

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, May 18, 2021 - 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.	20-2011	2301 Juanita Avenue	Gautreau, Anatilde	Cris Bossano
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B.	20-2077	1225 N 25th Street	Saleh, Harbi & Intesam	Frank Remling
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C.	20-2145	1339 Celebration Drive	Garcia, Isvany	Ed Smith
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D.	20-2425	600 Edwards Road	WBC Collections LP	Ed Smith
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E.	20-2677	526 Avenue A	Rast Properties Inc.	Frank Remling Logan Winn
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F.	20-2678	800 Virginia Ave	Virginia Avenue Plaza LLC	Frank Remling
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G.	20-2726	1711 S 31st Street	Triple D Ventures LLC	Ed Smith
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H.	20-2749	3403 W Lake Dr - Unit 3407	Agnes, Leslie J	Frank Remling
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I.	20-2802	2007 Oleander Ave, Unit A	Pretorius, Leonard	Frank Remling
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J.	20-2812	1103 N 13th St	Jerger, Cathy	Logan Winn
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K.	21-58	1310 N 16th Court	Ft Pierce Empire 1 Holdings LLC	Frank Remling
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L.	21-62	404 N 28th Street	Mathieu, Josette Joseph, Marie	Frank Remling
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M.	21-64	506 N 2nd Street Apt B	AABAA International Inc.	Logan Winn
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

0.	18-2935	325 S 13th Street	Dantilus, 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: 05/18/2021

Re: Case #20-2011 - 2301 Juanita Avenue

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

Information

SUBJECT:

20-2011	2301 Juanita Avenue	Gautreau, Anatilde	Cris Bossano
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CASE INFORMATION:

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

OWNER: Anatilde Gautreau 161 Belmont Parkway Hempstead NY 11550	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the renovation work being done without a permit, including building, mechanical, electrical, 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: 05/10/2021

Started On: 05/08/2021 07:37 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 05/18/2021

Re: Case #20-2077 - 1225 N 25th Street

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

Information

SUBJECT:

20-2077	1225 N 25th Street	Saleh, Harbi & Intesam	Frank Remling
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CASE INFORMATION:

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

OWNER: Harbi & Intesam Saleh 928 Campbell Rd Ft Pierce, FL 34945	OCCUPIED BY:
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VIOLATIONS:

IPMC 504.1 (2018) Plumbing Fixtures, IPMC 108.1.5(5) (2018) Dangerous structure or premises, IPMC 304.6 (2018) Exterior Walls, IPMC 304.7 (2018) Roofs and Drainage, IPMC 304.13 (2018) Windows, Doors & Frames, IPMC 305.3 (2018) Interior Surfaces, IPMC 604.3 (2018) Electrical System Hazards

CORRECTIVE ACTIONS:

1. Make plumbing repairs to the toilet that is leaking.
2. Make structural repairs to the floor that is rotting due to the toilet leaking.
3. Repair/replace roof that is leaking.
4. Repair ceiling that buckled due to the roof leak.
5. Repair/replace soffit that is falling down.
6. Make electrical repairs to make the exterior electrical lines safe.
7. Repair/replace back door that is 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

Final Approval Date: 05/10/2021

Special Magistrate Hearing - Building

5. C.

Meeting Date: 05/18/2021

Re: Case #20-2145 - 1339 Celebration Drive

Information

SUBJECT:

20-2145	1339 Celebration Drive	Garcia, Isvany	Ed Smith
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CASE INFORMATION:

Case Initiated:	September 17, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Isvany Garcia 1339 Celebration Dr Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the concrete slab and shed 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

Started On: 04/28/2021 09:38 AM

Final Approval Date: 04/28/2021

Special Magistrate Hearing - Building

5. D.

Meeting Date: 05/18/2021

Re: Case #20-2425 - 600 Edwards Road

Information

SUBJECT:

20-2425	600 Edwards Road	WBC Collections LP	Ed Smith
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CASE INFORMATION:

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

OWNER: WBC Collections LP 9215 Solon Rd Ste D1 Houston TX 77064	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the building, electrical, mechanical, and any other construction 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: 04/28/2021

Started On: 04/28/2021 09:38 AM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 05/18/2021

Re: Case #20-2677 - 526 Avenue A

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

Information

SUBJECT:

20-2677	526 Avenue A	Rast Properties Inc.	Frank Remling Logan Winn
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CASE INFORMATION:

Case Initiated:	November 24, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Rast Properties Inc. 4521 PGA Blvd #201 Palm Beach Gardens FL 33418	REG. AGENT: S. A. Tarr
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VIOLATIONS:

FBC 105.1 (2018) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for renovation work being done without a permit, including interior demolition, framing, new plumbing and new electric.
2. Obtain a permit for stucco 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: 05/07/2021 11:56 AM

Final Approval Date: 05/10/2021

Special Magistrate Hearing - Building

5. F.

Meeting Date: 05/18/2021

Re: Case #20-2678 - 800 Virginia Ave

Information

SUBJECT:

20-2678	800 Virginia Ave	Virginia Avenue Plaza LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	November 24, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Virginia Avenue Plaza LLC 877 NE Jensen Beach Blvd Jensen Beach FL 34957	REG. AGENT: Charles Grunbaum
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the site drainage and paving being done without permits.

