

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, March 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**

A.	22-381	3820 Lancove Way	Mark A. Miley	Frank Remling
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	20-2425 *	600 Edwards Road	WBC Collections LP	Ed Smith
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B.	21-1145	608 Palm Avenue	Martin County Properties LLC	Logan Winn
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C.	21-1911	907 Antigua Avenue	Young, Kelly Ann	Frank Remling
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D.	21-1931	711 S Indian River Drive	Murray, Dylan and Kristin	Logan Winn
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E.	21-2077	1310 N 13th Street	Klean Katt LLC	Ed Smith
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F.	21-2153	2707 Dunbar Street	Sirmons, Denise	Logan Winn
G.	21-2239	1706 Avenue D	Florida Paraguay Real Estate LLC	Ed Smith
H.	21-2247	1335 Orange Avenue	Orange Avenue Investments LLC	Ed Smith
I.	21-2357	305 S 24th Street	FL Conference Association Seventh Day Adventists	Logan Winn
J.	21-2566	2011 Valencia Avenue	Hamilton, Thomas Jr & Cynthia Clark, Geraldine	Logan Winn
K.	21-2582	916 N 10th Street	FS Florida Investment Corp Inc	Ed Smith
L.	21-2669	1612 G Terrace	Gaskin, Jr., Thomas	Shaun Coss
M.	21-2803	1305 Delaware Avenue	Lareste, Justin	Logan Winn
N.	21-2867	202 Gardenia Avenue	Gilliam, Darryl & Esquivel, Aida	Logan Winn
O.	21-3327	507 Wendell Road	Calderon, Eleanor	Shaun Coss

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

A.	20-1134	1707 N 13th Street	Ft Pierce Empire 1 Holdings LLC	Frank Remling
B.	20-1915	1903 San Diego Avenue	Watkins (III), Leroy Lammers, Shelita Mack, Shelia	Shaun Coss
C.	20-2062	3222 S US Hwy 1	Esquivel, Manuel & Candido	Shaun Coss

D.	20-2422	1401 N 2nd Street	Lotus Asset Management LLC	Shaun Coss
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E.	19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Building Department at (772) 467-3712, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing - Building

4. A.

Meeting Date: 03/15/2022

Re: Case #22-381 - Mark A Miley

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

Information

SUBJECT:

22-381	3820 Lancove Way	Mark A. Miley	Frank Remling
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CASE INFORMATION:

Case Initiated:	January 13, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Mark A. Miley 1841 SW Starman Ave Port St. Lucie, FL 34953	OCCUPIED BY:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
0585	103-143 (a)(6)Unlicensed Contractor	\$500.00	\$0.00	\$0.00	\$500.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/09/2022

Started On: 03/02/2022 06:45 AM

Special Magistrate Hearing - Building

5. A.

Meeting Date: 03/15/2022

Re: Case #20-2425 - 600 Edwards Road

Information

SUBJECT:

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

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

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

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the building, electrical, mechanical, and any other construction work being done without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/21/2022

Started On: 02/21/2022 08:41 PM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 03/15/2022

Re: Case #21-1145 - 608 Palm Avenue

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

Information

SUBJECT:

21-1145	608 Palm Avenue	Martin County Properties LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 8, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Martin County Properties LLC 265 Bermuda Beach Dr Ft Pierce, FL 34949	REG AGENT: J B JONES, JR 540 SW SIESTA WAY STUART, FL 34994
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VIOLATIONS:

FBC 105.1 (2017) Permit Required, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.13 (2021) Windows, Doors & Frames, IPMC 605.1 (2018) Electrical Equipment, IPMC 305.3 (2021) Interior Surfaces, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.4 (2021) Structural Members

CORRECTIVE ACTIONS:

1. Repair/replace windows that are not openable or weather tight.
2. Make safe and cover exposed electrical wires in the bathroom.
3. Obtain a permit for the carport roof and rafters that were repaired/replaced without a permit.
4. Make necessary repairs to the ceiling that is water damaged due to the roof leak.

