

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, February 15, 2022 - 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.	21-1657	3315 Delaware Avenue	Signature Renovation LLC	Edward Smith
B.	21-1658	509 N 21st Street	McCormick (EST), Nettie	Frank Remling
C.	21-1683	1200 Colonnades Dr., 101	Morales, Eusebio & Gricel	Logan Winn
D.	21-1903	2706 Sunrise Blvd.	OCD Kids Inc.	Frank Remling
E.	21-1911	907 Antigua Avenue	Young, Kelly Ann	Frank Remling
F.	21-2019	1905 Georgia Ave Unit 7	Edris & Marie Caneus	Logan Winn
G.	21-2153	2707 Dunbar Street	Sirmons, Denise	Logan Winn

H.	21-2155	1108 N 29th St Unit 100	SP Pine Creek Village LP	Logan Winn
I.	21-2348	1201 N 16th Court	2nd Generation Building Corp	Logan Winn
J.	21-2359	701 N 21st Street	Weekes, Cheryl	Ed Smith
K.	21-2364	1601 Avenue I	Alford Family LLC	Shaun Coss

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

A.	20-850	4815 S US Highway 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
B.	20-963	1144 S Ocean Dr Unit C	Cheryl Shores Apartments LLC	Shaun Coss
C.	20-964	1144 S Ocean Dr Unit D	Cheryl Shores Apartments LLC	Shaun Coss
D.	20-2194	422 N 16th Street	Jones, Latoya & Wilson, Gracie	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: 02/15/2022

Re: Case #21-1657 - 3315 Delaware Avenue

Information

SUBJECT:

21-1657	3315 Delaware Avenue	Signature Renovation LLC	Edward Smith
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CASE INFORMATION:

Case Initiated:	July 13, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: SIGNATURE RENOVATION LLC 9450 NW 24TH STREET SUNRISE, FL 33322	REG. AGENT: FELICIA RAMCHARITAR 11587 W ATLANTIC BLVD, APT 6 CORAL SPRINGS, FL 33071
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VIOLATIONS:

Violation of Section(s): FBC 105.1 (2017) Permit Required, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.14 (2021) Insect Screens, IPMC 305.3 (2021) Interior Surfaces, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 605.2 (2021) Electrical Receptacles

CORRECTIVE ACTIONS:

1. Obtain a permit for the conversion of the patio into a bedroom.
2. Obtain a permit for 2 AC units.
3. Repair/replace windows that do not open.
4. Provide window screens to windows where they are missing.
4. Make necessary repairs to the plumbing leak under the kitchen sink, causing the cabinet to deteriorate.
5. Finish necessary drywall repairs.
6. Provide electrical faceplate covers to outlets where they are missing.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/28/2022

Started On: 01/28/2022 10:54 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 02/15/2022

Re: Case #21-1658 - 509 N 21st Street

Information

SUBJECT:

21-1658	509 N 21st Street	McCormick (EST), Nettie	Frank Remling
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CASE INFORMATION:

Case Initiated:	July 13, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: NETTIE MCCORMICK (EST) 510 N 22ND STREET FT PIERCE, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.4.1.2 (2017) Expired Permit, FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Renew permit #13-3210 and obtain permits for any work being done outside the scope of the expired 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: 01/28/2022

Started On: 01/28/2022 10:49 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 02/15/2022

Re: Case #21-1683 - 1200 Colonnades Dr., 101

Information

SUBJECT:

21-1683	1200 Colonnades Dr., 101	Morales, Eusebio & Gricel	Logan Winn
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CASE INFORMATION:

Case Initiated:	July 16, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: EUSEBIO & GRICEL MORALES 932 BRADLEY CT WEST PALM BEACH, FL 33405	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit required

CORRECTIVE ACTIONS:

1. Obtain a permit for the enclosure being built 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: 01/28/2022

Started On: 01/28/2022 10:49 AM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 02/15/2022

Re: Case #21-1903 - 2706 Sunrise Boulevard

Information

SUBJECT:

21-1903	2706 Sunrise Blvd.	OCD Kids Inc.	Frank Remling
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CASE INFORMATION:

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

OWNER: OCD Kids Inc. 2706 Sunrise Blvd Ft Pierce FL 34982	REG. AGENT: Oveda Taylor 6761 NW Elaine St Port St Lucie FL 34983
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the paving 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: 01/28/2022

Started On: 01/28/2022 10:54 AM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 02/15/2022

Re: Case #21-1911 - 907 Antigua Avenue

Information

SUBJECT:

21-1911	907 Antigua Avenue	Young, Kelly Ann	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 5, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Kelly Ann Young 2619 S Brocksmith RD Fort Pierce, FL 34945	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the demolition of the existing enclosure, replacing the doors and windows and enclosing existing doors 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: Elizabeth Beck
Final Approval Date: 02/04/2022

Started On: 02/04/2022 04:33 PM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 02/15/2022

Re: Case #21-2019 - 1905 Georgia Avenue Unit 7

Information

SUBJECT:

21-2019	1905 Georgia Ave Unit 7	Edris & Marie Caneus	Logan Winn
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CASE INFORMATION:

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

OWNER: Edris & Marie Caneus 5832 NW Begonia Ave Port St Lucie, FL 34986	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 704.6.1.1 (2021) Smoke Detectors, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 304.1 (2018) Exterior Structure

CORRECTIVE ACTIONS:

1. Repair or replace roof that is leaking.
2. Make repairs to ceiling that is water damaged and repair hole in ceiling.
3. Replace missing smoke detector.
4. Make plumbing repairs to provide hot water in downstairs sink and to leaking bathtub.
5. Make repairs to rotting fascia and soffit.

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: 01/28/2022

Started On: 01/28/2022 10:54 AM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 02/15/2022

Re: Case #21-2153 - 2707 Dunbar Street

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

Information

SUBJECT:

21-2153	2707 Dunbar Street	Sirmons, Denise	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 10, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Denise Sirmons 10071 SW Dolce Rd Port St Lucie FL 34986	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing windows, front door and enclosure of a window 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: 02/08/2022

Started On: 02/07/2022 08:36 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 02/15/2022

Re: Case #21-2155 - 1108 N 29th Street Unit 100

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

Information

SUBJECT:

21-2155	1108 N 29th St Unit 100	SP Pine Creek Village LP	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 10, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: SP Pine Creek Village LP 5403 W Gray St Tampa FL 33609	REG. AGENT:: Trustee and Corporate Services Inc. 2430 Estancia Blvd., Suite 114 Clearwater FL 33761
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VIOLATIONS:

IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

1. Make necessary repairs to damaged and cracked drywall.

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: 02/08/2022

Started On: 02/07/2022 08:46 PM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 02/15/2022

Re: Case #21-4348 - 1201 N 16th Court

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

Information

SUBJECT:

21-2348	1201 N 16th Court	2nd Generation Building Corp	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 20, 2021	Type of Presentation:	Regular
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OWNER:

<p>OWNER: 2ND GENERATION BUILDING CORP 966 NW LEONARDO CIRCLE PORT ST LUCIE, FL 34986</p>	<p>OCCUPIED BY: JOSEPH BASSO, REG AGENT 1362 SW BILTMORE STREET PORT ST LUCIE, FL 34983</p>
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing the roof 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: 02/08/2022

Started On: 02/07/2022 04:36 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 02/15/2022

Re: Case #21-2359 - 701 N 21st Street

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

Information

SUBJECT:

21-2359	701 N 21st Street	Weekes, Cheryl	Ed Smith
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CASE INFORMATION:

Case Initiated:	September 21, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Cheryl Weekes 701 N 21st Street Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing the windows 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: 02/08/2022

Started On: 02/07/2022 05:05 PM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 02/15/2022

Re: Case #21-2364 - 1601 Avenue I

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

Information

SUBJECT:

21-2364	1601 Avenue I	Alford Family LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 22, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Alford Family LLC 2214 N 45th St Ft Pierce FL 34946	REG. AGENT: Dontravius Alford 1104 Hemlock Cir Ft Pierce FL 34947
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing roof 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: 02/08/2022

Started On: 02/07/2022 05:18 PM

Information

SUBJECT:

20-850	4815 S US Highway 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:

OWNER: Sutherlin Nissan of Ft Pierce 946 S US Highway 1 Vero Beach FL 32962	REG. AGENT: Corporation Co. of Orlando 300S Orange Ave, Suite 1600 Orlando 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 - June 15, 2021

Affidavit of Non-Compliance - September 29, 2021

Order Approving Respondent's Request for Extension of Time (90 days) - October 20, 2021

ACTION DATES:

1. Special Magistrate Hearing - April 20, 2021 - the owner was provided 60 days to get a permit or fines may accrue.
2. Notice of Extension of Time providing an additional 90 day was granted on June 15, 2021.
3. An Affidavit of Non-Compliance was recorded on September 29, 2021, and a fine of \$100.00 per day began to accrue.
4. Special Magistrate Massey Hearing - October 19, 2021 to request an extension of time. An additional 90 day extension was granted and fines were stopped on October 20, 2021. The permit application is still pending.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/08/2022

Started On: 02/06/2022 08:25 PM

MASSEY HEARING
February 15, 2022
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? **Permit applications were submitted 1/20/2021, and another on 8/25/2021. Both applications 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).**

Information

SUBJECT:

20-963	1144 S Ocean Dr Unit C	Cheryl Shores Apartments LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 13, 2020	Type of Presentation:	Extension of Time
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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

FINDINGS/ORDER:

Order Determining Violation - January 20, 2021
Notice of Extension of Time - March 29, 2021
Order Approving Respondent's Request for Extension of Time - July 21, 2021

ACTION DATES:

1. Special Magistrate Hearing - January 19, 2021 owner was provided 60 days to obtain a permit or fines may accrue.
2. A Notice of Extension of Time providing a 90 day extension was granted March 29, 2021.
3. The owner was present by phone for a Massey Hearing at the Special Magistrate Hearing on July 20, 2021 to request an extension of time. The Special Magistrate granted an additional 90 day extension of time. A permit for the installation of impact doors is still required to satisfy the violation.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/08/2022

Started On: 02/05/2022 04:44 PM

MASSEY HEARING
February 15, 2022
Case #20-963

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 obtained permits for the AC units installed, but is still required to obtain permits for the installation of exterior doors.**

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).**

Information

SUBJECT:

20-964	1144 S Ocean Dr Unit D	Cheryl Shores Apartments LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 13, 2020	Type of Presentation:	Extension of Time
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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 Permit Required

FINDINGS/ORDER:

Order Determining Violation - January 20, 2021
Notice of Extension of Time - March 29, 2021
Order Approving Respondent's Request for Extension of Time - July 21, 2021

ACTION DATES:

1. Special Magistrate Hearing - January 19, 2021 owner was provided 60 days to obtain a permit or fines may accrue.
2. A Notice of Extension of Time providing a 90 day extension was granted March 29, 2021.
3. The owner was present by phone for a Massey Hearing at the Special Magistrate Hearing on July 20, 2021 to request an extension of time. The Special Magistrate granted an additional 90 day extension of time. A permit for the installation of impact doors is still required to satisfy the violation.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

MASSEY HEARING
February 15, 2022
Case #20-964

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 applied for a permit but the application has been rejected in plan review since September 2021. A reminder of this rejection was sent again in November 2021. The application still lacks necessary information to be properly reviewed.**

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).**

Information

SUBJECT:

20-2194	422 N 16th Street	Jones, Latoya & Wilson, Gracie	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 28, 2020	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Latonya Jones Gracie Wilson 422 N 16th Street	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 21, 2021
Notice of Extension of Time - Jun 17, 2021
Affidavit of Non- Compliance - September 30, 2021

ACTION DATES:

1. Special Magistrate Hearing - April 20, 2021 - owner was provided 60 days to get a permit or fines may accrue.
2. A Notice of Extension of Time providing an additional 90 was granted June 17, 2021.
3. An Affidavit of Non-Compliance was issued on September 30, 2021. Fines began to accrue on September 28, 2021 and fines total \$13,580.00 as of February 10, 2022.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/08/2022

Started On: 02/06/2022 09:00 AM

MASSEY HEARING
February 15, 2022
Case #20-2194

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 applied for a permit but the application has been rejected in plan review since September 2021. A reminder of this rejection was sent again in November 2021. The application still lacks necessary information to be properly reviewed.**

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).**