

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Building - Tuesday, February 21, 2023 - 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.	22-2469	2433 Okeechobee Road Unit B	Morgan Automotive LLC	Frank Remling
B.	22-2483	611 S 21st Street	La Garita Investments LLC	Logan Winn
C.	22-2507	3212 S US Highway 1	Treasure Coast Victory Center Inc.	Logan Winn
D.	22-2519	2211 Orange Avenue	Garcia Plantation Shutters LLC	Frank Remling
E.	22-2686	1203 Avenue L Unit A	Abreu, Josiah & Nieves	Logan Winn
F.	22-2688	1203 Avenue L Unit B	Abreu, Josiah & Nieves	Logan Winn

G.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Gerard Mezzina
H.	22-2790	1608 Yosemite Court	National Debt Relief Services Inc	Gerard Mezzina
I.	22-2839	709 N 20th St	Apollon, Jean	Gerard Mezzina
J.	22-2952	1905 Sunrise Blvd	Vitalle, Donald	Logan Winn
K.	22-2976	217 N 17th St	Florida Better Green Homes LLC	Frank Remling
L.	22-2979	1901 Delaware Ave	Raphael, Loues	Gerard Mezzina
M.	22-2980	1101 N 25th St	Alvarado, Oscar & Linares, Sofia	Logan Winn

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

A.	22-847	1237 Grose Road	KR Jem Plant LLC	Logan Winn
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	20-2765	609 S 15th St	Snyder, John	Shaun Coss
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Building Department at (772) 467-3712, at least five (5) days prior to the meeting. Persons

who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing - Building

5. A.

Meeting Date: 02/21/2023

Re: Case #22-2469 - 2433 Okeechobee Road Unit B

Information

SUBJECT:

22-2469	2433 Okeechobee Road Unit B	Morgan Automotive LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 15, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Morgan Automotive LLC 2433 Okeechobee Road Ft Pierce, FL 34950	REG. AGENT: Johnny A Morgan 5412 Buchanan Drive Ft Pierce, FL 34982
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VIOLATIONS:

IPMC 304.1 (2021) Exterior Structure-General, IPMC 304.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, 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. 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: 02/13/2023

Started On: 02/13/2023 01:10 PM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 02/21/2023

Re: Case #22-2483 - 611 S 21st Street

Information

SUBJECT:

22-2483	611 S 21st Street	La Garita Investments LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 17, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: La Garita Investments LLC 552 SE Crescent Ave Port St Lucie, FL 34984	REG. AGENT: Johanna Gutierrez
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VIOLATIONS:

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 605.2 (2021) Receptacles, IPMC 505.4 (2021) Water Heating Facilities, FBC 105.1 (2021) Permit Required

CORRECTIVE ACTIONS:

1. Repair/replace the roof that is leaking.
2. Make repairs to the water damaged ceiling. Also repair all holes in the ceiling.
3. Make repairs to electrical wiring that is left open and unprotected by a faceplate.
4. Make safe and obtain a permit for the gas water heater installed without a permit. Provide water heating facilities to the property.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/09/2023

Started On: 02/09/2023 07:59 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 02/21/2023

Re: Case #22-2507 - 3212 S US Highway 1

Information

SUBJECT:

22-2507	3212 S US Highway 1	Treasure Coast Victory Center Inc.	Logan Winn
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CASE INFORMATION:

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

OWNER: Treasure Coast Victory Center Inc 3212 S US Hwy 1 Ft Pierce, fl 34982	REG. AGENT: Jeffery Thomas, 2386 SW Estella Ave Palm City, FL 34990
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a 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: Elizabeth Beck
Final Approval Date: 02/09/2023

Started On: 02/09/2023 07:59 AM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 02/21/2023

Re: Case #22-2519 - 2211 Orange Avenue

Information

SUBJECT:

22-2519	2211 Orange Avenue	Garcia Plantation Shutters LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 25, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Garcia Plantation Shutters LLC 1402 SE Kirke Ln Port St Lucie, FL 34983	REG. AGENT: Pedro N Garcia
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for seal coating asphalt 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: 02/09/2023

Started On: 02/09/2023 07:59 AM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 02/21/2023

Re: Case #22-2686 - 1203 Avenue L Unit A

Information

SUBJECT:

