

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Thursday, May 9, 2024 - 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 - CITATION APPEALS**
  
6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-1331	130 S 13th St	Castilla, Steven M	Miles Keller
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B.	23-2356	2099 S 26th Street	PDK Inc. c/o Crystal Trace Apartments	Miles Keller
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C.	23-2582	1306 N 20th St	Nettles, Willie & Jimmie & Hinds, Alice	Frank Remling
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D.	23-2754	610 N 7th St Unit 19	Slimane, Hamid	Miles Keller
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E.	23-2890	421 N 2nd Street	Boyd, J. Curtis	Joel Smith
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F.	23-3063	510 N 21 St Apt B	Natasha Saffie	Joel Smith
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G.	23-3076	306 Mockingbird Ave	Perry R Postlethwaite	Miles Keller
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H.	23-3083	4903 S US Hwy 1	TS Pierce SC Co Ltd. c/o Southern Mgmt & Dev LP	Frank Remling
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I.	23-3122	709 Wisteria Ave	Virgile, Ludovica	Miles Keller
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J.	24-4	1123 Pine Ave	Ramirez, Hector & Moreno-Santiago, Ma Yolanda	Joel Smith
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K.	24-6	108 N 8th St Apt C	5 Villegas LLC	Miles Keller
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L.	24-49	1901 S 8th St	Ramos, Felipe	Kevin Young
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M.	24-50	3001 Avenue B	Perkins, Robert & Coote, Alma	Joel Smith
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N.	24-182	916 Ave H	Cutting Edge Miami LLC	Logan Winn
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O.	24-187	617 Dundas Ct	Blau, Ashira	Miles Keller
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	23-2036	3224 S US Hwy 1	St Mary's Hospitality Group LLC	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	21-857	1508 Avenue F	Owens, Faye	Shaun Coss
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9. **OTHER CASES**

10. **NEW BUSINESS**

11. **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**

**6. A.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-1331 - 130 S 13th Street

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

**Information**

**SUBJECT:**

23-1331	130 S 13th St	Castilla, Steven M	Miles Keller
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**CASE INFORMATION:**

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

<b>OWNER:</b> Steven M Castilla 130 S 13th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1 (2021) Unsafe Structure, IPMC 302.5 (2021) Rodent Harborage, 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 304.11 (2021) Chimneys and Towers, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.14 (2021) Insect Screens, IPMC 304.15 (2021) Doors, IPMC 304.18.2 (2021) Windows, 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 305.6 (2021) Interior Doors, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

**CORRECTIVE ACTIONS:**

Obtain a permit to demolish the unsafe 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**

Final Approval Date: 05/06/2024

**Special Magistrate Hearing - Building**

**6. B.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-2356 - 2099 S 26th Street (Pool)

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

**Information**

**SUBJECT:**

23-2356	2099 S 26th Street	PDK Inc. c/o Crystal Trace Apartments	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	August 18, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> PDK Inc. c/o Crystal Trace Apartments 2001 S 26th St Ft Pierce FL 34947	<b>REG. AGENT:</b> Robert Leite
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**VIOLATIONS:**

IPMC 303.1 (2021) Swimming Pools

**CORRECTIVE ACTIONS:**

Replace the faded pool depth markers.

**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: 05/06/2024

Started On: 05/02/2024 12:06 PM

**Special Magistrate Hearing - Building**

**6. C.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-2586 - 1306 N 20th Street

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

**Information**

**SUBJECT:**

23-2582	1306 N 20th St	Nettles, Willie & Jimmie & Hinds, Alice	Frank Remling
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**CASE INFORMATION:**

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

<b>OWNER:</b> Willie A Nettles Alice Hinds Jimmie Nettles 1306 N 20th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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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 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.9 (2021) Overhang Extensions, 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 this property, including the roof that is dilapidated. 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: 05/06/2024

Started On: 05/02/2024 10:37 AM

**Special Magistrate Hearing - Building**

**6. D.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-2754 - 610 N 7th Street Unit 19

**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:**

<b>OWNER:</b> Hamid Slimane 614 N 7th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 502.1 (2021) Dwelling Units

**CORRECTIVE ACTIONS:**

Repair/replace the cracked shower pan.

