

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Tuesday, November 15, 2022 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - VIOLATION CASES**

A. 

21-903	Orange Ave	Stamm, John H (Jr) (Tr)	Logan Winn
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B. 

21-905	Orange Ave	Stamm, John H (Jr) (Tr)	Logan Winn
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C. 

22-236	740 Avenue D	Sarah's Legacy Inc.	Logan Winn
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D. 

22-1171	705 Revels Ln Apt B	Hatfield, James	Frank Remling
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E. 

22-1285	2000 Nebraska Ave	T J Cassie Ian LLC	Logan Winn
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F. 

22-2037	710 Avenue H	Henrietta Realty Corp	Logan Winn
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G. 

22-2081	1610 N 25th St Unit 8	FB Royal Gardens LLC	Gerard Mezzina
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H.	22-2101	304 N 17th St	Macedo, Juan C Vega, Ramona	Logan Winn
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I.	22-2102	2739 S US Hwy 1	Esquivel, Victor & Cantu, Damaris	Logan Winn
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J.	22-2103	417 El Rancho Drive	Neilson, John D & Christina M	Logan Winn
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K.	22-2137	600 N US Hwy 1	Seaway Plaza Investment LLC	Gerard Mezzina
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L.	22-2206	7050 Okeechobee Rd	Laxmee Krupa, LLC	Gerard Mezzina
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M.	22-2215	505 N 25th Street	Espinoza, Humberto	Frank Remling
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N.	22-2235	706 N 7th St	5 Daigia LLC	Logan Winn
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O.	22-2297	Avenue D	Sarah's Legacy Inc	Logan Winn
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P.	22-2298	738 Avenue D	GGH 15 LLC	Logan Winn
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	21-3391	214 Manatee Ln CA	High Point FP Condo Assn Sec 1	Shaun Coss
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B.	21-3533	1611 S 30th Street	Haisley, Richard & Jimmie	Logan Winn
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES - LIEN HEARING**

A.	21-665	1215 Boston Ave	National Debt Relief Services Inc.	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:** 11/15/2022

**Re:** Case #21-903 - Orange Avenue

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

**Information**

**SUBJECT:**

21-903	Orange Ave	Stamm, John H (Jr) (Tr)	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> John H Stamm, Jr. (TR) 806 S 40th Court Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the paving done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2022

Started On: 10/30/2022 07:27 PM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 11/15/2022

**Re:** Case #21-905 - Orange Avenue

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

**Information**

**SUBJECT:**

21-905	Orange Ave	Stamm, John H (Jr) (Tr)	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> John H Stamm, Jr. (TR) 806 S 40th Court Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the paving done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2022

Started On: 10/30/2022 07:45 PM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-236 - 740 Avenue D

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

**Information**

**SUBJECT:**

22-236	740 Avenue D	Sarah's Legacy Inc.	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 24, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sarah's Legacy Inc, PO BOX 3588 Ft Pierce, FL 34954	<b>REG AGENT:</b> Peggy Harris 728 Avenue D Ft Pierce, FL 34950
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**VIOLATIONS:**

FBC 105.1(2020) Permit Required

**CORRECTIVE ACTIONS:**

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: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 11:00 AM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 11/15/2022

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

**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: 11/06/2022

Started On: 11/06/2022 07:23 PM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-1285 - 2000 Nebraska Avenue

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

**Information**

**SUBJECT:**

22-1285	2000 Nebraska Ave	T J Cassie Ian LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 12, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> T J Cassie Ian LLC 2000 Nebraska Ave Ft Pierce FL 34950	<b>REG. AGENT:</b> Cassie Boykin
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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: 11/08/2022

Started On: 11/07/2022 12:30 PM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2037 - 710 Avenue H

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

**Information**

**SUBJECT:**

22-2037	710 Avenue H	Henrietta Realty Corp	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	June 16, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Henrietta Realty Corp c/o Henrietta King 501 Fairway Dr Deerfield Beach FL 33441	<b>REG. AGENT:</b> CT Corporation System 1200 Pine Island Rd Plantation FL 33324
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structures, 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 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

**CORRECTIVE ACTIONS:**

Obtain a permit to repair/replace all damaged structural members or to demolish the unsafe structure. 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**

Final Approval Date: 11/08/2022

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2081 - 1610 N 25th Street Unit 8

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

**Information**

**SUBJECT:**

22-2081	1610 N 25th St Unit 8	FB Royal Gardens LLC	Gerard Mezzina
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**CASE INFORMATION:**

