

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Tuesday, September 20, 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.	22-326	2650 S Kings Hwy	Ft Pierce So Kings Hwy LLC	Logan Winn
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B.	22-735	723 High Point Blvd	High Point of Ft Pierce Condominium Section 2	Logan Winn
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C.	22-1171	705 Revels Ln Apt B	Hatfield, James	Frank Remling
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D.	22-1182	1805 Delaware Ave Apt B	Norzelus, Faustin & Alouption, Mirielle	Frank Remling
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E.	22-1184	507 S 22nd St Unit A	Moncoeur, Nadege	Logan Winn
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F.	22-1219	2000 Sunrise Blvd	LP Roberts Investment Group LLC	Frank Remling
G.	22-1305	707 N 13th St	Green, Chauncy	Frank Remling
H.	22-1343	3233 S US Hwy 1	Martin, Dave & Angermann, Llsa	Logan Winn
I.	22-1389	2502 Jersey Ave	DaCosta, Joseph	Logan Winn
J.	22-1449	104 S 14th Street	Rocha, Jorge	Frank Remling
K.	22-1464	1620 S 27th St	Sofus Holdings LLC	Logan Winn
L.	22-1465	1618 Mayflower Road	Vadim, Donchu	Logan Winn
M.	22-1466	1907 Sunrise Boulevard	Lopez, Ever & Buena, Amador	Logan Winn
N.	22-1507	114 Roselyn Ave	Gutierrez, Gustavo	Frank Remling
O.	22-1579	1001 S US Hwy 1	FP Outparcel LLC	Logan Winn
P.	22-1594	1405 Avenue Q	Jot and Tittle Ventures LLC	Logan Winn
Q.	22-1595	2405 Sunrise Blvd	Pink Sunrise LLC	Logan Winn
R.	22-1816	106 N 21st St	Natalia Y1 LLC	Logan Winn
S.	22-2296	507 S 22nd St Unit B	Moncoeur, Nadege	Logan Winn

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

A.	20-850	4815 S US Highway 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
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B.	21-1941	411 N 2nd Street	House that Cider Built LLC	Anthony Jetmore
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C.	21-3532	3021 Okeechobee Road	Haisley, Richard & Jimmie	Logan Winn
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D.	21-3534	1608 S 31st Street	Haisley, Richard & Jimmie	Logan Winn
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	21-1826	502 Wendell Road	Wallace, Sean & Sirena	Logan Winn
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8. **OTHER CASES - LIEN HEARINGS**

A.	20-2260	2209 Avenue D	St. Cyr, Randolph	Frank Remling
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B.	21-3533	1611 S 30th Street	Haisley, Richard & Jimmie	Logan Winn
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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:** 09/20/2022

**Re:** Case #22-326 - 2650 S Kings Highway

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

**Information**

**SUBJECT:**

22-326	2650 S Kings Hwy	Ft Pierce So Kings Hwy LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 25, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ft Pierce So Kings Hwy LLC 67 Mountain Blvd #201 Warren NJ 07060	<b>REG. AGENT:</b> CT CORPORATION SYSTEM 1200 S Pine Island Rd Plantation FL 33324
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the paving done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/07/2022 10:39 AM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-735 - 723 High Point Blvd

**Information**

**SUBJECT:**

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

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

<b>OWNER:</b> High Point of Ft Pierce Condominium Section 2 732 High Point Blvd Ft Pierce, fl 34982	<b>REG. AGENT:</b> Ross Earle & Bonan PA 789 S Federal Highway Suite 101 Stuart, FL 34994
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

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: Elizabeth Beck  
Final Approval Date: 08/23/2022

Started On: 08/23/2022 07:42 AM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-1171 - 705 Revels Lane Apt B

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

**Information**

**SUBJECT:**

22-1171	705 Revels Ln Apt B	Hatfield, James	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	March 30, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> James Hatfield PO Box 4447 Ft Pierce, FL 34948	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 505.3 (2021) Supply, IPMC 506.1 (2021) General, IPMC 506.2 (2021) Maintenance, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.15 (2021) Doors

**CORRECTIVE ACTIONS:**

1. Make necessary plumbing repairs to pipe under the home that is possibly broken and leaking.
2. Repair/replace non-working AC unit.
3. Repair front and back doors that do not lock.
4. Make necessary plumbing repairs to toilet and tub that are backed up.

