

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, September 15, 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.	19-3481	2400 S Ocean Dr (Blue Heron Blvd)	Ocean Village POA, Inc.	Paul Julin
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B.	20-111	315 N 13th Street	Maria Prows LLC	Cris Bossano
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C.	20-273	505 N 17th St	Realty Analysis LLC	Ed Smith
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D.	20-304	1000 Tumblin Kling Rd	Greit LLC	Cris Bossano
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E.	20-306	610 N 23rd St	Castor, Simon	Cris Bossano
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F.	20-307	3009 Avenue M	Bright Outlooks LLC	Cris Bossano
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G.	20-325	310 N 28th Street	Zeev, Ofer	Cris Bossano
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H.	20-385	610 N US Highway 1	Seaway Plaza Investment LLC	Ed Smith
I.	20-523	202 Hialeah Ave	Cruz-Robles, Juan	Cris Bossano
J.	20-524	2802 Okeechobee Rd	TaylorMade Holding LLC	Ed Smith
K.	20-664	1210 N 17th St	Unlimited US Services Corp	Cris Bossano
L.	20-665	505 S 12th Street	Aquino, Pamfilo	Cris Bossano
M.	20-669	510 Texas Court Unit A	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
N.	20-671	510 Texas Court Unit B	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
O.	20-691	1912 Tucker Court	Wright, Aaron J.	Cris Bossano
P.	20-683	601 S Ocean Drive	Neo Investments LLC	Ed Smith
Q.	20-751	1104 Tumblin Kling Rd	Kelly, Denise	Cris Bossano
R.	20-820	1310 Wyoming Avenue	O'Connor, Douglas	Frank Remling
S.	20-829	512 N 17th Street	DSV SPV3 LLC	Cris Bossano
T.	20-830	427 N 15th Street	Valsant, Zakari	Cris Bossano
U.	20-1136	1606 Binney Drive	Bone, Cindy	Kristie Kirstein

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

A.	19-1764	1008 Bell Avenue	1008 Bell Ave LLC	Shaun Coss
B.	19-1181	1401 N 22nd Street	Boston, Homer	Shaun Coss

C.	19-2736	703 N 24th Street	Danitus, Jean	Shaun Coss
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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:** 09/15/2020

**Re:** Case #19-3481 - 2400 S Ocean Dr (Blue Heron Blvd)

**Information**

**SUBJECT:**

19-3481	2400 S Ocean Dr (Blue Heron Blvd)	Ocean Village POA, Inc.	Paul Julin
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**CASE INFORMATION:**

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

<b>OWNER:</b> Ocean Village POA Inc. 2400 S Ocean Dr Ft Pierce, FL 34949	<b>REG AGENT:</b> Henry Cartwright 3473 SW Willoughby Blvd. Stuart, FL 34995
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the paving of private streets.

**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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-111 - 315 N 13th Street

**Information**

**SUBJECT:**

20-111	315 N 13th Street	Maria Prows LLC	Cris Bossano
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**CASE INFORMATION:**

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

<b>OWNER:</b> Maria Prows LLC 15046 Hamlin Blvd. Loxatchee FL 33470	<b>REG. AGENT:</b> Maria Prows
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**VIOLATIONS:**

IPMC 504.3 Plumbing System Hazards, IPMC 506.2 Sanitary Drainage System Maintenance

**CORRECTIVE ACTIONS:**

Make necessary plumbing repairs to sanitary sewer system, and plumbing system that is causing water and sewage to back up into the yard.

**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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-273 - 505 N 17th Street

**Information**

**SUBJECT:**

20-273	505 N 17th St	Realty Analysis LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	January 22, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Realty Analysis LLC 4532 Urban Court Orlando FL 32810	<b>REG. AGENTS:</b> Matute Baca Edwards Jose
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for all building, and plumbing 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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-304 - 1000 Tumblin Kling Road

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

**Information**

**SUBJECT:**

20-304	1000 Tumblin Kling Rd	Greit LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	January 27, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> GREIT LLC PO Box 13175 Ft Pierce FL 34979	<b>REG. AGENT:</b> Roy T Mildner 423 Delaware Ave Ft Pierce FL 34950
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permits for the following work done without permits: installation of 2 new AC units, plumbing, and the conversion of 3 living units into 6 living units.