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: 04/28/2021 09:38 AM

Final Approval Date: 04/28/2021

Special Magistrate Hearing - Building

5. G.

Meeting Date: 05/18/2021

Re: Case #20-2726 - 1711 S 31st Street

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

Information

SUBJECT:

20-2726	1711 S 31st Street	Triple D Ventures LLC	Ed Smith
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CASE INFORMATION:

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

OWNER: Triple D Ventures LLC 3803 Eleven Mile Rd Fort Pierce FL 34945	REG. AGENT: David Lloyd
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VIOLATIONS:

FBC 105.1 (2018) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the renovation work being done without a permit, including building, electric, 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: 05/10/2021

Started On: 05/07/2021 01:07 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 05/18/2021

Re: Case #20-2749 - 3403 W Lake Drive Unit 3407

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

Information

SUBJECT:

20-2749	3403 W Lake Dr - Unit 3407	Agnes, Leslie J	Frank Remling
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CASE INFORMATION:

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

OWNER: Agnes J Leslie 3403 W Lake Dr Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

IPMC 506.2 (2018) Sanitary Drainage System Maintenance, IPMC 304.7 (2018) Roofs and Drainage (2018), IPMC 603.1 (2018) Mechanical Equipment, IPMC 504.1 (2018) Plumbing Fixtures, IPMC 305.3 (2018) Interior Surfaces, IPMC 309.1 (2018) Infestation

CORRECTIVE ACTIONS:

1. Make necessary plumbing repairs to sewer system that is backing up.
2. Repair/replace soffit that is falling down.
3. Repair/replace stove that is not working properly.
4. Repair/replace shower valve that is not working properly.
5. Make necessary repairs to the ceiling that is buckling.
6. Treat property for infestation of pests (rats).

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: 05/10/2021

Started On: 05/07/2021 01:36 PM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 05/18/2021

Re: Case #20-2802 - 2007 Oleander Blvd Unit A

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

Information

SUBJECT:

20-2802	2007 Oleander Ave, Unit A	Pretorius, Leonard	Frank Remling
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CASE INFORMATION:

Case Initiated:	December 21, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Leonard J Pretorius 6915 Vanderbilt Ave Richmond, VA 23226	OCCUPIED BY:
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VIOLATIONS:

IPMC 504.1 (2018) Plumbing Fixtures, IPMC 305.3 (2018) Interior Surfaces

CORRECTIVE ACTIONS:

1. Make necessary plumbing repairs to stop the water leak from the bathroom into the kitchen and bedroom.
2. Make necessary repairs to the surfaces damaged by the water leak from the bathroom.

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: 05/10/2021

Started On: 05/08/2021 08:04 AM

Special Magistrate Hearing - Building**5. J.****Meeting Date:** 05/18/2021**Re:** Case #20-2812 - 1103 N 13th Street**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-2812	1103 N 13th St	Jerger, Cathy	Logan Winn
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CASE INFORMATION:

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

OWNER: Cathy Jerger 10615 Pine Needle Dr Ft Pierce FL 34945	OCCUPIED BY:
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VIOLATIONS:

IPMC 505.4 (2018) Water Heating Facilities, IPMC 304.13.2 (2018) Openable Windows, IPMC 305.3 (2018) Interior Surfaces

CORRECTIVE ACTIONS:

1. Repair/replace water heater that is leaking.
2. Replace missing drywall behind the water heater.
3. Repair/replace windows that are not openable.

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: 05/08/2021 01:23 PM

Final Approval Date: 05/10/2021

Special Magistrate Hearing - Building

5. K.

Meeting Date: 05/18/2021

Re: Case #21-58 - 1310 N 16th Court

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

Information

SUBJECT:

21-58	1310 N 16th Court	Ft Pierce Empire 1 Holdings LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	January 14, 2021	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 505.4 (2021) Water Heating Facilities, IPMC 603.1 (2021) Mechanical Equipment

CORRECTIVE ACTIONS:

1. Repair/replace water heater that is not working.
2. Repair/replace AC unit that is not working.

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: 05/10/2021

Started On: 05/08/2021 02:01 PM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 05/18/2021

Re: Case #21-62 - 404 N 28th St

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

Information

SUBJECT:

21-62	404 N 28th Street	Mathieu, Josette Joseph, Marie	Frank Remling
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CASE INFORMATION:

Case Initiated:	January 14, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Josette Mathieu Marie Joseph 6001 Spruce Dr Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Repair/replace roof that has a hole and is leaking into the unit.
2. Repair ceiling damaged by the hole in the roof.
3. Obtain a permit for converting a single family home into 3 dwelling 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: 05/10/2021

Started On: 05/08/2021 01:39 PM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 05/18/2021

Re: Case #21-64 - 506 N 2nd Street Apt B

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

Information

SUBJECT:

21-64	506 N 2nd Street Apt B	AABAA International Inc.	Logan Winn
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CASE INFORMATION:

Case Initiated:	January 25, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: AABAA International Inc. c/o Hal Lashlee PO BOX 466 St Augustine FL 32085	REG. AGENT: Robert Dreker 24746 Overseas Hwy Summerland Key FL 33042
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VIOLATIONS:

IPMC 304.13.2 (2018) Openable Windows

CORRECTIVE ACTIONS:

1. Repair/replace windows that are not openable.

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: 05/10/2021

Started On: 05/10/2021 08:53 AM

Special Magistrate Hearing - Building

6. 0.

Meeting Date: 05/18/2021

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: 04/28/2021

Started On: 04/28/2021 09:38 AM