

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Tuesday, June 21, 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.

21-2153	2707 Dunbar Street	Sirmons, Denise	Logan Winn
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B.

21-2867	202 Gardenia Avenue	Gilliam, Darryl & Esquivel, Aida	Logan Winn
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C.

21-3322	504 N 26th St Unit B	Yas Holdings LLC	Frank Remling
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D.

21-3391	214 Manatee Ln	High Point of Ft Pierce Condominium Section 1	Logan Winn
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E.

21-3582	4919 - 4921 Oleander Ave	Midway Road Plaza LLC	Logan Winn
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F.	21-3585	1815 Melaleuca Dr	Celentano, Frank	Logan Winn
G.	21-3587	4150 Okeechobee Rd #B	4150 Plaza LLC	Logan Winn
H.	21-3591	801 Edwards Road	Orchid Island Juice Co.	Frank Remling
I.	21-3631	2510 Sunrise Blvd	Delaney, Frank	Logan Winn
J.	21-3678	2801 Citrus Ave	Hatfield, James	Logan Winn
K.	22-98	1005 N 14th St	Dacres, Barrington	Edward Smith
L.	22-735	723 High Point Blvd	High Point of Ft Pierce Section 2	Logan Winn
M.	22-985	530 N 11th St Apt A	Schibar, Claude	Edward Smith
N.	22-1070	1104 Mayflower Rd	Justin, Laresté	Logan Winn

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

A.	17-898	1450 Bell Avenue	TSPN 19 LLC 1450 Bell Ave Owner LLC	Shaun Coss
B.	20-850	4815 S US Highway 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
C.	21-726	1108 N 16 th Court	Marceus, Modeline & Francola, Diedonne	Shaun Coss
D.	21-1163	1909 N 16th Street	Harold Kessler (Est) c/o R G Developer Inc.	Shaun Coss

7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

0.	21-1226	2510 Delaware Avenue	Vaandering, Edward	Edward Smith
0.	21-3327	507 Wendell Road	Calderon, Eleanor	Shaun Coss
A.	21-908	302 S 21st Street	Garcia, Javier & Esther	Ed Smith
B.	21-2803	1305 Delaware Avenue	Lareste, Justin	Logan Winn
C.	21-2357	305 S 24th Street	FL Conference Association Seventh Day Adventists	Logan Winn

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

Special Magistrate Hearing - Building

5. A.

Meeting Date: 06/21/2022

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: 06/01/2022

Started On: 06/01/2022 05:06 PM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 06/21/2022

Re: Case #21-2867 - 202 Gardenia Avenue

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: Elizabeth Beck
Final Approval Date: 06/01/2022

Started On: 06/01/2022 05:06 PM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 06/21/2022

Re: Case #:21-3322 - 504 N 26th Street Unit B

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

Information

SUBJECT:

21-3322	504 N 26th St Unit B	Yas Holdings LLC	Frank Remling
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CASE INFORMATION:

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

OWNER: Yas Holdings LLC 950 Peninsula Corp Cir Suite 1013 Boca Raton FL 33487	REG. AGENT: Law Office of Keren Admoni 8043 Twin Lake Dr Boca Raton FL 33496
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 505.4 (2021) Water Heating Facilities, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 605.1 (2021) Electrical Equipment, IPMC 605.4 (2021) Wiring, FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Treat property for infestation.
2. Supply dwelling with hot water.
3. Make necessary repairs to non-working plumbing fixtures and sink faucet.
4. Make necessary electrical repairs to make the electrical panel safe, and make safe the installation of the unpermitted tankless water heater that is causing the breaker to trip.
5. Obtain a permit for the tankless water heater 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 Started By: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/19/2022 01:49 PM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 06/21/2022

Re: Case #:21-3391 - 214 Manatee Lane CA

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

Information

SUBJECT:

21-3391	214 Manatee Ln	High Point of Ft Pierce Condominium Section 1	Logan Winn
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CASE INFORMATION:

Case Initiated:	November 23, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: High Point of Ft Pierce Condominium Section 1 204 Manatee Ln Ft Pierce FL 34982	REG. AGENT: Steven Dipalma
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the pavement seal coating and striping 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: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/19/2022 04:13 PM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 06/21/2022

Re: Case #: 21-3582 - 4919 - 4921 Oleander Avenue

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

Information

SUBJECT:

21-3582	4919 - 4921 Oleander Ave	Midway Road Plaza LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	December 14, 2021	Type of Presentation:	Regular
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OWNER:

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

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for interior commercial renovations without a permit.
2. Obtain a permit for business change of use.