**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: 08/23/2022

Started On: 08/23/2022 07:42 AM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-1182 - 1805 Delaware Avenue Apt B

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

**Information**

**SUBJECT:**

22-1182	1805 Delaware Ave Apt B	Norzelus, Faustin & Alouption, Mirielle	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	March 30, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Faustin Norzelus Mirielle Alouption 1450 SW Dimperio Ave Port St Lucie, FL 34953	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation, IPMC 506.2 (2021) Maintenance

**CORRECTIVE ACTIONS:**

1. Make necessary plumbing repairs to kitchen sink that leaks, and the toilet and tub that are stopped up.
2. Repair holes in the walls.
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: Elizabeth Beck

Started On: 08/23/2022 07:42 AM

Final Approval Date: 08/23/2022

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1184 - 507 S 22nd Street Unit A

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

**Information**

**SUBJECT:**

22-1184	507 S 22nd St Unit A	Moncoeur, Nadege	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	March 31, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Nadege Moncoeur 2827 Orleans Ct Unit B West Palm Beach FL 33415	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the 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: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/13/2022 11:00 AM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-1219 - 2000 Sunrise Boulevard

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**Information**

**SUBJECT:**

22-1219

2000 Sunrise Blvd

LP Roberts Investment Group LLC

Frank Remling

**CASE INFORMATION:**

Case Initiated:

April 5, 2022

Type of Presentation:

Regular

**OWNER:**

OWNER:

LP Roberts Investment Group LLC

710 NW Bristol St

Port St Lucie, FL 34983

REG. AGENT:

Lashanna P Roberts

**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain the permit for the renovation work being done without issuance of the 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.

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 08/23/2022 09:29 AM

Final Approval Date: 08/23/2022

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-1305 - 707 N 13th Street

**Information**

**SUBJECT:**

22-1305	707 N 13th St	Green, Chauncy	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	April 13, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: Chauncy Green 908 N 21st St Apt A Ft Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structure, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure- General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.9 (2021) Overhang Extension, IPMC 304.13.1 (2021) Glazing, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical Systems Hazards, IPMC 604.3.2.1 (2021) Electrical Equipment

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

**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: 08/11/2022

Started On: 08/11/2022 11:19 AM



**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-1343 - 3233 S US Highway 1

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

**Information**

**SUBJECT:**

22-1343	3233 S US Hwy 1	Martin, Dave & Angermann, Llsa	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 18, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Dave Martin Lisa Angermann 6000 Spruce Dr Ft Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for roof 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: 08/23/2022

Started On: 08/23/2022 07:42 AM

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 09/20/2022

**Re:** Case #:22-1389 - 2502 Jersey Avenue

**Information**

**SUBJECT:**

22-1389	2502 Jersey Ave	DaCosta, Joseph	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 25, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Joseph DaCosta 7002 Lakeland Blvd Ft Pierce, FL 34951	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for paving done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
 Final Approval Date: 08/23/2022

Started On: 08/23/2022 07:42 AM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1449 - 104 S 14th Street

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

**Information**

**SUBJECT:**

22-1449	104 S 14th Street	Rocha, Jorge	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	April 28, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jorge Negrete Rocha 104 S 14th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the wall infill and 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: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/07/2022 10:21 AM

**Special Magistrate Hearing - Building**

5. K.

**Meeting Date:** 09/20/2022

**Re:** Case #22-1464 - 1620 S 27th Street

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

**Information**

**SUBJECT:**

22-1464	1620 S 27th St	Sofus Holdings LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 2, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sofus Holdings LLC 5006 Oleander Ave Ft Pierce FL 34982	<b>REG. AGENT:</b> Daniel Nelson
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for siding installed without a permit.
2. Obtain a permit for windows replaced without a permit.
3. Obtain a permit for the porch support post installed without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
 Final Approval Date: 09/13/2022

