

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Tuesday, November 14, 2023 - 10:00 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. 

23-1741	1725 Lakefront Blvd	Tate, Stanley G	Miles Keller
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B. 

23-1898	1310 N 13th St	Klean Katt LLC	Miles Keller
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C. 

23-1908	500 Southpointe Dr	Golf Lodges at Southpointe Inc.	Logan Winn
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D. 

23-2017	205 N 22nd St	EZ Properties USA Corp	Logan Winn
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E. 

23-2034	428 N 17th St	Johnson, Gabriel & Rhudean	Logan Winn
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F. 

23-2036	3224 S US Hwy 1	St Marys Hospitality Group LLC	Miles Keller
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G.	23-2055	1704 Rio Vista Dr	Peters, Jacquelyn	Miles Keller
H.	23-2057	2803 Avenue L Bldg 3-26	SP Pine Creek Village LP	Frank Remling
I.	23-2058	100 - 106 Southpointe Dr	Golf Lodges at Southpointe Inc.	Miles Keller
J.	23-2097	1006 N 17th Street	Ventresco, John F & Sallie	Logan Winn
K.	23-2103	425 N 26th St Apt A	The Palms Inn Hotel LLC	Miles Keller
L.	23-2106	1001 N 13th St	Mahmoud, Yaser Streitch, Alaa	Miles Keller
M.	23-2167	1704 Rio Vista Dr	Peters, Jacquelyn	Miles Keller
N.	23-2173	1206 Orange Ave	Delicieux, Edson & Dorleans, Marie	Logan Winn
O.	23-2176	1301 - 1305 Delaware Ave	Justin, Laresté	Frank Remling
P.	23-2183	3220 S US Hwy 1 Units 6 - 8	Commonwealth Multi-Properties	Frank Remling
Q.	23-2185	900 Treasure Cay Dr 107	Treasure Cay Properties LLC	Miles Keller
R.	23-2226	2510 Ave I	Atlantic Homes Land Trust	Frank Remling
S.	23-2289	406 Decordre Ct Apt A	Premier Stone Properties LLC	Frank Remling

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

A.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Shaun Coss
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	20-2072	2527 Okeechobee Road	Renowned Renovations LLC	Shaun Coss
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B.	22-2489	527 N 10th Street Unit B	Seamons, Jacob A	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:** 11/14/2023

**Re:** Case #23-1741 - 1725 Lakefront Boulevard

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-1741	1725 Lakefront Blvd	Tate, Stanley G	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 24, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Stanley G Tate 333 17th St Suite A Vero Beach FL 32960	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 303.2 (2021) Enclosures, IPMC 304.12 (2021) Handrails and Guards, IPMC 605.2 (2021) Receptacles, IPMC 303.1 (2021) Swimming Pools

**CORRECTIVE ACTIONS:**

1. Make any necessary repairs to the pool gate so that it latches and stays closed.
2. Repair the pool handrail that is loose.
3. Make necessary electrical repairs to the water fountain outlet that is missing an in-use cover, and the exterior electrical receptacle that is missing an outlet and an in-use cover.
4. Replace any broken skimmer covers.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/07/2023 04:09 PM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-1898 - 1310 N 13th Street

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-1898	1310 N 13th St	Klean Katt LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	June 29, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Klean Katt LLC 2421 N US Hwy 1 Ft Pierce FL 34946	<b>REG. AGENT:</b> Kadniel Blackwood
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the work, including plumbing and drywall and any other renovation work being done without a permit.
2. Treat the property for pest infestation, including 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: 11/08/2023

Started On: 11/06/2023 09:11 AM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-1908 - 500 Southstar Drive

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-1908	500 Southpointe Dr	Golf Lodges at Southpointe Inc.	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	June 29, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Golf Lodges at Southpointe Inc. 543 NW Lake Whitney Place Suite 101 Port St Lucie FL 34986	<b>REG. AGENT:</b> Ross, Earle & Bonan, P.A. 789 Federal Hwy Suite 101 Stuart FL 34994
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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: 11/08/2023