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: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/19/2022 04:25 PM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 06/21/2022

Re: Case #:21-3585 - 1815 Melaleuca Drive

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

Information

SUBJECT:

21-3585	1815 Melaleuca Dr	Celentano, Frank	Logan Winn
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CASE INFORMATION:

Case Initiated:	December 14, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Frank Celentano 1815 Melaleuca Dr Ft Pierce FL 34949	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Renew expired permits #20-284 (re-roof) and #20-283 (residential repairs) for the work being done on expired permits.
2. Obtain a permit for any additional renovation 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: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/19/2022 04:34 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 06/21/2022

Re: Case #:21-3587 - 4150 Okeechobee Road Unit B

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

Information

SUBJECT:

21-3587	4150 Okeechobee Rd #B	4150 Plaza LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	December 14, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: 4150 Plaza LLC 1946 Harrison St Hollywood FL 33020	REG. AGENT: Keila B Stiberman
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the replacement of A/C units 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: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/19/2022 04:44 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 06/21/2022

Re: Case #21-3591 - 801 Edwards Road

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

Information

SUBJECT:

21-3591	801 Edwards Road	Orchid Island Juice Co.	Frank Remling
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CASE INFORMATION:

Case Initiated:	December 14, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Orchid Island Juice Co. 330 N US Highway 1 Ft Pierce FL 34950	REG. AGENT: Mary Grace M Sexton
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for seal coating and striping without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/13/2022

Started On: 06/02/2022 10:36 AM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 06/21/2022

Re: Case #:21-3631 - 2510 Sunrise Boulevard

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

Information

SUBJECT:

21-3631	2510 Sunrise Blvd	Delaney, Frank	Logan Winn
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CASE INFORMATION:

Case Initiated:	December 17, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Frank Delaney 5702 Shannon Dr Ft Pierce FL 34951	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for renovation work including drywall, window installation, AC installation, electrical and plumbing 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: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/20/2022 09:40 AM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 06/21/2022

Re: Case #:21-3678 - 2801 Citrus Avenue

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

Information

SUBJECT:

21-3678	2801 Citrus Ave	Hatfield, James	Logan Winn
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CASE INFORMATION:

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

OWNER: James Hatfield PO Box 1506 Ft Pierce FL 34954	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.13 (2021) Windows, Doors & Frames, IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation, IPMC 505.4 (2021) Water Heating Facilities, IPMC 605.1 (2018) Electrical Equipment

CORRECTIVE ACTIONS:

1. Make repairs to cracks in the ceiling.
2. Repair/replace water heater that leaks.
3. Make necessary repairs to the back door that is not sealed properly.
4. Make necessary electrical repairs to electrical romex wiring that is exposed, and to a broken exterior light fixture.
5. Make repairs to open cavity in wall under the sink.
6. Treat the property for bat 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 Started By: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/20/2022 09:17 AM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 06/21/2022

Re: Case #:22-98 - 1005 N 14th Street

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

Information

SUBJECT:

22-98	1005 N 14th St	Dacres, Barrington	Edward Smith
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CASE INFORMATION:

Case Initiated:	January 7, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Barrington Dacres 1005 N 14th St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 304.7 (2021) Roofs and Drainage, IPMC 309.1 (2021) Infestation, IPMC 304.13 (2021) Windows, Doors & Frames.

