

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, December 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.	20-303	2715 S 16th Street	Escalera, Luis	Ed Smith
B.	20-673	504 N 26th Street B	YAS Holdings LLC	Cris Bossano
C.	20-685	1703 Miami Court	Frangella, Anthony	Cris Bossano
D.	20-1014	417 N 9th Street	417 N 9th Street LLC	Cris Bossano
E.	20-1134	1707 N 13th St	Ft Pierce Empire 1 Holdings LLC	Frank Remling
F.	20-1274	1212 Texas Court	Jones, Rudolph	Cris Bossano
G.	20-1327	2506 Avenue D	Yas Holdings LLC	Frank Remling

H.	20-1329	1101 N 22nd Street	Maria Prows LLC	Cris Bossano
I.	20-1362	515 S 10th Street	Toussaint, Jean W	Ed Smith
J.	20-1424	305 N 10th St (Upstairs Unit)	Lazare, Ermith	Frank Remling
K.	20-1428	701 N 9th Street	Goss Investments LLC	Cris Bossano
L.	20-1488	345 Weatherbee Rd Lot 19	Sosa, Neysa	Cris Bossano
M.	20-1489	4152 Okeechobee Road	4150 Plaza LLC	Cris Bossano
N.	20-1495	1501 N 16th St Unit A	Barron, Walter & Dorothy Ghent, Mamie	Ed Smith
O.	20-1498	1501 N 16th St Unit B	Barron, Water & Dorothy Ghent, Mamie	Ed Smith
P.	20-1548	603 S 22nd Street	Yas Holdings LLC	Frank Remling
Q.	20-1558	2501 Okeechobee Road	Spirit FL Town Star 2014-2 LLC	Ed Smith
R.	20-1562	425 N 14th Street	Lazare, Ermith	Frank Remling
S.	20-1608	1509 Avenue E	Sweeting, Ronald & Jannie	Frank Remling
T.	20-1630	305 N 10 St Unit B	Lazare, Ermith	Frank Remling
U.	20-1707	1501 Avenue Q	Hill, Antonio, Shershana & Destiny	Cris Bossano
V.	20-1781	2915 S US Hwy 1 (Unit 2939)	Grimes Plaza I LLC	Ed Smith
W.	20-1783	3315 Delaware Ave	3315 Delaware Ave	Ed Smith

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

A.	18-2935	325 S 13th Street	Dantilus, Jean	Shaun Coss
B.	19-2074	3207 Avenue D	We Brothers Enterprise Inc.	Kevin Grant
C.	19-2527	610 N 14th St	Torres, Ignacio	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: 12/15/2020

Re: Case #20-303 - 2715 - 2715 S 16th Street

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

Information

SUBJECT:

20-303	2715 S 16th Street	Escalera, Luis	Ed Smith
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CASE INFORMATION:

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

OWNER: Luis Escalera 2715 S 16th St 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 porch (including roof and column) constructed 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: 12/09/2020

Started On: 12/08/2020 07:06 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 12/15/2020

Re: Case #20-673 - 504 N 26th Street

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

Information

SUBJECT:

20-673	504 N 26th Street B	YAS Holdings LLC	Cris Bossano
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CASE INFORMATION:

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

OWNER: YAS Holdings LLC 950 Peninsula Corporate Cir Suite 1017 Boca Raton FL 33487	REG. AGENT: Law Office of Keren Admoni 8043 Twin Lake Drive Boca Raton FL 33496
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required, IPMC 304.12 Handrails & Guards, IPMC 304.14 Insect Screens, IPMC 602.3 Heat Supply, IPMC 605.2 Electrical Receptacles, IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 605.3 Luminaries

CORRECTIVE ACTIONS:

1. Obtain a permit for windows installed without a permit.
2. Repair/replace unsafe railing on the porch.
3. Install missing window screens.
4. Provide heating to this house.
5. Provide the necessary amount of outlets in the bedrooms.
6. Do electrical work necessary to eliminate use of flexible cords (extension cords) for permanent wiring.
7. Repair/replace the non-working shower fixture.
8. Repair/replace toilet that leaks.
9. Make electrical repairs so that lights are operable in the bedroom.

