

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, March 7, 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.	22-2697	515 Palm Ave Unit B	Martin Co. Properties LLC	Logan Winn
B.	22-3039	504 N 26th Street Unit A	Yas Holdings LLC	Logan Winn
C.	22-3082	705 S 29th Street Apt 12C	Orange Apartments LLC	Logan Winn
D.	22-3084	1004 Colonial Rd	Morales, Osvaldo & Cruz, Ignacia	Logan Winn
E.	22-3085	3210 Louisiana Ave Unit 6	FP34A LLC	Frank Remling
F.	22-3130	429 N 16th Street	Affordable Housing of Florida LLC	Frank Remling

G.	22-3135	119 Maple Ave	Muniz, Sonia	Logan Winn
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H.	22-3148	705 S 29th Street Apt 5B	Orange Apartments LLC	Logan Winn
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I.	22-3240	2000 Sunrise Blvd	LP Roberts Investment Group LLC	Anthony Jetmore
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J.	22-3244	2401 S 25th St Apt 5C	Pines Village LLC	Logan Winn
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K.	22-3263	505 Roselyn Ave Apt B	Hatfield, James	Frank Remling
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L.	22-3322	509 N. 18th Street	Walcott, Charles O	Logan Winn
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

A.	19-2427	403 N 22nd Street	Abutbul, Moran	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:** 03/07/2023

**Re:** Case # 22-2697 - 515 Palm Avenue Unit B

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

**Information**

**SUBJECT:**

22-2697	515 Palm Ave Unit B	Martin Co. Properties LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	September 7, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Martin Co. Properties LLC 265 Bermuda Beach Dr Ft Pierce FL 34949	<b>REG. AGENT:</b> J B Jones, Jr. 540 SW Siesta Way Stuart FL 34994
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.13 Window, Skylight & Door Frames

**CORRECTIVE ACTIONS:**

1. Obtain a permit for plumbing work done without a permit.
2. Repair/replace exterior doors that are not weather tight.
3. Repair/replace windows with unsecured window pane.

**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: 03/01/2023

Started On: 02/20/2023 08:34 PM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3039 - 504 N 26th Street Unit A

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

**Information**

**SUBJECT:**

22-3039	504 N 26th Street Unit A	Yas Holdings LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	November 1, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Yas Holdings LLC 950 Peninsula Corporate Cir Ste 2008 Boca Raton, FL 33487	<b>REG. AGENT:</b> Law Offices of Keren Admoni, P.A. 8043 Twin Lake Dr Boca Raton, FL 33496
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**VIOLATIONS:**

IPMC 304.1 (2021) Exterior Structure – General, IPMC 605.1 (2021) Installation

**CORRECTIVE ACTIONS:**

1. Replace missing light covers.
2. Make necessary electrical repairs to the electrical breaker panel.
3. Make repairs to rotting wood on the fascia and the drip edge of the roof.

**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: 03/01/2023

Started On: 02/24/2023 09:05 AM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3082 - 705 S 29th Street Apt 12C

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

**Information**

**SUBJECT:**

22-3082	705 S 29th Street Apt 12C	Orange Apartments LLC	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Orange Apartments LLC 5403 W Gray St Tampa, FL 33609	<b>REG. AGENT:</b> Registered Agent Solutions, Inc. 155 Office Plaza Dr., Suite A Tallahassee FL 32301
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**VIOLATIONS:**

IPMC 304.15 (2021) Doors, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 504.1 (2021) General, IPMC 605.1 (2021) Installation.

**CORRECTIVE ACTIONS:**

1. Repair all the holes in the wall.
2. Replace the missing overflow trim on the tub.
3. Replace the non-working receptacle in the spare bedroom.
4. Repair/replace water heater that is leaking.
5. Replace the missing light globe on the hallway light.
6. Repair/replace the flooring that is missing and coming up.
7. Repair/replace the back door making it weathertight.