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

OWNER: FB Royal Garden LLC 10801 NW 7th Ave Miami, FL 33168	REG, AGENT Joe Catarineau 8000 SW 117 Ave Ste 204 Miami, FL 33168
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 309.1 (2021) Infestation

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the A/C installed without a permit.
2. Treat property for pest infestation.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 03:17 PM

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2101 - 304 N 7th Street

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

**Information**

**SUBJECT:**

22-2101	304 N 17th St	Macedo, Juan C Vega, Ramona	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Juan C Macedo Ramona Vega 1513 NE 27th Ct Pompano Beach, FL 33064	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 304.1 (2021) Exterior Structure - General

**CORRECTIVE ACTIONS:**

Obtain a permit to repair/replace the broken exterior stairs

**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: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 01:20 PM

**Special Magistrate Hearing - Building**

5. I.

**Meeting Date:** 11/15/2022

**Re:** Case #22-2102 - 2739 S US Highway 1

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

**Information**

**SUBJECT:**

22-2102	2739 S US Hwy 1	Esquivel, Victor & Cantu, Damaris	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Victor M Esquivel Damaris Cantu 2601 S 19th St Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the AC unit 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: 11/08/2022

Started On: 11/07/2022 11:44 AM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2103 - 417 El Rancho Drive

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

**Information**

**SUBJECT:**

22-2103	417 El Rancho Drive	Neilson, John D & Christina M	Logan Winn
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**CASE INFORMATION:**

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

OWNER: John D & Christina M Neilson 417 El Rancho Dr Ft Pierce FL 34982	OCCUPIED BY:
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 304.1 (2021) Exterior Structure – General, IPMC304.1.1 (2021) Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.2 (2021) Protective Treatment, IPMC 304.7 (2021) Roofs and Drainage, IPMC 306.1 Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

**CORRECTIVE ACTIONS:**

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

Started On: 11/02/2022 04:40 PM

Final Approval Date: 11/08/2022



**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2137 - 600 N US Highway 1

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

**Information**

**SUBJECT:**

22-2137	600 N US Hwy 1	Seaway Plaza Investment LLC	Gerard Mezzina
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**CASE INFORMATION:**

Case Initiated:	July 6, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Seaway Plaza Investment LLC 626 Old Dixie Hwy SW Vero Beach, FL 32962	<b>REG. AGENT:</b> Bryn & Associates, P.A. 2 Biscayne Blvd. Suite 2680 Miami, FL 33131
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**VIOLATIONS:**

FBC 1051.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for seal coating and striping the parking lot 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: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 02:56 PM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2206 - 7050 Okeechobee Road

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

**Information**

**SUBJECT:**

22-2206	7050 Okeechobee Rd	Laxmee Krupa, LLC	Gerard Mezzina
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**CASE INFORMATION:**

Case Initiated:	July 11, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Laxmee Krupa, LLC 7050 Okeechobee Rd Ft Pierce, FL 34945	<b>REG. AGENT:</b> Sachin A Patel 1725 US Highway 1 Vero Beach, FL 32960
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the sealcoating and striping that was 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: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 02:43 PM

**Special Magistrate Hearing - Building**

**5. M.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2215 - 505 N 25th Street

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

**Information**

**SUBJECT:**

22-2215	505 N 25th Street	Espinoza, Humberto	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	July 12, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Humberto Espinoza 505 N 25th St Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.7 (2018) Roofs and Drainage, IPMC 305.3 (2018) Interior Surfaces, IPMC 304.13 (2018) Windows, Doors & Frames, IPMC 506.2 (2018) Sanitary Drainage System Maintenance, IPMC 309.1 (2018) Infestation, IPMC 704.6.1.1 (2018) Smoke Alarms, Section FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Repair/replace roof that is leaking.
2. Make repairs to the ceiling that is water damaged and has a hole in it.
3. Repair/replace front door that is not closing properly, making it weather tight.
4. Obtain a permit for the plumbing work being done in the bathroom.
5. Make necessary plumbing repairs for various leaks.
6. Treat property for pest infestation.
7. Install smoke alarms that are missing.
8. Obtain a permit to convert the house back into a single family dwelling.

**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: 11/08/2022

Started On: 11/08/2022 01:53 PM

**Special Magistrate Hearing - Building**

**5. N.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2235 - 706 N 7th Street

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

**Information**

**SUBJECT:**

22-2235	706 N 7th St	5 Daigia LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 14, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: 5 Daigia LLC 2921 NE 48th St Pompamo Beach, FL 33064	REG. AGENT:
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required.