Started On: 11/06/2023 08:54 AM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2017 - 205 N 22nd Street

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2017	205 N 22nd St	EZ Properties USA Corp	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 7, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> EZ Properties USA Cort 1549 NE 123rd St North Miami FL 33161	<b>REG AGENT:</b> Jorge Sarue
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**VIOLATIONS:**

IPMC 309.1 (2021) Infestation, IPMC 304.13.1 (2021) Glazing, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.1 (2021) Exterior Structure – General, IPMC 605.1 (2021) Installation

**CORRECTIVE ACTIONS:**

1. Treat the property for pest infestation.
2. Repair/replace the broken windows.
3. Repair/replace the roof that is leaking.
4. Repair/replace the soffit and roof rafters that are rotting or infested by termites.
5. Replace the missing porch light.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/06/2023 07:39 AM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2034 - 428 N 17th Street

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2034	428 N 17th St	Johnson, Gabriel & Rhudean	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 10, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Gabriel & Rhudean Johnson 1508 McCrea Dr Lutz FL 33549	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 302.7 (2021) Accessory Structure, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.9 (2021) Overhang Extensions, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

**CORRECTIVE ACTIONS:**

Obtain a permit to repair/replace deteriorated and rotted wood, soffit, fascia, siding, non-working windows, the roof and any other necessary repairs. Any structural repairs will require signed and sealed 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 Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/07/2023 03:27 PM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2036 - 3224 S US Highway 1

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2036	3224 S US Hwy 1	St Marys Hospitality Group LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 12, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> St Marys Hospitality Group LLC 3224 S US Hwy 1 Ft Pierce FL 34982	<b>REG. AGENT:</b> Koozhampala Joseph
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**VIOLATIONS:**

IPMC 304.12 (2021) Handrails and Guards, IPMC 304.1 (2021) Exterior Structure – General, IPMC 604.3 (2021) Electrical System Hazards

**CORRECTIVE ACTIONS:**

1. Secure the pool handrail that is loose.
2. Replace the missing brick pavers in the pool deck.
3. Make necessary electrical repairs to the open and broken electrical boxes.
4. Repair the pool light that is loose.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/06/2023 10:28 AM

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2055 - 1704 Rio Vista Drive

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2055	1704 Rio Vista Dr	Peters, Jacquelyn	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 13, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jacquelyn Peters 1704 Rio Vista Dr Ft Pierce FL	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the jet ski lift 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

Started On: 11/07/2023 03:01 PM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2057 - 2803 Avenue L Bldg 3-26

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2057	2803 Avenue L Bldg 3-26	SP Pine Creek Village LP	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	July 13, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> SP Pine Creek Village LP 31899 Del Obispo St Suite 150 San Juan Capistrano CA 92675	<b>REG. AGENT:</b> Registered Agent Solutions, Inc. 2894 Remington Green Ln Suite A Tallahassee FL 32308
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**VIOLATIONS:**

IPMC 603.1 (2021) Mechanical Appliance, IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) General, IPMC 304.7 (2021) Roofs and Drainage

**CORRECTIVE ACTIONS:**

1. Repair/replace the non-working AC unit.
2. Treat the property for all pest infestations.
3. Make necessary plumbing repairs to the kitchen sink faucet that is broken and leaking.  
Repair the bathroom sink faucet that is stiff and hard to turn on.
4. Repair/replace the roof that is leaking.
5. Repair the ceiling that is water damaged due to the roof leak.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/06/2023 10:12 AM

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2058 - 100 - 106 Southstar Drive

