

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, July 20, 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.	20-2765	609 S 15th St (1500 Emerald Terr)	Snyder, John	Logan Winn
B.	21-64	506 N 2nd Street Apt B	AABAA International Inc.	Logan Winn
C.	21-139	1101 N 22nd Street	Maria Prows LLC	Logan Winn
D.	21-177	4913 - 4917 Oleander Ave	Midway Road Plaza LLC	Logan Winn
E.	21-273	107 S 18th Street	Dantilus, Jean R.	Cris Bossano
F.	21-274	123 Osceola Avenue	Nunez, Antonio	Frank Remling
G.	21-372	2108 Orange Ave	Tri-County Realty Holdings LLC	Frank Remling

H.	21-453	1011 N 7th Street	Orange Avenue Auto Sales Inc.	Logan Winn
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I.	21-457	1310 Atlantic Ave	Cepeda, Gustavo	Frank Remling
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J.	21-565	535 S 7th St	Lazare, Ermith	Frank Remling
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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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B.	20-963 Ext. of Time	1144 S Ocean Dr C	Cheryl Shores Apartments LLC	Ed Smith
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C.	20-964 Ext. of Time	1144 S Ocean Dr D	Cheryl Shores Apartments LLC	Ed Smith
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D.	20-1707 Ext. of Time	1501 Avenue Q	Hill, Antonio, Shershana & Destiny	Cris Bossano
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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: 07/20/2021

Re: Case #20-2765 - 609 S 15th St (or 1500 Emerald Terr)

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: 06/22/2021

Started On: 06/22/2021 10:18 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 07/20/2021

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: 06/22/2021

Started On: 06/22/2021 10:18 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 07/20/2021

Re: Case #21-139 - 1101 N 22nd Street

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: 06/22/2021

Started On: 06/22/2021 10:18 AM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 07/20/2021

Re: Case #21-177 - 4913 Oleander Avenue (4917 Oleander Avenue)

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

Information

SUBJECT:

21-177	4913 - 4917 Oleander Ave	Midway Road Plaza LLC	Logan Winn
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CASE INFORMATION:

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

OWNER: Midway Road Plaza LLC 630 SW Palmetto Cove Port St Lucie FL 34986	REG. AGENT: Rohit Patel
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the wall sign 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: 06/23/2021

Started On: 06/22/2021 04:30 PM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 07/20/2021

Re: Case #20-273 - 107 S 18th Street

Information

SUBJECT:

21-273	107 S 18th Street	Dantilus, Jean R.	Cris Bossano
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CASE INFORMATION:

Case Initiated:	February 3, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Jean R. Dantilus 555 NW Twylite Terr Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the 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

Started On: 06/08/2021 12:52 PM

Final Approval Date: 06/08/2021

Special Magistrate Hearing - Building

5. F.

Meeting Date: 07/20/2021

Re: Case #21-274 - 123 Osceola Ave

Information

SUBJECT:

21-274	123 Osceola Avenue	Nunez, Antonio	Frank Remling
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CASE INFORMATION:

Case Initiated:	February 3, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Antonio Nunez 123 Osceola Ave Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the concrete pad and front porch constructed at the front of the house.

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: 06/08/2021 12:52 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 07/20/2021

Re: Case #21-372 - 2108 Orange Avenue

Information

SUBJECT:

21-372	2108 Orange Ave	Tri-County Realty Holdings LLC	Frank Remling
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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: 06/22/2021

Started On: 06/22/2021 10:18 AM

Special Magistrate Hearing - Building**5. H.****Meeting Date:** 07/20/2021**Re:** Case #21-453 - 1011 N 7th Street**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

21-453	1011 N 7th Street	Orange Avenue Auto Sales Inc.	Logan Winn
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CASE INFORMATION:

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

OWNER: Orange Avenue Auto Sales Inc. PO Box 4447 Ft Pierce FL 34948	REG. AGENT: Dean M Nelson 232 Third Ave Daytona Beach FL 32014
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 605.2 (2021) Electrical Receptacles

CORRECTIVE ACTIONS:

1. Treat property for insect and rodent infestation.
2. Make necessary plumbing repairs to toilets and bathtub that are leaking, and the sink that is not properly installed.
3. Make repairs to the multiple cracks in the exterior walls.
4. Make repairs to the holes in the interior walls, including the hole around a light fixture, and pipe.
5. Make repairs to the cracked tile.
5. Repair/replace roof that is leaking.
6. Repair ceiling damaged by roof leak.
7. Repair/replace soffit, and fascia that is rotting.
8. Replace faceplate for open electrical fixture.