CORRECTIVE ACTIONS:

1. Obtain a permit for the water heater installed without a permit and other exterior plumbing alterations.
2. Obtain a permit for converting a single family home into 6 living units.
3. Repair/replace toilet that is not working properly.
4. Repair/replace shower fixtures that are loose and not working properly.
5. Repair/replace the rear patio floor and its surrounding structures where it is weak or rotting.
6. Repair/replace patio roof that is leaking and rotting.
7. Treat property for infestation of pests.
8. Repair/replace exterior doors that are not closing properly.
9. Repair/replace windows that are broken and/or not functioning properly.

RECOMMENDATION:

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

Form Review

Form Started By: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/20/2022 11:06 AM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 06/21/2022

Re: Case #:22-735 - 723 High Point Boulevard

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

Information

SUBJECT:

22-735	723 High Point Blvd	High Point of Ft Pierce Section 2	Logan Winn
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CASE INFORMATION:

Case Initiated:	February 23, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: High Point of Ft Pierce Section 2 723 High Point Blvd Ft Pierce FL 34982	REG. AGENT: Ross Earle & Bonan, PA 789 S Federal Highway Suite 101 Stuart FL 34994
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the pavement seal coating and striping 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: Samantha Smith

Started On: 05/20/2022 12:11 PM

Final Approval Date: 06/13/2022

Special Magistrate Hearing - Building

5. M.

Meeting Date: 06/21/2022

Re: Case #:22-985 - 530 N 11th Street Apartment A

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

Information

SUBJECT:

22-985	530 N 11th St Apt A	Schibar, Claude	Edward Smith
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CASE INFORMATION:

Case Initiated:	March 16, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Claude Schibar PO Box 15785 West Palm Beach FL 33416	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.18.1 (2021) Building Security - Doors, IPMC 504.1 (2021) Plumbing Fixtures, IPMC 309.1 (2021) Infestation.

CORRECTIVE ACTIONS:

1. Repair/replace termite damaged door, making it weathertight.
2. Make necessary plumbing repairs to non-working toilet.
3. Treat property for infestation.

RECOMMENDATION:

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

Form Review

Form Started By: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/20/2022 10:33 AM

Special Magistrate Hearing - Building

5. N.

Meeting Date: 06/21/2022

Re: Case #:22-1070 - 1104 Mayflower Road

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

Information

SUBJECT:

22-1070	1104 Mayflower Rd	Justin, Lareste	Logan Winn
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CASE INFORMATION:

Case Initiated:	March 24, 2022	Type of Presentation:	Regular
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OWNER:

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

FBC 105.1 (2017) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for building, electric, plumbing work 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: Samantha Smith
Final Approval Date: 06/13/2022

Started On: 05/19/2022 04:00 PM

Special Magistrate Hearing - Building

6. A.

Meeting Date: 06/21/2022

Re: Case #17-898 - 1450 Bell Avenue

Information

SUBJECT:

17-898	1450 Bell Avenue	TSPN 19 LLC 1450 Bell Ave Owner LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 5, 2017	Type of Presentation:	Status/Massey Hearing
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OWNER:

OWNER: TSPN 18 LLC 1450 Bell Ave Owner LLC 1100 Biscayne Boulevard Miami FL 33132	REG. AGENT: Yehonatan Missika (TSPN 18 LLC) 1100 Biscayne Blvd Miami FL 33132
REG. AGENT: VCORP Services, LLC (1450 Bell Ave Owner LLC) 5011 South State Rd 7, Suite 106 Davie, FL 33314	PREVIOUS OWNER: RAILSIDE LLC 44th-47th Realty Associates LLC 1 Paragon Dr, Suite 260 Montvale, NJ 07645

VIOLATIONS:

Section(s) 5-1.101.2.1 Unsafe Building

Section(s) 5-1.105.1 Permit Required

Sections(s) 5-1.105.4.1.2 Expired Permit

Section(s) 22-79 Compliance with Conditions Approval

CORRECTIVE ACTIONS:

Order Determining Violation August 3, 2017, nunc pro tunc August 2, 2017:

Statuses of violations updated June 15, 2022.

