

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, January 11, 2024 - 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.	23-1345	2306 Delaware Ave Unit A	Surface, Rick & Patty	Anthony Jetmore
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B.	23-1346	2306 Delaware Ave Unit B	Surface, Rick & Patty	Anthony Jetmore
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C.	22-2100	1010 Boston Avenue	Samuells, William R TWC Seed Investments LLC	Frank Remling
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D.	23-2169	702 N 15th St Apt A	B and B Business Management Services Inc.	Miles Keller
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E.	23-2173	1206 Orange Ave	Delicieux, Edson & Dorleans, Marie	Logan Winn
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F.	23-2406	2614 Avenue I	Gibbs, Queen	Logan Winn
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G.	23-2574	803 N 27th St	Carswell, Ervin	Logan Winn
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H.	23-2575	600 Roselyn Ave Apt B	Hatfield, James	Logan Winn
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I.	23-2579	827 Sunrise Blvd	Malinska Cargo Shipping LLC	Frank Remling
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J.	23-2583	2703 Ave L Bldg 5 Apt 37	SP Pine Creek Village LP	Miles Keller
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K.	23-2584	1714 Miami Court Unit A	Singh, Mahadeo & Anatilde	Anthony Jetmore
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L.	23-2628	602 Lychee Ln	Cruz, Marquis Alfredo	Logan Winn
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M.	23-2642	2805 Ave L Bldg 3	SP Pine Creek Village LP	Miles Keller
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N.	23-2645	2805 Ave L Bldg 2	SP Pine Creek Village LP	Miles Keller
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O.	23-2646	2001 S US Hwy 1	Gateway Plaza Ft Pierce Associates LLC	Logan Winn
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P.	23-2669	1109 N 27th St Bldg 9-70	SP Pine Creek Village LP	Kevin Young
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-326	2650 S Kings Hwy	Ft Pierce So Kings Hwy LLC	Shaun Coss
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B.	22-1896	1106 N 17th Street	Norannie Realty Corp	Shaun Coss
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C.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Shaun Coss
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D.	22-3397	712 Cedar Place	Jarantow, Daniel	Shaun Coss
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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: 01/11/2024

Re: Case #23-1345 - 2306 Delaware Ave Unit A

Information

SUBJECT:

23-1345	2306 Delaware Ave Unit A	Surface, Rick & Patty	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	May 10, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Rick & Patty Surface 1108 S 8th St Ft Pierce FL 34950	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 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.3 (2021) Interior Surfaces

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: 10/19/2023

Started On: 10/19/2023 07:09 AM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 01/11/2024

Re: Case #23-1346 - 2306 Delaware Ave Unit B

Information

SUBJECT:

23-1346	2306 Delaware Ave Unit B	Surface, Rick & Patty	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	May 10, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Rick & Patty Surface 1108 S 8th St Ft Pierce FL 34950	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 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.3 (2021) Interior Surfaces

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: 10/19/2023

Started On: 10/19/2023 07:09 AM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 01/11/2024

Re: Case #22-2100 - 1010 Boston Avenue

Information

SUBJECT:

22-2100	1010 Boston Avenue	Samuells, William R TWC Seed Investments LLC	Frank Remling
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CASE INFORMATION:

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

OWNER: William R Samuells 1010 Boston Ave Ft Pierce,FL 34950	CO-OWNER: TWC Seed Investments LLC 1950 W Corporate Way #22038 Anaheim CA 92801
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 302.1 (2021) Sanitation, IPMC 302.7 (2021) Accessory Structures, IPMC 304.1 (2021) Exterior Structure- General, IPMC 304.1 .1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight, and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 502.1 (2021) Dwelling Units, IPMC 504.1 (2021) General, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 506.1 (2021) General, IPMC 506.2 (2021) Maintenance

CORRECTIVE ACTIONS:

1. Obtain utilities or vacate the property.
2. Obtain a permit to repair/replace all 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: 12/28/2023

Started On: 12/28/2023 04:01 PM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 01/11/2024

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

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: 12/19/2023

Started On: 12/19/2023 04:13 PM

Special Magistrate Hearing - Building

5. E.

Meeting Date: 01/11/2024

Re: Case #23-2173 - 1206 Orange Avenue

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:

OWNER: Edson Delicieux Marie Dorleans 2114 N 43rd St Ft Pierce FL 34946	OCCUPIED BY:
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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 Review

Final Approval Date: 12/28/2023

Special Magistrate Hearing - Building

5. F.

Meeting Date: 01/11/2024

Re: Case #23-2406 - 2614 Avenue I

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 Review

Final Approval Date: 12/19/2023

Special Magistrate Hearing - Building

5. G.

Meeting Date: 01/11/2024

Re: Case #23-2574 - 803 N 27th Street

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

Information

SUBJECT:

23-2574	803 N 27th St	Carswell, Ervin	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Ervin Carswell 5345 Oakland Lake Cir Ft Pierce FL 34951	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the windows 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: 01/08/2024

Started On: 01/06/2024 09:45 PM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 01/11/2024

Re: Case #23-2575 - 600 Roselyn Ave Apt B

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

Information

SUBJECT:

23-2575	600 Roselyn Ave Apt B	Hatfield, James	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO BOX 1506 Ft Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.13.2 (2021) Openable Windows, IPMC 304.15 (2021) Doors

CORRECTIVE ACTIONS:

1. Repair/replace exterior doors making them weathertight. Make necessary repairs to the trim around the exterior doors.
2. Repair/replace the windows that are not openable.

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: 01/08/2024

Started On: 01/04/2024 05:22 PM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 01/11/2024

Re: Case #23-2579 - 827 Sunrise Boulevard

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

Information

SUBJECT:

23-2579	827 Sunrise Blvd	Malinska Cargo Shipping LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	September 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Malinska Cargo Shipping LLC 2100 Sunrise Blvd Suite C Ft Pierce FL 34950	REG. AGENT: Bazile K. Jean
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VIOLATIONS:

IPMC 111.1.4 (2021) Unlawful Structure

CORRECTIVE ACTIONS:

The approved use and occupancy of this structure is a child's day care. Any other use and occupancy of this structure is prohibited without first obtaining a change of use and occupancy permit and new certificate of occupancy. Please vacate the 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: 01/08/2024

Started On: 01/04/2024 04:55 PM

Special Magistrate Hearing - Building

5. J.

Meeting Date: 01/11/2024

Re: Case #23-2583 - 2703 Avenue L Building 5-37

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

Information

SUBJECT:

23-2583	2703 Ave L Bldg 5 Apt 37	SP Pine Creek Village LP	Miles Keller
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CASE INFORMATION:

Case Initiated:	September 14, 2023	Type of Presentation:	Regular
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OWNER:

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

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 305.3 (2021) Interior Surfaces, IPMC 603.1 (2021) Mechanical Appliances, 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, mechanical systems and drywall. 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: 01/08/2024

Started On: 01/04/2024 03:55 PM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 01/11/2024

Re: Case #23-2584 - 1714 Miami Court Unit A

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

Information

SUBJECT:

23-2584	1714 Miami Court Unit A	Singh, Mahadeo & Anatilde	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	September 14, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Mahadeo & Anatilde Singh 2706 Danforth Terr West Palm Beach FL 33414	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structures, 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 (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 305.3 (2021) Interior Surfaces, IPMC 604.3 (2021) Electrical System Hazards, 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 Review

Form Started By: Elizabeth Beck

Started On: 01/04/2024 01:47 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing - Building

5. L.

Meeting Date: 01/11/2024

Re: Case # 23-2628 - 602 Lychee Lane

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

Information

SUBJECT:

23-2628	602 Lychee Ln	Cruz, Marquis Alfredo	Logan Winn
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CASE INFORMATION:

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

OWNER: Marquis Alfredo Cruz 602 Lychee Ln Ft Pierce FL 34981	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the AC unit 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: 01/08/2024

Started On: 01/06/2024 09:19 PM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 01/11/2024

Re: Case #23-2642 - 2805 Avenue L Building 3

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

Information

SUBJECT:

23-2642	2805 Ave L Bldg 3	SP Pine Creek Village LP	Miles Keller
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CASE INFORMATION:

Case Initiated:	September 25, 2023	Type of Presentation:	Regular
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OWNER:

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

IPMC 304.6 (2021) Exterior Walls

CORRECTIVE ACTIONS:

Secure the gap between the concrete block and the wood gable where the bats are making entry.

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: 01/04/2024 04:16 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing - Building

5. N.

Meeting Date: 01/11/2024

Re: Case #23-2645 - 2805 Avenue L Building 2

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

Information

SUBJECT:

23-2645	2805 Ave L Bldg 2	SP Pine Creek Village LP	Miles Keller
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CASE INFORMATION:

Case Initiated:	September 25, 2023	Type of Presentation:	Regular
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OWNER:

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

IPMC 304.6 (2021) Exterior Walls

CORRECTIVE ACTIONS:

Secure the gap between the concrete block and the wood gable where the bats are making entry.