**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: 03/01/2023

Started On: 02/24/2023 08:52 AM



**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3084 - 1004 Colonial Road

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

**Information**

**SUBJECT:**

22-3084	1004 Colonial Rd	Morales, Osvaldo & Cruz, Ignacia	Logan Winn
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**CASE INFORMATION:**

Case Initiated: Initiated By:	October 26, 2022 Gerard Mezzina	Type of Presentation:	Regular
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**OWNER:**

OWNER: Osvaldo Morales Ignacia Cruz 1004 Colonial Rd Ft Pierce FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the shed installed without 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: 03/01/2023

Started On: 02/23/2023 02:35 PM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3085 - 3210 Louisiana Avenue Unit 6

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

**Information**

**SUBJECT:**

22-3085	3210 Louisiana Ave Unit 6	FP34A LLC	Frank Remling
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**CASE INFORMATION:**

Case Initiated: Initiated By:	October 26, 2022 Gerard Mezzina	Type of Presentation:	Regular
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**OWNER:**

OWNER: FP34A LLC 3225 McLeod Dr Suite 200 Las Vegas, NV 89121	REG. AGENT : Anderson Registered Agents, Inc. 625 E Twiggs St, Suite 110 Tampa, FL 33602
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**VIOLATIONS:**

IPMC 309.1 (2021) Infestation, IPMC 603.1 (2021) Mechanical Appliances, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.2 (2021) Receptacles, IPMC 302.6 (2021) Exhaust Vents, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 304.15 (2021) Doors

**CORRECTIVE ACTIONS:**

1. Treat the property for infestation.
2. Repair/replace non-working stove.
3. Make necessary electrical repairs to the electrical panel that is sparking, and to the non-working receptacles in the guest bedroom.
4. Repair/replace the ventilation fan in the bathroom.
5. Repair/replace the AC unit that is leaking.
6. Make necessary plumbing repairs to the kitchen sink that is not draining properly and the toilet that is loose.
7. Repair/replace front door making it weatherproof.

**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: 03/01/2023

Started On: 02/24/2023 10:48 AM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3130 - 429 N 16th Street

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

**Information**

**SUBJECT:**

22-3130	429 N 16th Street	Affordable Housing of Florida LLC	Frank Remling
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**CASE INFORMATION:**

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

<b>OWNER:</b> Affordable Housing of Florida LLC PO Box 1506 Ft Pierce, FL 34954	<b>REG. AGENT:</b> James Hatfield 122 Queen Guinevere Ct Ft Pierce, FL 34949
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**VIOLATIONS:**

IPMC 504.3 (2021) Plumbing System Hazards, IPMC 505.3 (2021 ) Supply, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.18 (2021) Building Security, IPMC 304.2 (2021) Protective Treatment, IPMC 309.1 (2021) Infestation, IPMC 305.3 (2021) Interior Surfaces

**CORRECTIVE ACTIONS:**

1. Make necessary repairs to the pipe that is leaking and flooding the house.
2. Repair/replace front door that is not attached to the door frame.
3. Make necessary repairs to the soffit and fascia that has holes and is deteriorated.
4. Treat the property for pest infestation.
5. Repair/replace all walls that are water damaged and where paint is chipping.

**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: 03/01/2023

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3135 - 119 Maple Avenue

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

**Information**

**SUBJECT:**

22-3135	119 Maple Ave	Muniz, Sonia	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Sonia Muniz 2210 Edwards Rd Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.7 (2021) Roofs and Drainage

**CORRECTIVE ACTIONS:**

1. Replace the rotted soffit and fascia.
2. Repair/replace the roof of the home and carport that has holes, and where the roof structure has deteriorated.

**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: 03/01/2023

Started On: 02/23/2023 01:11 PM

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3148 - 705 S 29th Street Apt 5B

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

**Information**

**SUBJECT:**

22-3148	705 S 29th Street Apt 5B	Orange Apartments LLC	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Orange Apartments LLC 5403 W Gray St Tampa, FL 33609	<b>REG. AGENT:</b> Registered Agent Solution, Inc. 155 Office Plaza Drive, Suite A Tallahassee, FL 32301
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**VIOLATIONS:**

IPMC 704.2.1.1 (2021) Smoke Alarms- Group R-1, IPMC 305.3 (2021) Interior Surfaces, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.13 (2021) Windows, Skylight and Door Frames

**CORRECTIVE ACTIONS:**

1. Replace the unit's missing smoke detectors.
2. Replace the water damaged drywall in the bathroom.
3. Repair/replace the exhaust fan.
4. Repair/replace the exterior door, making it weathertight.
5. Make necessary repairs in the storage room to the crack in the ceiling and the hole in the wall.
6. Make necessary repairs to the cause of the crack in the wall under the window.