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: 03/09/2022

Started On: 02/24/2022 10:34 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 03/15/2022

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: 02/21/2022

Started On: 02/21/2022 08:36 PM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 03/15/2022

Re: Case #21-1931 - 711 S Indian River Drive

Information

SUBJECT:

21-1931	711 S Indian River Drive	Murray, Dylan and Kristin	Logan Winn
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CASE INFORMATION:

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

OWNER: Dylan and Kristin Murray 711 S Indian River Dr Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Renew expired permit #19-272 along with submitting revised plans showing corrections to rejected 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: Elizabeth Beck
 Final Approval Date: 02/09/2022

Started On: 02/09/2022 04:05 PM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 03/15/2022

Re: Case #21-2077 - 1310 N 13th Street

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

Information

SUBJECT:

21-2077	1310 N 13th Street	Klean Katt LLC	Ed Smith
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CASE INFORMATION:

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

OWNER: Klean Katt LLC 2421 N US HWY 1 Ft Pierce, FL 34946	REG AGENT: Kadniel Blackwood
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the building, mechanical, and plumbing 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: 03/09/2022

Started On: 02/22/2022 12:26 PM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 03/15/2022

Re: Case #21-2153 - 2707 Dunbar Street

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: 02/21/2022

Started On: 02/21/2022 08:36 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 03/15/2022

Re: Case #21-2239 - 1706 Avenue D

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

Information

SUBJECT:

21-2239	1706 Avenue D	Florida Paraguay Real Estate LLC	Ed Smith
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CASE INFORMATION:

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

OWNER: Florida Paraguay Real Estate LLC 1615 Forum Place, STE 3A West Palm Beach, FL 33401	REG AGENT: HESM Management LLC 2400 Presidential Way, Suite 1905 West Palm Beach, FL 33401
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VIOLATIONS:

IPMC 304.1.8 (2021) Unsafe Conditions – Roof, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 605.1 (2018) Electrical Equipment, IPMC 605.4 (2021) Wiring

CORRECTIVE ACTIONS:

1. Repair/replace roof that is leaking.
2. Repair ceiling and walls water damaged by roof leak.
3. Make necessary electrical repairs to non-working outlets, eliminating the prohibited use of extension cords.
- 4 Treat property for pest 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: Cindy Ricker
Final Approval Date: 03/09/2022

Started On: 02/24/2022 11:12 AM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 03/15/2022

Re: Case #21-2247 - 1335 Orange Avenue

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

Information

SUBJECT:

21-2247	1335 Orange Avenue	Orange Avenue Investments LLC	Ed Smith
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CASE INFORMATION:

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

OWNER: Orange Avenue Investments LLC 1920 Palm Beach Lakes Blvd, Ste 207 West Palm Beach, FL 33409	REG AGENT: Joudeh J Ghawali
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for renovation work being done without a permit including drywall, electrical work, new indoor and outdoor lighting, and AC installation.

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: 03/09/2022

Started On: 02/24/2022 12:31 PM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 03/15/2022

Re: Case #21-2357 - 305 S 24th Street

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

Information

SUBJECT:

21-2357	305 S 24th Street	FL Conference Association Seventh Day Adventists	Logan Winn
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CASE INFORMATION:

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

OWNER: FL Conference Association Seventh Day Adventists 351 S State Road 434 Altamonte Springs, FL 32714	REG AGENT: Andrew Elliott
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for applying Stucco to the building 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: 03/09/2022

Started On: 02/28/2022 11:04 AM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 03/15/2022

Re: Case #21-2566 - 2011 Valencia Avenue

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

Information

SUBJECT:

21-2566	2011 Valencia Avenue	Hamilton, Thomas Jr & Cynthia Clark, Geraldine	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 30, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Thomas Jr & Cynthia Hamilton Geraldine Clark 2011 Valencia Avenue Ft Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for windows replaced 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: 03/09/2022

Started On: 02/28/2022 10:32 AM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 03/15/2022

Re: Case #21-2582 - 916 N 10th Street

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

Information

SUBJECT:

21-2582	916 N 10th Street	FS Florida Investment Corp Inc	Ed Smith
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CASE INFORMATION:

Case Initiated:	October 7, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: FS Florida Investment Corp Inc 1535 Miller Road Coral Gables, FL 33146	REG AGENT: Karla M Zevallos
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for remodeling the house without a permit includes Building, Framing, Electrical and Plumbing 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: Cindy Ricker
Final Approval Date: 03/09/2022