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: 06/23/2021

Started On: 06/23/2021 09:19 AM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 07/20/2021

Re: Case #21-457 - 1310 Atlantic Avenue

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

Information

SUBJECT:

21-457	1310 Atlantic Ave	Cepeda, Gustavo	Frank Remling
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CASE INFORMATION:

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

OWNER: Gustavo Cepeda 121 NE 34th St Unit 1815 Miami FL 33137	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.6 (2021) Exterior Walls, IPMC 304.13 (2021) Windows, Doors & Frames

CORRECTIVE ACTIONS:

1. Repair/replace window frames that are rotting.
2. Repair/replace fascia and soffit that are falling down.

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: 06/23/2021

Started On: 06/22/2021 03:09 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 07/20/2021

Re: Case #21-565 - 535 S 7th Street

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

Information

SUBJECT:

21-565	535 S 7th St	Lazare, Ermith	Frank Remling
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CASE INFORMATION:

Case Initiated:	March 9, 2021	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 304.1.1.12 (2021) Unsafe Conditions - Stairs/decks/porches, IPMC 304.13 (2021) Windows, Doors & Frames, IPMC 304.6 (2021) Exterior Walls

CORRECTIVE ACTIONS:

1. Make necessary repairs to the exterior stairs that are rusted and unsafe.
2. Repair/replace windows that are broken.
3. Make necessary repairs to holes and cracks in exterior walls.

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: 06/23/2021

Started On: 06/22/2021 04:07 PM

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: 06/22/2021

Started On: 06/22/2021 10:18 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).

Special Magistrate Hearing - Building

6. B.

Meeting Date: 07/20/2021

Re: Case #20-963 - 1144 S Ocean Drive C

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

Information

SUBJECT:

20-963 Ext. of Time	1144 S Ocean Dr C	Cheryl Shores Apartments LLC	Ed Smith
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CASE INFORMATION:

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

OWNER: Cheryl Shores Apartments LLC 1144 S Ocean Dr Apt D Ft Pierce FL 34949	REG. AGENT: Douglas Hixson
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VIOLATIONS:

Section 5-1.105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for renovation including building, electrical, plumbing, and mechanical work being done without a permit.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck

Started On: 06/23/2021 10:06 AM

Final Approval Date: 06/23/2021

Special Magistrate Hearing - Building

6. C.

Meeting Date: 07/20/2021

Re: Case #20-964 - 1144 S Ocean Drive D

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

Information

SUBJECT:

20-964 Ext. of Time	1144 S Ocean Dr D	Cheryl Shores Apartments LLC	Ed Smith
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CASE INFORMATION:

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

OWNER: Cheryl Shores Apartments LLC 1144 S Ocean Dr Apt D Ft Pierce FL 34949	REG. AGENT: Douglas Hixson
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VIOLATIONS:

Section 5-1.105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for renovation including building, electrical, plumbing, and mechanical work being done without a permit.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck

Started On: 06/23/2021 10:57 AM

Final Approval Date: 06/23/2021

Special Magistrate Hearing - Building

6. D.

Meeting Date: 07/20/2021

Re: Case #20-1707 - 1501 Avenue Q

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

Information

SUBJECT:

20-1707 Ext. of Time	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 & Destiny Hill 1501 Avenue Q Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for renovation work including building, and electrical work being done without a permit.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck

Started On: 06/23/2021 09:41 AM

Final Approval Date: 06/23/2021