22-2686	1203 Avenue L Unit A	Abreu, Josiah & Nieves	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 6, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Josiah & Nieves Abreu 2024 SE 19th Street Homestead, FL 33035	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for all windows and exterior doors 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

Started On: 02/09/2023 07:59 AM

Final Approval Date: 02/09/2023

Special Magistrate Hearing - Building

5. F.

Meeting Date: 02/21/2023

Re: Case #22-2688 - 1203 Avenue L Unit B

Information

SUBJECT:

22-2688	1203 Avenue L Unit B	Abreu, Josiah & Nieves	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 6, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Josiah & Nieves Abreu 2024 SE 19th Street Homestead, FL 33035	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for all windows and exterior doors 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

Started On: 02/09/2023 07:59 AM

Final Approval Date: 02/09/2023

Special Magistrate Hearing - Building

5. G.

Meeting Date: 02/21/2023

Re: Case #22-2732 - 1219 N 22nd Street

Information

SUBJECT:

22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Gerard Mezzina
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CASE INFORMATION:

Case Initiated:	September 8, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Trudeen Multiservices LLC 1219 N 22nd St Ft Pierce, FL 34950	REG. AGENT: Freddie Anderson
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the addition that was built without a permit including mechanical, electrical, and plumbing if applicable.
2. Obtain a permit for the fence that was 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: 02/09/2023

Started On: 02/09/2023 07:59 AM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 02/21/2023

Re: Case #22-2790 - 1608 Yosemite Court

Information

SUBJECT:

22-2790	1608 Yosemite Court	National Debt Relief Services Inc	Gerard Mezzina
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CASE INFORMATION:

Case Initiated:	September 14, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: National Debt Relief Services Inc 12856 SW 31st Ct Pembroke Pines, FL 33027	REG AGENT: Belinda Villoch
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for all renovation work being done without a permit including but not limited to building, plumbing, electrical and mechanical.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/09/2023

Started On: 02/09/2023 07:59 AM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 02/21/2023

Re: Case #22-2839 - 709 N 20th Street

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

Information

SUBJECT:

22-2839	709 N 20th St	Apollon, Jean	Gerard Mezzina
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CASE INFORMATION:

Case Initiated:	September 19, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Jean Apollon 4923 Bonanza Rd Lake Worth FL 33467	OCCUPIED BY:
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VIOLATIONS:

IPMC 302.5 (2021) Rodent Harborage, IPMC 304.7 (2021) Roofs and Drainage, IPMC 504.03 (2021) Plumbing System Hazards, IPMC 304.6 (2021) Exterior Walls, IPMC 304.1 (2021) Exterior Structure – General

CORRECTIVE ACTIONS:

1. Treat the property for pest infestation.
2. Make necessary repairs to roof to stop all leaks.
3. Repair/replace all water damaged ceilings.
4. Make necessary repairs to holes in walls.
5. Make necessary plumbing repairs to stop all leaks.
6. Repairs all holes on the exterior walls.
7. Repair/replace all damaged soffit and fascia.

RECOMMENDATION:

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

Form Started By: Elizabeth Beck
Final Approval Date: 02/14/2023

Started On: 02/13/2023 12:59 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 02/21/2023

Re: Case #22-2952 - 1905 Sunrise Boulevard

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

Information

SUBJECT:

22-2952	1905 Sunrise Blvd	Vitalle, Donald	Logan Winn
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CASE INFORMATION:

Case Initiated:	October 4, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Donald Vitalle 766 SE Portage Ave Port St Lucie FL	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the roof 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: 02/14/2023

Started On: 02/09/2023 10:49 AM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 02/21/2023

Re: Case #22-2976 - 217 N 17th Street

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

Information

SUBJECT:

22-2976	217 N 17th St	Florida Better Green Homes LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	October 6, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Florida Better Green Homes LLC Solidere Lefleur 217 N 17th St Ft Pierce FL 34950	REG. AGENT: APLAW LLC 11358 Okeechobee Blvd Royal Palm Beach FL 33411
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the driveway being installed without a permit.
2. Obtain a permit for the block work slab 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: 02/14/2023

Started On: 02/09/2023 01:21 PM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 02/21/2023

Re: Case #22-2979 - 1901 Delaware Avenue

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

Information

SUBJECT:

22-2979	1901 Delaware Ave	Raphael, Loues	Gerard Mezzina
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CASE INFORMATION:

Case Initiated:	October 6, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Loues Raphael PO Box 4553 Ft Pierce FL 34948	OCCUPIED BY:
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) General Plumbing, IPMC 306.1 (2021) Unsafe Conditions, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

1. Treat the property for pest infestation, including termites.
2. Correct plumbing repairs that were done incorrectly. Make necessary plumbing repairs to address clogs and leaks.
3. Repair/replace the roof that is leaking.
4. Make necessary repairs to the ceiling that is water damaged.
5. Repair all holes in the drywall and to drywall that is water damaged.
6. Make structural repairs roof rafters and floor joists that are compromised from termite infestation and deterioration.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/14/2023

Started On: 02/09/2023 02:03 PM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 02/21/2023

Re: Case #22-2980 - 1101 N 25th Street

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

Information

SUBJECT:

22-2980	1101 N 25th St	Alvarado, Oscar & Linares, Sofia	Logan Winn
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CASE INFORMATION:

Case Initiated:	October 6, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Oscar T Alvarado Sofia N Linares 1101 N 25th St 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 304.1.1 (2021) Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.7 (2021) Roof and Drainage, IPMC 304.13 (2021) Windows, Doors & Frames, IPMC 305.2 (2021) Interior Surfaces, IPMC 604.3.2.1 (2021) Fire Damaged Electrical Equipment, IPMC 704.6.1.2 (2021) Smoke Alarms

CORRECTIVE ACTIONS:

1. Obtain a permit to replace the roof due to rotting structural members.
2. Obtain a permit to repair all damage to the structure due to the fire, including but not limited to the replacing the roof, structural members, electrical systems, interior surfaces, doors and windows, and smoke detectors.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/14/2023

Started On: 02/09/2023 10:03 AM

Special Magistrate Hearing - Building
Meeting Date: 02/21/2023

6. A.

Information

SUBJECT:

22-847	1237 Grose Road	KR Jem Plant LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	March 3, 2022	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: KR Jem Plant LLC 5600 Mariner St Suite 200 Tampa FL 33609	REG. AGENT: Bharati Shah
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VIOLATIONS:

FBC 1051 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - July 19, 2022
Notice of Extension of Time (90 days) - September 15, 2022
Affidavit of Non-Compliance - December 21, 2022

ACTION DATES:

1. July 19, 2022 - Special Magistrate Hearing - 60 days provided to obtain the permit or fines may accrue.
2. September 15, 2022 - A Notice of Extension of Time (90 days) was provided and recorded.
3. December 21, 2022 - An Affidavit of Non-Compliance was recorded and fines began on this date. As of February 14, 2023 the fines total \$5,530.00
4. January 6, 2023 - A DPCR for a Change of Use was submitted. Final approval for the DPCR was given on January 24, 2023. No subsequent building permit has been applied for.
5. January 9, 2023 - a letter from the owner's representative was received, contesting the fines.

RECOMMENDATION:

To be determined

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck

Started On: 02/14/2023 07:50 AM

Final Approval Date: 02/16/2023

MASSEY HEARING
February 21, 2023
Case #22-847

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **A DPCR application for a Change of Use was approved on January 24, 2023.**

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

7. A.

Meeting Date: 02/21/2023

Information

SUBJECT:

20-2765	609 S 15th St	Snyder, John	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 17, 2020	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: John D Snyder 1717 S US Hwy 1 Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - August 18, 2021
Notice of Extension of Time (90 days) - October 20, 2021
Affidavit of Non-Compliance - March 31, 2022
Order Assessing Fine and Imposing Lien - September 15, 2022
Affidavit of Compliance - February 9, 2023

ACTION DATES:

1. August 17, 2021 - Special Magistrate Hearing - owner was provided 60 days to get/renew the permit or fines may accrue.
2. October 20, 2021 - A Notice of Extension of Time (90 days) was recorded.
3. March 30, 2022 - An Affidavit of Non-Compliance was recorded (3/31/2022) and fines began to accrue.
4. September 15, 2022 - An Order Assessing Fine and Imposing Lien was prepared and recorded on September 20, 2022.
5. February 9, 2023 - the roof permit was renewed and the provided engineer's letter satisfied the final inspection and the permit was closed. An Affidavit of Compliance was recorded and fines stopped on this date. The fines/lien total: \$31,650.00 including \$50.00 of recording fees.
6. February 13, 2023 - a lien reduction request was received by the Building Department.