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: 01/04/2024 04:06 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing - Building

5. O.

Meeting Date: 01/11/2024

Re: Case #23-2646 - 2001 S US Highway 1

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

Information

SUBJECT:

23-2646	2001 S US Hwy 1	Gateway Plaza Ft Pierce Associates LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	September 26, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Gateway Plaza Ft Pierce Associates LLC 55 5th Ave FL 14 New York NY 10003	REG. AGENT : Corporation Services Company 1201 Hays St Tallahassee FL 32301
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 111.1.4 (2021) Unlawful Structure

CORRECTIVE ACTIONS:

Obtain a permit for a Change of Use and Occupancy for education, or cease operating.

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: 01/08/2024

Started On: 01/04/2024 05:02 PM

Special Magistrate Hearing - Building

5. P.

Meeting Date: 01/11/2024

Re: Case #23-2669 - 1109 N 27th St Bldg 9-70

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

Information

SUBJECT:

23-2669	1109 N 27th St Bldg 9-70	SP Pine Creek Village LP	Kevin Young
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CASE INFORMATION:

Case Initiated:	October 7, 2023	Type of Presentation:	Regular
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OWNER:

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

IPMC 502.1 (2021) Dwelling Units, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 505.3 (2021) Supply, IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

1. Make necessary plumbing repairs to the causes of the leaks in the bathroom and kitchen.
2. Make necessary repairs to the floor and walls that are water damaged from the plumbing 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: 01/08/2024

Started On: 01/04/2024 05:14 PM

Special Magistrate Hearing - Building
Meeting Date: 01/11/2024

6. A.

Information

SUBJECT:

22-326	2650 S Kings Hwy	Ft Pierce So Kings Hwy LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 25, 2022	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Ft Pierce So Kings Hwy LLC 67 Mountain Blvd #201 Warren NJ 07060	REG. AGENT: CT CORPORATION SYSTEM 1200 S Pine Island Rd Plantation FL 33324
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - January 18, 2023

Notice of Extension of Time (90 days) - March 21, 2023

Order Approving Respondent's Request or Extension of Time (60 days) - September 20, 2023

Affidavit of Non-Compliance - November 21, 2023

ACTION DATES:

1. December 20, 2022 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. March 21, 2023 - Notice of Extension of Time (90 days) was recorded.
3. June 16, 2023 - Letter from the project manager requesting that the fines not start and that another extension be granted.
4. July 18, 2023 - 60 day continuance provided.
5. September 20, 2023 - Special Magistrate Hearing requesting extension - owner was provided a final extension of time of 60 days to obtain the necessary permits.
6. November 21, 2023 - an Affidavit of Non-Compliance was prepared (recorded 11/22/2023), and fines began on that date. As of January 8, 2024, fines total \$4,840.00.
7. November 28, 2023 an email was received contesting the fines. The permit was issued on December 6, 2023.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/08/2024

Started On: 01/08/2024 02:43 PM

Special Magistrate Hearing - Building
Meeting Date: 01/11/2024

6. B.

Information

SUBJECT:

22-1896	1106 N 17th Street	Norannie Realty Corp	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 6, 2022	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Norannie Realty Corp 2706 Danforth Terr Wellington FL 33414	REG. AGENT: Mahedo Singh
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - October 18, 2022
Affidavit of Non-Compliance - October 26, 2023

ACTION DATES:

1. October 18, 2022 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. October 26, 2023 - An Affidavit of Non-Compliance was recorded, and a fine of \$100.00 per day began to accrue. As of January 8, 2024 the fine totals \$7,420.00, which includes \$20.00 in recording fees.
3. November 9, 2023 - An email was sent to the owner explaining that the engineer's report he submitted was for the roof rafters only and that to comply the case, all necessary inspections must be completed.
4. December 15, 2023 a letter from the owner was received by the Building Department requesting a further extension of time to comply.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/08/2024

Started On: 01/08/2024 11:44 AM

MASSEY HEARING
January 11, 2024
Case #22-1896

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 permit to comply this case was issued on 11/30/22 and expired on 10/10/23 with one approved inspection. The permit was renewed on 12/28/23 to complete the necessary inspections to close the permit and comply the 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? **1 (one).**

Special Magistrate Hearing - Building
Meeting Date: 01/11/2024

6. C.

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.
8. November 14, 2023 - Special Magistrate Hearing - the case was continued to December 19, 2023 hearing.
9. December 19, 2023 - Special Magistrate Hearing - the case was continued to January 11, 2024 hearing.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/19/2023

Started On: 12/19/2023 04:13 PM

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).**

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.
8. October 30, 2023 - a permit was applied for. The permit is currently rejected in building, plumbing and electrical plan review.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/19/2023

Started On: 12/19/2023 04:13 PM