1. Obtain a permit and approved final inspection for the irrigation system. ****COMPLIED****
2. Renew permit 15-3025 for re-roofing the office and loading dock area and supply an original signed and sealed inspection certification from John Foster. ****COMPLIED****
3. a) Renew permit 16-1785 for the site work permit. To obtain approval for the final inspection you must comply with all outstanding issues from the Engineering and Planning Departments including all conditions specified in the Conditional Use approval

dated 10/5/15. This includes providing a certified as-built drawing; providing a Contractor's or Engineer's final certification; removing the southern row of spaces and installing the 10 foot landscaping buffer to plan, or, the submittal of a revision to make the spaces compliant, detail of where the 10 foot landscape buffer is located ****COMPLIED****

b) and approval or revocable license agreement from St. Lucie County for the landscape buffer if it is located on the right of way; ****OUTSTANDING****

- c)
- rehabilitation/replacement of the palm trees installed at the south east corner of the "planning area" that are dead or dying; installing a stop bar and stop sign at the west driveway apron as required; painting directional arrows; removing the driveway apron at the west side of the property where a landscape buffer was planned; installing the vegetative hedge within the western landscape buffer as required by City Code Section 22-187(4); and, providing access to the property to allow Planning Staff to perform an inspection of the installation of trees and parking spaces striped internally on the site. ****COMPLIED****
4. Submit a revised, detailed scope of electrical work for permit 17-425 for electrical work intended to take place in the condemned structure, or include this work in the phase-two comprehensive plan described below. ****COMPLIED****
5. a) Submit a comprehensive plan for phase-two, which may include a 2000 s.f +/- addition to the facility as well as planning for a 1500 s.f. future restaurant including landscaping and site modifications; ****OUTSTANDING****
- b) The phase-two comprehensive plan must address all other outstanding violations including, having an Engineer complete an evaluation of all structures on the property; ****COMPLIED****
- c) building numbering; construction, rehabilitation and demolition of structures to address the change of use and to cure all deficiencies constituting condemnation; and, the removal of millings. ****OUTSTANDING****

RECOMMENDATION:

1. August 2, 2017 Special Magistrate Ross found Railside LLC responsible for the violations referenced above and gave them 30 days to obtain a permit and approved final inspection for the irrigation system, renew permit 15-3028 and 16-1785. Also 90 days to submit a revised scope of electrical work for permit 17-425 and submit a comprehensive plan for phase two of development. Failure to comply to this order in the time allotted will result in assessing a fine of \$250.00 per day for each order until all violations are corrected.
2. November 7, 2017 Shaun Coss, Building Department Investigator, exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of the extension, the owner will have to go before the Special Magistrate to request another extension.
3. January 18, 2018 received request for another extension of time from Alexander Gonano, legal counsel.
4. March 21, 2018 Special Magistrate issued a 90 day extension to apply for the application and an additional 90 day to obtain a permit and comply to permit conditions. Failure to come into compliance within this time period will result in being assessed \$250.00 per day until the property comes into compliance.
5. September 19, 2018 Special Magistrate extended the case for 90 days and rescheduled for January 16, 2019.

6. January 16, 2019 Special Magistrate extended the case for 90 days and rescheduled for April 16, 2019.
7. April 16, 2019, Special Magistrate extended the case for 90 days. Several requests for continuances were granted after this hearing.
8. October 15, 2019, Special Magistrate extended the case for 45 days to allow for a stipulated agreement to be made with City staff.
9. December 18, 2019, Special Magistrate denied the request for extension of time and fines began.
10. April 9, 2020, Lien was filed
11. September 17, 2021, Release of lien was recorded pursuant to Order from St. Lucie County Circuit Court.
12. Property was sold on May 17, 2022

Recommendation to be determined at the hearing.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/15/2022

Started On: 06/15/2022 09:03 AM

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: 06/02/2022

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

21-726	1108 N 16 th Court	Marceus, Modeline & Francola, Diedonne	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 2, 2021	Type of Presentation:	Massey - Extension of Time
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OWNER:

OWNER: Modeline Marceus Dieudonne Francola 1108 N 16th Ct Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - October 20, 2021
Notice of Extension of Time (90 days) - January 3, 2021

ACTION DATES:

1. Special Magistrate Hearing on October 19, 2021 - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. A Notice of Extension of Time of 90 days was granted on January 3, 2022.
3. March 28, 2022 a letter from the owner was received by the Building Department requesting a hearing to ask for an extension of time.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/02/2022

Started On: 06/02/2022 10:34 AM

Information

SUBJECT:

21-1163	1909 N 16th Street	Harold Kessler (Est) c/o R G Developer Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 26, 2021	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Harold Kessler (EST) c/o R G Developer Inc. 629 Glenview Ave Ft Pierce FL 34982	REG. AGENT: Rolin Dorsainvil
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - October 20, 2021
Affidavit of Non-Compliance - December 20, 2021
Affidavit of Compliance - March 31, 2021

ACTION DATES:

1. Special Magistrate Hearing - October 19, 2021 - the Special Magistrate found the owner responsible for the violation and provided 30 days to obtain a permit or fines may accrue.
2. On December 20, 2021, an Affidavit of Non-Compliance was recorded when no permit had been obtained, and a fine of \$100.00 per day began to accrue.
3. A demolition permit was obtained on February 10, 2022. A final approved inspection was performed on March 29, 2022.
4. An Affidavit of Compliance was recorded on March 31, 2022. Fines stopped on March 29, 2022 and total \$9,940.00.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs
Fine Reduction Request
3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/13/2022

Started On: 06/07/2022 09:39 AM

Administrative Cost Estimator

6/9/2022

Property Address: 1909 N 16th Street

Date case originated: 5/26/2021

Date case complied: 3/29/2022

Total time: 10 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
Certified Mail:	\$5.10	<u>1</u>	\$5.10

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>10</u>	\$500.00
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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> </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>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: \$1,073.80



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	4/05/2022		
Property address:	1909 N. 16th Street		
Owner(s) of record:	R&G Developer, Inc.		
Mailing address:	629 Glenview Avenue		
Property tax ID #:	2404-510-0033-000-2		
Original purchase date:	3 15 2019	Original purchase price:	10.00.
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Rolin Dorsainvil	Relationship to owner(s)	President
Telephone #:		Mobile phone #:	772-203-4202
E-mail:	randgdeveloper@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	Build Single Family Home		
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


\$ 9,940.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 9,940.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0



Signature of Owner or Representative

4 26 - 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: 1909 N. 16th Street

Property Owner: 629 Glenview Avenue; Ft. Pierce, FL 34982

Mailing Address: 629 Glenview Avenue; Ft. Pierce, FL 34982

Telephone #: _____ Cell Phone #: (772)203-4202

E-Mail Address: randgdeveloper@gmail.com

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

I, Rolin Dolsainvil, 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 pulled a demolishing permit and had inspection that did passed. I was still in belief that permit is was open since the commission board gave me 90 days to build or demo. The building.

I decided since the neighbor kept complaining about something going forward with this project, so I decided to demo it down; with my existing permit since we was told that we wouldn't be charge impact fee's.

Signed: [Signature] Date: 4 25-2022

Print Name: ROLIN DOLSAINVIL

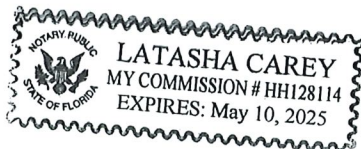
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority ROLIN DOLSAINVIL 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 DL as identification.

SWORN TO AND SUBSCRIBED before me this 25th day of April, 20 22.

[Signature]
Notary Public, State of Florida



MASSEY HEARING

June 21, 2022

Case #21-1163

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 VIOLATION(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 an after-the-fact demolition permit on 2/10/2022 and got the final approved inspection on 3/29/22.

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).

Special Magistrate Hearing - Building
Meeting Date: 06/21/2022

8. 0.

