

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Tuesday, October 19, 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.	19-2442	1604 N 14th Street	Torkaman, Gholam R	Frank Remling
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B.	21-372 *	2108 Orange Ave	Tri-County Realty Holdings LLC	Frank Remling
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C.	21-665	1215 Boston Ave	National Debt Relief Services, Inc.	Logan Winn
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D.	21-726	1108 N 16th Court	Marceus, Modeline & Francola, Dieudonne	Ed Smith
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E.	21-744	2408 Avenue G (802 N 25th St)	Hall, Christopher	Frank Remling
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F.	21-857	1508 Avenue F	Owens, Faye	Logan Winn
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G.	21-884	1351 Bayshore Drive, 205	Colean, Kathy	Logan Winn
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H.	21-908	302 S 21st Street	Garcia, Javier & Esther	Ed Smith
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I.	21-918	1612 Avenue D	Constant, Lloyd & Mary	Logan Winn
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J.	21-927	503 N 22nd Street	Rivas, Felicia	Ed Smith
K.	21-1121	3110 Boston Avenue	Marent Investments LLC	Chris Bossano
L.	21-1130	624 S 5th Street	Sunshine Flooring Supply LLC	Ed Smith
M.	21-1139	1117 Paseo Avenue	Rayes, Humberto & Ochoa, Hilda	Frank Remling
N.	21-1163	1909 N 16th Street	Howard Kessler (EST) c/o R G Developer Inc	Logan Winn
O.	21-1165	1229 Orange Avenue	Vega's Home Construction Inc	Ed Smith

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

A.	20-1915	1903 San Diego Avenue	Watkins III, Leroy Lammers, Shelita Mack, Shelia	Shaun Coss
B.	20-850	4815 S US Hwy 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
C.	19-1848	108 N 8th Street	De Villegas, Martha	Shaun Coss
D.	20-2003	1312 Atlantic Avenue	Smith, William & Virginia	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:** 10/19/2021

**Re:** Case #19-2442 - 1604 N 14th Street

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

**Information**

**SUBJECT:**

19-2442	1604 N 14th Street	Torkaman, Gholam R	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	September 6, 2019	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ghloam R Torkaman 470 SE 12th Place Vero Beach, FL 32962	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

**IPMC 305.2 (2018) Structural Members, IPMC 305.3 (2018) Interior Surfaces, IPMC 304.13 (2018) Windows, Doors & Frames, IPMC 604.3 (2018) Electrical System Hazards, Section: 5-1.105.1 (2017) Permit Required**

**CORRECTIVE ACTIONS:**

1. Repair/replace foundation systems, making it safe, and capable of supporting imposed loads.
2. Replace broken tile on walking surfaces.
3. Make necessary repairs to bathroom tile.
4. Repair/replace ceiling wood that is rotted and decaying.
5. Repair/replace tub and tub fixtures, and leaking toilet.
6. Replace missing panel on electrical panel.
7. Obtain a permit for conversion of a single family home into a duplex.

**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.

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### **Form Review**

Form Started By: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/11/2021 01:00 PM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 10/19/2021

**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:**

<b>OWNER:</b> Tri-County Realty Holdings LLC 3345 Okeechobee Rd Ft Pierce FL 34947	<b>REG. AGENT:</b> 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: 10/06/2021

Started On: 10/06/2021 02:49 PM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-665 - 1215 Boston Avenue

**Information**

**SUBJECT:**

21-665	1215 Boston Ave	National Debt Relief Services, Inc.	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	March 23, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: National Debt Relief Services Inc. 12856 SW 31 Court Pembroke Pines FL 33027	REG. AGENT: Belinda Villoch
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required, IPMC 305.3 (2021) Interior Surfaces, IPMC 502.1 (2021) Required Facilities

**CORRECTIVE ACTIONS:**

1. Obtain a permit for plumbing and mechanical (A/C replacement) work being done without a permit.
2. Obtain a permit for converting the garage into a dwelling unit and provide necessary facilities.
3. Repair all paint that is chipping.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/14/2021

Started On: 09/14/2021 08:03 AM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-726 - 1108 N 16th Court