**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: 03/01/2023

**Special Magistrate Hearing - Building**

5. I.

**Meeting Date:** 03/07/2023

**Re:** Case #22-3240 - 2000 Sunrise Boulevard

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

**Information**

**SUBJECT:**

22-3240	2000 Sunrise Blvd	LP Roberts Investment Group LLC	Anthony Jetmore
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**CASE INFORMATION:**

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

<b>OWNER:</b> LP Roberts Investment Group LLC 710 NW Bristol St Port St Lucie FL 34983	<b>REG. AGENT:</b> Lashanna Pearson Roberts
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the carport/patio being built 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: 03/01/2023

Started On: 02/23/2023 02:16 PM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3244 - 2401 S 25th Street Apt 5C

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

**Information**

**SUBJECT:**

22-3244	2401 S 25th St Apt 5C	Pines Village LLC	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Pines Village LLC 722 Dulaney Valley Rd #199 Towson MD 21204	<b>REG. AGENT:</b> Registered Agents, Inc. 2401 S 25th St #1C Ft Pierce FL 34981
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**VIOLATIONS:**

IPMC 304.4 (2021) Structural Members, IPMC 309.1 (201) Infestation, IPMC 605.2 (2021) Receptacles, IPMC 305.3 (2021) Interior Surfaces, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 704.2.1.2 (2021) Smoke Alarms – Group R-1, R-3, R-4 and I-1

**CORRECTIVE ACTIONS:**

1. Make the necessary repairs to the structural causes of the uneven floors.
2. Treat the property for pest infestation.
3. Replace the missing and broken faceplates.
4. Make the repairs to all holes in the walls and repair water damaged walls and ceilings.
5. Repair/replace the roof that is leaking.
6. Replace all damaged flooring.
7. Replace missing 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 Started By: Elizabeth Beck  
Final Approval Date: 03/01/2023

Started On: 02/23/2023 11:45 AM

**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3263 - 505 Roselyn Avenue Apt B

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

**Information**

**SUBJECT:**

22-3263	505 Roselyn Ave Apt B	Hatfield, James	Frank Remling
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**CASE INFORMATION:**

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

<b>OWNER:</b> James Hatfield PO Box 1506 Ft Pierce, Fl 34954	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 506.2 (2021) Maintenance, IPMC 305.3 (2021) Interior Surfaces, IPMC 605.2 (2021) Receptacles, IPMC 304.15 (2021) Doors, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 304.7 (2021) Roofs and Drainage

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the water heater replacement.
2. Make necessary plumbing repairs to leaking sewer line.
3. Repair all holes in the walls and ceiling. Repair any water damaged walls and ceilings.
4. Replace missing electrical faceplates.
5. Repair/replace the non-working front door.
6. Make necessary electrical repairs and repairs to the ceiling above the electrical panel, making it safe from the leak in the roof.

**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: Marivel Luna  
Final Approval Date: 03/01/2023

Started On: 02/24/2023 08:43 AM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 03/07/2023

**Re:** Case #22-3322 - 509 N 18th Street

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

**Information**

**SUBJECT:**

22-3322	509 N. 18th Street	Walcott, Charles O	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 1, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Charles O Walcott 916 Avenue H Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 504.1 (2021) General, IPMC 304.12 (2021) Handrails and Guards, IPMC 605.2 (2021) Receptacles, IPMC 704.2.1.2 (2021) Smoke Alarms – Group R-2, R-3, R-4 and I-1.

**CORRECTIVE ACTIONS:**

1. Repair/replace the roof that is leaking.
2. Make repairs to the ceilings that are water damaged, falling down or poorly installed.
3. Obtain a permit for all drywall replacement.
4. Replace missing smoke detectors.
5. Replace missing electrical faceplates.
6. Make necessary repairs to the stairway handrail.
7. Replace all broken tile.
8. Make necessary plumbing repairs to the leak in the 1st floor bathroom that is causing the tiles to come off the wall. Replace the bathroom tiles that are broken or falling all the wall.