Started On: 09/08/2022 05:18 PM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1465 - 1618 Mayflower Road

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

**Information**

**SUBJECT:**

22-1465	1618 Mayflower Road	Vadim, Donchu	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 2, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Donchu Vadim 1618 Mayflower Rd Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for windows and doors replaced without a permit.
2. Obtain a permit for siding 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: Elizabeth Beck  
 Final Approval Date: 09/13/2022

Started On: 09/07/2022 09:08 AM

**Special Magistrate Hearing - Building**

**5. M.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1466 - 1907 Sunrise Boulevard

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

**Information**

**SUBJECT:**

22-1466	1907 Sunrise Boulevard	Lopez, Ever & Buena, Amador	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 2, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ever Lopez Francisco Buena Ventura Amador 1907 Sunrise Blvd Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for trusses being installed without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/07/2022 08:21 AM

**Special Magistrate Hearing - Building**

**5. N.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1507 - 114 Roselyn Avenue

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

**Information**

**SUBJECT:**

22-1507	114 Roselyn Ave	Gutierrez, Gustavo	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	May 5, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Gustavo Gutierrez 105 Orange Ave Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for windows installed without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/08/2022 04:45 PM

**Special Magistrate Hearing - Building**

**5. O.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1579 - 1001 S US Highway 1

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

**Information**

**SUBJECT:**

22-1579	1001 S US Hwy 1	FP Outparcel LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 13, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> FP Outparcel LLC 2469 N John Young Parkway Suite C Orlando FL 32804	<b>REG. AGENT:</b> Alluvion Advisors LLC
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for sealcoating and striping of the parking lot.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/08/2022 03:59 PM

**Special Magistrate Hearing - Building**

**5. P.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1594 - 1405 Avenue Q

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

**Information**

**SUBJECT:**

22-1594	1405 Avenue Q	Jot and Tittle Ventures LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 17, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jot and Tittle Ventures LLC 1391 NW St Lucie West Blvd PMB 116 Port St Lucie FL 34986	<b>REG. AGENT:</b> Spiegel & Utera, P.A. 1840 SW 22nd St 4th Floor Miami FL 33145
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the 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: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/13/2022 11:38 AM

**Special Magistrate Hearing - Building**

**5. Q.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1595 - 2405 Sunrise Boulevard

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

**Information**

**SUBJECT:**

22-1595	2405 Sunrise Blvd	Pink Sunrise LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 17, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Adriana Kozma %Pink Sunrise LLC 1750 NE 191 St #809 Miami FL 33179	<b>REG, AGENT:</b> Adriana Kozma
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the installation of windows, doors, stucco 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: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/08/2022 05:10 PM

**Special Magistrate Hearing - Building**

**5. R.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-1816 - 106 N 21st Street

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

**Information**

**SUBJECT:**

22-1816	106 N 21st St	Natalia Y1 LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	May 26, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Natalia Y1 LLC PO Box 6211 Miami Beach FL 33141	<b>REG. AGENT:</b> Mordechay Obadia 7520 Buccaneer Ave North Bay Village FL 33141
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**VIOLATIONS:**

IPMC 506.2 (2021) Maintenance, IPMC 605.1 (2021) Installation

**CORRECTIVE ACTIONS:**

1. Make necessary plumbing repairs to address the cause of the sewage backup on the property.
2. Make necessary repairs to non-working ceiling fan/light fixture.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/08/2022 04:26 PM

**Special Magistrate Hearing - Building**

**5. S.**

**Meeting Date:** 09/20/2022

**Re:** Case #22-2296 - 507 S 22nd Street Unit B

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

**Information**

**SUBJECT:**

22-2296	507 S 22nd St Unit B	Moncoeur, Nadege	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 20, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Nadege Moncoeur 2827 Orleans Ct Unit B West Palm Beach FL 33415	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the 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: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/13/2022 11:25 AM

**Special Magistrate Hearing - Building**

**6. A.**

**Meeting Date:** 09/20/2022

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**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:**

<b>OWNER:</b> Sutherlin Nissan of Ft Pierce 946 S US Highway 1 Vero Beach FL 32962	<b>REG. AGENT:</b> 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.