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2058	100 - 106 Southpointe Dr	Golf Lodges at Southpointe Inc.	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 13, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Golf Lodges at Southpointe Inc. 543 NW Lake Whitney Place Suite 101 Port St Lucie FL 34986	<b>REG. AGENT:</b> Ross, Earle & Bonan, P.A. 789 Federal Hwy Suite 101 Stuart FL 34994
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the stucco and roof repairs 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: 11/08/2023

Started On: 11/06/2023 08:14 AM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2097 - 1006 N 17th Street

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2097	1006 N 17th Street	Ventresco, John F & Sallie	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 20, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> John F & Sallie Ventresco 2005 SE Kimallie Ct Port St Lucie FL 4952	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the shed that was relocated to your 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

Started On: 11/08/2023 09:32 AM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2103 - 425 N 26th Street Apt A

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2103	425 N 26th St Apt A	The Palms Inn Hotel LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 20, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> The Palms Inn Hotel LLC 425 N 26th St Ft Pierce FL 34947	<b>REG. AGENT:</b> INC AUTHORITY RA 390 N Orange Ave, Suite 2300-N Orlando FL 349801
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**VIOLATIONS:**

IPMC 309.1 (2021) Infestation, IPMC 305.3 (2021) Interior Surfaces, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.1 (2021) Exterior Structure – General, IPMC 506.1 (2021) General, IPMC 603.1 (2021) Mechanical Appliances, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure

**CORRECTIVE ACTIONS:**

1. Treat the property for all pest infestation.
2. Make necessary repairs to the damaged interior surfaces including deteriorated wood, holes in walls, chipping and peeling paint.
3. Repair/replace broken windows.
4. Make necessary repairs to the holes in the soffit.
5. Remove the improper exterior installation of the washer and dryer. If re-installing to an interior location, obtain any necessary permit(s).

**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: 11/08/2023

Started On: 11/06/2023 07:19 AM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 11/14/2023

**Re:** Case # 23-2106 - 1001 N 13th Street

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2106	1001 N 13th St	Mahmoud, Yaser Streitch, Alaa	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 20, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Yaser Mahmoud Alaa Streitch c/o Ian Osking, Esquire 311 S 2nd St, Suite 200 Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.4 (2021), Unlawful Structure, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13.1 (2021) Glazing, IPMC 305.1 (2021) General, IPMC 305.1 .1 (2021) Unsafe Conditions, IPMC 305.3 (2021) Interior Surfaces, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment, FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/06/2023 07:27 AM

**Special Magistrate Hearing - Building**

**5. M.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2167 - 1704 Rio Vista Drive

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2167	1704 Rio Vista Dr	Peters, Jacquelyn	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 26, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jacquelyn Peters 1704 Rio Vista Dr Ft Pierce FL	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the dock 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: 11/08/2023

Started On: 11/07/2023 12:06 PM

**Special Magistrate Hearing - Building**

**5. N.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2173 - 1206 Orange Avenue

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2173	1206 Orange Ave	Delicieux, Edson & Dorleans, Marie	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	Juy 26, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Edson Delicieux Marie Dorleans 2114 N 43rd St Ft Pierce FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1 (2021) Unsafe Structures, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.15 (2021) Doors, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/07/2023 03:57 PM

**Special Magistrate Hearing - Building**

**5. O.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2176 - 1301 - 1350 Delaware Avenue

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2176	1301 - 1305 Delaware Ave	Justin, Lareste	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	July 27, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Lareste Justin 1110 Colonial Road Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13.1 (2021) Glazing

**CORRECTIVE ACTIONS:**

Obtain a permit for the unpermitted roof, rafter, and structural alterations done without a permit. Make other necessary repairs to make the structure safe. Any structural repairs 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: 11/08/2023

Started On: 11/06/2023 07:06 AM

**Special Magistrate Hearing - Building**

**5. P.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2183 - 3220 S US Highway 1 Units 6 - 8

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2183	3220 S US Hwy 1 Units 6 - 8	Commonwealth Multi-Properties	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	July 27, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Commonwealth Multi-properties 16370 NW 8th Dr Pembroke Pines FL 33028	<b>REG. AGENT:</b> Malkit Singh Sappal
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the interior demolition and the renovation including building, mechanical, electrical and plumbing work started without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/06/2023 09:53 AM