**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: 09/10/2020

Started On: 09/09/2020 02:49 PM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-306 - 610 N 23rd Street

**Information**

**SUBJECT:**

20-306	610 N 23rd St	Castor, Simon	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	January 27, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Simon Castor 207 Dixieland Dr Ft Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the 2 room additions built without permitting.

**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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building****5. F.****Meeting Date:** 09/15/2020**Re:** Case #20-307 - 3009 Avenue M**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-307	3009 Avenue M	Bright Outlooks LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	January 27, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Bright Outlooks LLC 3209 Scarlet Tanager Court Port St Lucie FL 34952	<b>REG. AGENT:</b> Joyce Ann Wayne
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**VIOLATIONS:**

IPMC 304.15 Exterior Doors, IPMC 304.13 Windows, Doors & Frames, IPMC 304.13.1 Glazing, IPMC 304.13.2 Openable Windows, IPMC 305.3 Interior Surfaces, IPMC 309.1 Infestation, IPMC 505.4 Water Heating Facilities, IPMC 504.1 Plumbing Fixtures

**CORRECTIVE ACTIONS:**

1. Repair/replace the damaged exterior door. Make necessary repairs to the door making it weathertight.
2. Repair/replace window that are broken, replaced with plywood, or are inoperable.
3. Repair holes in the interior walls, and cracked tiles in walkways.
4. Treat property for pest infestation.
5. Repair/replace water heater that leaks.
6. Repair/replace broken sink in the bathroom that leaks.

**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**

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 Final Approval Date: 09/10/2020

Started On: 09/09/2020 04:36 PM



**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-325 - 310 N 28th Street

**Information**

**SUBJECT:**

20-325	310 N 28th Street	Zeev, Ofer	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	January 31, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ofer V Zeev c/o LMEM Group LLC 467 Central Park West #15A New York NY 10025	<b>REG. AGENT:</b> ELLI CHACHAM
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required, IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the forming of a 4th bedroom, installation of a 2nd kitchen.
2. Repair/replace the roof that is leaking.
3. Repair drywall that is damaged from the roof leak.

**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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building****5. H.****Meeting Date:** 09/15/2020**Re:** Case #20-385 - 610 N US Highway 1**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-385	610 N US Highway 1	Seaway Plaza Investment LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	February 6, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Seaway Plaza Investment LLC 626 Old Dixie Hwy SW Vero Beach FL 32962	<b>REG. AGENT:</b> Bryn & Associates PA 2 South Biscayne Blvd Suite 2680 Miami FL 33131
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for constructing walls, installing drywall, and electrical 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

Started On: 09/09/2020 01:45 PM

Final Approval Date: 09/10/2020

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-523 - 202 Hialeah Ave

**Information**

**SUBJECT:**

20-523	202 Hialeah Ave	Cruz-Robles, Juan	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	February 20, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Juan Cruz-Robles 202 Hialeah Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-524 - 2802 Okeechobee Road

**Information**

**SUBJECT:**

20-524	2802 Okeechobee Rd	Taylor-made Holding LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	February 20, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Taylormade Holding LLC 3199 SW Crumpacker St Port St Lucie FL 34953	<b>REG. AGENT:</b> Oveda Taylor 6761 NW Elaine St Port St Lucie FL 34983
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for doors, walls, new AC, and the new roof on the rear shed.
2. Obtain a permit for the electrical work done beyond the scope of electrical permit #19-4231.

**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: 09/03/2020

Started On: 09/03/2020 04:35 PM

**Special Magistrate Hearing - Building****5. K.****Meeting Date:** 09/15/2020**Re:** Case #20-664 - 1210 N 17th Street**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-664	1210 N 17th St	Unlimited US Services Corp	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> Unlimited US Services Corp 3158 SW Esperanto St Port St Lucie FL 34953	<b>REG. AGENT:</b> Anthony Espinoza
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for building, plumbing, mechanical 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 \$250.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck

Started On: 09/09/2020 04:43 PM

Final Approval Date: 09/10/2020

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-665 - 505 S 12th St

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

**Information**

**SUBJECT:**

20-665	505 S 12th Street	Aquino, Pamfilo	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Pamfilo Aquino 4728 Grady Dr Ft Pierce, FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for all construction work done to enclose the garage.