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**Attachments**

3 Criteria

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 09/08/2022

Started On: 09/08/2022 01:17 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).**

**Special Magistrate Hearing - Building**  
**Meeting Date: 09/20/2022**

**6. B.**

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**Information**

**SUBJECT:**

21-1941	411 N 2nd Street	House that Cider Built LLC	Anthony Jetmore
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**CASE INFORMATION:**

Case Initiated:	August 12, 2021	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER:</b> House That Cider Built LLC 527 Indigo Ave Wellington FL 33414	<b>REG. AGENT:</b> Jonathan Nolli 411 N 2nd St Ft Pierce FL 34950
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - January 19, 2022  
Notice of Extension of Time - March 23, 2022  
Affidavit of Non-Compliance - July 13, 2022

**ACTION DATES:**

1. January 18, 2022 - Special Magistrate found owner responsible for the violation and provided 60 days to obtain the permit or fines may accrue.
2. March 23, 2022 - A Notice of Extension of Time (90 days) was approved.
3. July 13, 2022 - An Affidavit of Non- Compliance dated July 13, 2022 and recorded July 14, 2022. Permit review rejection comments were email on June 6, 2022. When the Affidavit was drafted, there had been no response to the rejection comments. A revision was submitted on August 3, 2022. On September 2, 2022 a rejection of the plan review was emailed.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/05/2022 07:42 PM



**Special Magistrate Hearing - Building**  
**Meeting Date: 09/20/2022**

**6. C.**

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**Information**

**SUBJECT:**

21-3532	3021 Okeechobee Road	Haisley, Richard & Jimmie	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 9, 2021	Type of Presentation:	Fine Reduction
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**OWNER:**

<b>OWNER:</b> Richard F & Jimmie A Haisley 3015 Okeechobee Rd Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 19, 2022  
Affidavit of Non-Compliance - June 30, 2022  
Affidavit of Compliance - September 8, 2022

**ACTION DATES:**

1. Special Magistrate Hearing - April 19, 2022 - The Special Magistrate found that a violation exists and provided 60 days to get a permit and comply with permit requirements, or fines may accrue.
2. An Affidavit of Non-Compliance was recorded on June 30, 2022, and fines began to accrue on this date. On July 25, 2022, a final inspection was performed but was disapproved.
3. Affidavit of Compliance dated September 1, 2022 was recorded September 8, 2022. Fines began on June 30, 2022 and were stopped on September 1, 2022 (when the final inspection was approved). Fines total: \$6,340.00. If the final inspection had been approved on July 25, 2022, the fines would total \$2,540.00.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria  
Admin Costs

# Fine Reduction Request

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 08/23/2022

Started On: 08/23/2022 07:42 AM

**MASSEY HEARING**  
**September 20, 2022**  
**Case #21-3534**

**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 the permit and the final approved inspection for the work done.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **7 (seven).**

# Administrative Cost Estimator

9/14/2022

Property Address: 3021 Okeechobee Road

Date case originated: 12/9/2021

Date case complied: 9/1/2022

Total time: 8 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>2</u>	\$1.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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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: \$963.30**



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

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	9/14/2022				
Property address:	3021 Okeechobee Rd				
Owner(s) of record:	Richard and Jimmie Anne Heasley				
Mailing address:	3015 Okeechobee Rd, Fort Pierce, FL 34947				
Property tax ID #:	2417-506-0066-000-9				
Original purchase date:	12/13/2000	Original purchase price:	75000		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Richard Heasley		Relationship to owner(s):	owner	
Telephone #:	772-466-5211		Mobile phone #:		
E-mail:	katie@heasleyfuneralhome.com		Preferred contact method:		
What are owner(s) intentions for property:	Funeral 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 \$ 6330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 3700

DOLLAR AMOUNT I AGREE TO PAY \$ 2630

Richard Heasley  
 Signature of Owner or Representative

9/14/2022  
 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: 3021 Okeechobee Rd, Fort Pierce, FL 34947

Property Owner: Richard Haistley

Mailing Address: 3015 Okeechobee Rd, Fort Pierce, FL 34947

Telephone #: 772-461-5211 Cell Phone #: \_\_\_\_\_

E-Mail Address: Kate@haistleyfuneralhome.com

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

I, Richard Housley, 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:

See attached.