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 Started By: Elizabeth Beck
Final Approval Date: 12/10/2020

Started On: 12/09/2020 02:33 PM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 12/15/2020

Re: Case # 20-685 - 1703 Miami Court

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

Information

SUBJECT:

20-685	1703 Miami Court	Frangella, Anthony	Cris Bossano
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CASE INFORMATION:

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

OWNER: Anthony Frangella 1703 Miami Court Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.7 Roofs and Drainage, IPMC 304.1.8 Unsafe Conditions - Roof

CORRECTIVE ACTIONS:

1. Repair/replace roof that shows signs of deterioration.

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: 11/12/2020

Started On: 11/09/2020 04:15 PM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 12/15/2020

Re: Case # 20-1014 - 417 N 9th Street

Information

SUBJECT:

20-1014	417 N 9th Street	417 N 9th Street LLC	Cris Bossano
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CASE INFORMATION:

Case Initiated:	April 20, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: 417 N 9th Street LLC 4888 N Kings Hwy, Suite 216 Ft Pierce FL 34951	REG. AGENT: PABLO BREGOLAT
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the renovation work including building, plumbing, and mechanical being done without a permit.
2. Renovation permit should include new patio roof, and stucco work that was also 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: 11/18/2020

Started On: 11/18/2020 11:01 AM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 12/15/2020

Re: Case #20-1134 - 1707 N 13th Street

Information

SUBJECT:

20-1134	1707 N 13th St	Ft Pierce Empire 1 Holdings LLC	Frank Remling
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CASE INFORMATION:

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

OWNER: Ft Pierce Empire 1 Holdings LLC 1792 Bell Tower Ln Weston FL 33326	REG. AGENT: KSDT & Company 9300 S Dadeland Blvd., Suite 600 Miami FL 33156
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VIOLATIONS:

IPMC 309.1 Infestation, IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 604.3 Electrical System Hazards

CORRECTIVE ACTIONS:

1. Make necessary plumbing repairs to address sewage back up.
2. Treat the property for multiple infestations; termite, rodent, and roaches.
3. Repair/replace roof that is leaking.
4. Repair interior walls and ceilings damaged due to water intrusion.
5. Make necessary electrical repairs to the electrical panel to make it safe and free of hazards.

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: 12/08/2020

Started On: 12/08/2020 02:35 PM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 12/15/2020

Re: Case #20-1274 - 1212 Texas Court

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

Information

SUBJECT:

20-1274	1212 Texas Court	Jones, Rudolph	Cris Bossano
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CASE INFORMATION:

Case Initiated:	May 27, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Rudolph Jones Jr. 1212 Texas Court Ft Pierce, FL 4950	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required, IPMC 108.1.4 Unlawful Structure

CORRECTIVE ACTIONS:

Obtain a permit for converting a single family home into a multi-unit dwelling.

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: 12/10/2020

Started On: 12/09/2020 05:11 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 12/15/2020

Re: Case #20-1327 - 2506 Avenue D

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

Information

SUBJECT:

20-1327	2506 Avenue D	Yas Holdings LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	June 3, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Yas Holdings LLC 950 Peninsula Corporate Cir Suite 1017 Boca Raton FL 33487	REG. AGENT: Law Office of Keren Admoni 8043 Twin Lake Drive Boca Raton FL 33496
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required, IPMC 304.13 Windows, Doors & Frames, IPMC 309.1 Infestation, IPMC 604.3 Electrical System Hazards, IPMC 304.1 Exterior Structure, IPMC 304.7 Roofs and Drainage

CORRECTIVE ACTIONS:

1. Repair/replace windows that leak, and obtain a permit for windows replaced without a permit.
2. Obtain a permit for the replacement of the soffit.
3. Treat the property for infestation (including rats and termites).
4. Make necessary electrical repairs to address the breaker tripping.
5. Make repairs to the rotting wood on the porch.
6. Repair/replace the roof that is leaking.

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: 12/09/2020

Started On: 12/09/2020 07:52 AM

Special Magistrate Hearing - Building**5. H.****Meeting Date:** 12/15/2020**Re:** Case #20-1329 - 1101 N 22nd Street**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-1329	1101 N 22nd Street	Maria Prows LLC	Cris Bossano
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CASE INFORMATION:

Case Initiated:	June 4, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Maria Prows LLC 15046 Hamlin Blvd. Loxahatchee, FL 33470	REG. AGENT: Maria Prows
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VIOLATIONS:

IPMC 404.7 Food Preparation, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System Hazards, IPMC 605.4 Wiring, IPMC 304.10 Stairways, Decks, Porches & Balconies, Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Repair/replace refrigerator that is not working.
2. Make plumbing repairs to plumbing that leaks in the laundry room and kitchen.
3. Make necessary electrical repairs to eliminate use of extension cords.
4. Obtain a permit for the installation of a water heater.
5. Make repairs to the front stairs that are unsafe.
6. Make necessary plumbing repairs to the septic system that is overflowing and has a broken cover.