**CORRECTIVE ACTIONS:**

Obtain permit for 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: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 10:22 AM

**Special Magistrate Hearing - Building**

**5. O.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2297 - Avenue D

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

**Information**

**SUBJECT:**

22-2297	Avenue D	Sarah's Legacy Inc	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> Sarah's Legacy Inc. 9940 Baywater Dr Boca Raton, FL 33496	<b>REG AGENT:</b> Peggy Harris 728 Avenue D Ft Pierce, FL 34950
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

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: Marivel Luna  
Final Approval Date: 11/14/2022

Started On: 11/08/2022 11:17 AM

**Special Magistrate Hearing - Building**

**5. P.**

**Meeting Date:** 11/15/2022

**Re:** Case #22-2298 - 738 Avenue D

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

**Information**

**SUBJECT:**

22-2298	738 Avenue D	GGH 15 LLC	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> GGH 15 LLC 18305 Biscayne Blvd Ste 400 Aventura, FL 33160	<b>REG. AGENT:</b> Jonathan Politano
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

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: Marivel Luna  
Final Approval Date: 11/08/2022

Started On: 11/08/2022 10:47 AM

**Special Magistrate Hearing - Building**  
**Meeting Date: 11/15/2022**

**6. A.**

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**Information**

**SUBJECT:**

21-3391	214 Manatee Ln CA	High Point FP Condo Assn Sec 1	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	November 23, 2021	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER:</b> High Point FP Condo Association Section 1 204 Manatee Ln Ft Pierce FL 34982	<b>REG. AGENT:</b> Steven DiPalma
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - June 22, 2022  
Affidavit of Non-Compliance - August 31, 2022

**ACTION DATES:**

1. June 21, 2022 - Special Magistrate Hearing - 60 days provided to obtain the permit or fines may accrue.
2. August 31, 2022 - An Affidavit of Non-Compliance was recorded, a Massey letter was sent out and fines began on this date. As of October 11, 2022 the fines totaled \$4,220.00.
3. September 15, 2022 - a letter from the Association Vice President contesting the fines and the need for a permit.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/13/2022

Started On: 10/13/2022 04:58 PM



**MASSEY HEARING**  
**October 18, 2022**  
**Case #21-3391**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Minimal.
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? The initial Development Permit Compliance Review was approved on 9/14/2022, but a subsequent permit was never applied for.
  
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: 11/15/2022**

**6. 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:	Regular
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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 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 19, 2022  
Affidavit on Non-Compliance - June 30, 2022  
Affidavit of Compliance - September 22, 2022

**ACTION DATES:**

1. Special Magistrate Hearing April 19, 2022 -owner was provided 60 days to get a permit or fines may accrue.
2. An Affidavit of Non-Compliance was recorded June 30, 2022, and fines of \$100.00 per day began to accrue.
3. A permit was issued on 9/21/2022, inspected and closed on 9/22/2022. Fines were stopped on 9/22/2022. Fines total \$8,440.00, including \$40.00 in recording fees.

**RECOMMENDATION:**

1. Special Magistrate Hearing April 19, 2022 -owner was provided 60 days to get a permit or fines may accrue.
2. An Affidavit of Non-Compliance was recorded June 30, 2022, and fines of \$100.00 per day began to accrue.
3. A permit was issued on 9/21/2022, inspected and closed on 9/22/2022. Fines were stopped on 9/22/2022. Fines total \$8,440.00, including \$40.00 in recording fees.

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2022

Started On: 11/07/2022 10:14 AM

**Special Magistrate Hearing - Building****8. A.****Meeting Date:** 11/15/2022

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**Information****SUBJECT:**

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

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

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

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

**FINDINGS/ORDER:**

Order Determining Violation - October 20, 2021  
Notice of Extension of Time - February 3, 2022  
Affidavit of Non-Compliance - May 9, 2022

**ACTION DATES:**

1. Special Magistrate Hearing - September 15, 2021 - owner not present. Case was continued to the October Special Magistrate.
2. Special Magistrate Hearing - October 19, 2021 - owner was present. The Special Magistrate found that a violation exists and provides 60 days to get a permit and comply with permit requirements, or fines may accrue.
3. A Notice of Extension of Time (90 days) was recorded February 3, 2022.
4. An Affidavit of Non-Compliance was recorded May 9, 2022. Fines began on this date and continue to accrue at \$100.00 per day. As of July 11, 2022 the fines total \$6,330.00, including \$30.00 of recording fees.
5. On May 10, 2022, a permit was issued for a detached garage build-out. To date, no inspections have been requested or performed for the issued permit.

**RECOMMENDATION:**

Impose a lien on the property.

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## Form Review

Form Started By: Elizabeth Beck  
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