**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: 09/10/2020

Started On: 09/09/2020 01:00 PM

**Special Magistrate Hearing - Building**

**5. M.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-669 - 510 Texas Court Unit A

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

**Information**

**SUBJECT:**

20-669	510 Texas Court Unit A	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ft Pierce Empire 1 Holdings LLC 1792 Bell Tower Weston FL 33326	<b>REG AGENT:</b> KSDT & CO 9300 S DADELAND BLVD SUITE 600 Miami FL 33156
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for door and window installation 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 \$50.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/10/2020

Started On: 09/09/2020 03:42 PM

**Special Magistrate Hearing - Building****5. N.****Meeting Date:** 09/15/2020**Re:** Case #20-671 - 510 Texas Court Unit B**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-671	510 Texas Court Unit B	Ft Pierce Empire 1 Holdings LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ft Pierce Empire 1 Holdings LLC 1792 Bell Tower Ln Weston FL 33326	<b>REG AGENT:</b> KSDT & Company 9300 Dadeland Blvd 600 Miami FL 33156
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for door and window installation 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 \$50.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
 Final Approval Date: 09/10/2020

Started On: 09/09/2020 03:58 PM

**Special Magistrate Hearing - Building**

**5. O.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-691 - 1912 Tucker Court

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

**Information**

**SUBJECT:**

20-691	1912 Tucker Court	Wright, Aaron J.	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 5, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Aaron J. Wright 1912 Tucker Ct Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for building, plumbing, mechanical, and electrical, including new windows, doors, new roof, and blocking in 3 windows.

**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: 09/09/2020 02:26 PM

Final Approval Date: 09/10/2020

**Special Magistrate Hearing - Building**

**5. P.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-683 - 601 S Ocean Drive

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

**Information**

**SUBJECT:**

20-683	601 S Ocean Drive	Neo Investments LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	March 3, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> NEO Investments LLC 7901 N 4th St Suite 300 St Petersburg, FL 33702	<b>OCCUPIED BY:</b> Northwest Registered Agent LLC
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the commercial roof repair 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: 09/10/2020

Started On: 09/09/2020 02:09 PM

**Special Magistrate Hearing - Building**

**5. Q.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-751 - 1104 Tumblin Kling Road

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

**Information**

**SUBJECT:**

20-751	1104 Tumblin Kling Rd	Kelly, Denise	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 11, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Denise Kelly 1104 Tumblin Kling Rd Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the addition added onto the storage shed.

**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: 09/10/2020

Started On: 09/09/2020 04:52 PM

**Special Magistrate Hearing - Building**

**5. R.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-820 - 1310 Wyoming Avenue

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

**Information**

**SUBJECT:**

20-820	1310 Wyoming Avenue	O'Connor, Douglas	Frank Remling
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**CASE INFORMATION:**

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

<b>OWNER:</b> Douglas O'Connor 1310 Wyoming Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for siding, installation of windows, doors, and a deck.

**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: 09/10/2020

Started On: 09/09/2020 01:27 PM

**Special Magistrate Hearing - Building**

**5. S.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-829 - 512 N 17th Street

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

**Information**

**SUBJECT:**

20-829	512 N 17th Street	DSV SPV3 LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 24, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: DSV SPV3 LLC 16 BERRYHILL RD STE 200 COLUMBIA SC 29210	OCCUPIED BY:
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the roof 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: 09/10/2020

Started On: 09/09/2020 12:39 PM

**Special Magistrate Hearing - Building****5. T.****Meeting Date:** 09/15/2020**Re:** Case #20-830 - 427 N 15th Street**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-830	427 N 15th Street	Valsant, Zakari	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 24, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Zakari Valsant 4708 Palmetto Dr Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the framing, electric, replacement of windows, partial infill, and mechanical 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: 09/10/2020

