

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, February 8, 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
B.	23-1346	2306 Delaware Ave Unit B	Surface, Rick & Patty	Anthony Jetmore
C.	23-2055	1704 Rio Vista Dr	Peters, Jacquelyn	Miles Keller
D.	23-2167	1704 Rio Vista Dr	Peters, Jacquelyn	Miles Keller
E.	23-2405	114 S 20th St	Cooper, JoAnn	Kevin Young
F.	23-2412	210 N 23rd St	Tucker, Kimberly, Jonathan, Tamara & Johnet	Miles Keller

G.	23-2583	2703 Ave L Bldg 5 Apt 37	SP Pine Creek Village LP	Miles Keller
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H.	23-2584	1714 Miami Court Unit A	Singh, Mahadeo & Anatilde	Anthony Jetmore
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I.	23-2600	907 N 13th St	Love Center Regeneration Ministries & Fellowship, Inc.	Shaun Coss
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J.	23-2750	520 S 10th St	Dieseuner, Joseph	Joel Smith
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K.	23-2754	610 N 7th St Unit 19	Slimane, Hamid	Miles Keller
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L.	23-2838	624 1/2 Texas Ct	Oley, Tammy	Frank Remling
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M.	23-2840	917 N 9th Street	Mitchell, Barry & Wendy	Miles Keller
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N.	23-2858	1509 Avenue E	Sweeting, Ronald & Jannie	Kevin Young
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O.	23-2890	421 N 2nd Street	Boyd, J. Curtis	Joel Smith
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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B.	22-1896	1106 N 17th Street	Norannie Realty Corp	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: 02/08/2024

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: 01/30/2024

Started On: 01/30/2024 04:57 PM

Special Magistrate Hearing - Building

5. B.

Meeting Date: 02/08/2024

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: 01/30/2024

Started On: 01/30/2024 04:57 PM

Special Magistrate Hearing - Building

5. C.

Meeting Date: 02/08/2024

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

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:

OWNER: Jacquelyn Peters 1704 Rio Vista Dr Ft Pierce FL	OCCUPIED BY:
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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
Final Approval Date: 02/01/2024

Started On: 02/01/2024 11:46 AM

Special Magistrate Hearing - Building

5. D.

Meeting Date: 02/08/2024

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

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:

OWNER: Jacquelyn Peters 1704 Rio Vista Dr Ft Pierce FL	OCCUPIED BY:
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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

Started On: 02/01/2024 11:46 AM

Final Approval Date: 02/01/2024

Special Magistrate Hearing - Building

5. E.

Meeting Date: 02/08/2024

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

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

Started On: 01/31/2024 10:09 AM

Final Approval Date: 01/31/2024

Special Magistrate Hearing - Building

5. F.

Meeting Date: 02/08/2024

Re: Case #23-2413 - 210 N 23rd Street

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

Information

SUBJECT:

23-2412	210 N 23rd St	Tucker, Kimberly, Jonathan, Tamara & Johnet	Miles Keller
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CASE INFORMATION:

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

OWNER: Kimberly, Jonathan, Tamara & Johnet Tucker 207 N 22nd 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 and Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.7 (2021) Roofs and Drainage, 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, IPMC 607.1 (2021) General

CORRECTIVE ACTIONS:

Obtain a permit to make all 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
Final Approval Date: 02/05/2024

Started On: 12/28/2023 08:26 PM

Special Magistrate Hearing - Building

5. G.

Meeting Date: 02/08/2024

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

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: 01/31/2024

Started On: 01/31/2024 10:19 AM

Special Magistrate Hearing - Building

5. H.

Meeting Date: 02/08/2024

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

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
 Final Approval Date: 01/30/2024

Started On: 01/30/2024 04:57 PM

Special Magistrate Hearing - Building

5. I.

Meeting Date: 02/08/2024

Re: Case #23-2600 - 907 N 13th Street

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

Information

SUBJECT:

23-2600	907 N 13th St	Love Center Regeneration Ministries & Fellowship, Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 18, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Love Ctr Regeneration Ministries & Fellowship Inc. PO Box 2384 Ft Pierce FL 34954	REG. AGENT: Jerome Rhyant 2313 SE Sapphire Terr Port St Lucie FL 34952
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VIOLATIONS:

IPMC 111.1.4 (2021) Unlawful Structure, FBC 105.1 (2020) Permit Required, FBC Existing Building 1001.3 (2020) Certificate of Occupancy Required

CORRECTIVE ACTIONS:

Obtain a permit for the change of use and occupancy from business to education for the building being used as a school. Please be advised that the change of use and occupancy will require additional modifications to be made to the life safety systems and other equipment to bring the building into compliance with the Florida Building Code and Florida Fire Prevention Code.

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: 02/01/2024 03:37 PM

Final Approval Date: 02/05/2024

Special Magistrate Hearing - Building

5. J.

Meeting Date: 02/08/2024

Re: Case #23-2750 - 520 S 10th Street

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

Information

SUBJECT:

23-2750	520 S 10th St	Dieseuner, Joseph	Joel Smith
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CASE INFORMATION:

Case Initiated:	October 12, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Joseph Dieusener 520 S 10th Street Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the pavers and paver driveway installed without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/05/2024

Started On: 02/01/2024 02:23 PM

Special Magistrate Hearing - Building

5. K.

Meeting Date: 02/08/2024

Re: Case #23-2754 - 610 N 7th Street

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

Information

SUBJECT:

23-2754	610 N 7th St Unit 19	Slimane, Hamid	Miles Keller
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CASE INFORMATION:

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

OWNER: Hamid Slimane 614 N 7th St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.6 (2021) Interior Doors, IPMC 502.1 (2021) Dwelling Units, IPMC 605.2 (2021) Receptacles

CORRECTIVE ACTIONS:

1. Repair/replace the front door making it weathertight.
2. Replace missing floor tiles.
3. Repair/replace the cracked shower pan.
4. Repair/replace the broken bathroom door that does not close.
5. Repair the holes in the ceiling.
6. Replace broken electrical faceplates.

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: 02/01/2024 04:07 PM

Final Approval Date: 02/05/2024

Special Magistrate Hearing - Building

5. L.

Meeting Date: 02/08/2024

Re: Case #23-2838 - 624 1/2 Texas Court

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

Information

SUBJECT:

23-2838	624 1/2 Texas Ct	Oley, Tammy	Frank Remling
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CASE INFORMATION:

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

OWNER: Tammy Oley 624 1/2 Texas Court Ft Pierce FL 34950	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: 02/05/2024

Started On: 02/03/2024 11:20 AM

Special Magistrate Hearing - Building

5. M.

Meeting Date: 02/08/2024

Re: Case #23-2840 - 917 N 9th Street

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

Information

SUBJECT:

23-2840	917 N 9th Street	Mitchell, Barry & Wendy	Miles Keller
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CASE INFORMATION:

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

OWNER: Barry & Wendy Mitchell 3664 Thomasson Crossing Dr Triangle VA 22172	OCCUPIED BY:
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 604.3 (2021) Electrical System Hazards, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.6 (2021) Interior Doors, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.15 (2021) Doors

CORRECTIVE ACTIONS:

1. Treat the property for pest infestation.
2. Replace missing electrical face plates.
3. Repair all holes and cracks in the ceiling.
4. Repair/replace exterior doors that are missing hinges. Make exterior doors secure and weather tight.
5. Repair/replace non-working windows, or windows that are missing window panes.
6. Replace cracked bathroom tiles.