**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: 04/09/2024

Started On: 04/09/2024 12:36 PM

**Special Magistrate Hearing - Building**

**6. E.**

**Meeting Date:** 05/09/2024

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

**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:**

<b>OWNER:</b> J Curtis Boyd 500 S US Hwy 1 Suite 107 Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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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: 04/10/2024

Started On: 04/10/2024 08:37 AM

**Special Magistrate Hearing - Building**

**6. F.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-3063 - 510 N 21st Street Apt B

**Information**

**SUBJECT:**

23-3063	510 N 21 St Apt B	Natasha Saffie	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	November 30, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Natasha Saffie 510 N 21st St Apt B Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.13.2 (2021) Openable Windows, IPMC 704.2.1 (2021) Smoke Alarm – Where Required, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 605.1 (2021) Installation, IPMC 309.1 (2021) Infestation

**CORRECTIVE ACTIONS:**

1. Repair/replace the unopenable windows in the bathroom and guest bedroom.
2. Replace missing smoke detectors.
3. Repair/replace the non-working stove.
4. Repair/replace the rear door making it weathertight.
5. Make necessary electrical repairs to the non-working outlets in the living room.
6. Treat the property for pest infestation, including rats.

**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: 04/08/2024

Started On: 04/08/2024 02:18 PM

**Special Magistrate Hearing - Building**

**6. G.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-3076 - 306 Mockingbird Ave

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

**Information**

**SUBJECT:**

23-3076	306 Mockingbird Ave	Perry R Postlethwaite	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	January 29, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Yes Sandhill Exp LLC 5050 S Syracuse St Suite 1200 Denver CO 80237	<b>REG. AGENT:</b> Cogency Global Inc. 115 N Calhoun St, Suite 4 Tallahassee FL 32301
<b>OCCUPANT:</b> Perry R Postlethwaite 306 Mockingbird Ave Ft Pierce FL 34982	

**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for installation of windows, a front door, and siding along with electrical and plumbing work being done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/02/2024 08:44 AM



**Special Magistrate Hearing - Building**

**6. H.**

**Meeting Date:** 05/09/2024

**Re:** Case #23-3083 - 4903 S US Highway

**Information**

**SUBJECT:**

23-3083	4903 S US Hwy 1	TS Pierce SC Co Ltd. c/o Southern Mgmt & Dev LP	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	December 6, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> TS Pierce SC Co Ltd. c/o Southern Mgmt & Dev LP PO Box 11229 Knoxville TN 37939	<b>REG. AGENT:</b> Clifford L Walters 802 11th St West Bradenton FL 34205
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the renovation including building, mechanical, electrical and plumbing work being done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/08/2024

Started On: 04/08/2024 02:27 PM

**Special Magistrate Hearing - Building**

**6. I.**

**Meeting Date:** 05/09/2024

**Re:** 709 Wisteria Avenue

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

**Information**

**SUBJECT:**

23-3122	709 Wisteria Ave	Virgile, Ludovica	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	December 14, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ludovica Virgile 709 Wisteria Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 605.1 (2021) Installation

**CORRECTIVE ACTIONS:**

1. Make necessary electrical repairs and make safe the exposed meter can.
2. Make necessary electrical repairs to the cause of fluctuating power to lights and outlets.

**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: 05/06/2024

Started On: 05/02/2024 12:00 PM

**Special Magistrate Hearing - Building**

**6. J.**

**Meeting Date:** 05/09/2024

**Re:** Case #24-4 - 1123 Pine Avenue

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

**Information**

**SUBJECT:**

24-4	1123 Pine Ave	Ramirez, Hector & Moreno-Santiago, Ma Yolanda	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	January 3, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Hector Ramirez Ma Yolanda Moreno-Santiago 1123 Pine Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the new slab and structure being built without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/02/2024 11:33 AM

**Special Magistrate Hearing - Building**

**6. K.**

**Meeting Date:** 05/09/2024

**Re:** Case #24-6 - 108 N 8th St Apt C

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

**Information**

**SUBJECT:**

24-6	108 N 8th St Apt C	5 Villegas LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	January 3, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 5 Villegas LLC 108 N 8th St Apt Q Ft Pierce FL 34950	<b>REG. AGENT:</b> Martha Villegas
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 604.3 (2021) Electrical System Hazards

**CORRECTIVE ACTIONS:**

1. Make necessary repairs to make the electrical panel safe.
2. Obtain a permit for the water heater 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: 05/06/2024

Started On: 05/02/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. L.**

**Meeting Date:** 05/09/2024

**Re:** Case #24-49 - 1901 S 8th Street

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

**Information**

**SUBJECT:**

24-49	1901 S 8th St	Ramos, Felipe	Kevin Young
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**CASE INFORMATION:**

Case Initiated:	March 6, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Felipe R Ramos 3320 Monterey Square Ln Unit 103 Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the gazebo, rear porch framing and roof, and any other renovation work being done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/02/2024 12:18 PM