Information

SUBJECT:

21-1226	2510 Delaware Avenue	Vaandering, Edward	Edward Smith
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CASE INFORMATION:

Case Initiated:	June 8, 2021	Type of Presentation:	Lien Hearing
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OWNER:

OWNER: EDWARD VAANDERING 1108 ANGLE ROAD FT PIERCE, FL 34947	OCCUPIED BY:
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 604.3 (2021) Electrical System Hazards

FINDINGS/ORDER:

Order Determining Violation - November 17, 2021
Notice of Extension - January 20, 2022
Affidavit of Non-Compliance - May 5, 2022

ACTION DATES:

1. Special Magistrate Hearing - November 17, 2021 - Special Magistrate found that a violation existed and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. A Notice of Extension of Time providing a 90 day extension was recorded January 20, 2022.
3. An Affidavit of Non-Compliance was recorded on May 5, 2022 and fines began. As of June 15, 2022, fines totaled \$4,130.00, including \$30.00 of recording fees.

RECOMMENDATION:

Impose a lien on the property.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/15/2022

Started On: 06/15/2022 02:29 PM

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

FINDINGS/ORDER:

Order Determining Violation - March 16, 2022
Affidavit of Non-Compliance - May 23, 2022

ACTION DATES:

1. Special Magistrate Hearing - March 15, 2022 - Special Magistrate found that a violation existed and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. No permit was obtained or applied for, therefore an Affidavit of Non-Compliance was recorded on May 23, 2022 and fines began. As of June 15, 2022, fines totaled \$2,320.00, including \$20.00 of recording fees.

RECOMMENDATION:

Impose a lien on the property.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/15/2022

Started On: 06/15/2022 03:09 PM

Special Magistrate Hearing - Building
Meeting Date: 06/21/2022

8. A.

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:	Lien Hearing
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OWNER:

OWNER: Javier & Esther Garcia 302 S 21st St Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - October 19, 2021
Notice of Extension - January 3, 2022
Affidavit of Non-Compliance - May 25, 2022

ACTION DATES:

1. Special Magistrate Hearing - October 19, 2021 - Special Magistrate found that a violation existed and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. A Notice of Extension of Time providing a 90 day extension was recorded January 3, 2022.
3. No permit was obtained or applied for, therefore an Affidavit of Non-Compliance was recorded on May 25, 2022 and fines began. As of June 15, 2022, fines totaled \$2,130.00, including \$30.00 of recording fees.

RECOMMENDATION:

Impose a lien on the property.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/15/2022

Started On: 06/15/2022 11:50 AM

Special Magistrate Hearing - Building
Meeting Date: 06/21/2022

8. B.

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:	Lien Hearing
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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

FINDINGS/ORDER:

Order Determining Violation - March 16, 2022
Affidavit of Non-Compliance - May 23, 2022

ACTION DATES:

1. Special Magistrate Hearing - March 15, 2022 - Special Magistrate found that a violation existed and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. No permit was obtained or applied for, therefore an Affidavit of Non-Compliance was recorded on May 23, 2022 and fines began. As of June 15, 2022, fines totaled \$2,320.00, including \$20.00 of recording fees.

RECOMMENDATION:

Impose a lien on the property.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/15/2022

Started On: 06/15/2022 10:17 AM

Special Magistrate Hearing - Building
Meeting Date: 06/21/2022

8. C.

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:	Lien Hearing
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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

FINDINGS/ORDER:

Order Determining Violation - March 16, 2022
Affidavit of Non-Compliance - May 23, 2022

ACTION DATES:

1. Special Magistrate Hearing - March 15, 2022 - Special Magistrate found that a violation existed and provided 60 days to obtain a permit or a fine of \$100.00 per day may accrue.
2. No permit was obtained or applied for, therefore an Affidavit of Non-Compliance was recorded on May 23, 2022 and fines began. As of June 15, 2022, fines totaled \$2,320.00, including \$20.00 of recording fees.

RECOMMENDATION:

Impose a lien on the property.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/15/2022

Started On: 06/15/2022 11:25 AM