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: 02/05/2024

Special Magistrate Hearing - Building

5. N.

Meeting Date: 02/08/2024

Re: Case #23-2858 - 1509 Avenue E

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

Information

SUBJECT:

23-2858	1509 Avenue E	Sweeting, Ronald & Jannie	Kevin Young
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CASE INFORMATION:

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

OWNER: Ronald & Jannie Sweeting 3907 Avenue M Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 305.1 (2021) General, IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation, IPMC 404.7 (2021) Food Preparation, IPMC 503.4 (2021) Floor Surface, IPMC 604.3 Electrical System Hazards, IPMC 605.4 (2021) Wiring

CORRECTIVE ACTIONS:

1. Obtain a permit for converting a single family home into a multi-unit dwelling.
2. Treat the property for all pest infestations.
3. Make necessary repairs to the support structure of the floor that is rotten and collapsing in several areas.
4. Replace the kitchen cabinets and counters that are crumbling and disintegrating.
5. Make necessary electrical repairs to non-working outlets and electrical systems, making them safe and to eliminate the necessity of electrical extension cords.
6. Repair/replace damaged and missing floor tiles.

RECOMMENDATION:

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

Form Started By: Elizabeth Beck
Final Approval Date: 02/05/2024

Started On: 02/01/2024 04:36 PM

Special Magistrate Hearing - Building

5. O.

Meeting Date: 02/08/2024

Re: Case #23-2890 - 421 N 2nd Street

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

Information

SUBJECT:

23-2890	421 N 2nd Street	Boyd, J. Curtis	Joel Smith
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CASE INFORMATION:

Case Initiated:	October 30, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: J Curtis Boyd 500 S US Hwy 1 Suite 107 Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for replacing the front porch support columns without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/05/2024

Started On: 02/01/2024 11:50 AM

Special Magistrate Hearing - Building
Meeting Date: 02/08/2024

6. A.

Information

SUBJECT:

19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 20, 2019	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Bobby & Wanda Johnson 4767 Selvitz Rd Ft Pierce FL 34981	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 (2017) Permit Required, Section 105.4.1.2 (2017) Expired Permit

FINDINGS/ORDER:

Order Determining Violation - April 21, 2021

Notice of Extension of Time - October 18, 2021

Affidavit of Non-Compliance - January 20, 2022

Order Approving Respondent's Request for Extension of Time (1 year) - April 19, 2022

Affidavit of Non-Compliance - May 11, 2023

ACTION DATES:

1. April 20, 2021 - Special Magistrate Hearing - the owner was provided 180 days to obtain/renew permits or fines may accrue.
2. October 18, 2021 - A Notice of Extension of Time (90 days) was granted.
3. January 20, 2022 - An Affidavit of Non-Compliance was recorded on and a fine of \$100.00 per day began to accrue. The fines total \$4,130.00 (\$30.00 of which is recording fees) as of March 1, 2022.
4. April 19, 2022 - Special Magistrate Massey Hearing - An Order Approving an Extension of Time (1 year) and the fines that started on January 20, 2022 will be allowed to accumulate for 1 day to January 21, 2022, but can restart after the extension period if the violation is not complied.
5. May 11, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
6. May 31, 2023 - A letter was received from Attorney Shayna Baer contesting the fines.
7. June 20, 2023 - A letter from the owner verifying that Attorney Shayna Baer can represent the owner regarding this case was signed.
8. July 18, 2023 - Massey Hearing stopping the fines for 60 days to allow the owner to formalize an action plan and to start making necessary applications to cure the violations.

9. September 14, 2023 - Virtual Meeting with Shayna Baer to discuss the City's expectation of outstanding violations.

10. September 15, 2023- Reached agreement with the owner in which they provided the development review form, property warranty deed, topographic survey, proposed site plan, location map, statement from ETM Solutions, LLC regarding proposed use and hours of operation. It was also agreed that the stormwater/drainage conceptual plan, dust plan/statement, landscape plan, site lighting, traffic plan/statement, and wetlands/open space report will be provided to the Planning Department. Once provided it will be scheduled for TRC. Building Department will provide a list of required permits during TRC. Once TRC Approval is received, the owner will have 45 days to submit permit applications for required permits.