**Special Magistrate Hearing - Building**

**5. Q.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2185 - 900 Treasure Cay Properties LLC

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2185	900 Treasure Cay Dr 107	Treasure Cay Properties LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	July 27, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Treasure Cay Properties LLC 2552 Peters Rd Suite B Ft Pierce FL 34945	<b>REG. AGENT:</b> Bruce Rosenwater 1601 Forum Place, Suite 610 West Palm Beach FL 33401
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**VIOLATIONS:**

IPMC 605.1 (2021) Installation

**CORRECTIVE ACTIONS:**

1. Replace missing exterior outlet cover.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck

Started On: 11/06/2023 07:48 AM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing - Building**

**5. R.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2226 - 2510 Avenue I

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2226	2510 Ave I	Atlantic Homes Land Trust	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	July 31, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Atlantic Homes Land Trust 2510 Ave I Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.2 (2021) Receptacles

**CORRECTIVE ACTIONS:**

1. Make necessary electrical repairs to the electrical outlets where wires are exposed and unsafe.
2. Replace missing electrical outlet covers.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/07/2023 03:48 PM

**Special Magistrate Hearing - Building**

**5. S.**

**Meeting Date:** 11/14/2023

**Re:** Case #23-2289 - 406 Decordre Court Apt A

**Submitted For:** Shaun Coss, Assistant Director of Building, Building

**Information**

**SUBJECT:**

23-2289	406 Decordre Ct Apt A	Premier Stone Properties LLC	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	August 8, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: Premier Stone Properties LLC 207 Dixieland Dr Ft Pierce FL 34982	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 404.7 (2021) Food Preparation, IPMC 309.1 (2021) Infestation, IPMC 604.3 (2021) Electrical System Hazards, IPMC 603.1 (2021) Mechanical Appliances

**CORRECTIVE ACTIONS:**

1. Repair/replace the kitchen cabinets that are broken and missing doors.
2. Treat the property for infestation.
3. Replace missing electrical faceplates.
4. Repair/replace the AC unit that is not working.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/07/2023 03:09 PM

**Special Magistrate Hearing - Building**  
**Meeting Date: 11/14/2023**

**6. A.**

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**Information**

**SUBJECT:**

22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 8, 2022	Type of Presentation:	Extension Request
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**OWNER:**

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

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - May 17, 2023  
Notice of Extension of Time 90 days - July 18, 2023

**ACTION DATES:**

1. January 17, 2023 - Special Magistrate Hearing - the case was continued to the February 21, 2023 hearing.
2. February 21, 2023 - Special Magistrate Hearing - the case was continued to the March 21, 2023 hearing.
3. March 21, 2023 - Special Magistrate Hearing - the case was continued to the April 18, 2023 hearing.
4. April 18, 2023 - Special Magistrate Hearing - the case was continued to the May 16, 2023 hearing.
5. May 17, 2023 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
6. July 18, 2023 - A Notice of Extension of Time of 90 days was granted.
7. October 16, 2023 - a letter from the owner was received asking for a further extension of time.

**RECOMMENDATION:**

To be determined.

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## Attachments

3 Criteria

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### Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 11/08/2023

Started On: 11/08/2023 09:51 AM

MASSEY HEARING  
November 14, 2023  
Case #22-2732

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 fence permit was obtained but has expired without an approved final inspection. The permit application for the room addition was rejected on 2/28/23. A revision addressing the review comments was finally received on 9/13/23 and was rejected in building, mechanical and electrical plan review.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **0 (zero).**