Signed:  Date: 9/14/22

Print Name: Richard Housley

STATE OF FLORIDA

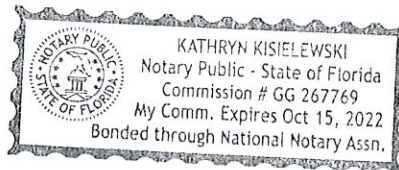
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Richard Housley 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 Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 14 day of September, 20 22.



Notary Public, State of Florida



The permit for 3021 Okeechobee Rd was pulled July 12, 2022 for paving and striping that was done without a permit in December of 2021 and January of 2022. At the time the paving was done we were not aware that the licensed contractor that we hired did not pull the permit before work began. When we received the stop work order we did not proceed with the project. Our contractor then informed us that he had pulled the permit and had the subcontractor stripe our parking lots. When we received notice in the mail in the spring that we were in non compliance we attempted to reach our contractor but he would not take our phone calls. Eventually we were able to get through to him and he pulled the first of the required permits for the main parcel 3015 Okeechobee in April, not realizing that our property consisted of 4 different parcels. The permit for 3021 Okeechobee Rd was pulled on 7/12/22 and the first inspection was done on 7/25/22. At that time that parcel was up to code and the inspection should not have been disapproved. The inspector said that we were not in compliance with code and with the drawings submitted to the city for the permit due to a lack of handicap parking. The spaces in question were in the north east corner of the parking lot. I have provided a photo of the map of properties that Haisley Funeral & Cremation Service occupy from the property appraisers office with the spaces in question circled in red. You will note that the parking spaces in question are located on the parcel 3015 Okeechobee Rd not 3021 Okeechobee Rd. When the inspection was disapproved we contacted our subcontractor and they reached out to the city and were informed that those spaces in the north east corner of the parking lot needed to be restriped. They were restriped and we passed the inspection on 9/1/22. We are asking that the fines imposed after 7/25/22 be waived as we contest that the clock for the fines on this parcel should have stopped on 7/25/22 as there was no work done on 3021 Okeechobee Rd between the inspection on 7/25 and 9/1.



**Special Magistrate Hearing - Building**  
**Meeting Date: 09/20/2022**

**6. D.**

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**Information**

**SUBJECT:**

21-3534	1608 S 31st Street	Haisley, Richard & Jimmie	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 9, 2021	Type of Presentation:	Fine Reduction
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**OWNER:**

<b>OWNER:</b> Richard F & Jimmie A Haisley 3015 Okeechobee Rd Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 19, 2022  
Affidavit of Non-Compliance - June 30, 2022  
Affidavit of Compliance - September 8, 2022

**ACTION DATES:**

1. Special Magistrate Hearing - April 19, 2022 - The Special Magistrate found that a violation exists and provided 60 days to get a permit and comply with permit requirements, or fines may accrue.
2. An Affidavit of Non-Compliance was recorded on June 30, 2022, and fines began to accrue on this date. On July 25, 2022, a final inspection was performed but was disapproved.
3. Affidavit of Compliance dated September 1, 2022 was recorded September 8, 2022. Fines began on June 30, 2022 and were stopped on September 1, 2022 (when the final inspection was approved). Fines total: \$6,340.00. If the final inspection had been approved on July 25, 2022, the fines would total \$2,540.00.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria  
Admin Costs

# Fine Reduction Request

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 08/23/2022

Started On: 08/23/2022 07:42 AM

**MASSEY HEARING**  
**September 20, 2022**  
**Case #21-3534**

**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 the permit and the final approved inspection for the work done.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **7 (seven).**