RECOMMENDATION:

Staff's Recommendation is for the Special Magistrate to adopt the stipulated agreement, order the remaining documents be submitted to the Planning Department by a date certain. If the additional documents are not submitted within the time specified staff requests that the fines resume and a lien be imposed.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/31/2024

Started On: 01/31/2024 10:12 AM

MASSEY HEARING
July 18, 2023
Case #19-3145

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? A permit for electrical service was obtained and closed. The permit application for the temporary trailer was rejected by the Engineering Dept. in October , 2021 and was finally closed in September, 2022 due to inactivity. The permit application for the Container already installed was rejected in the Planning Dept. in October 2019 and never received approval.

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: 02/08/2024

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.
5. January 25, 2024 - An Affidavit of Compliance was prepared and recorded on January 29, 2024. Fines stopped on January 25, 2024, and total \$7,740.00, including \$40.00 in recording fees.

INSPECTIONS: 9

6/6/2022	7/11/2022	8/15/2022	10/17/2022	
12/19/2022	6/5/2023	10/16/2023	1/8/2024	
1/25/2024				

RECOMMENDATION:

To be determined.

Attachments

Fine Reduction Request

Admin Costs

3 Criteria

Form Review

Form Started By: Elizabeth Beck

Final Approval Date: 01/30/2024

Started On: 01/30/2024 04:57 PM



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT *Florida*

January 29, 2024

NORANNIE REALTY CORP
MAHADEO SINGH, REG. AGENT
2706 DANFORTH TERR
WEST PALM BEACH, FL 33414

Property address: 1106 N 17TH ST

Dear property owner(s):

This correspondence is to inform you that the property referenced above is in compliance with the Special Magistrate Order (copy attached). However, the property did not come into compliance in a timely manner and a fine did accrue. As of today's date, the amount of the fine on the property is \$7,730.00. A notice that fines were accruing was sent on October 26, 2023 and provided 20 days to appeal the accrual of the fines.

Enclosed is our Request for a Reduction or Rescindment form. If you are interested in resolving the fines recorded against the property, please complete the form in full and return it to our office.

If we do not hear from you within the twenty (20) days, an Order Assessing Fine and Imposing Lien will be presented for review and approval by the Special Magistrate on October 18, 2022 and a lien will be entered on the property.

If you should have any questions, please contact our office at (772) 467-3712.

Sincerely,

Elizabeth Beck
Building Department Administrative Assistant



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT *Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	1/29/24		
Property address:	1106 N 17th St Fort Pierce FL 34930		
Owner(s) of record:	Mahadeo Singh, Noranne Realty Corp		
Mailing address:	2706 Danforth Terrace, Wellington FL 32414		
Property tax ID #:	2404 514 0013 000 8		
Original purchase date:	2/25/22	Original purchase price:	93,791
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:	Mahadeo Singh	Relationship to owner(s):	Owner
Telephone #:	718 704 6359	Mobile phone #:	718 704 6359
E-mail:	msingh6085@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	to rent		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) All resolved.
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

\$ 7730

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 7430

DOLLAR AMOUNT I AGREE TO PAY

\$ 300

Signature of Owner or Representative

1/29/24

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 or Code Enforcement Board), contact Colleen Greer (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 (772-467-3718) 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 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1106 N 17th St Ft Pierce FL 34950
Property Owner: Mahadeo Singh / Norannie Realty Corp
Mailing Address: 2706 Danforth Terrace
Telephone #: 718 704 6359 Cell Phone #: Same
E-Mail Address: nsingh6085@gmail.com

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

I, Mahadeo Singh, 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:

On April 19 2022 I pulled a roof permit to have roof and plywood changed. That was completed and all inspection done and permit closed. I then received communication from building dept that since I also changed some rafters that I should have had a permit that. So I pulled a permit 22-2390 (after the fact). On April 13 2023 I had a final inspection done as it was signed off.

At that time I thought the permit was closed, until Oct of 2023, when I received letter stating that permit was not completed and that I needed to re open permit and do two other inspection for insulation and sheetrock (ceiling).