RECOMMENDATION:

To be determined.

Attachments

7 Criteria

Lien Reduction Request

Admin Costs

Form Review

Form Started By: Elizabeth Beck

Final Approval Date: 02/16/2023

Started On: 02/15/2023 07:56 AM

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

Case No: 20-2765

Date: February 21, 2023

1.) The gravity or seriousness of the violation:	Minimal
2a.) Any and all actions taken by the violator to correct the violations; OR	All the violations were corrected by the original owner, with the exception of the roof permit. The roof permit renewal was obtained by the owner's son, complying the last violation item.
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 original owner passed away and his son saw to the closing of the roof permit.
3.) The length of time necessary to bring the property into compliance:	2 years, 2 months
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:	2
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	17, 16 cases were complied before hearings or orders were issued; 1 Building Dept. violation case – permit was renewed and closed.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The compliance of the violations was complicated by the death of the original owner and the subsequent probate process.
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:	1 (one)



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION LIENS

Date:	02.13.23		
Property address:	609 South 15th Fort Pierce FL 34950		
Owner(s) of record:	John Snyder (Estate of John Snyder)		
Mailing address:	PO Box 1495 Fort Pierce FL 34954		
Property tax ID #:	2409-818-0018-000/1		
Original purchase date:		Original purchase price:	
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	John Karkula	Relationship to owner(s)	Son / Personal Rep.
Telephone #:	347.386 7347	Mobile phone #:	347 386 7347
E-mail:	stonewoodwater@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	Improve condition of property		
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

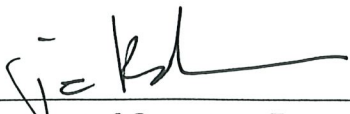
\$ 31,650.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 31,000.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 650.00


 Signature of Owner or Representative

02.13.23
 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), contact Katherine Calderon (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 (772-467-3712) 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 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 609 South 15th Street Fort Pierce FL 34750

Property Owner: John Snyder (Estate of John Snyder)

Mailing Address: PO Box ~~1495~~ 1495 Fort Pierce FL 34954

Telephone #: n/a Cell Phone #: 347 - 386 7347

E-Mail Address: stonewoodwater@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: 609 South 15th Street Fort Pierce FL 34950

I acknowledge that I have been provided a copy of Rule 15 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. 15(a,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. 15(a,c,d), 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.


Signature of Owner or Representative


02.13.23
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

2/13/23
Date

I, John Karkula / Personal Representative, 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:

On August 15th 2021, my father, John D. Snyder, took part in a court hearing via Zoom while in Lawnwood Hospital while dealing with the effects of covid. During the online hearing my father agreed to address several issues in regards to the property at 609 South 15th St. The judge gave him 60 days from 08.15.2021 to bring the violations into compliance. Unfortunately on 09.05.21, my father died from covid. As my father died intestate and without a spouse his estate passed to his three children, myself, my brother and my sister. As is common with scenarios such as this there was a long period of contentious unproductive interactions of his estate. As soon as a Personal Representative was confirmed by the courts in 12.2022, I immediately drove down from New York.

Signed: [Signature] Date: 02.13.23

Print Name: John E. Karkula

STATE OF FLORIDA

COUNTY OF ST. LUCIE

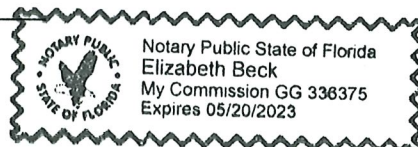
PERSONALLY APPEARED before me, the undersigned authority

John E. Karkula 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 Ny Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 13th day of February, 2023.

[Signature]

Notary Public, State of Florida



to address the estate and this violation.

Administrative Cost Estimator

2/14/2023

Property Address: 609 S 15th St

Date case originated: 12/17/2020

Date case complied: 2/9/2023

Total time: 26 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
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Certified Mail:	\$7.25	<u>3</u>	\$21.75
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Photographs (per page)	\$0.50	<u>10</u>	\$5.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>26</u>	\$1,300.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u> </u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$2,131.55