**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: 03/01/2023

Started On: 02/24/2023 08:31 AM

**Special Magistrate Hearing - Building**  
**Meeting Date: 03/07/2023**

**7. A.**

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**Information**

**SUBJECT:**

19-2427	403 N 22nd Street	Abutbul, Moran	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 28, 2019	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Moran Abutbul PO Box 6211 Miami Beach FL 33141	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required, IPMC 603.1 Mechanical Equipment, IPMC 604.3 Electrical System Hazards, IPMC 304.13 Windows, Doors, & Frames

**FINDINGS/ORDER:**

Order Determining Violation - February 19, 2020  
Notice of Extension of Time (90 days) - April 20, 2020  
Affidavit of Non-Compliance - August 3, 2020  
Order Assessing Fine and Imposing Lien - September 15, 2022

**ACTION DATES:**

1. February 19, 2020 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. April 20, 2020 - A Notice of Extension of Time (90 days) was recorded.
3. August 3, 2020 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
4. September 4, 2020 an AC permit was issued, and received it's final approved inspection on November 19, 2020. The electrical permit originally expired on October 28, 2020 without any inspections, but was renewed on October 17, 2022. The final electrical inspection was approved on October 25, 2022.
5. October 25, 2022 - Fines were stopped and total \$81,350.00, including \$50.00 in recording fees.
- 6, November 16, 2022 - a lien reduction request was received by the Building Department.

**RECOMMENDATION:**

To be determined.

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## Attachments

7 Criteria

Admin Costs

Lien Reduction Request

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## Form Review

Form Started By: Elizabeth Beck

Started On: 02/16/2023 03:13 PM

Final Approval Date: 02/16/2023

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

**Case No: 19-2427**

**Date: February 21, 2023**

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 final inspection were eventually approved.
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:	N/A
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:	3
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	7, 1 Code Enforcement case was complied before any fines accrued. 2 Building Dept. cases – permits were obtained. The 4 remaining cases were complied before going to a hearing.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner states that he hired a contractor who did not close out the electrical permit. He feels that the lien is too high.
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)

# Administrative Cost Estimator

2/14/2023

Property Address: 403 N 22nd St

Date case originated: 8/28/2019

Date case complied: 10/25/2022

Total time: 26 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.60	<u>6</u>	\$3.60
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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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>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.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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**Total Estimated Cost: \$2,263.35**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	11/16/2022				
Property address:	403 NORTH 22ND STREET, FORT PIERCE 34950				
Owner(s) of record:	MORAN ABOTBUL				
Mailing address:	P.O. BOX 6211, MIAMI BEACH, FL. 33141				
Property tax ID #:	2409-602-0057-000-3				
Original purchase date:	01/02/2018	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:	MAURO ARONOVSKI	Relationship to owner(s):	PROPERTY MANAGER		
Telephone #:	786-3090058	Mobile phone #:			
E-mail:	MAURO@NILEJO-ARMANDO.COM	Preferred contact method:	EMAIL		
What are owner(s) intentions for 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


\$ 81,350.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 80,850.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 500.00

  
 Signature of Owner or Representative

11/16/2022  
 Date

I, MAURO ARONOVSKI, 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:

UNFORTUNATELY WE HIRED A ELECTRICIAN TO REPLACE THE A/C DISCONNECT BOX AND THE COMPANY FAILED TO FINALIZE THE PERMIT. THE WINDOW AND DOOR SEAL WERE INSPECTED BY A DIFFERENT INSPECTOR WITH ME PRESENT BUT FOR SOME REASON HE DID NOT UPDATE IN THE COMPUTER. WE UNDERSTAND THAT THERE WAS A VIOLATION BUT THE LIEN AMOUNT IS TO HIGH. WE'RE REQUESTING A HEARING TO REDUCE OR CANCEL THE LIEN.

Signed: MAURO ARONOVSKI Date: 11/16/22  
Print Name: MAURO ARONOVSKI

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority MAURO ARONOVSKI who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL - Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 16 day of November, 2022.

[Signature]  
Notary Public, State of Florida