These inspections would have been requested and done if I was aware that the inspection I did was not complete.

the inspection I did was

Signed:

M Singh

Date:

1/29/24

Print Name:

Mahadeo Singh

STATE OF FLORIDA

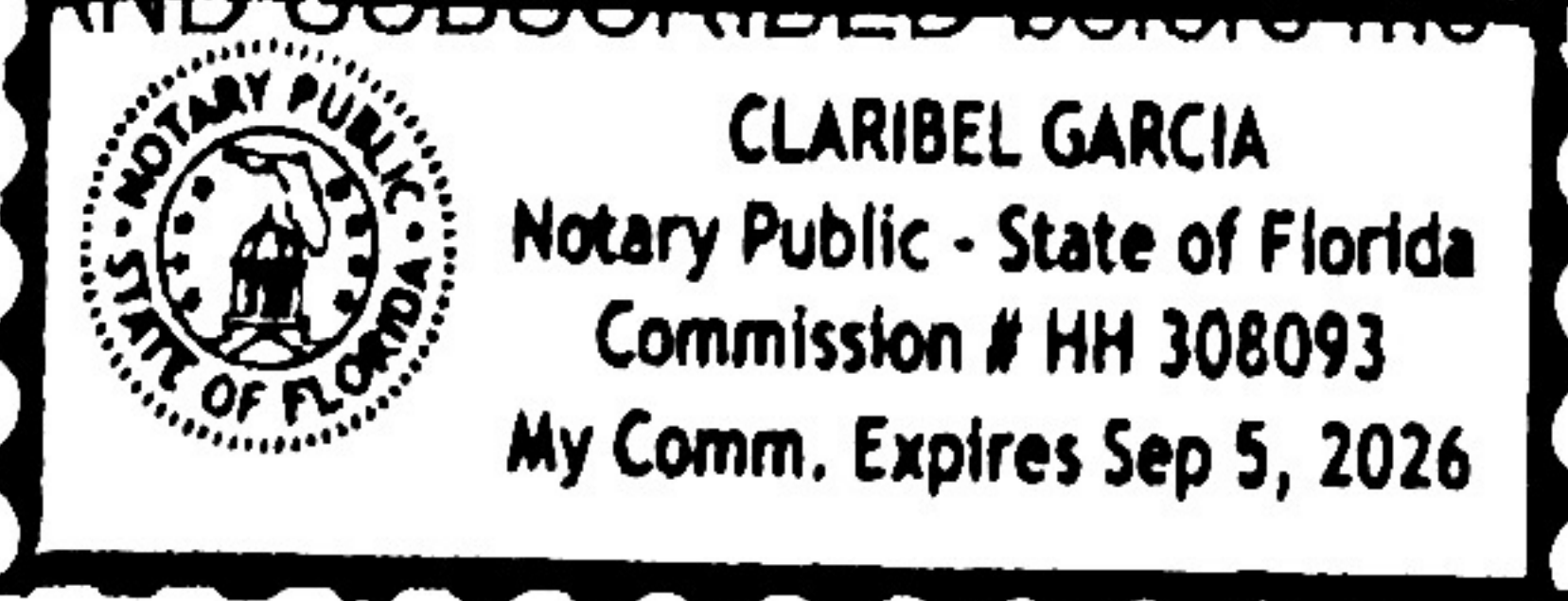
COUNTY OF ST. LUCIE

Palm Beach

PERSONALLY APPEARED before me, the undersigned authority

Mahadeo Subath Singh 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 FLDL as identification.

SWORN TO AND SUBSCRIBED before me this 29 day of January, 20 24.



Notary Public, State of Florida

M Singh

Administrative Cost Estimator

2/1/2024

Property Address: 1106 N 17th St (22-1896)

Date case originated: 6/6/2022

Date case complied: 1/25/2024

Total time: 19 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 4
 Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$75.00	<u>9</u>	\$675.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Department Administrative Asst.

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.

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Lien Reduction Request Hearing	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,527.26

MASSEY HEARING
February 8, 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? **Permit to comply this case has now been inspected and closed.**

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).**