**Special Magistrate Hearing - Building**  
**Meeting Date: 11/14/2023**

**7. A.**

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**Information**

**SUBJECT:**

20-2072	2527 Okeechobee Road	Renowned Renovations LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 11, 2020	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> RENOWNED RENOVATIONS LLC 1772 SW CLOVERLEAF ST PORT ST LUCIE FL 34953	<b>REG. AGENT:</b> PAWEL HANCZARUK
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - March 17, 2021  
Notice of Extension of Time - September 28, 2021  
Notice of Extension of Time - September 30, 2021  
Affidavit of Non-Compliance - September 30, 2021  
Order Assessing Fine and Imposing Lien - January 3, 2022  
Affidavit of Compliance - September 21, 2023

**ACTION DATES:**

1. March 18, 2021 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. September 28, 2021 - A Notice of Extension of Time (90 days from the expiration of the Order) was recorded.
3. September 30, 2021 - A Notice of Extension of Time (90 days from the expiration of the Order) was recorded.
4. September 30, 2021 - An Affidavit of Non-Compliance was recorded, and a fine of \$100.00 per day began to accrue.
5. January 3, 2022 - an Order Assessing Fine and Imposing Lien - was prepared and recorded on January 6, 2022.
6. April 21, 2022 - the demolition permit was issued and had it's final approved inspection on June 23, 2023.
6. August 16, 2023 - a permit for construction of the cited work was issued, and the final approved inspection was done on September 18, 2023.
7. September 18, 2023 - An Affidavit of Compliance was prepared and recorded (on

September 21, 2023) and fines stopped. The lien totals \$72,060.00 which includes \$60.00 in recording fees.

8. October 11, 2023 - A request for a lien reduction was received.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Lien Reduction Request

Admin Costs

7 Criteria

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**Form Review**

Form Started By: Elizabeth Beck

Final Approval Date: 11/08/2023

Started On: 11/08/2023 03:45 PM




REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	<del>10/4/23</del> 10/11/23		
Property address:	2527 Okeechobee Rd		
Owner(s) of record:	Heart		
Mailing address:	1772 SW Cloverleaf St.		
Property tax ID #:			
Original purchase date:	8/20	Original purchase price:	\$195,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Pawel Hanczaruk	Relationship to owner(s):	seller
Telephone #:	772 240 0397	Mobile phone #:	772 240 0397
E-mail:	pphanzaruk@gmail	Preferred contact method:	cell phone
What are owner(s) intentions for property:			
Are there current code violations?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 72,040.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 72,040.00

DOLLAR AMOUNT I AGREE TO PAY \$ 250.00

  
 Signature of Owner or Representative

10/11/23  
 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: 2527 Okeechee Rd

Property Owner: Pawel Hanczaruk

Mailing Address: 1772 SW. Cloverleaf St. Port St. Lucie 34953


Telephone #: 772-240-0397 Cell Phone #: \_\_\_\_\_

E-Mail Address: pphan czaruk@gmail.com

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

I, Pawel Hanczaruk, 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:

Thank you for hearing my matter  
I take full responsibility for the improvements made to this property. I understand the process that I failed to follow initially. This is now a place for business and an improvement to the community. In the last three years my wife lost her job, I lost my business partner to alcohol, and wasn't sure I would keep the building. I appreciate your understanding in this matter and plead for forgiveness.

Signed:  Date: 10/4/23

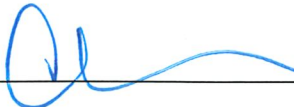

Print Name: Pawel Hanczaruk

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Pawel Piotr Hanczaruk 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 PDL as identification.

SWORN TO AND SUBSCRIBED before me this 11 day of October, 2023.

