

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, July 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.	17-2775	1708 N 19th St	Morgan, Shawn	Paul Julin
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B.	18-2365	1708 N 19th St	Morgan, Shawn	Paul Julin
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C.	19-1134	800 Tumblin Kling Rd	Strawberry Fields Property Holdings, LLC	Paul Julin
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D.	19-2074	3207 Avenue D	We Brothers Enterprise Inc.	Kevin Grant
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E.	19-2617	12 Oriole Lane	Yes Sandhill EXP LLC	Cris Bossano
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F.	19-2739	1506 G Terr	Strong, Merdis	Paul Julin
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G.	19-2901	1506 N 16th St	Morris, Dan	Edward Smith
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H.	19-3088	928 Skylark Dr	Hatfield, James	Cris Bossano
I.	19-3089	930 Skylark Dr	Hatfield, James	Cris Bossano
J.	19-3172	703 Avenue J	Hatfield, James	Paul Julin
K.	19-3188	2510 Wilkins Ave	Salt, Abbie & John	Cris Bossano
L.	19-3470	1602 Citrus Ave	St. Hilaire, Soirlie & Selimene	Ed Smith
M.	19-3473	1609 Juanita Ave	Bennett, Svetlana	Shaun Coss
N.	19-3474	210 N 23rd St #A	Tucker, John	Cris Bossano
O.	20-103	116 Sandhill Blvd	Yes Sandhill EXP LLC	Cris Bossano
P.	20-825	303 Fernandina St	Spalding, James	Cris Bossano

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

A.	17-2777	2210 N 17th St.	Sands, Desean D	Shaun Coss
B.	19-560	106 N 29th Street	Chen, Qing	Shaun Coss
C.	19-1470	428 N 20th Street	Randolph, Curtis	Shaun Coss

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

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) 467-3712, 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: 07/21/2020

Re: Case #17-2775 - 1708 N 19th Street

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

Information

SUBJECT:

17-2775	1708 N 19th St	Morgan, Shawn	Paul Julin
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CASE INFORMATION:

Case Initiated:	August 9, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Shawn Morgan 2406 N 43rd St Ft Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the residential repairs including but not limited to the addition, repairs and/or replacement of roof trusses, siding, above ceiling plumbing, above ceiling electrical, sanitary sewer line, entry doors and 4x4 posts.

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: 07/15/2020

Started On: 07/15/2020 07:56 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 07/21/2020

Re: Case #18-2365 - 1708 N 29th St

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

Information

SUBJECT:

18-2365	1708 N 19th St	Morgan, Shawn	Paul Julin
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CASE INFORMATION:

Case Initiated:	September 21, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Shawn Morgan 2406 N 43rd St Ft Pierce FL 34946	OCCUPIED BY:
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VIOLATIONS:

IPMC 605.2 Electrical Receptacles, IPMC 605.1 Electrical Equipment, IPMC 605.3 Interior Surfaces, IPMC 304.13 Windows, Doors & Frames, IPMC 304.14 Insect Screens, IPMC 304.6 Exterior Walls

CORRECTIVE ACTIONS:

1. Provide working electrical receptacles in all habitable spaces.
2. Repair/replace electrical equipment, including outlets, fixtures, switches, and the breaker.
3. Repair/replace drywall where necessary.
4. Repair/replace door, making it weather tight.
5. Provide insect screens for all window.
6. Repair holes in exterior walls that allow entry for pests.

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: 07/15/2020

Started On: 07/15/2020 08:03 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 07/21/2020

Re: Case #19-1134 - 800 Tumblin Kling Rd

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

Information

SUBJECT:

19-1134	800 Tumblin Kling Rd	Strawberry Fields Property Holdings, LLC	Paul Julin
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CASE INFORMATION:

Case Initiated:	May 2, 2019	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Strawberry Fields Property Holdings Ltd 310 East Jackson St Orlando, FL 32801	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the parking spot striping within the drive aisles, done approximately 1 to 2 years ago, without a permit.