Started On: 09/09/2020 05:07 PM

**Special Magistrate Hearing - Building**

**5. U.**

**Meeting Date:** 09/15/2020

**Re:** Case #20-1136 - 1606 Binney Drive

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

**Information**

**SUBJECT:**

20-1136	1606 Binney Drive	Bone, Cindy	Kristie Kirstein
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**CASE INFORMATION:**

Case Initiated:	May 11, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Cindy Bone 1689 Hollander Ct Marietta GA 30066	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required, Section 5-315.104 Permit Required in Flood Zone, Section 5-1.105.4.1.2 Expired Permit

**CORRECTIVE ACTIONS:**

1. Obtain a permit to renew the shed permit 17-796.
2. Submit a finished construction elevation certificate for the shed in order to properly close out 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: 09/10/2020

Started On: 09/09/2020 05:15 PM

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**Information**

**SUBJECT:**

19-1764	1008 Bell Avenue	1008 Bell Ave LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 10, 2019	Type of Presentation:	Massey
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**OWNER:**

OWNER: 1008 Bell Ave LLC 1008 Bell Ave Ft Pierce FL 34982	REG. AGENT: Joseph T Shingray 2336 SE Ocean Dr 333 Stuart FL 34996
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - November 21, 2019  
Notice of Extension of Time (90 days) - February 27, 2020  
Affidavit of Non- Compliance - August 3, 2020

**ACTION DATES:**

1. November 19, 2019 - Special Magistrate Ross found 1008 Bell Ave LLC responsible for the violation and gave them 90 days to obtain a permit for the change of use, or a fine of \$100.00 per day may accrue until the violation is complied.
2. February 27, 2020 - a 90 day extension was provided.
3. August 3, 2020 - no permit was obtained, an Affidavit of Non-Compliance was recorded and fines began to accrue at \$100.00 per day.
4. As of September 10, 2020, the fines total \$3,830.00, which includes \$30.00 of recording fees.

**RECOMMENDATION:**

To be determined.

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**Form Review**

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**Information**

**SUBJECT:**

19-1181	1401 N 22nd Street	Boston, Homer	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 9, 2019	Type of Presentation:	Massey
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**OWNER:**

OWNER: Homer Boston 1712 Avenue O Ft Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - September 17, 2019  
Notice of Extension of Time (90 days) - January 6, 2020  
Affidavit of Non-Compliance - April 8, 2020

**ACTION DATES:**

1. September 17, 2019 - Special Magistrate Ross found Homer Boston responsible for the violation and provided 60 days to obtain a permit to address the violation or a fine of \$100.00 per day may accrue.
2. January 6, 2020 - A Notice of Extension of Time (90 days) was granted.
3. April 8, 2020 an Affidavit of Non-Compliance was recorded and fines began on April 9, 2020. As of May 11, 2020 the fines total \$3,230.00 which includes \$30.00 of recording fees.

**RECOMMENDATION:**

To Be Determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/09/2020

Started On: 09/09/2020 01:23 PM

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**Information**

**SUBJECT:**

19-2736	703 N 24th Street	Danutilus, Jean	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 17, 2019	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER:</b> Jean Dantilus Jean P Pierre 325 S 13th Street Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - February 19, 2020.  
Notice of Extension of Time (90 days) - April 20, 2020.  
Affidavit of Non-Compliance - July 31, 2020

**ACTION DATES:**

1. February 18, 2020 - Special Magistrate Ross found Jean Dantilus responsible for the violation and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. March 13, 2020 - a permit was applied. Due to some staff changes the application was lost.
3. April 20, 2020 a Notice of Extension (90 days) was granted.
4. July 31, 2020 - an Affidavit of Non-Compliance was issued.
5. August 6, 2020 - A Massey letter was sent to the owner. A phone call from the owner revealed that the application was lost, and the Building Department requested that the owner resubmit his application.

**RECOMMENDATION:**

To be determined.

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**Form Review**

