

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Tuesday, January 21, 2020 - 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 - CITATIONS**

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	16-2359	1116 S 7th Street	Valsaint, Fritzmont	Shaun Coss
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B.	18-1183	507 Roselyn Avenue	Hatfield, James E	Ed Smith
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C.	19-2507	431 N 21st Street	Georges, Brittany	Paul Julin
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D.	19-2514	528 N 11th Street	Cruickshank, Cephus	Ed Smith
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E.	19-2516	705 Avenue B	Mangroo, Anand & Asha	Paul Julin
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F.	19-2526	2803 Oleander Blvd	Christmas, Eric	Cristobal Bossano
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G.	19-2535	704 S 7th Street	Ryan, George & Kelly (Holmes)	Cristobal Bossano
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H.	19-2737	1309 N 19th Street	Greit LLC	Ed Smith
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

A.	17-2777	2210 N 17th Street	Sands, Desean D.	Shaun Coss
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Building Department at (772) 467-3718, 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 Hearing - Building

5. A.

Meeting Date: 01/21/2020

Re: Case #16-2359 - 1116 S 7th Street

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

Information

SUBJECT:

16-2359	1116 S 7th Street	Valsaint, Fritzmont	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 2, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Fritzmont Valsaint 1717 S US Highway 1 Suite 5 Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building, IPMC 304.1 Exterior Structure, IPMC 304.7 Roofs and Drainage

CORRECTIVE ACTIONS:

1. Obtain a permit and make all necessary repairs for the fire damage. An assessment must be done by a design professional. Signed, sealed drawings from the design professional must be submitted with the repair permit.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to renew all permits; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/14/2020 01:48 PM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 01/21/2020

Re: Case #18-1183 - 507 Roselyn Avenue

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

Information

SUBJECT:

18-1183	507 Roselyn Avenue	Hatfield, James E	Ed Smith
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CASE INFORMATION:

Case Initiated:	April 12, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: James E Hatfield PO Box 1506 Ft Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required, IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 603.1 Mechanical Equipment

CORRECTIVE ACTIONS:

1. Repair or replace the roof where it is leaking.
2. Replace all water damaged ceilings.
3. Obtain a permit for ceilings previously replaced without a permit.
4. Repair or replace the stove.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/14/2020 01:10 PM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 01/21/2020

Re: Case #19-2507 - 431 N 21st Street

Submitted For: Paul Julin, Building Inspector/Investigator, Building

Information

SUBJECT:

19-2507	431 N 21st Street	Georges, Brittany	Paul Julin
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CASE INFORMATION:

Case Initiated:	September 20, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Brittany Georges 431 N 21st Street Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.7 Roofs and Drainage, IPMC 504.1 Plumbing Fixtures, IPMC 604.3 Electrical System Hazards, IPMC 305.3 Interior Surfaces, IPMC 304.13 Windows, Doors & Frames, IPMC 309.1 Infestation, IPMC 704.6.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. Repair/replace roof that is leaking.
2. Repair/replace plumbing fixtures that are leaking.
3. Make necessary electrical repair to the unsafe connection from the water heater to the wall switch.
4. Repair the hole in the ceiling.
5. Repair/replace window that are broken or boarded up.
6. Treat property for pest infestation.
7. Install smoke detectors.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Final Approval Date: 01/15/2020

Special Magistrate Hearing - Building

5. D.

Meeting Date: 01/21/2020

Re: Case #19-2514 - 528 N 11th Street

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

Information

SUBJECT:

19-2514	528 N 11th Street	Cruickshank, Cephus	Ed Smith
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CASE INFORMATION:

Case Initiated:	September 23, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Cephus Cruickshank 2312 N 44th Street Ft Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

IPMC 603.1 Mechanical Equipment, IPMC 704.6.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. Repair/replace water heater that is in corroded, leaking, and in poor condition.
2. Re-install smoke detectors that are improperly 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; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/14/2020 02:27 PM

Special Magistrate Hearing - Building**5. E.****Meeting Date:** 01/21/2020**Re:** Case #19-2516 - 705 Avenue B**Submitted For:** Paul Julin, Building Inspector/Investigator, Building**Information****SUBJECT:**

19-2516	705 Avenue B	Mangroo, Anand & Asha	Paul Julin
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CASE INFORMATION:

Case Initiated:	September 23, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Anand & Asha Mangroo PO Box 4478 DEBE Trinidad and Tobago	OCCUPIED BY:
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VIOLATIONS:

IPMC 305.6 Interior Doors, IPMC 309.1 Infestation, IPMC 302.5 Rodent Harborage, IPMC 305.3 Interior Surfaces, IPMC 605.2 Electrical Receptacles

CORRECTIVE ACTIONS:

1. Repair/replace interior door, fitting the door properly to the door opening.
2. Treat property for pest infestation.
3. Once the property is treated for pest infestation, take measures to prevent rodent harborage at this property.
4. Make necessary repairs holes in walls, both open, and holes covered by wood planks. Properly fill, and seal holes with spackle, caulk or other approved sealant.
5. Repair walls that are decaying, and where paint is peeling.
6. Replace electrical faceplate covers that are broken.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
 Final Approval Date: 01/15/2020

Started On: 01/14/2020 02:39 PM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 01/21/2020

Re: Case #19-2526 - 2803 Oleander Ave

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

Information

SUBJECT:

19-2526	2803 Oleander Blvd	Christmas, Eric	Cristobal Bossano
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CASE INFORMATION:

Case Initiated:	September 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Eric N Christmas 2803 Oleander Blvd Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the reconfiguration of AC duct work done without 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; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/14/2020 03:56 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 01/21/2020

Re: Case #19-2535 - 704 S 7th Street

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

Information

SUBJECT:

19-2535	704 S 7th Street	Ryan, George & Kelly (Holmes)	Cristobal Bossano
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CASE INFORMATION:

Case Initiated:	September 25, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: George Ryan Kelly Ryan Holmes 612 NW Sunset Drive Stuart, FL 34994	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for roof repairs and repairs to roof rafter tails.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/14/2020 04:06 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 01/21/2020

Re: Case #19-2737 - 1309 N 19th Street

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

Information

SUBJECT:

19-2737	1309 N 19th Street	Greit LLC	Ed Smith
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CASE INFORMATION:

Case Initiated:	October 17, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Greit LLC PO Box 13175 Ft Pierce, FL 34979	REG. AGENT: Roy Mildner 423 Delaware Ave Ft Pierce, FL 34950
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the interior completion including all building, mechanical, electrical and plumbing work.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/14/2020 04:19 PM

Information

SUBJECT:

17-2777	2210 N 17th Street	Sands, Desean D.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Desean D Denaro Sands 2210 N 17th Street Ft Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

FINDINGS/ORDER:

Order Determining Violation - March 20, 2019
90 day Extension - May 22, 2019
Affidavit of Non-Compliance - September 16, 2019
Order Assessing Fine and Imposing Lien - December 9, 2019

ACTION DATES:

1. Special Magistrate Hearing - March 19, 2019 - owner Desean D Denaro Sands was provided 60 days to obtain a permit or a fine of \$100 may be assessed.
2. A 90 day Extension of Time granted on May 22, 2019.
3. Fines began accruing on August 23, 2019. Fines total \$14,540.00 as of January 15, 2020. Total fee includes \$40.00 of recording fees.

RECOMMENDATION:

To Be Determined.

Attachments

7 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/15/2020

Started On: 01/15/2020 09:25 AM

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 17-2777

Date: January 15, 2019

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	Made inquiry about requirement to come into compliance.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	Not in compliance.
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	1
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Unknown
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None