Started On: 02/28/2022 10:57 AM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 03/15/2022

Re: Case #21-2669 - 1612 G Terrace

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

Information

SUBJECT:

21-2669	1612 G Terrace	Gaskin, Jr., Thomas	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 8, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Thomas Gaskin, Jr 108 Pleasant Valley Drive Daytona, FL 32114	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for renovating the structures of the building, electrical, plumbing and demolition 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: 03/09/2022

Started On: 02/28/2022 10:39 AM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 03/15/2022

Re: Case #21-2803 - 1305 Delaware Avenue

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

Information

SUBJECT:

21-2803	1305 Delaware Avenue	Lareste, Justin	Logan Winn
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CASE INFORMATION:

Case Initiated:	October 18, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Justin Lareste 1110 Colonial Road Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for renovations being done, including roof and rafters 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: 03/09/2022

Started On: 02/24/2022 12:12 PM

Special Magistrate Hearing - Building

5. N.

Meeting Date: 03/15/2022

Re: Case #21-2867 - 202 Gardenia Avenue

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

Information

SUBJECT:

21-2867	202 Gardenia Avenue	Gilliam, Darryl & Esquivel, Aida	Logan Winn
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CASE INFORMATION:

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

OWNER: Darryl Gilliam Aida Esquivel 202 Gardenia Avenue Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for enclosing patio with windows, stucco and any other renovations 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: 03/09/2022

Started On: 02/24/2022 12:06 PM

Special Magistrate Hearing - Building

5. O.

Meeting Date: 03/15/2022

Re: Case #21-3327 - 507 Wendell Road

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

Information

SUBJECT:

21-3327	507 Wendell Road	Calderon, Eleanor	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 18, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Eleanor Calderon 6113 Tedder Road Ft Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the construction of a rear porch, installation of fascia, and any other renovation work being done without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Cindy Ricker
Final Approval Date: 03/09/2022

Started On: 02/22/2022 12:07 PM

Information

SUBJECT:

20-1134	1707 N 13th Street	Ft Pierce Empire 1 Holdings LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	May 11, 2020	Type of Presentation:	Massey
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OWNER:

OWNER: Ft Pierce Empire 1 Holdings LLC 1792 Bell Tower Ln Weston FL 33326	REG. AGENT: KSDT & Company 9300 S Dadeland Blvd., Suite 600 Miami FL 33156
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VIOLATIONS:

IPMC 309.1 Infestation, IPMC 304.7 Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 604.3 Electrical System Hazards

FINDINGS/ORDER:

Order Determining Violation - December 16, 2021
Notice of Extension of Time - February 25, 2021
Affidavit of Non-Compliance - May 27, 2021

ACTION DATES:

1. Special Magistrate Hearing - December 15, 2020 - owner was provided 60 days to get a permit or fines may accrue.
2. Notice of Extension of Time providing an additional 90 days was recorded February 25, 2021.
3. Affidavit of Non-Compliance was recorded on May 27, 2021 was recorded and as of March 9, 2022, fines total \$28,630.00 (\$30.00 of which is recording fees).

RECOMMENDATION:

To be determined

Attachments

3 Criteria
Admin Costs

Form Review

Final Approval Date: 03/10/2022

MASSEY HEARING
March 9, 2022
Case #20-1134

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? **A roof permit was obtained, inspected and closed. Other violations not requiring a permit have been cured.**

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? **4 (four).**

Administrative Cost Estimator

03/10/2022

Property Address: 1707 N 13th St

Date case originated: 5/11/2020

Date case complied: 3/10/2022

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>#NAME?</u>	#NAME?
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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
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Each additional Hearing	\$75.00	<u> </u>	\$0.00
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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
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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: #NAME?

