

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Tuesday, March 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.	22-2605	2509 Avenue N Unit A	Alexander, Sandra M Bryant, Charles E (Est)	Gerard Mezzina
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B.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Gerard Mezzina
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C.	22-2790	1608 Yosemite Court	National Debt Relief Services Inc	Gerard Mezzina
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D.	22-2826	408 Farmers Market Road	412 Farmers Market Road FP LLC	Logan Winn
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E.	22-2980	1101 N 25th St	Alvarado, Oscar & Linares, Sofia	Logan Winn
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F.	22-3082	705 S 29th Street Apt 12C	Orange Apartments LLC	Logan Winn
G.	22-3084	1004 Colonial Rd	Morales, Osvaldo & Cruz, Ignacia	Logan Winn
H.	22-3148	705 S 29th Street Apt 5B	Orange Apartments LLC	Logan Winn
I.	22-3394	515 N 18th Street	Roberts Jr., James	Frank Remling
J.	22-3397	712 Cedar Place	Jarantow, Daniel	Frank Remling
K.	22-3460	2202 Avenue N	IC 6 Investment LLC	Logan Winn
L.	23-136	1821 S 31st Street	ORDEP Investment Group LLC	Frank Remling
M.	23-263	2400 S Ocean Dr Bldg 2300	Catamaran I Inc.	Gerard Mezzina/Logan Winn
N.	23-269	3550 S US Hwy 1	Manatee Mobile Home Park LLC	Frank Remling

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

A.	20-850	4815 S US Highway 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
B.	21-1658	509 N 21st Street	McCormick, Nettie	Shaun Coss
C.	22-1171	705 Revels Lane Apt B	Hatfield, James	Frank Remling

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: 03/21/2023

Re: Case #22-2605 - 2509 Avenue N Unit A

Information

SUBJECT:

22-2605	2509 Avenue N Unit A	Alexander, Sandra M Bryant, Charles E (Est)	Gerard Mezzina
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CASE INFORMATION:

Case Initiated:	September 1, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Sandra M Alexander Charles E Bryant (Est) 2304 Avenue P Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

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
Final Approval Date: 02/09/2023

Started On: 02/09/2023 08:01 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 03/21/2023

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: 02/23/2023

Started On: 02/23/2023 09:52 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 03/21/2023

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: 02/23/2023

Started On: 02/23/2023 09:52 AM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 03/21/2023

Re: Case #22-2826 - 408 Farmers Market Road

Information

SUBJECT:

22-2826	408 Farmers Market Road	412 Farmers Market Road FP LLC	Logan Winn
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CASE INFORMATION:

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

OWNER: 412 Farmers Market Road FP LLC 8359 Calumet Ct Port St Lucie, FL 34986	REG. AGENT: Giuseppe Gambina
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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 and electrical.

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 08:01 AM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 03/21/2023

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

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 Started By: Elizabeth Beck
Final Approval Date: 02/23/2023

Started On: 02/23/2023 09:52 AM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 03/21/2023

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

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:

OWNER: Orange Apartments LLC 5403 W Gray St Tampa, FL 33609	REG. AGENT: 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: Elizabeth Beck
Final Approval Date: 03/14/2023

Started On: 03/14/2023 07:57 AM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 03/21/2023

Re: Case #22-3084 - 1004 Colonial Road

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

Started On: 03/14/2023 07:57 AM

Final Approval Date: 03/14/2023

Special Magistrate Hearing - Building

5. H.

Meeting Date: 03/21/2023

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

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:

OWNER: Orange Apartments LLC 5403 W Gray St Tampa, FL 33609	REG. AGENT: 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

Form Started By: Elizabeth Beck

Started On: 03/14/2023 07:57 AM

Final Approval Date: 03/14/2023

Special Magistrate Hearing - Building

5. I.

Meeting Date: 03/21/2023

Re: Case #22-3394 - 515 N 18th Street

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

Information

SUBJECT:

22-3394	515 N 18th Street	Roberts Jr., James	Frank Remling
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CASE INFORMATION:

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

OWNER: James F Roberts, Jr. 5429 Belvedere Rd West Palm Beach FL 33415	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the structure built to the rear of the main house.
2. Obtain a permit for converting the single family home into a multi-unit structure.