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

**Information**

**SUBJECT:**

21-726	1108 N 16th Court	Marceus, Modeline & Francola, Dieudonne	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	April 2, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Modeline Marceus Dieudonne Francola 1108 N 16th St Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for shed.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/07/2021 01:03 PM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-744 - 2408 Avenue G (802 N 25th St)

**Information**

**SUBJECT:**

21-744	2408 Avenue G (802 N 25th St)	Hall, Christopher	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	April 6, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Christopher Hall 1509 North 24th Street Ft Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 309.1 (2021) Pest Infestation, IPMC 304.13 (2021) Windows, Doors & Frames, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 505.4 (2021) Water Heating Facilities, IPMC 506.2 (2021) Sanitary Drainage System Maintenance

**CORRECTIVE ACTIONS:**

1. Treat property for pest infestation (roaches and rats).
2. Repair/replace windows that are not closing properly.
3. Make all necessary plumbing repairs, including shower that is not working properly.
4. Make repairs to the drywall in the bathroom that is water damaged.
5. Replace the water heater that has been removed.
6. Obtain a permit and make necessary repairs to the non-working on-demand water heater.

**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: Cindy Ricker  
Final Approval Date: 10/06/2021

Started On: 10/06/2021 02:33 PM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-857 - 1508 Avenue F

**Information**

**SUBJECT:**

21-857	1508 Avenue F	Owens, Faye	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 21, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Faye L Owens 1702 North 16th Court Ft Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the framing and truss work and any other renovation work being done.

**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: 10/06/2021 02:49 PM

Final Approval Date: 10/06/2021

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-884 - 1351 Bayshore Drive, Unit 205

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

**Information**

**SUBJECT:**

21-884	1351 Bayshore Drive, 205	Colean, Kathy	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 26, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Kathy Colean 1351 Bayshore Dr, Unit 205 Ft Pierce, FL 34949	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for replacing the A/C 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: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/07/2021 03:11 PM

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-908 - 302 S 21st Street

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

**Information**

**SUBJECT:**

21-908	302 S 21st Street	Garcia, Javier & Esther	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	April 27, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Javier & Esther Garcia 302 S 21st St Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for replacing the exterior door and 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: Cindy Ricker  
 Final Approval Date: 10/14/2021

Started On: 10/07/2021 12:28 PM

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-918 - 1612 Avenue D

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

**Information**

**SUBJECT:**

21-918	1612 Avenue D	Constant, Lloyd & Mary	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 28, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Lloyd & Mary Constant 2706 Atlantic Ave Ft Pierce, FL 34947	OCCUPIED BY:
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for windows installed outside the scope of the permit 18-1732.
2. Obtain a permit for the roof repair.

**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: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/07/2021 11:57 AM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-927 - 503 N 22nd Street

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

**Information**

**SUBJECT:**

21-927	503 N 22nd Street	Rivas, Felicia	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	April 28, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Felicia Rivas 164 Ponce De Leon St West Palm Beach, FL 33411	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for replacing the A/C unit and any other 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: Cindy Ricker  
 Final Approval Date: 10/14/2021

Started On: 10/07/2021 12:21 PM

**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-1121 - 3110 Boston Avenue

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

**Information**

**SUBJECT:**

21-1121	3110 Boston Avenue	Marent Investments LLC	Chris Bossano
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**CASE INFORMATION:**

Case Initiated:	May 18, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Marent Investments LLC Martha M Munoz, Reg Agent 16970 W Burns Dr Loxahatchee, FL 33470	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for interior repair, including but limited to replacing the sub-floor and subdividing the structure into three (3) 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: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/07/2021 12:38 PM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-1130 - 624 S 5th Street

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

**Information**

**SUBJECT:**

21-1130	624 S 5th Street	Sunshine Flooring Supply LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	May 18, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sunshine Flooring Supply LLC Eduardo Broring, Reg Agent 2112 N Dixie Hwy Lake Worth, FL 33460	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation of the roll up doors and mechanical work done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/07/2021 12:11 PM

**Special Magistrate Hearing - Building**

**5. M.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-1139 - 1117 Paseo Avenue

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

**Information**

**SUBJECT:**

21-1139	1117 Paseo Avenue	Rayes, Humberto & Ochoa, Hilda	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	May 20, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Humberto Cordero Rayes Hilda Guerrero Ochoa 1117 Paseo Avenue Ft Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Build fence according to approved construction plans.