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:	Fine Reduction
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OWNER:

OWNER: Leroy Watkins, Shelita Lammers & Shelia Mack 1903 San Diego Ave Ft Pierce FL 34946	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - February 17, 2021
Notice of Extension of Time - September 1, 2021, nunc pro tunc April 17, 2021
Affidavit of Non-Compliance - September 1, 2021

ACTION DATES:

1. Special Magistrate Hearing - February 16, 2021 - the owner was provided 60 days to get a permit or fines may accrue.
2. A Notice of Extension of Time providing 90 days from the expiration of time provided in the Order of Violation was recorded on September 1, 2021, nunc pro tunc April 17, 2021.
3. An Affidavit of Non-Compliance was recorded on September 1, 2021, and a fine of \$100.00 per day began accumulating.
4. Special Magistrate Massey Hearing - October 19, 2021. Fines were not stopped and case was continued to November Special Magistrate. However, the case was complied on November 10, 2021, and fines stopped accumulating on that date. Fines accumulated total \$7,040.00 (\$40.00 of which is recording fees).

RECOMMENDATION:

To be determined.

Attachments

3 Criteria
Fine Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/09/2022

Started On: 02/27/2022 04:58 PM

MASSEY HEARING
March 2, 2022
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? The construction materials were removed, and construction of the sheds was moved to another location.

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).



REQUEST FOR A REDUCTION OR RESCINDMENT OF
BUILDING VIOLATION FINES

Date:	January 11 th , 2022		
Property address:	1903 San Diego Ave		
Owner(s) of record:	Zeroy Watkins III, Shelita Zammers		
Mailing address:	1903 San Diego Ave		
Property tax ID #:			
Original purchase date:		Original purchase price:	
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:	Zeroy Watkins III Shelita Zammers	Relationship to owner(s):	Owners
Telephone #:	772/882/1843	Mobile phone #:	772/979/1421
E-mail:	loowatt3@gmail.com	Preferred contact method:	Telephone #
What are owner(s) intentions for property:	Living		
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

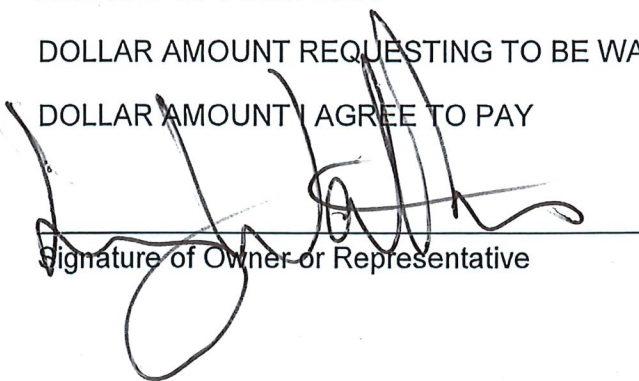
\$ 7,030.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 7,030.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000


Signature of Owner or Representative

January 11th, 2022
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: 1903 San Diego Ave
Property Owner: Leroy Watkins III, Shelita Zambers
Mailing Address: 1903 San Diego Ave
Telephone #: 772/882/1843 Cell Phone #: 772/979/1421
E-Mail Address: leerwatt3@gmail.com

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

I, Leroy Watkins, 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:

Signed: [Signature] Date: 1/18/2022
Print Name: Leroy Watkins

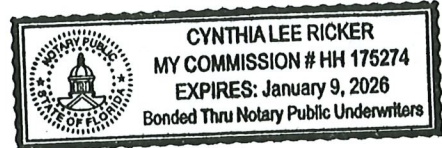
STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Leroy Watkins 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 His Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 18th day of January, 20 22.

[Signature]

Notary Public, State of Florida



To whomever this may concern, this document pertains to the reasoning behind the late receipt of our compliance letter(s) towards the property (1903 San Diego Ave). The original owner of the house, our mother Olivia Watkins, passed in late August of 2019. This resulted in the split ownership of the things she possessed, including the house. This unfortunately led to a great amount of tension and difficulty towards who's name(s) would be presented on the house for quite some time. All the siblings were eventually able to come to finalization with the house, and the three of us (Leroy Watkins the 3rd, Shelita Lammers, and Shelia Mack) all have shared ownership. This also led to other complications and communication breakdowns when corresponding with the city. Even though the violation was brought up to code, we failed to inform the city. Because of our negligence the fines on our property continued to accrue.. Last year was still somewhat chaotic with documentations, but they have all been concluded. Because of miscommunication and misunderstanding, which was completely on our part and in consideration of such a tremendous family loss of our mother and transition of life afterwards, we humbly ask that the fines against this property be waived. Thank you for your consideration.