**Special Magistrate Hearing - Building**

**6. M.**

**Meeting Date:** 05/09/2024

**Re:** Case #24-50 - 3001 Avenue B

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

**Information**

**SUBJECT:**

24-50	3001 Avenue B	Perkins, Robert & Coote, Alma	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	January 9, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Robert H Perkins Alma Coote 9516 Portside Dr Ft Pierce FL 34945	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the windows installed and any other renovation work being done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/02/2024 10:08 AM

**Special Magistrate Hearing - Building**

**6. N.**

**Meeting Date:** 05/09/2024

**Re:** Case #24-182 - 916 Avenue H

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

**Information**

**SUBJECT:**

24-182	916 Ave H	Cutting Edge Miami LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 24, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Cutting Edge Miami LLC 29101 SW 134th Ct Homestead FL 33033	<b>REG. AGENT:</b> Josiah Abreu
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 305.3 (2021) Interior Surface, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, IPMC 503.4 (2021) Floor Surfaces, IPMC 504.1 (2021) General, IPMC 505.4 (2021) Water Heating Facilities, IPMC 506.2 (2021) Maintenance, IPMC 604.1 (2021) Facilities Required, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.1 (2021) Installation, IPMC 605.2 (2021) Receptacles, IPMC 704.6 (2021) Single and Multiple-Station Smoke Alarms, IPMC 704.5.1 (2021) Smoke Alarms – Where Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the renovation work that has been done and is being done without a permit, including but not limited to the installation of sub-floor, drywall, and plumbing. Any structural repairs will require signed and sealed repair plans designed by a registered design professional.
2. Obtain a permit for the water heater installed without a permit.
3. Treat the property for all pest infestation.
4. Repair the ceiling that is water damaged, cracked or otherwise missing.
5. Replace missing light covers.
6. Make necessary electrical repairs to exposed wiring and to correct the use of flexible cords used for permanent wiring.
7. Replace the missing smoke detectors.

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/02/2024 11:26 AM

**Special Magistrate Hearing - Building**

**6. O.**

**Meeting Date:** 05/09/2024

**Re:** Case #24-187 - 617 Dundas Court

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

**Information**

**SUBJECT:**

24-187	617 Dundas Ct	Blau, Ashira	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	January 24, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ashira Blau 540 Arizona Ave Fort Lauderdale FL 33312	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 604.3 (2021) Electrical System Hazards, IPMC 305.3 (2021) Interior Surfaces, IPMC 304.6 (2021) Exterior Walls, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 704.6.1 (2021) Smoke Alarms – Where Required, IPMC 304.15 (2021) Doors, IPMC 304.1 (2021) Exterior Structure – General

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the window infill and electrical work done without a permit.
2. Make necessary electrical repairs to the damaged outlets.
3. Make necessary repairs to all exterior walls that are deformed and cracked.
4. Repair/replace the broken window.
5. Repair/replace the exterior doors, attaching them properly and making them weathertight.
6. Repair interior walls that are cracked.
7. Replace the missing smoke detectors.
8. Repair/replace the interior door that has a hole in it.
9. Repair/replace the shed door that is not attached.

**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: 05/06/2024

Started On: 05/02/2024 10:58 AM

**Special Magistrate Hearing - Building**  
**Meeting Date: 05/09/2024**

**7. A.**

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**Information**

**SUBJECT:**

23-2036	3224 S US Hwy 1	St Mary's Hospitality Group LLC	Shaun Coss
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**CASE INFORMATION:**

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

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

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

**FINDINGS/ORDER:**

Order Determining Violation - November 15, 2023  
Affidavit of Non-Compliance - March 7, 2024  
Affidavit of Compliance - March 18, 2024

**ACTION DATES:**

1. November 14, 2023 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. March 7, 2024 - An Affidavit of Non-Compliance was prepared and recorded on March 8, 2024.
3. March 18, 2024 - An Affidavit of Compliance was prepared and recorded on March 22, 2024. Fines accrued from March 7, 2024 to March 18, 2024 and total \$1,140.00 including \$40.00 of recording fees.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria  
Admin Costs

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/02/2024 01:34 PM

**MASSEY HEARING**

**May 9, 2024**

**Case #23-2036**

**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 owner had the violations corrected by the pool maintenance company.**
  
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).**

Property Address: 3224 S US Hwy 1

Date case originated: 7/12/2023

Date case complied: 3/18/2024

Total time: 8 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

Mailing Expense

Regular 1st Class: \$0.60 4 \$2.40

Certified Mail: \$7.25 1 \$7.25

Photographs (per page) \$0.50 4 \$2.00

Filing Fees \$10.00 4 \$40.00

Follow up and Inspections \$50.00 7 \$350.00

Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00            \$0.00

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

Assistant Director of Building \$75.00 1 \$75.00

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour) \$125.00 1 \$125.00

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 1 \$150.00

Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Lien Reduction Request Hearing \$250.00            \$0.00