# Administrative Cost Estimator

9/14/2022

Property Address: 1608 S 31st Street

Date case originated: 12/9/2021

Date case complied: 9/1/2022

Total time: 8 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>2</u>	\$1.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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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: \$963.30**



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

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	9/14/2022		
Property address:	1608 S 31st Street		
Owner(s) of record:	Richard & Jimmie Anne Hawley		
Mailing address:	3015 Okeechokee Rd, Fort Pierce, FL 34947		
Property tax ID #:	2417-506-0067-000-6		
Original purchase date:	12/13/2000	Original purchase price:	75,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Richard Hawley	Relationship to owner(s):	Owner
Telephone #:	772-461-5211	Mobile phone #:	
E-mail:	Katie@hawleyfuneralhome.com	Preferred contact method:	
What are owner(s) intentions for property:	operating funeral 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

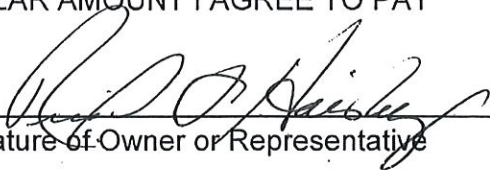
\$ 6330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 3700

DOLLAR AMOUNT I AGREE TO PAY

\$ 2630

  
 Signature of Owner or Representative

9/14/2022  
 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: 1608 S 31<sup>st</sup> Street Fort Pierce, FL 34947

Property Owner: Richard Hensley

Mailing Address: 3015 Okeechobee Rd, Fort Pierce, FL 34947

Telephone #: 772-467-5211 Cell Phone #: \_\_\_\_\_

E-Mail Address: Katie @ kaisleyfuneralhome.com

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

I, Richard Haistey, 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:

Please see attached.

Signed: *Richard Haistey* Date: 9/14/2022

Print Name: Richard Haistey

STATE OF FLORIDA

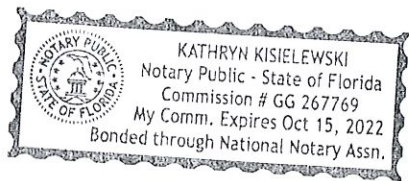
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Richard Haistey 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 Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 14 day of September, 20 22.

*Kath Heller*

Notary Public, State of Florida



The permit for 1608 S 31<sup>st</sup> street was pulled July 12, 2022 for paving and striping that was done without a permit in December of 2021 and January of 2022. At the time the paving was done we were not aware that the licensed contractor that we hired did not pull the permit before work began. When we received the stop work order we did not proceed with the project. Our contractor then informed us that he had pulled the permit and had the subcontractor stripe our parking lots. When we received notice in the mail in the spring that we were in non compliance we attempted to reach our contractor but he would not take our phone calls. Eventually we were able to get through to him and he pulled the first of the required permits for the main parcel 3015 Okeechobee in April, not realizing that our property consisted of 4 different parcels. The permit for 1608 S 31<sup>st</sup> Street was pulled on 7/12/22 and the first inspection was done on 7/25/22. At that time that parcel was up to code and the inspection should not have been disapproved. The inspector said that we were not in compliance with code and with the drawings submitted to the city for the permit due to a lack of handicap parking. The spaces in question were in the north east corner of the parking lot. I have provided a photo of the map of properties that Haisley Funeral & Cremation Service occupy from the property appraisers office with the spaces in question circled in red. You will note that the parking spaces in question are located on the parcel 3015 Okeechobee Rd not 1608 S 31<sup>st</sup> Street. When the inspection was disapproved we contacted our subcontractor and they reached out to the city and were informed that those spaces in the north east corner of the parking lot needed to be restriped. They were restriped and we passed the inspection on 9/1/22. We are asking that the fines imposed after 7/25/22 be waived as we contest that the clock for the fines on this parcel should have stopped on 7/25/22 as there was no work done on 1608 S 31<sup>st</sup> Street between the inspection on 7/25 and 9/1.