**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: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/06/2021 12:43 PM

**Special Magistrate Hearing - Building**

**5. N.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-1163 - 1909 N 16th St

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

**Information**

**SUBJECT:**

21-1163	1909 N 16th Street	Howard Kessler (EST) c/o R G Developer Inc	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 26, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Harold Kessler (EST) c/o R G Developer Inc Rolin Dorsainvil, Reg Agent 629 Glenview Ave Ft Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for demolition of the house 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: Cindy Ricker  
 Final Approval Date: 10/14/2021

Started On: 10/07/2021 01:13 PM

**Special Magistrate Hearing - Building**

**5. O.**

**Meeting Date:** 10/19/2021

**Re:** Case #21-1165 - 1229 Orange Avenue

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

**Information**

**SUBJECT:**

21-1165	1229 Orange Avenue	Vega's Home Construction Inc	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	May 26, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Vega's Home Construction Inc 712 NW Grenada St Port St Lucie, FL 34983	<b>OCCUPIED BY:</b> Rodolfo Vega 904 Osceola Dr Ft Pierce, FL 34982
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for structural work on the billboard 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: Cindy Ricker  
Final Approval Date: 10/14/2021

Started On: 10/07/2021 12:47 PM

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**Information**

**SUBJECT:**

20-1915	1903 San Diego Avenue	Watkins III, Leroy Lammers, Shelita Mack, Shelia	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 20, 2020	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER:</b> Leroy Watkins III Shelita Lammers Shelia Mack 1903 San Diego Ft Pierce, FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - February 17, 2021

Notice of Extension of Time (90 days) from the expiration of time provided in the Order of Violation - recorded September 1, 2021

Affidavit of Non-Compliance - September 1, 2021

**ACTION DATES:**

1. Special Magistrate Hearing - January 19, 2021 - owner was not present, case was continued to February.
2. Special Magistrate Hearing - February 16, 2021 - present by phone - owner was provided 60 days to obtain permits or fines may accrue.
3. The time provided in the Order Determining Violation expired, and an extension of time was provided. No permits have been obtained for the work detailed in the violation. Fines began on September 1, 2021, and as of October 13, 2021 they total \$4,230.00.

**RECOMMENDATION:**

To be determined.

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**Attachments**

### 3 Criteria

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#### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/14/2021

Started On: 10/13/2021 08:50 AM

**MASSEY HEARING**  
**October 19, 2021**  
**Case #20-1915**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Minimal.**
  
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? **No action has been taken for this violation.**
  
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? **1 (one).**

**Special Magistrate Hearing - Building**  
**Meeting Date: 10/19/2021**

**6. B.**

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**Information**

**SUBJECT:**

20-850	4815 S US Hwy 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	November 23, 2020	Type of Presentation:	Extension of Time
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**OWNER:**

<b>OWNER:</b> Sutherlin Nissan of Ft Pierce 946 S US Hwy 1 Vero Beach, FL 32962	<b>REG, AGENT:</b> Corporation Co of Orlando 300 S Orange Ave Suite 1600 Orlando, FL 32801
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 21, 2021  
Notice of Extension of Time (90 days) - June 15, 2021  
Affidavit of Non-Compliance - September 29, 2021

**ACTION DATES:**

1. Special Magistrate Hearing - April 20, 2021 - owner provided 60 days obtain a permit or fines may accrue.
2. Notice of Extension (90 days) - June 15, 2021
3. A permit for the paving was applied for on January 11, 2021 and was rejected in plan review by the Engineering Department on January 15, 2021, and emailed to the contractor. There has been no further action on this permit. Fines began on September 29, 2021 and as of October 13, 2021, they total \$1,430.00.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 10/13/2021 10:19 AM

Final Approval Date: 10/14/2021

**MASSEY HEARING**  
**October 19, 2021**  
**Case #20-850**

**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 contractors who have applied for permits for the work that was done, however both permits remain rejected by the Engineering Department.**
  