RECOMMENDATION:

To Be Determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/15/2020

Started On: 07/14/2020 04:20 PM

Information

SUBJECT:

19-2074	3207 Avenue D	We Brothers Enterprise Inc.	Kevin Grant
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CASE INFORMATION:

Case Initiated:	August 5, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: We Brothers Enterprise Inc. 8480 Man O War Road Palm Beach Gardens, FL 33418	REG. AGENT: Lamae Billing Services 4383 Bamboo Dr Palm Beach Gardens, FL 33410
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VIOLATIONS:

Section 5-1.105.1 Permit Required

FINDINGS/ORDER:

Order Determining Violation - November 21, 2019

Notice of Extension - January 21, 2020

Affidavit of Non-Compliance - April 20, 2020

ACTION DATES:

1. Special Magistrate Hearing - November 19, 2019 - owner was provided 60 days to obtain permits or a fee may be assessed.
2. An Extension of Time expired on April 20, 2020 with no permits applied for, and fees began.
3. A permit was applied for on May11, 2020, but it did not include the entire scope of the work done without permits.
4. Fines began accruing on April 20, 2020 and as of June 9, 2020 they total \$5,030.00 including \$30.00 in recording fees.

RECOMMENDATION:

To be determined.

Form Review

Special Magistrate Hearing - Building

5. E.

Meeting Date: 07/21/2020

Re: Case #19-2617 - 12 Oriole Lane

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

Information

SUBJECT:

19-2617	12 Oriole Lane	Yes Sandhill EXP LLC	Cris Bossano
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CASE INFORMATION:

Case Initiated:	December 26, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Yes Sandhill EXP LLC 1900 16th St, Suite 950 Denver CO 80202	OCCUPIED BY: Curtiss H Turner 12 Oriole Ln Ft Pierce, FL 34982
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for wheelchair lift/ramp installed without a permit.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 90 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: 07/14/2020

Started On: 07/14/2020 10:44 AM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 07/21/2020

Re: Case #19-2739 - 1506 G Terrace

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

Information

SUBJECT:

19-2739	1506 G Terr	Strong, Merdis	Paul Julin
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CASE INFORMATION:

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

OWNER: Merdis Strong 1506 G Terrace Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the detached structure in the back yard (shed and/or garage) that has been constructed without a permit; or remove the structure.

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: 07/16/2020

Started On: 07/16/2020 05:04 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 07/21/2020

Re: Case #19-2739 - 1506 N 16th Street

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

Information

SUBJECT:

19-2901	1506 N 16th St	Morris, Dan	Edward Smith
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CASE INFORMATION:

Case Initiated:	October 30, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Dan Morris Godfrey & Pam Wingfield 1506 N 16th St Unit A Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for windows installed 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: 07/14/2020

Started On: 07/14/2020 01:33 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 07/21/2020

Re: Case #19-3088 - 928 Skylark Dr

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

Information

SUBJECT:

19-3088	928 Skylark Dr	Hatfield, James	Cris Bossano
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CASE INFORMATION:

Case Initiated:	November 15, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO Box 4447 Ft Pierce, FL 34948	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of the AC unit.

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: 07/14/2020

Started On: 07/14/2020 11:25 AM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 07/21/2020

Re: Case #19-3089 - 930 Skylark Dr

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

Information

SUBJECT:

19-3089	930 Skylark Dr	Hatfield, James	Cris Bossano
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CASE INFORMATION:

Case Initiated:	November 15, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO Box 4447 Ft Pierce, FL 34948	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of the AC.

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: 07/14/2020

Started On: 07/14/2020 12:02 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 07/21/2020

Re: Case #19-3172 - 703 Avenue J

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

Information

SUBJECT:

19-3172	703 Avenue J	Hatfield, James	Paul Julin
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CASE INFORMATION:

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

OWNER: James Hatfield PO Box 4447 Ft Pierce, FL 34948	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required, IPMC 604.3 Electrical System Hazards

CORRECTIVE ACTIONS:

1. Obtain a permit for the installation of a new AC system.
2. Make necessary electrical repairs to make the electrical panel safe.