S 30th St

Okechobee Rd

S 31st St

3015 Okechobee Rd

16 08 5 315

115

100.50

12

13

14

15

16

17

18

19

20

21

22

25

99.10

10

147

141

9

23

24

40

40

50

65.96

**Special Magistrate Hearing - Building**  
**Meeting Date: 09/20/2022**

**7. A.**

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**Information**

**SUBJECT:**

21-1826	502 Wendell Road	Wallace, Sean & Sirena	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 28, 2021	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Sean & Sirena Wallace PO Box 9407 Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required, IPMC 304.4 (2021) Structural Members, IPMC 304.1 (2021) Exterior Structure, IPMC 304.13.1 (2021) Glazing, IPMC 305.3 (2021) Interior Surfaces

**FINDINGS/ORDER:**

Order Determining Violation - January 19, 2022  
Affidavit of Non-Compliance - March 31, 2022  
Order Assessing Fine and Imposing Lien - July 6, 2022  
Affidavit of Compliance - July 22, 2022

**ACTION DATES:**

1. January 18, 2022 - Special Magistrate found owner responsible for the violation and provided 60 days to obtain the permit or fines may accrue.
2. March 31, 2022 - An Affidavit of Non- Compliance was recorded and fines began to accrue on this date.
3. July 6, 2022 - A lien was prepared and it was recorded on July 13, 2022.
4. July 20, 2022 - The permit for the work required had its final approved inspection and fines were stopped on this date and total \$11,140.00. An Affidavit of Compliance was recorded on July 22, 2022.
5. August 17, 2022 - A Lien Reduction Request was received by the Building Department for this property.

**RECOMMENDATION:**

To be determined.

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**Attachments**

7 Criteria  
Lien Reduction Request  
Admin Costs

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/06/2022 11:05 AM

**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

**Case No: 21-1826**

**Date: September 20, 2022**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The necessary permits were obtained and the required work was completed and inspected. The owner also addressed the violations not requiring a permit.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	The owner hired a contractor who obtained the necessary permits and completed the work.
3.) The length of time necessary to bring the property into compliance:	1 year
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	0
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner originally thought that the roof permit was the correct permit and all that was needed to comply the violation. There was also difficulty in finding a contractor to do the work.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	08/17/2022		
Property address:	502 Wendell RD FT Pierce FL, 34950		
Owner(s) of record:			
Mailing address:	P.O Box 9407 Port St. Lucie FL 34985		
Property tax ID #:	2415 - 601 - 0187 - 000 - 9		
Original purchase date:	12/22/20	Original purchase price:	\$137,500.00
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Sirena Wallace	Relationship to owner(s):	Owner
Telephone #:	347 489-7775	Mobile phone #:	347 489-7775
E-mail:	SirenaWallace89@gmail.com	Preferred contact method:	Phone or Email
What are owner(s) intentions for property:	Residential		
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


\$ \$ 11,140.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ \$ 10,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ \$ 500.00

  
 \_\_\_\_\_  
 Signature of Owner or Representative

8/17/22  
 \_\_\_\_\_  
 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: 502 Wendell RD Ft. Pierce FL. 34950

Property Owner: Sirena and Sean Wallace

Mailing Address: PO Box 9407 Port St. Lucie FL, 34985

Telephone #: 347 489-7775 Cell Phone #: 347 489-7775

E-Mail Address: SirenaWallace89@gmail.com

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

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

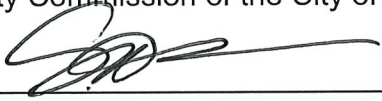
Property Address: 502 Wendell Rd. Ft. Pierce, FL 34950

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

  
\_\_\_\_\_  
Signature of Owner or Representative

8/17/22  
\_\_\_\_\_  
Date

**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

\_\_\_\_\_

\_\_\_\_\_  
Shaun Coss, Building Department Coordinator

\_\_\_\_\_  
Date

Rule 17: Requests for Reduction of Liens.