Administrative Cost Estimator

03/02/2022

Property Address: 1903 San Diego Ave

Date case originated: 8/20/2020

Date case complied: 11/10/2021

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>#NAME?</u>	#NAME?
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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
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Each additional Hearing	\$75.00	<u> </u>	\$0.00
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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
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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>1</u>	\$125.00
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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>3</u>	\$450.00
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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: #NAME?

Information

SUBJECT:

20-2062	3222 S US Hwy 1	Esquivel, Manuel & Candido	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 10, 2020	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Manuel & Candido Esquivel 5548 NW Cordrey St Port St Lucie FL 34986	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - February 17, 2021
Notice of Extension of Time - September 2, 2021, nunc pro tunc April 17, 2021
Affidavit of Non-Compliance - September 2, 2021
Affidavit of Compliance - January 6, 2022

ACTION DATES:

1. Special Magistrate Hearing - February 16, 2021 - the owner was provided 60 days to get a permit or fines may accrue.
2. A Notice of Extension of Time providing 90 days from the expiration of time provided in the Order of Violation was recorded on September 2, 2021, nunc pro tunc April 17, 2021.
3. An Affidavit of Non-Compliance was recorded on September 2, 2021, and a fine of \$100.00 per day began accumulating.
4. An Affidavit of Compliance was recorded January 6, 2022 - complied January 5, 2022. Fines were stopped on January 5, 2022 and total \$12,560.00 (\$60.00 of which is recording fees).

RECOMMENDATION:

To be determined.

Attachments

3 Criteria
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/10/2022

Started On: 03/07/2022 01:07 PM

MASSEY HEARING
March 8, 2022
Case #20-1134

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? **A roof permit was obtained, inspected and closed.**

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? **4 (four).**

Administrative Cost Estimator

03/09/2022

Property Address: 3222 S US Highway 1

Date case originated: 9/10/2020

Date case complied: 1/6/2022

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>#NAME?</u>	#NAME?
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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
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Each additional Hearing	\$75.00	<u> </u>	\$0.00
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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
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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: #NAME?

Information

SUBJECT:

20-2422	1401 N 2nd Street	Lotus Asset Management LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: Lotus Asset Management LLC 1401 N 2nd Street Ft Pierce FL 34950	REG. AGENT: Fenton Baijnath
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - February 17, 2021
Notice of Extension of Time - October 25, 2021
Affidavit of Non-Compliance - February 1, 2022

ACTION DATES:

1. Special Magistrate Hearing - February 16, 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 days was granted on October 25, 2021.
3. An Affidavit of Non-Compliance was recorded on February 1, 2022 and a fine of \$100.00 per day began to accrue. As of March 2, 2022, the fines total \$3,030.00 (\$30.00 of which is recording fees).

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Final Approval Date: 03/09/2022

**MASSEY HEARING
March 2, 2022
Case #20-2422**

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? Owner obtained a permit for enclosing the loading dock but did not get the necessary inspections to close the permit and expired 9/27/2021. The permit was renewed on 2/18/2022.

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:

19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 20, 2019	Type of Presentation:	Massey
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OWNER:

OWNER: Bobby & Wanda Johnson 4767 Selvitz Rd Ft Pierce FL 34981	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 (2017) Permit Required, Section 105.4.1.2 (2017) Expired Permit

FINDINGS/ORDER:

Order Determining Violation - April 21, 2021
Notice of Extension of Time - October 18, 2021
Affidavit of Non-Compliance - January 20, 2022

ACTION DATES:

1. Special Magistrate Hearing - April 20, 2021 - the owner was provided 180 days to obtain/renew permits or fines may accrue.
2. A Notice of Extension of Time providing an additional 90 days was granted on October 18, 2021.
3. An Affidavit of Non-Compliance was recorded on January 20, 2022 and a fine of \$100.00 per day began to accrue. The fines total \$4,130.00 (\$30.00 of which is recording fees) as of March 1, 2022.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/09/2022

Started On: 02/26/2022 09:03 PM

MASSEY HEARING
March 2, 2022
Case #19-3145

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? **Permits to comply this violation have expired. Revisions to each permit are required to renew expired permits. No revisions have been received. Permit applied for in October, 2021 was rejected in plan review and no response has been received.**

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? **0 (zero).**