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: 07/14/2020

Started On: 07/14/2020 02:04 PM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 07/21/2020

Re: Case #19-3188 - 2510 Wilkins Avenue

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

Information

SUBJECT:

19-3188	2510 Wilkins Ave	Salt, Abbie & John	Cris Bossano
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CASE INFORMATION:

Case Initiated:	November 21, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Abbie R. Salt (Tr) John Salt (Tr) 710 NE 126th Street Miami, FL 33161	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.13.2 Openable Windows, IPMC 304.6 Exterior Walls, IPMC 309.1 Infestation, IPMC 504.1 Plumbing Fixtures

CORRECTIVE ACTIONS:

1. Repair/replace windows that are not openable.
2. Repair the hole in the exterior wall.
3. Treat property for bee infestation, or have bees removed.
4. Repair/replace shower valve that is missing a knob.

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: 07/14/2020

Started On: 07/14/2020 08:55 AM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 07/21/2020

Re: Case # 19-3470 - 1602 Citrus Ave

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

Information

SUBJECT:

19-3470	1602 Citrus Ave	St. Hilaire, Soirlien & Selimene	Ed Smith
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CASE INFORMATION:

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

OWNER: Soirlien & Selimene St. Hllaire 712 Celtic Ave Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

IPMC 504.1 Plumbing Fixtures

CORRECTIVE ACTIONS:

Make all necessary repairs to the plumbing system that is causing water to leak in the house and the toilet to be stopped up.

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

Started On: 07/14/2020 11:12 AM

Final Approval Date: 07/14/2020

Special Magistrate Hearing - Building

5. M.

Meeting Date: 07/21/2020

Re: Case #19-3473 - 1609 Juanita Ave

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

Information

SUBJECT:

19-3473	1609 Juanita Ave	Bennett, Svetlana	Shaun Coss
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CASE INFORMATION:

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

OWNER: Svetlana Y Bennett 1609 Juanita Ave Fort Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of an AC unit.

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: 07/14/2020

Started On: 07/13/2020 02:02 PM

Special Magistrate Hearing - Building

5. N.

Meeting Date: 07/21/2020

Re: Case #19-3474 - 210 N 23rd St A

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

Information

SUBJECT:

19-3474	210 N 23rd St #A	Tucker, John	Cris Bossano
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CASE INFORMATION:

Case Initiated:	December 30, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: John W Tucker 207 N 22nd Street Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required, IPMC 304.18.1 Building Security-Doors, IPMC 304.13 Windows, Doors & Frames, IPMC 305.3 Interior Surfaces, IPMC 309.1 Infestation, IPMC 302.5 Rodent Harborage, IPMC 605.2 Electrical Receptacles, IPMC 504.1 Plumbing Fixtures

CORRECTIVE ACTIONS:

1. Obtain a permit for AC installation.
2. Replace missing window screens.
3. Repair/replace sliding glass door in the living room that is not operable.
4. Repair holes in walls that allow openings for pests.
5. Treat property for pest infestation and rodent harborage.
6. Make necessary electrical repairs for non-working receptacles in the bedrooms.
7. Make necessary plumbing repair to leaking toilet, replacing it if necessary.

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

Started On: 07/15/2020 07:10 AM

Final Approval Date: 07/15/2020

Special Magistrate Hearing - Building

5. O.

Meeting Date: 07/21/2020

Re: Case # 20-103 - 116 Sandhill Blvd

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

Information

SUBJECT:

20-103	116 Sandhill Blvd	Yes Sandhill EXP LLC	Cris Bossano
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CASE INFORMATION:

Case Initiated:	January 15, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Yes Sandhill EXP LLC 5050 S Syracuse St. Suite 1200 Denver CO 80237	OCCUPIED BY: Luc A Gagnon 116 Sandhill Blvd. Ft Pierce, FL 34982
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for all building and electrical work being 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: 07/14/2020

Started On: 07/13/2020 04:32 PM

Special Magistrate Hearing - Building

5. P.

Meeting Date: 07/21/2020

Re: Case #20-825 - 303 Fernandina St

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

Information

SUBJECT:

20-825	303 Fernandina St	Spalding, James	Cris Bossano
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CASE INFORMATION:

Case Initiated:	March 23, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: James Spalding 303 Fernandina Street Ft Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the demolition of concrete near seawall. In addition, any replacement of the walkway demolished will also require 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: 07/14/2020

