

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, December 19, 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.	23-982	2172 N US Hwy 1	Dover Neal Development Inc.	Logan Winn
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B.	23-1981	715 S Ocean Dr	Boardwalk Condominium Assn Inc.	Anthony Jetmore
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C.	23-2169	702 N 15th St Apt A	B and B Business Management Services Inc.	Miles Keller
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D.	23-2227	1720 Miami Ct	Pierre, Micheline & Cotiel	Frank Remling
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E.	23-2405	114 S 20th St	Cooper, JoAnn	Kevin Young
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F.	23-2406	2614 Avenue I	Gibbs, Queen	Logan Winn
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G.	23-2407	517 N 26th St	Apostle Faith Church of Jesus	Logan Winn
H.	23-2412	602 N 9th St	Hudson, Ellaree c/o Hudson, Haywood	Logan Winn

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

A.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Shaun Coss
B.	22-3397	712 Cedar Place	Jarantow, Daniel	Shaun Coss

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

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: 12/19/2023

Re: Case #23-982 - 2172 N US Highway 1

Information

SUBJECT:

23-982	2172 N US Hwy 1	Dover Neal Development Inc.	Logan Winn
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CASE INFORMATION:

Case Initiated:	April 6, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Dover-Neal Development Inc. 4261 13th St Wyandotte MI	REG. AGENT: Frank H Fee III 426 Avenue A Ft Pierce FL 34950
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit to repair/replace the damaged storefront wall, including but not limited to any electrical or mechanical damage. 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: 10/19/2023

Started On: 10/19/2023 07:56 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 12/19/2023

Re: Case #23-1981 - 715 S Ocean Drive

Information

SUBJECT:

23-1981	715 S Ocean Dr	Boardwalk Condominium Assn Inc.	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	July 5, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Boardwalk Condominium Association Inc. 1111 SE Federal Hwy Suite 100 Stuart FL 34994	REG. AGENT: Barbara Shea
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.12 (2021) Handrails and Guards, IPMC 304.6 (2021) Exterior Walls, IPMC 504.1 (2021) General, IPMC 604.3 (2021) Electrical System Hazards

CORRECTIVE ACTIONS:

Due to the severity of the complaint and the report from the Department of Business and Professional Regulation, an evaluation by a licensed engineer will be required to determine any necessary repairs. Such repairs may require permitting.

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: 11/16/2023

Started On: 11/16/2023 05:16 PM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 12/19/2023

Re: Case #23-2169 - 702 N 15th Street Apt A

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

Information

SUBJECT:

23-2169	702 N 15th St Apt A	B and B Business Management Services Inc.	Miles Keller
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CASE INFORMATION:

Case Initiated:	October 9, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: B and B Business Management Services Inc. PO Box 4205 Ft Pierce FL 34948	REG. AGENT: Brenda Paulin' Walton
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VIOLATIONS:

IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation, IPMC 304.13 (2021) Window, Skylight and Door Frames

CORRECTIVE ACTIONS:

1. Make necessary repairs to the cracks and holes in the ceiling.
2. Repair/replace the cracked exterior door.
3. Treat the property for pest infestation.
4. Repair/replace the broken 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
Final Approval Date: 12/14/2023

Started On: 12/13/2023 10:03 AM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 12/19/2023

Re: Case 23-2227 - 1720 Miami Court

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

Information

SUBJECT:

23-2227	1720 Miami Ct	Pierre, Micheline & Cotiel	Frank Remling
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CASE INFORMATION:

Case Initiated:	October 9, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Micheline & Cotiel Pierre 1720 Miami Ct Ft Pierce FL 34953	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 505.1 (2021) General

CORRECTIVE ACTIONS:

1. Obtain a permit for the plumbing work being done without a permit.
2. Make necessary plumbing repairs to the improper drainage that is draining into the yard.

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: 12/14/2023

Started On: 12/13/2023 11:13 AM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 12/19/2023

Re: Case #23-2405 - 114 S 20th Street

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

Information

SUBJECT:

23-2405	114 S 20th St	Cooper, JoAnn	Kevin Young
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CASE INFORMATION:

Case Initiated:	August 21, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: JoAnn Cooper 209 N 21st St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the roof rafters/joists being repaired or replaced without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/14/2023

Started On: 12/12/2023 04:50 PM

Special Magistrate Hearing - Building

5. F.

Meeting Date: 12/19/2023

Re: Case #23-2406 - 2614 Avenue I

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

Information

SUBJECT:

23-2406	2614 Avenue I	Gibbs, Queen	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 22, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Queen Gibbs 2506 Ave J Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

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 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 304.13 (2021) Window, Skylight and Door Frames, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 306.1 (2021) Component Serviceability- General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) General, IPMC 605.1 (2021) Installation

CORRECTIVE ACTIONS:

Obtain a permit to make necessary repairs to rehabilitate this property. 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 Started By: Elizabeth Beck
Final Approval Date: 12/14/2023

Started On: 12/13/2023 07:27 AM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 12/19/2023

Re: Case #23-2407 - 517 N 26th Street

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

Information

SUBJECT:

23-2407	517 N 26th St	Apostle Faith Church of Jesus	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 22, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Apostle Faith Church of Jesus 6780 NW 45th Ct Lauderhill FL 33319	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13 (2021) Glazing, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 502.5 (2021) Public Toilet Facilities, IPMC 503.4 (2021) Floor Surface, IPMC 504.1 (2021) General, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.2.1 (2021) Electrical Equipment

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: 12/14/2023

Started On: 12/13/2023 10:23 AM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 12/19/2023

Re: Case #23-2412 - 602 N 9th Street

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

Information

SUBJECT:

23-2412	602 N 9th St	Hudson, Ellaree c/o Hudson, Haywood	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 22, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Ellaree Hudson c/o Haywood Hudson 1121 Eatonton Hwy Gray GA 31032	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, 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 304.7 (2021) Roofs and Drainage, 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 make necessary repairs to rehabilitate or demolish this property. 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 Started By: Elizabeth Beck
Final Approval Date: 12/14/2023

Started On: 12/13/2023 08:57 AM

Special Magistrate Hearing - Building
Meeting Date: 12/19/2023

6. A.

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:

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

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.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/13/2023

Started On: 12/13/2023 07:38 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

6. B.

Meeting Date: 12/19/2023

Information

SUBJECT:

22-3397	712 Cedar Place	Jarantow, Daniel	Shaun Coss
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CASE INFORMATION:

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

OWNER: Daniel R. Jarantow 831 Hollywood Blvd Hollywood FL 33019	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - March 22, 2023
Notice of Extension of Time (90 days) - May 15, 2023

ACTION DATES:

1. March 21, 2023 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. May 15, 2023 - Notice of Extension of Time (90 days) was granted, and recorded on May 17, 2023.
3. August 22, 2023 - A DPCR (application for approvals needed prior to applying for a building permit) application was received.
4. August 29, 2023 - A letter from the owner was received requesting a further extension of time to comply the violation.
5. September 5, 2023 - a rejection of the DPCR by the Planning Department.
6. September 19, 2023 - Special Magistrate Extension Hearing - the case was continued to the October 17, 2023 hearing.
7. October 4, 2023 - DPCR approval granted. No subsequent permit has been applied for.

RECOMMENDATION:

Start fines.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/19/2023

Started On: 10/19/2023 07:56 AM