Date: 04/14/2016

Started On: 03/13/2016 03:39 PM

Special Magistrate Ross Hearing**4. G.****Meeting Date:** 04/20/2016**Re:** Case #15-1914 - 2710 Avenue I**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1914	2710 Avenue I	Brown, Jero & Crystal	Shaun Coss
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CASE INFORMATION:

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

OWNER: Jero & Crystal Brown 2710 Avenue I Ft. Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****IPMC 304.7 Roofs and Drainage****IPMC 305.3 Interior Surfaces****IPMC 605.2 Electrical Receptacles****CORRECTIVE ACTIONS:**

1. Repair or replace the roof where it is not water tight.
2. Repair all water damaged ceilings.
3. Repair all damaged interior doors.
4. Install all missing electrical faceplates.

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: Shaun Coss
Final Approval Date: 04/13/2016

Started On: 03/13/2016 03:28 PM

Special Magistrate Ross Hearing**4. H.****Meeting Date:** 04/20/2016**Re:** Case # 15-2149 - 700 Boston Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-2149	700 Boston Avenue	Ambridge, Kathlein H	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 25, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Kathlein H Amberidge 801 S Federal Highway #717 Pompano Beach, FL 33062	OCCUPIED BY: Lina Addor 700 Boston Avenue (A) Ft. Pierce, FL 34950 Sara L Dailey 700 Boston Avenue (B) Ft. Pierce, FL 34950 Tenant 700 Boston Avenue (C) Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 5-368 (1)(3)(4) Property Maintenance****Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage****Section(s): 16-25 (C) Responsibility for Containers****Section(s): 5-73 House Numbers****Section(s): 5-368 (6) Fence Maintenance****Section(s): 11-11 Storage of Commodities****CORRECTIVE ACTIONS:**

1. Please pressure clean all loose paint and mildew off of the structure.
2. Please replace all rotting wood on the structure and paint in a workmanlike manner. Please contact the Building Dept. at 772-467-3000. A permit may be required for the amount of work that needs to be done.
3. Please remove all outside storage of scrap wood, tarps, buckets, containers, trash, and any other miscellaneous items from the yard.
4. Please remove trash/recycling cans from the curb and place them on the side or rear of the structure except on pickup days.
5. Please put house numbers on the structure a minimum of 3 inches high and a contrasting color so that they are clearly visible from the street.

6. Please repair all bent or damaged portions of the chain link fence including the top rail.
7. Please remove all storage of commodities in the dark blue pickup truck.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 04/14/2016

Started On: 03/30/2016 09:55 AM

Special Magistrate Ross Hearing**4. I.****Meeting Date:** 04/20/2016**Re:** Case #16-241 - 1206 Avenue D**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-0241	1206 Avenue D	Joseph, Marie M	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 25, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Marie M. Joseph 301 N 19th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**IPMC 304.1 Exterior Surfaces****CORRECTIVE ACTIONS:**

1. The exterior wall has significant damage in the immediate vicinity of where the awning hardware was installed. Hire a properly licensed contractor to obtain a permit and repair the damaged CMU block.

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: Shaun Coss
Final Approval Date: 04/14/2016

Started On: 03/13/2016 04:04 PM

Special Magistrate Ross Hearing**4. J.****Meeting Date:** 04/20/2016**Re:** Case # 16-0520 - 221 Indian Hills Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

16-0520	221 Indian Hills Drive	Lee, Sang Yong	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 24, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Sang Yong Lee 221 Indian Hills Drive Ft Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-368 Property Maintenance****CORRECTIVE ACTIONS:**

1. Please repair broken sliding glass door. A permit may be required. Please contact the Building Department 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 \$75.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo

Started On: 03/21/2016 02:39 PM

Final Approval Date: 03/25/2016

Special Magistrate Ross Hearing

4. K.

Meeting Date: 04/20/2016

Re: Case # 16-0523 - 1889 N US Highway 1

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

Information

SUBJECT:

16-0523	1889 N U.S. Highway 1	Taylor Creek LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 24, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Taylor Creek LLC 8000 SW 67th Avenue Miami, Florida 33143	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove all miscellaneous items located outside the clothing and shoe donation container.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 03/25/2016

Started On: 03/21/2016 02:03 PM

Special Magistrate Ross Hearing**4. L.****Meeting Date:** 04/20/2016**Re:** Case #16-0625 - 424 E Weatherbee Road**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0625	424 E Weatherbee Road	Bui, Nghia H	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 15, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Nghia H Bui ?424 E Weatherbee Road Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:**Section(s): 22-192 (A), 22-177 Tree Removal****CORRECTIVE ACTIONS:**

1. Due to the irreversible nature of the violation, this matter is being scheduled for a hearing in accordance with state statute 162.06(4)

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be fined \$6,200 for 31 sable palms, \$94,250 for 25 pine trees and \$40,750 for 11 oak trees or a total mitigation fine of \$141,200 be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/14/2016

Started On: 04/01/2016 12:24 PM