  
Notary Public, State of Florida 


**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 2527 Okeechobee Rd.

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

10/4/23  
\_\_\_\_\_  
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

10/11/23  
\_\_\_\_\_  
Date

# Administrative Cost Estimator

11/8/2023

Property Address: 2527 Okeechobee Road

Date case originated: 9/11/2020

Date case complied: 9/18/2023

Total time: 36 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>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Months Open	\$50.00	<u>36</u>	\$1,800.00
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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: \$2,624.05**

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

**Case No: 20-2072**

**Date: November 14, 2023**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	Several months after the case initiated, a demolition permit was obtained. A permit for construction was issued and inspected 3 years after the case initiated.
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:	3 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	1 – this lien reduction case before the Magistrate that required permits and inspections to comply.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner faced personal setbacks that distracted him from following the correct 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)

**Special Magistrate Hearing - Building**  
**Meeting Date: 11/14/2023**

**7. B.**

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**Information**

**SUBJECT:**

22-2489	527 N 10th Street Unit B	Seamons, Jacob A	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 18, 2022	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Jacob A Seamons 4854 N Shady Bend Ln Lehi, UT 84043	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**FINDINGS/ORDER:**

Order Determining Violation - December 20, 2022  
Affidavit of Non-Compliance - February 23, 2023  
Order Assessing Fine and Imposing Lien - August 21, 2023  
Amended Order Assessing Fine and Imposing Lien - August 25, 2023  
Affidavit of Compliance - September 18, 2023

**ACTION DATES:**

1. December 20, 2022 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. February 23, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. April 18, 2023 - Special Magistrate Massey Hearing - Fines were stopped on this date and the case was continued for 60 days.
4. June 20, 2023 - Special Magistrate Massey Hearing - Fines remained stayed and the case was continued to the July hearing.
5. July 18, 2023 - pulled from the agenda since permit received final approved inspection and the interior re-inspection was requested.
6. July 20, 2023 - Interior re-inspection failed and a Massey hearing notice was sent.
7. August 15, 2023 - Special Magistrate Massey Hearing (no one present). Fines were restarted and a lien imposed.
8. September 18, 2023 - Property was reinspected and passed. Fines stopped on this date. Affidavit of Compliance was prepared and recorded on September 27, 2023. Fines total \$8,940.00 including \$40.00 of recording fees.

9. October 9, 2023 - Lien Reduction Request received.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Admin Costs

Lien Reduction Request

7 Criteria

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 10/19/2023 08:42 AM

Final Approval Date: 10/19/2023

# Administrative Cost Estimator

10/9/2023

Property Address: 527 N 10th St Unit B

Date case originated: 8/18/2022

Date case complied: 9/18/2023

Total time: 13 months

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: 3  
 Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.60	<u>11</u>	\$6.60
Certified Mail:	\$7.25	<u>1</u>	\$7.25

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>13</u>	\$650.00
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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
Each additional Hearing	\$75.00	<u>2</u>	\$150.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

City Attorney (per hour)	\$125.00	<u>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: \$1,618.85**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
BUILDING VIOLATION LIENS

**RECEIVED**

OCT 09 2023

**Building Department**

Date:	September 27, 2023		
Property address:	527 N 10th St Apt B, Ft. Pierce, FL 34950		
Owner(s) of record:	Jacob Alan Seamons		
Mailing address:	PO Box 2386, Windermere, FL 34786		
Property tax ID #:	2409-501-0153-000-6		
Original purchase date:	Nov 28, 2017	Original purchase price:	\$185,000.00
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Pedro Fernandez Salvador	Relationship to owner(s):	Property Manager
Telephone #:	(321)987-0764	Mobile phone #:	(321)987-0764
E-mail:	pedro@pageonemanagement.com	Preferred contact method:	email
What are owner(s) intentions for property:	Rental income 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

\$ 8,940.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 8,940.00

DOLLAR AMOUNT I AGREE TO PAY

\$ To be determined by S. Magistrate

Pedro Fernandez S/L  
Signature of Owner or Representative

September 27, 2023  
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: 527 N 10th St Apt B, Fort Pierce, FL 34950