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: 12/09/2020 05:17 PM

Final Approval Date: 12/10/2020

Special Magistrate Hearing - Building

5. I.

Meeting Date: 12/15/2020

Re: Case #20-1362 - 515 S 10th Street

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

Information

SUBJECT:

20-1362	515 S 10th Street	Toussaint, Jean W	Ed Smith
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CASE INFORMATION:

Case Initiated:	June 9, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Jean W Toussaint 812 Boston Ave Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

Obtain a permit for the roof repair being done without a permit.

CORRECTIVE ACTIONS:

Section 5-1.105.1 Permit Required

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: 12/10/2020

Started On: 12/09/2020 04:32 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 12/15/2020

Re: Case #20-1424 - 305 N 10th Street (Upstairs Unit)

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

Information

SUBJECT:

20-1424	305 N 10th St (Upstairs Unit)	Lazare, Ermith	Frank Remling
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CASE INFORMATION:

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

OWNER: Ermith Lazare 3406 Menendez Ave Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

IPMC 604.3 Electrical System Hazards

CORRECTIVE ACTIONS:

Make electrical repairs so that power is provided to all rooms in the 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: 12/09/2020

Started On: 12/08/2020 07:46 AM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 12/15/2020

Re: Case #20-1428 - 701 N 9th Street

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

Information

SUBJECT:

20-1428	701 N 9th Street	Goss Investments LLC	Cris Bossano
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CASE INFORMATION:

Case Initiated:	June 16, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Goss Investments LLC 2000 NW 135th Street Miami FL 33182	REG. AGENT: Gal Gazit
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VIOLATIONS:

Section 5-1.105.1 Permit Required, IPMC 504.3 Plumbing System Hazards

CORRECTIVE ACTIONS:

1. Obtain a permit for converting rear structure to a living unit.
2. Make corrections to the improperly installed plumbing in the rear 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: 12/10/2020

Started On: 12/09/2020 04:21 PM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 12/15/2020

Re: Case #20-1488 - 345 E Weatherbee Rd Lot 19

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

Information

SUBJECT:

20-1488	345 Weatherbee Rd Lot 19	Sosa, Neysa	Cris Bossano
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CASE INFORMATION:

Case Initiated:	June 22, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Neysa M. Torres Sosa 345 E Weatherbee Rd Lot 19 Ft Pierce FL 34982	REG. AGENT: Yu Enterprises LLC 208 Cape Pointe Cir Jupiter FL 33447
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for room addition, including building and electrical 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: 12/10/2020

Started On: 12/09/2020 04:54 PM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 12/15/2020

Re: Case #20-1489 - 4152 Okeechobee Road

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

Information

SUBJECT:

20-1489	4152 Okeechobee Road	4150 Plaza LLC	Cris Bossano
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CASE INFORMATION:

Case Initiated:	June 22, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: 4150 Plaza LLC 1946 Harrison St Hollywood, FL 33020	REG. AGENT: Keila B Stiberman
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of an AC unit 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: 12/10/2020

Started On: 12/09/2020 05:02 PM

Special Magistrate Hearing - Building

5. N.

Meeting Date: 12/15/2020

Re: Case #20-1495 - 1501 N 16th Street Unit A

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

Information

SUBJECT:

20-1495	1501 N 16th St Unit A	Barron, Walter & Dorothy Ghent, Mamie	Ed Smith
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CASE INFORMATION:

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

OWNER: Walter & Dorothy Barron Mamie Ghent 5102 Avienda Ave Ft Pierce FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for renovation work done including building, electrical, mechanical, and plumbing.

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: 12/10/2020

Started On: 12/09/2020 04:03 PM

Special Magistrate Hearing - Building

5. O.

Meeting Date: 12/15/2020

Re: Case #20-1498 - 1501 N 16th Street Unit B

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

Information

SUBJECT:

20-1498	1501 N 16th St Unit B	Barron, Water & Dorothy Ghent, Mamie	Ed Smith
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CASE INFORMATION:

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

OWNER: Walter & Dorothy Barron Mamie Ghent 5102 Avienda Ave Ft Pierce FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for renovation work done including building, electrical, mechanical, and plumbing.