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? **1 (one).**

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**Information**

**SUBJECT:**

19-1848	108 N 8th Street	De Villegas, Martha	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 19, 2019	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER:</b> Martha O. Villegas 1235 SW Briarwood Dr Port St. Lucie, FL 34986	<b>OCCUPIED BY:</b>
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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 (90 days) - February 27, 2020  
Affidavit of Non-Compliance - May 6, 2021  
Affidavit of Compliance - September 23, 2021

**ACTION DATES:**

1. Special Magistrate Hearing - December 17, 2019 - owner provided 60 days to obtain a permit or fines may accrue.
  2. Massey Hearing - June 15, 2021 - fines stopped for 30 days to the July Massey Hearing.
  3. Massey Hearing - July 20, 2021 - case continued to August Massey Hearing.
  4. Massey Hearing - August 17, 2021 - case continued to September Massey Hearing.
- Property was re-inspected August 18, 2021, all related permits were inspected and closed out. Case complied on this date. Fines accumulated from May 5, 2021 to June 15, 2021 and total \$4,140.00 including \$40.00 of recording fees.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Fine Reduction Request  
3 Criteria  
Admin Costs

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 10/14/2021

Started On: 10/13/2021 11:05 AM



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	<del>September</del> Oct 1, 2021			
Property address:	108 N 8th Street,			
Owner(s) of record:	MARTHA Orrego de Villegas.			
Mailing address:	108 N 8th Street Apt Q.			
Property tax ID #:				
Original purchase date:		Original purchase price:		
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	MARTHA O Villegas		Relationship to owner(s)	
Telephone #:	772-3597334		Mobile phone #:	
E-mail:	marthaorrego@hotmail.com		Preferred contact method:	telephone.
What are owner(s) intentions for property:				
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price	

AMOUNT OF FINE / LIEN

\$ 4140 =

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ \_\_\_\_\_

DOLLAR AMOUNT I AGREE TO PAY

\$ 300 =

Martha Orrego de V.  
 Signature of Owner or Representative

Sept Oct - 1 - 2021  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

### INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 108 N 8th Street . Fort Pierce .

Property Owner: MARTHA ORREGO DE VILLEGAS .

Mailing Address: 108 N 8th Street Apt Q .

Telephone #: 772 3597334 . Cell Phone #: 772 - 3597334

E-Mail Address: marthaorrego@hotmail.com .

Is the property in compliance? Yes If not, please explain in the narrative of your request.

I, Martha Orrego de Villegas, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I try before but not successful finding a Contractor when I think because I have final inspection I received a letter with this fine in MAY 24 - 2021 and start again to find Electrical and plumber contractors and work with they and pay all the permits for compliance the work.

Signed: Martha Orrego de Villegas Date: September 1 2021  
Print Name: MARTHA ORREGO de Villegas

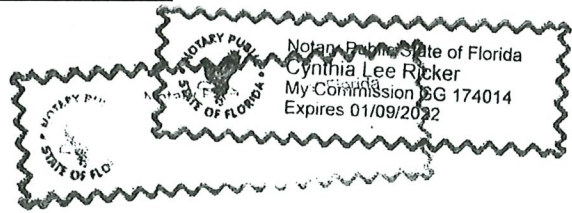
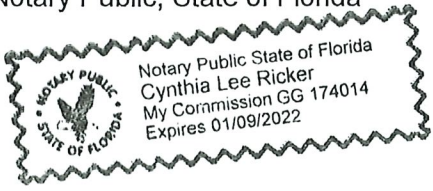
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Martha Villegas who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL License as identification.

SWORN TO AND SUBSCRIBED before me this 1 day of October, 2021.

Cynthia Ricker

Notary Public, State of Florida



**MASSEY HEARING**  
**October 19, 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 contractors and obtained permits for the work that was done.**
  
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).**

# Administrative Cost Estimator

10/14/2021

Property Address: 108 N 8th Street

Date case originated: 7/19/2019

Date case complied: 6/15/2021

Total time: 22 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 4

Lien Reduction Hearings:           

