

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, June 15, 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.	20-2077	1225 N 25th Street	Saleh, Harbi & Intesam	Frank Remling
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B.	20-2425	600 Edwards Road	WBC Collections LP	Ed Smith
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C.	20-2765	609 S 15th St (1500 Emerald Terr)	Snyder, John	Logan Winn
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D.	20-2812	1103 N 13th St	Jerger, Cathy	Logan Winn
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E.	21-139	1101 N 22nd Street	Maria Prows LLC	Logan Winn
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F.	21-64	506 N 2nd Street Apt B	AABAA International Inc.	Logan Winn
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G.	21-176	501 Wendell Rd Unit A	Sowle, Helen	Logan Winn
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H.	21-372	2108 Orange Ave	Tri-County Realty Holdings LLC	Shaun Coss
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I.	21-452	2008 Easter Ave	Goward, Musthfa	Frank Remling
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J.	21-463	515 N 13th Street	Grindley, Phillip	Ed Smith
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	19-1848	108 N 8th Street	Orrego de Villegas, Martha	Ed Smith
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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: 06/15/2021

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

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

Form Started By: Elizabeth Beck
Final Approval Date: 05/20/2021

Started On: 05/20/2021 08:47 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 06/15/2021

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: 05/20/2021

Started On: 05/20/2021 08:47 AM

Special Magistrate Hearing - Building**5. C.****Meeting Date:** 06/15/2021**Re:** Case #20-2765 - 609 S 15th St (or 1500 Emerald Terr)**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-2765	609 S 15th St (1500 Emerald Terr)	Snyder, John	Logan Winn
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CASE INFORMATION:

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

OWNER: John D Snyder 1717 S US Hwy 1 #5650 Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required, IPMC 304.6 (2018) Exterior Walls, IPMC 305.3 (2018) Interior Surfaces, IPMC 302.5 (2018) Rodent Harborage, IPMC 309.1 (2018) Infestation

CORRECTIVE ACTIONS:

1. Obtain a permit for the roof replacement or repair done without a permit.
2. Obtain a permit for converting a single family home into a duplex.
3. Treat dwelling and surrounding property for pest (rodents) infestation and rodent harborage.
4. Repair and close holes in exterior walls that allow pests to enter the dwelling.
5. Make repairs to the multiple holes in walls inside the 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: 06/08/2021

Started On: 05/27/2021 01:04 PM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 06/15/2021

Re: Case #20-2812 - 1103 N 13th Street

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
Final Approval Date: 05/20/2021

Started On: 05/20/2021 08:47 AM

Special Magistrate Hearing - Building**5. E.****Meeting Date:** 06/15/2021**Re:** Case #21-139 - 1101 N 22nd Street**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

21-139	1101 N 22nd Street	Maria Prows LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	January 25, 2021	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:

FBC 105.1 (2017) Permit Required, IPMC 304.13.2 (2018) Openable Windows, IPMC 304.10 (2018) Stairways, Decks, Porches & Balconies, IPMC 108.1.4 (2018) Unlawful Structure, IPMC 305.3 (2018) Interior Surfaces, IPMC 304.5 (2018) Foundation Walls

CORRECTIVE ACTIONS:

1. Repair/replace windows that are not openable.
2. Obtain a permit and make the exterior stairs safe.
3. Obtain a permit for converting a single family residence into a duplex, and drywall installed.
4. Repair broken floor tiles.
5. Make repairs to wall baseboards that do not reach the floor allowing for infestation.

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: 06/08/2021

Started On: 06/01/2021 10:42 AM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 06/15/2021

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

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: 05/20/2021

Started On: 05/20/2021 08:47 AM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 06/15/2021

Re: Case #21-176 - 501 Wendell Road Unit A

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

Information

SUBJECT:

21-176	501 Wendell Rd Unit A	Sowle, Helen	Logan Winn
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CASE INFORMATION:

Case Initiated:	January 27, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Helen Sowle 501 Wendell Rd Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the deck and structure built without 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: Latasha Carey
Final Approval Date: 06/08/2021

Started On: 06/01/2021 04:11 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 06/15/2021

Re: Case #21-372 - 2108 Orange Avenue

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

Information

SUBJECT:

21-372	2108 Orange Ave	Tri-County Realty Holdings LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 12, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Tri-County Realty Holdings LLC 3345 Okeechobee Rd Ft Pierce FL 34947	REG. AGENT: ANTHONY DIFRANCESCO
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the fence 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: 06/08/2021

Started On: 06/01/2021 03:47 PM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 06/15/2021

Re: Case #21-452 - 2008 Easter Avenue

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

Information

SUBJECT:

21-452	2008 Easter Ave	Goward, Musthfa	Frank Remling
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CASE INFORMATION:

Case Initiated:	February 24, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Musthfa Goward 2008 Easter Ave Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the building work being done without a permit, including the roof, framing, stucco, and the installation of windows. Obtain a permit for 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
Final Approval Date: 06/08/2021

Started On: 05/27/2021 02:16 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 06/15/2021

Re: Case #21-463 - 515 N 13th Street

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

Information

SUBJECT:

21-463	515 N 13th Street	Grindley, Phillip	Ed Smith
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CASE INFORMATION:

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

OWNER: Phillip Grindley 1503 Boston Ave Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the renovation work including building, plumbing, and electric.

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: 06/08/2021

Started On: 06/01/2021 09:31 AM

Information

SUBJECT:

19-1848	108 N 8th Street	Orrego de Villegas, Martha	Ed Smith
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CASE INFORMATION:

Case Initiated:	July 19, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Martha Orrego de Villegas 1235 SW Briarwood Dr Port St Lucie, FL 34986	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 (2017) Permit Required, IPMC 304.7 (2018) Roofs and Drainage

FINDINGS/ORDER:

Order Determining Violation - December 18, 2019
Notice of Extension - February 27, 2020
Affidavit of Non-Compliance - May 6, 2021

ACTION DATES:

1. December 17, 2019 - Special Magistrate Ross found the owner, Martha Orrego de Villegas, responsible for the violations and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. February 27, 2020 - A Notice of Extension (90 days) was granted.
3. May 6, 2021 - Affidavit of Non-Compliance was recorded and fines began on May 5, 2021. As of June 8, 2021 the fines total \$3,430.00, which includes \$30.00 of recording fees.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/08/2021

Started On: 06/08/2021 10:51 AM

MASSEY HEARING

June 15, 2021

Case #19-1848

CONTESTING OF FINE/NON-COMPLIANCE

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

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? Owner hired a contractor and obtained a permit for some of the work done, but there are no permits for plumbing or electric. A permit has been applied for to repair the gutter and fascia on the building.

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