- A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
  - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
  - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

- C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:
- (1) The gravity or seriousness of the violation;
  - (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

- (3) The length of time necessary to bring the property into compliance;
- (4) 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;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (7) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

Commission. This fee shall not apply to special assessment reduction requests.

- H. The Department has the authority to mitigate in part or in full only the administration fees that have been assessed by the Department for Special Assessment Liens imposed for nuisance abatement actions. The Department shall have no authority to mitigate the interest, penalties or Special Assessment liens imposed for Nuisance Abatement actions.

I, Sirena Wallace, 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 am the co-owner of 502 Wendell Rd, due to being a young single mother of a 3yr old child. Unfortunately at this time, I am unable to pay the amount of the lien on the property for \$11,140.00.

I am asking you to reduce the cost down to \$500.00, which I'm able to pay immediately. Due to my hardships and current circumstances, I am only able to pay \$500.00 at this time. My financial situation can not sustain the lien amount for \$11,140.00. Please accept this offer as payment in full for this lien.

I deeply appreciate your help and understanding in this matter. If you have any questions, or need anything further, please contact me at cell 347 489-7775.

Signed: [Signature] Date: 8.17.2022  
Print Name: Sirena Wallace

STATE OF FLORIDA

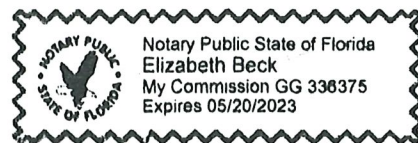
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 17<sup>th</sup> day of August, 20 22.

[Signature]

Notary Public, State of Florida



# Administrative Cost Estimator

9/8/2022

Property Address: 502 Wendell Road

Date case originated: 7/28/2021

Date case complied: 7/20/2022

Total time: 11 months

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>11</u>	\$5.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>11</u>	\$550.00
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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>1</u>	\$250.00
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Fee set by the City Commission

**Total Estimated Cost: \$1,378.24**

**Special Magistrate Hearing - Building**  
**Meeting Date: 09/20/2022**

**8. A.**

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**Information**

**SUBJECT:**

20-2260	2209 Avenue D	St. Cyr, Randolph	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	October 1, 2020	Type of Presentation:	Lien Hearing
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**OWNER:**

<b>OWNER:</b> Randolph St. Cyr 57 E 5th St Huntington Station NY 11746	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

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

**ACTION DATES:**

1. Special Magistrate Hearing - March 17, 2021 - The Special Magistrate found that a violation exists and provided 60 days to get a permit and comply with permit requirements, or fines may accrue.
2. A Notice of Extension (90 days) dated May 20, 2021 was recorded May 21, 2021.
3. An Affidavit of Non-Compliance was recorded on August 27, 2021, and fines began to accrue on this date. As of September 8, 2022, fines total \$37,740.00 (\$40.00 of recording fees).
4. No permit has been applied for the work

**RECOMMENDATION:**

Impose a lien on the property.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/13/2022

Started On: 09/08/2022 01:53 PM



**Special Magistrate Hearing - Building**  
**Meeting Date: 09/20/2022**

**8. B.**

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**Information**

**SUBJECT:**

21-3533	1611 S 30th Street	Haisley, Richard & Jimmie	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 9, 2021	Type of Presentation:	Lien Hearing
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**OWNER:**

<b>OWNER:</b> Richard F & Jimmie A Haisley 3015 Okeechobee Rd Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 19, 2022  
Affidavit of Non-Compliance - June 30, 2022

**ACTION DATES:**

1. Special Magistrate Hearing - April 19, 2022 - The Special Magistrate found that a violation exists and provided 60 days to get a permit and comply with permit requirements, or fines may accrue.
2. An Affidavit of Non-Compliance was recorded on June 30, 2022, and fines began to accrue on this date. As of August 10, 2022, fines total \$4,120.00 (\$20.00 of recording fees).
3. The DPCR was applied for on September 1, 2022. It was approved on September 13, 2022, and the permit was applied for on September 15, 2022.

**RECOMMENDATION:**

Impose a lien on the property.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 08/23/2022

Started On: 08/23/2022 07:42 AM