Mailing Expense			
Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
Certified Mail:	\$5.10	<u>1</u>	\$5.10
Photographs (per page)	\$0.50	<u>12</u>	\$6.00
Filing Fees	\$10.00	<u>4</u>	\$40.00
Months Open	\$50.00	<u>22</u>	\$1,100.00
	Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.		
Building Dept. Assistant			
Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>2</u>	\$150.00
	Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.		
Building Dept. Coordinator	\$75.00	<u>1</u>	\$75.00
	Covers review of initial notice, review of case file for recommendation and review with attorney		
City Attorney (per hour)	\$125.00	<u>0</u>	\$0.00
	Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.		
Hearings	\$150.00	<u>5</u>	\$750.00
	Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.		
Commission Meeting	\$250.00	<u>0</u>	\$0.00
	Fee set by the City Commission		

**Total Estimated Cost: \$2,279.62**

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**Information**

**SUBJECT:**

20-2003	1312 Atlantic Avenue	Smith, William & Virginia	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 1, 2020	Type of Presentation:	Fine Reduction
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**OWNER:**

<b>OWNER:</b> William & Virginia Smith (TR) 2440 Jernigan Rd Ft. Pierce, FL 34945	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.13 (2018) Windows, Doors & Frames, IPMC 304.13.2 (2018) Openable Windows, IPMC 304.6 (2018) Exterior Walls

**FINDINGS/ORDER:**

Order Determining Violation - March 17, 2021  
Notice of Extension of Time (90 days) - May 20, 2021  
Affidavit of Non-Compliance - August 27, 2021  
Affidavit of Compliance - September 30, 2021

**ACTION DATES:**

1. Special Magistrate Hearing - March 16, 2021 - owner provided 60 days to get a permit or address violations or fines may accrue. Case photos were emailed to the owner on March 25, 2021 at his request.
2. Notice of Extension of Time (90 days) - May 20, 2021.
3. Fines began on August 27, 2021.
4. Owner stated that he fixed the violations and requested a re-inspection. On the 3rd re-inspection the property was brought into compliance on September 29, 2021. Fines total \$3,340.00 including \$40.00 of recording fees.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria  
Fine Reduction Request  
Admin Costs

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/14/2021

Started On: 10/13/2021 12:34 PM

**MASSEY HEARING**  
**October 19, 2021**  
**Case #20-2003**

**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 made necessary repairs not requiring a permit.**
  
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) .**



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT *Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	10/4/2021		
Property address:	1312 Atlantic Ave		
Owner(s) of record:	William Smith		
Mailing address:	69 Horseshoe Loop, Kingston, GA 30145		
Property tax ID #:			
Original purchase date:	2000-01	Original purchase price:	\$50,000
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	William Smith	Relationship to owner(s)	owner
Telephone #:	772-834-4451	Mobile phone #:	772-834-4451
E-mail:		Preferred contact method:	call
What are owner(s) intentions for property:	intending to sell/in process with Buyer		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price? 54,000
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price? 54,000

AMOUNT OF FINE / LIEN

\$ 3,340.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 3,300.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 40.00

*[Signature]*  
 Signature of Owner or Representative

10/4/2021  
 Date

I, William Smith, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I William Smith did not know about this problem until around 2 weeks ago given or take I thought it was code improvement not building I have since then removed all wood off windows, replaced 2 windows and the cranks for the other windows. Therefore all is in order.

[Signature]

Signed: [Signature] Date: 10/4/2021

Print Name: William Smith

STATE OF FLORIDA  
COUNTY OF ST. LUCIE



PERSONALLY APPEARED before me, the undersigned authority William Smith who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FLDL as identification.

SWORN TO AND SUBSCRIBED before me this 4<sup>th</sup> day of October, 2021.

[Signature]

Notary Public, State of Florida

**REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS**

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

**INSTRUCTIONS:**

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1312 Atlantic Ave  
Property Owner: William Smith  
Mailing Address: 69 Horseshoe Loop Kingston, GA 30145  
Telephone #: 772 834 4451 Cell Phone #: 772 834 4451  
E-Mail Address: \_\_\_\_\_

Is the property in compliance? yes If not, please explain in the narrative of your request.

# Administrative Cost Estimator

10/14/2021

Property Address: 1312 Atlantic Avenue

Date case originated: 9/1/2020

Date case complied: 9/29/2021

Total time: 12 months

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: 1  
 Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$75.00	<u>2</u>	\$150.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>0</u>	\$0.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

**Total Estimated Cost: \$1,249.18**