Property Owner: Jacob Alan Seamons

Mailing Address: 4854 N Shady Bend Ln, Lehi, Ut 84043

Telephone #: (801)860-0931 Cell Phone #: (801)860-0931

E-Mail Address: jakeseamons@gmail.com

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

I, Pedro Fernandez Salvador, 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:

The above mentioned property located at 527 N 10th St unit B suffered roof and interior damages from a windstorm around August 20, 2020; At the time the property was insured with Universal Property & Casualty Insurance Company. Property damages claim were filed and the insurance company denied payment! Mr Seamons, property owner, hired Campione Law, P.A. to start a lawsuit against the insurance company, and the lawsuit was adjudicated to Mr Seamons in February 2023 and the insurance company was forced to pay for a new roof and interior damages caused by the water leaks over the time. While the lawsuit was on trial we received the 1st notice to appear to court back on December 20, 2022, the letter was mailed to Mr Seamons address in Utah and it was not delivered until December 20, 2022, the same day the hearing was scheduled, therefore were where un able to attend the hearing. At the time of the hearing most of the interior damages to the property were addressed except for the roof which was tarped to prevent additional water damages. Unfortunately the lawsuit took almost three years to complete and during that time the tarp that covered the roof was damaged several times causing additional interior damages which were addressed as they occurred. All this time we had been in contact with Mrs Elisabeth Beck and appeared to city hearings twice with special magistrate Fran O. Ross, explaining the circumstances and asking for additional time to complete the repairs as we were in a lawsuit against the insurance company. At all times we kept communications with Mrs Elisabeth Beck and we were prompt to complete the repairs as soon as possible. (After we were adjudicated with the law suit we hired a roofing company and pulled the permits for the roof replacement. ) Roof repairs were completed on July 7th, interior repairs on July 31st and we sent a email to Mrs Beck requesting inspection on August 02. The inspector was not allowed into the property by the tenant and a final inspection was done on September 18th and it was noted that the property complies with city codes. We did not attend last month's hearing because the email sent by Mrs Beck requesting our presence was not delivered to Page One Property Management email address, we technical issues with our email server and in the process of fixing the issues with the email server, we lost many incomming and outgoing emails. We simply did not know we were supposed to attend the hearing in August. Property owner did receive the request to appear and he assumed we knew about the hearing, and asumed we would attend the hearing, as we kept good communications with Mrs Beck.

We kindly request a fine reduction of \$8,940 as it has been our priority to comply with city codes, we kept contact and had good relations with Ft Pierce authorities, as we also did with our tenant. It is just a matter of bad communication issues that prevented us from attending the hearing back on December 20, 2022 and last month's hearing that was scheduled for August 15.

Please find attached the following:

- Owner's permission to act on his behalf
- Copy of Deed
- letter from Campione Law, P.A.

Thanks,

Signed: *Pedro Fernandez Salvador* Date: September 27, 2023

Print Name: Pedro Fernandez Salvador

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Pedro Fernandez Salvador 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 driver license as identification.

SWORN TO AND SUBSCRIBED before me this 27th day of September, 2023.

*[Signature]*

Notary Public, State of Florida

 **Learn T Dillon**  
Notary Public  
State of Florida  
My Commission Expires 02/22/2028  
Commission No. NH 232235

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	527 N 10th St Apt B, Fort Pierce, FL 34950
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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.


_____	September 27, 2023
Signature of Owner or Representative	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:

_____	_____
	10/9/23
Shaun Coss, Building Department Coordinator	Date

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

**Case No: 22-2489**

**Date: November 14, 2023**

1.) The gravity or seriousness of the violation:	Minimal
2a.) Any and all actions taken by the violator to correct the violations; OR	The violations were finally corrected.
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:	1 year, 1 month
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2, 1 case currently before the Magistrate for a lien reduction, 1 case that was complied prior to a hearing.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Although the original notice was sent to the address of record with the property appraiser, the owner receives the majority of their mail at a different address. Therefore, there was a delay in receiving the original notice.
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)