**Total Estim \$901.65**

**Special Magistrate Hearing - Building**

**8. A.**

**Meeting Date:** 05/09/2024

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**Information**

**SUBJECT:**

21-857	1508 Avenue F	Owens, Faye	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 21, 2021	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Faye L Owens 1702 N 16th Ct Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - December 22, 2021  
Affidavit of Non-Compliance - February 25, 2022  
Order Assessing Fine and Imposing Lien - June 15, 2023  
Affidavit of Compliance - April 22, 2024

**ACTION DATES:**

1. December 22, 2021- Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. February 25, 2022 - An Affidavit of Non-Compliance was prepared and fines began to accrue on this date.
3. June 15, 2023 - an Order Assessing Fine and Imposing Lien - was prepared. It was recorded on June 22, 2023.
4. April 10, 2024 - Property was reinspected and complied. Fines stopped accruing on this date. Affidavit of Compliance was prepared and recorded on April 23, 2024. Fines total \$77,540.00 including \$40.00 of recording fees.
5. May 6, 2024 - Lien Reduction Request received.

**RECOMMENDATION:**

To be determined.

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**Attachments**

7 Criteria  
Admin Costs  
Lien Reduction Request

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/06/2024

Started On: 05/06/2024 08:13 AM

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

**Case No: 21-857**

**Date: May 9, 2024**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The permits, for all unpermitted work, were finally obtained and received the necessary inspections.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	3 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2 cases. 1 violation was complied before going to a hearing. 1 case currently before the Magistrate.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	No explanation was provided for the length of time it took to comply this violation or if there is a personal hardship involved.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	1 (one)

# Administrative Cost Estimator

5/6/2024

Property Address: 1508 Avenue F

Date case originated: 4/21/2021

Date case complied: 4/10/2024

Total time: 36 months

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.60	<u>10</u>	\$6.00
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>13</u>	\$650.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>1</u>	\$75.00

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>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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**Total Estimated Cost: \$1,530.25**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	5/2/24		
Property address:	1508 AVENUE F FORT PIERCE FL 34950		
Owner(s) of record:	Faye L Owens		
Mailing address:	1702 North 16th Ct Fort Pierce, FL 34950		
Property tax ID #:	2404-817-0039-000-6		
Original purchase date:	5/24/2013	Original purchase price:	Unknown
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Roderick Waller	Relationship to owner(s)	Contractor
Telephone #:	772-201-2850	Mobile phone #:	772-201-2850
E-mail:	rodwaller1@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	Office for daycare		
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN

\$ 77,550.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 77,550.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0.00

Roderick Waller  
 Signature of Owner or Representative

5/2/24  
 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), contact Katherine Calderon (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3712) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1508 Avenue F Fort Pierce FL 34950

Property Owner: Faye Owens

Mailing Address: 130 S Indian River Drive Suite 202 Fort Pierce FL 34950

Telephone #: 772-201-2850 Cell Phone #: 772-201-2850

E-Mail Address: rodwaller1@gmail.com

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

I, Roderick Waller, 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 07/06/20 a demo permit 20-2058 was applied for to gut the entire house for renovation. On 09/25/20 a renovation permit 20-3181 was applied to Install new drywall entire house, Install kitchen cabinets, Install new bathroom vanities, tub and toilets. On 08/27/21 another Permit 21-4439 was applied for to Replace Damaged/Rotten Roof Rafter and Wall 2x4's. On 8/14/22 Permit 20-3181 was renewed. On 1/17/23 Permit 21-4439 was renewed. On 8/16/23 Permit 20-3181 was renewed again.

If the inspector saw we were doing work past what was on the original permit, other municipalities would have contacted the contractor to revise the permit to include that work. Also on any renovation, what is behind the walls, and ceilings are not known until they are seen.

Signed: Roderick Waller Date: 5/2/24

Print Name: Roderick Waller

STATE OF FLORIDA

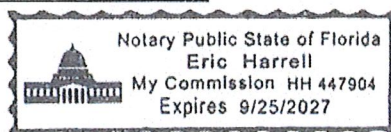
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Roderick Waller 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 FL DL as identification.

SWORN TO AND SUBSCRIBED before me this 2nd day of May, 2024.

Eric Harrell

Notary Public, State of Florida



**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 1508 Avenue F Fort Pierce FL 34950

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(a,b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

Roderick Waller  
Signature of Owner or Representative

5/6/24  
Date

**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

SG  
Shaun Coss, Building Department Coordinator

5/6/24  
Date