Started On: 07/14/2020 12:58 PM

Information

SUBJECT:

17-2777	2210 N 17th St.	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 St 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
Notice of Extension of Time - 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 - January 15, 2019 owner Desean Sands was provided a 60 day continuance to try to obtain the necessary permitting.
2. Special Magistrate Hearing - March 20, 2019, owner was provided 60 days to get a permit or a fee of \$100.00 per day may be assessed.
3. A Notice of Extension of Time (90 days) was granted.
4. Affidavit of Non-Compliance - September 16, 2019.
5. Fines began on August 22, 2019 and as of July 15, 2020, the fines total \$32,840.00, including filing fees.

RECOMMENDATION:

To be determined.

Form Review

Information

SUBJECT:

19-560	106 N 29th Street	Chen, Qing	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 1, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Qing Chen 4627 Arthur Street Palm Beach Gardens, FL 33418	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

FINDINGS/ORDER:

July 17, 2019 - Order Determining Violation
September 23, 2019 - Extension of Time (90 days)
January 3, 2020 - Affidavit of Non-Compliance

ACTION DATES:

1. July 16, 2019 Special Magistrate Ross determined that a violation exists and provided 60 days to get a permit and comply with all permit requirements or fines would begin to accrue.
2. September 23, 2019 - A 90 day Extension of Time was granted.
3. January 3, 2020 - an Affidavit of Non-Compliance was issued and fines began to accrue.
4. February 18, 2020 - SM Ross stops fines to allow owner to resolve the violation. The fines total \$4,630.00 which includes \$30.00 of recording fees.

RECOMMENDATION:

To Be Determined.

Attachments

Order
3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/16/2020

Started On: 07/16/2020 04:28 PM



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4594253 07/17/2019 02:44:20 PM
OR BOOK 4296 PAGE 1681 - 1681 Doc Type: ORD
RECORDING: \$10.00

CASE #: 19-00000560

Property Address: 106 N 29TH ST

Tax ID #: 2408-143-0001-030/4

Legal Description: 08 35 40 FROM SW COR OF JEFFERSON PARK S/D RUN W 179.40 FT TO POB, TH CONT W ALG N RW ORANGE AV 153.25 FT TO INT WITH E RAW N 29 ST, TH

Violator: QING CHEN
4627 ARTHUR ST
PALM BEACH GARDENS, FL 33418

RE: Violation of Section(s): 5-1.105.1 Permit Required

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 16, 2019, upon request of the Building Department Investigator. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that QING CHEN failed to obtain a permit for paving at this property in violation of the Code of Ordinances as specified above, on property located at the above described location. Accordingly it is ORDERED as follows:

1. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Building Department promptly at (772) 467-3718, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 17th day of July, 20 19.



Fran O. Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

17th DAY OF July, 20 19.



Elizabeth Beck, Building Department Administrative Assistant

MASSEY HEARING
February 18, 2020
Case #19-560

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner applied for a permits, but no permit has been issued.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **2 (two) .**

Information

SUBJECT:

19-1470	428 N 20th Street	Randolph, Curtis	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 11, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Curtis Randolph 7807 Sebastian Road Ft Pierce, FL 24951	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 604.3 Electrical System Hazards, IPMC 304.2 Protective Treatment

FINDINGS/ORDER:

Order Determining Violation - October 15, 2019
Notice of Extension Time (90 days) - December 31, 2019
Affidavit of Non-Compliance - March 30, 2020

ACTION DATES:

1. October 15, 2019 - Special Magistrate Ross found Curtis Randolph responsible for the violations and an order was issued providing 60 days to obtain permitting and address violations or a fine of \$100.00 per day may begin to accrue
2. December 31, 2019 a Notice of Extension of Time (90 days) was provided.
3. March 30, 2020 an inspection revealed that an electrical permit was applied for, but never issued. No other permits have been applied for, and no re-inspections have been requested for any complied issues.
3. March 30, 2020 - Affidavit of Non-Compliance was issued and a fine of \$100.00 per day began to accrue. As of May 11, 2020 fines total, \$4,230.00, which includes \$30.00 of recording fees.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/14/2020

Started On: 07/14/2020 03:06 PM