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: 03/15/2023

Started On: 03/14/2023 09:11 AM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 03/21/2023

Re: Case #22-3397 - 712 Cedar Place

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

Information

SUBJECT:

22-3397	712 Cedar Place	Jarantow, Daniel	Frank Remling
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CASE INFORMATION:

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

OWNER: Daniel R Jarantow % Fairwater Title Company 466 SW Pt St Lucie Blvd Port St Lucie FL 34959	REG. AGENT: Daniel Jarantow, Reg. Agent
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the modular structure 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: 03/15/2023

Started On: 03/14/2023 07:24 AM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 03/21/2023

Re: Case #22-3460 - 2202 Avenue N

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

Information

SUBJECT:

22-3460	2202 Avenue N	IC 6 Investment LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	December 28, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: IC 6 Investment LLC 66 W Flagler St, Suite 900 Miami FL 33130	REG. AGENT: Ernesto Isidor
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the soffit replacement, installation of the driveway, stairs, A/C unit, exhaust ducting and any other renovation work being done without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/15/2023

Started On: 03/14/2023 09:24 AM

Special Magistrate Hearing - Building

5. L.

Meeting Date: 03/21/2023

Re: Case #23-136 - 1821 S 31st Street

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

Information

SUBJECT:

23-136	1821 S 31st Street	ORDEP Investment Group LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	January 19, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: ORDEP Investment Group LLC 10625 SW 80th Ct Miami FL 33156	REG. AGENT: Pedro Bregolat
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 505.1 (2021) General, IPMC 404.7 (2021) Food Preparation, IPMC 603.1 (2021) Mechanical Appliances

CORRECTIVE ACTIONS:

1. Treat the property for pest infestation
2. Make necessary plumbing repairs to provide water to the bathroom sink.
3. Repair/replace the refrigerator that does not seal properly.
4. Repair/replace the non-working microwave oven.

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: 03/15/2023

Started On: 03/14/2023 10:10 AM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 03/21/2023

Re: Case #23-263 - 2400 S Ocean Dr Catamaran 1 Building 2300

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

Information

SUBJECT:

23-263	2400 S Ocean Dr Bldg 2300	Catamaran I Inc.	Gerard Mezzina/Logan Winn
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CASE INFORMATION:

Case Initiated:	February 8, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Catamaran I Inc. 835 20th Place Vero Beach FL 32960	REG. AGENT: Allied Property Solutions, Inc. 913 NW New Providence Rd Stuart FL 34994
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VIOLATIONS:

IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit and make necessary repairs to termite damaged roof trusses.
2. Professionally treat the property for the infestation of termites.

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: 03/15/2023

Started On: 03/14/2023 07:32 AM

Special Magistrate Hearing - Building

5. N.

Meeting Date: 03/21/2023

Re: Case #23-269 - 3550 S US Highway 1

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

Information

SUBJECT:

23-269	3550 S US Hwy 1	Manatee Mobile Home Park LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	February 1, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Manatee Mobile Home Park LLC 49 SW Flagler Ave Suite 201 Stuart FL 34994	REG. AGENT: Bradley P Dressler
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for cutting and repaving the roadway.

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: 03/15/2023

Started On: 03/14/2023 10:01 AM

Special Magistrate Hearing - Building**6. A.****Meeting Date:** 03/21/2023**Information****SUBJECT:**

20-850	4815 S US Highway 1	Sutherlin Nissan of Ft. Pierce	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 23, 2020	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Sutherlin Nissan of Ft Pierce 946 S US Highway 1 Vero Beach FL 32962	REG. AGENT: Michael D Randolph, Esq. 1400 Dean St, Suite 300 Ft Myers FL 33901
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 21, 2021

Notice of Extension of Time - June 15, 2021

Affidavit of Non-Compliance - September 29, 2021

Order Approving Respondent's Request for Extension of Time (90 days) - October 20, 2021

Order Approving Respondent's Request for Extension of Time (90 days) - February 15, 2022

Order Approving Respondent's Request for Extension of Time (90 days) - June 21, 2022

Order Approving Respondent's Request for Extension of Time (90 days) - September 20, 2022

Order Approving Respondent's Request for Extension of Time (90 days) - December 20, 2022

ACTION DATES:

1. Special Magistrate Hearing - April 20, 2021 - the owner was provided 60 days to get a permit or fines may accrue.

2. Notice of Extension of Time providing an additional 90 day was granted on June 15, 2021.

3. An Affidavit of Non-Compliance was recorded on September 29, 2021, and a fine of \$100.00 per day began to accrue.

4. Special Magistrate Massey Hearing - October 19, 2021 to request an extension of time. An additional 90 day extension was granted and fines were stopped on October 20, 2021. The permit application is still pending.