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: 12/10/2020

Started On: 12/09/2020 04:11 PM

Special Magistrate Hearing - Building

5. P.

Meeting Date: 12/15/2020

Re: Case #20-1548 - 603 S 22nd Street

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

Information

SUBJECT:

20-1548	603 S 22nd Street	Yas Holdings LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	July 2, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: YAS Holdings LLC 950 Peninsula Corporate Cir, Suite 1013 Boca Raton, FL 33487	REG. AGENT: Law Office of Keren Admoni 8043 Twin Lake Drive Boca Raton, FL 33496
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VIOLATIONS:

Section 5-1.105.1 Permit Required, IPMC 309.1 Infestation, IPMC 304.13 Windows, Doors & Frames, IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 304.4 Structural Members, IPMC 506.2 Sanitary Drainage System Maintenance

CORRECTIVE ACTIONS:

1. Obtain a permit for converting the dwelling into a duplex.
2. Obtain a permit for the AC unit installed without a permit.
3. Treat the property for pest (termites, spiders, rodents, etc.) infestation.
4. Repair/replace windows that are not working.
5. Repair/replace front door that does not close properly.
6. Repair/replace the roof that is leaking.
7. Make repairs to interior walls that are deteriorated.
8. Make repairs to the structural support of the floors.
9. Make plumbing repairs that are causing back ups.

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: 12/09/2020

Special Magistrate Hearing - Building

5. Q.

Meeting Date: 12/15/2020

Re: Case #20-1558 - 2501 Okeechobee Road

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

Information

SUBJECT:

20-1558	2501 Okeechobee Road	Spirit FL Town Star 2014-2 LLC	Ed Smith
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CASE INFORMATION:

Case Initiated:	July 7, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Spirit FL Town Star 2014-2 LLC 2727 Hardwood St Suite 300 Dallas TX 75201	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the drive thru ordering menu board sign and canopy.

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: 12/09/2020

Started On: 12/09/2020 07:39 AM

Special Magistrate Hearing - Building

5. R.

Meeting Date: 12/15/2020

Re: Case #20-1562 - 425 N 14th Street

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

Information

SUBJECT:

20-1562	425 N 14th Street	Lazare, Ermith	Frank Remling
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CASE INFORMATION:

Case Initiated:	July 7, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Ermith Lazare 3406 Menendez Ave Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.4 Structural Members, IPMC 309.1 Infestation, IPMC 304.7 Roofs and Drainage, IPMC 702.3 Locked Doors, IPMC 304.13 Windows, Doors & Frames

CORRECTIVE ACTIONS:

1. Make repairs to the structural support of the floors.
2. Treat the property for the infestation of termites and any other pests.
3. Repair/replace the roof that leaks.
4. Repair/replace the rear exterior door that does not open and is nailed shut.
5. Repair/replace windows that are not working properly.

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: 12/09/2020

Started On: 12/09/2020 07:15 AM

Special Magistrate Hearing - Building

5. S.

Meeting Date: 12/15/2020

Re: Case #20-1608 - 1509 Avenue E

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

Information

SUBJECT:

20-1608	1509 Avenue E	Sweeting, Ronald & Jannie	Frank Remling
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CASE INFORMATION:

Case Initiated:	July 13, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Ronald & Jannie Sweeting 3907 Avenue M Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required, IPMC 304.15 Exterior Doors, IPMC 304.14 Insect Screens, IPMC 304.13.2 Openable Windows, IPMC 309.1 Infestation, IPMC 305.3 Interior Surfaces, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System Hazards

CORRECTIVE ACTIONS:

1. Obtain a permit for the AC installed without a permit.
2. Obtain a permit for the conversion of this single family home to a duplex.
3. Repair/replace front door that is in poor condition, making it weather tight.
4. Replace window screens that are missing.
5. Repair/replace windows that are not operable.
6. Treat property for pest infestation.
7. Repair floor that is open, under the sink.
8. Make necessary plumbing repairs causing back-ups in the toilet and sink.
9. Make necessary plumbing repair to plumbing pipe that is not properly covered outside.

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 Started By: Elizabeth Beck
Final Approval Date: 12/09/2020

Started On: 12/09/2020 07:31 AM

Special Magistrate Hearing - Building

5. T.

Meeting Date: 12/15/2020

Re: Case #20-1630 - 305 N 10th Street Unit B

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

Information

SUBJECT:

20-1630	305 N 10 St Unit B	Lazare, Ermith	Frank Remling
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CASE INFORMATION:

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

OWNER: Ermith Lazare 3406 Menendez Ave Ft Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

IPMC 305.3 Interior Surfaces, IPMC 309.1 Infestation, IPMC 302.5 Rodent Harborage, IPMC 304.13 Windows, Doors & Frames

CORRECTIVE ACTIONS:

1. Repair the ceiling that is collapsing.
2. Treat the property for pest infestation including roaches, rats, and termites. Please include the treatment of the surrounding property to prevent rat/pest harborage.
3. Repair/replace rotting wood around the 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
Final Approval Date: 12/09/2020

Started On: 12/08/2020 02:37 PM

Special Magistrate Hearing - Building

5. U.

Meeting Date: 12/15/2020

Re: Case #20-1707 - 1501 Avenue Q

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

Information

SUBJECT:

20-1707	1501 Avenue Q	Hill, Antonio, Shershana & Destiny	Cris Bossano
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CASE INFORMATION:

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

OWNER: Antonio, Shershana, and Destiny Hill 1501 Avenue Q Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for renovation work including 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: 12/09/2020

Started On: 12/07/2020 04:46 PM

Special Magistrate Hearing - Building**5. V.****Meeting Date:** 12/15/2020**Re:** Case # 20-1781 - 2915 S US Highway 1 (Unit 2939)**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-1781	2915 S US Hwy 1 (Unit 2939)	Grimes Plaza I LLC	Ed Smith
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CASE INFORMATION:

Case Initiated:	July 29, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Grimes Plaza I LLC 3203 N Indian River Dr Ft Pierce FL 34946	REG. AGENT: James Grimes
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VIOLATIONS:

FBC 105.1 Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the building of walls, including drywall, and any other renovation 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

Started On: 12/09/2020 03:55 PM

Final Approval Date: 12/10/2020

Special Magistrate Hearing - Building**5. W.****Meeting Date:** 12/15/2020**Re:** Case #20-1783 - 3315 Delaware Avenue**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-1783	3315 Delaware Ave	3315 Delaware Ave	Ed Smith
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CASE INFORMATION:

Case Initiated:	July 29, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: 3315 Delaware LLC 10821 SW Hawkview Cir Stuart FL 34997	REG. AGENT: Stella Bradford
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VIOLATIONS:

Section(s): FBC 105.1 Permit Required, IPMC 304.13.2 Openable Windows, IPMC 304.14 Insect Screens, IPMC 305.3 Interior Surfaces, IPMC 504.1 Plumbing Fixtures, IPMC 605.2 Electrical Receptacles

CORRECTIVE ACTIONS:

1. Obtain a permit for the conversion of the patio into a bedroom.
2. Obtain a permit for 2 AC units installed without permits.
3. Repair/replace windows that do not open.
4. Provide window screens to windows where they are missing.
4. Make necessary repairs to the plumbing leak under the kitchen sink, causing the cabinet to deteriorate.
5. Finish necessary drywall repairs.
6. Provide electrical faceplate covers to outlets where they are missing.

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: 12/10/2020

Started On: 12/09/2020 03:21 PM

Special Magistrate Hearing - Building

6. A.

Meeting Date: 12/15/2020

Re: Case #18-2935 -325 S 13th Street

Information

SUBJECT:

18-2935	325 S 13th Street	Dantilus, Jean	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 11, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Jean M Dantilus 325 S 13th St Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required, Section 5-1.105.4.1.2 Expired Permit

CORRECTIVE ACTIONS:

1. Obtain a permit for the structural and decorative work being done to the front of the house that is not within the scope of permit 13-2204.
2. Permits 13-2204 and 18-1358 have expired, renew both permits.
3. Permits must be revised and renewed and/or additional permits must be obtained before any construction work may continue.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/08/2020

Started On: 12/08/2020 08:21 AM

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 fines were stopped as of June 30, 2020 to allow the owner time to obtain the permit. Fines total \$7,130.00 including \$30.00 in recording fees.

RECOMMENDATION:

To be determined.

Form Review

Information

SUBJECT:

19-2527	610 N 14th St	Torres, Ignacio	Shaun Coss
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CASE INFORMATION:

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

OWNER: Ignacio Torres 514 N 17th Street Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required, IPMC 304.13 Windows, Doors & Frames, IPMC 304.13.1 Glazing, IPMC 304.14 Insect Screens, IPMC 506.2 Sanitary Drainage Maintenance, IPMC 605.1 Electrical Equipment, IPMC 605.3 Luminaries, IPMC 704.6.1 Smoke Alarms

FINDINGS/ORDER:

Order Determining Violation - November 21, 2019
Notice of Extension of Time - February 10, 2020
Affidavit of Non-Compliance - June 8, 2020

ACTION DATES:

1. Special Magistrate Hearing - November 19, 2019 - owner was provided 60 days to get a permit or \$100.00 per day fine may accrue.
2. A Notice of Extension of Time providing a 90 extension was granted February 10, 2020.
3. Affidavit of Non-Compliance was issued on June 8, 2020. Fines began to accrue on that date.
4. Special Magistrate Hearing - August 25, 2020 fines were stopped to allow owner time, due to hardship, to bring the property into compliance. No permits have been obtained and no reinspections have been requested. Fines total \$7,830.00, including \$30.00 of recording fees.

RECOMMENDATION:

To be determined.

Form Review