5. Special Magistrate Massey Hearing - February 15, 2022 to request an extension of time. An additional 90 day extension was granted. Scheduling for the June 21, 2022 hearing.

6. Special Magistrate Massey Hearing - June 21, 2022 to request an extension of time. An additional 90 day extension was granted. Scheduling for the September 20, 2022 hearing.

7. June 24, 2022 - A meeting between the architect for the project and City Departments of Building, Planning and Engineering occurred. It was determined that a site plan would have to be applied for that includes lighting, stormwater drainage, and striping. No submissions for a permit have been received in over a year.
8. Special Magistrate Massey Hearing - September 20, 2022 - Order Approving Respondent's Request for Extension of Time - A final 90 day extension of time was granted.
9. Special Magistrate Massey Hearing - December 20, 2022 - Order Approving Respondent's Request for Extension of Time (90 days with a status update at 60 days).

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/14/2023

Started On: 03/14/2023 10:17 AM

MASSEY HEARING
February 15, 2022
Case #20-850

CONTESTING OF FINE/NON-COMPLIANCE

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

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Permit applications were submitted 1/20/2021, and another on 8/25/2021. Both applications remain rejected by the Engineering Department.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **1 (one).**

Special Magistrate Hearing - Building
Meeting Date: 03/21/2023

6. B.

Information

SUBJECT:

21-1658	509 N 21st Street	McCormick, Nettie	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 13, 2021	Type of Presentation:	Massey
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OWNER:

OWNER: Nettie McCormick (Est) 510 N 22nd St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.4.1.2 (2017) Expired Permit, FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - February 15, 2022
Notice of Extension of Time (90 days) - April 21, 2022
Affidavit of Non-Compliance - September 9, 2022

ACTION DATES:

1. February 15, 2022 - Special Magistrate Hearing - 60 days provided to renew the permit and obtain for any additional work or fines may accrue.
2. April 21, 2022 - A Notice of Extension of Time (90 days) was provided and recorded.
3. September 9, 2022 - An Affidavit of Non-Compliance was recorded and fines began on this date. As of October 11, 2022 the fines total \$3,330.00
4. September 22, 2022 - a letter from the owner's daughter was received, contesting the fines.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/14/2023

Started On: 03/14/2023 08:34 AM

MASSEY HEARING
October 18, 2022
Case #21-1658

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 owner's daughter is taking steps needed to have the power turned back on so that the renovation work can continue.**

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: 03/21/2023

6. C.

Information

SUBJECT:

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

Case Initiated:	March 30, 2022	Type of Presentation:	Massey
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OWNER:

OWNER: James Hatfield PO Box 4447 Ft Pierce FL 34948	OCCUPIED BY:
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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

FINDINGS/ORDER:

Order Determining Violation - November 15, 2022
Affidavit of Non-Compliance - February 16, 2023

ACTION DATES:

1. Special Magistrate Hearing - November 15, 2022 - The Special Magistrate provided 60 days to get a permit or a fine of \$100.00 per day may start to accrue.
2. An Affidavit of Non-Compliance was recorded on February 17, 2023 and fines began to accrue on February 16, 2023. As of March 14, 2023, the fines total: \$2,620.00
3. A letter dated March 8, 2023 was received contesting the fines, and a Massey Notice was sent March 8, 2023.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/15/2023

Started On: 03/14/2023 11:38 AM

MASSEY HEARING
March 21, 2023
Case #22-1171

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? **The new manager is trying to get all the necessary work completed to comply this case.**

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? **19 (nineteen).**

Special Magistrate Hearing - Building

8. A.

Meeting Date: 03/21/2023

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:

OWNER: National Debt Relief Services, Inc. 12856 SW 31 Court Pembroke Pines FL 33027	REG. AGENT: 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.
6. July 19, 2022 - Special Magistrate Lien Hearing - Special Magistrate stopped the fines until November 15, 2022 hearing - issued permit requires necessary inspections.
7. November 15, 2022 - Special Magistrate Lien Hearing - fines remain stopped and case continued to December 20, 2022 hearing.

RECOMMENDATION:

Impose a lien on the property and possibly restart fines.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/13/2023

Started On: 03/13/2023 09:55 PM