

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, August 15, 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.	24-536	1713 Bayshore Dr	Cheshier, George	Kevin Young
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B.	24-717	5550 Okeechobee Road	7978 Associates IX LLC	Frank Remling
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C.	24-719	1102 S US Hwy 1	Jeff Biefun Holdings LLC	Logan Winn
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D.	24-733	409 Cedar Place Unit A	Cedar Place LLC	Joel Smith
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E.	24-734	409 Cedar Place Unit B	Cedar Place LLC	Joel Smith
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F.	24-735	411 Cedar Place Unit A	Cedar Place LLC	Joel Smith
G.	24-736	411 Cedar Place Unit B	Cedar Place LLC	Joel Smith
H.	24-737	506 S 8th Street	Atlantic 509 LLC	Kevin Young
I.	24-747	315 N 17th St	D.O. Multiple Services LLC	Joel Smith
J.	24-758	705 S 29th St Apt 12C	Orange Apartments LLC	Frank Remling
K.	24-760	705 S 29th St Apt 12G	Orange Apartments LLC	Frank Remling
L.	24-763	2802 S US Hwy 1	Saffarin Petroleum Inc.	Frank Remling
M.	24-764	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Logan Winn
N.	24-787	2510 S Ocean Dr	Piehole LLC	Joel Smith
O.	24-925	1109 N 27th St Bldg 9-70	SP Pine Creek Village LP	Kevin Young
P.	24-952	111 Osceola Ave	Hernandez, Juan & Ruiz, Margarita	Joel Smith
Q.	24-983	303 S 32nd St	Ceren, Ignacio	Kevin Young
R.	24-985	708 N 19th Street	IGL Investment LLC	Kevin Young
S.	24-986	1232 Easter Ave	Titherington, James	Kevin Young
T.	24-1074	433 N 9th St	Socnos LLC	Miles Keller

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

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

9. **OTHER CASES**

A.

19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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B.

23-3070	4201 Bandy Blvd.	Red Hawk Rebar LLC	Shaun Coss
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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: 08/15/2024

Re: Case #24-536 - 1713 Bayshore Drive

Information

SUBJECT:

24-536	1713 Bayshore Dr	Cheshier, George	Kevin Young
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CASE INFORMATION:

Case Initiated:	February 8, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: George Chesier 1713 Bayshore Dr Ft Pierce FL 34949	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the dock pilings 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: 08/08/2024

Started On: 08/08/2024 12:38 PM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 08/15/2024

Re: Case #24-717 - 5550 Okeechobee Road

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

Information

SUBJECT:

24-717	5550 Okeechobee Road	7978 Associates IX LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	March 21, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: 7978 Associates IX LLC 7978 Cooper Creek Blvd University Park FL 34201	REG. AGENT: Alicia Gayton
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for seal coating and striping the parking lot 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: 08/08/2024

Started On: 08/07/2024 10:51 AM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 08/15/2024

Re: Case #24-719 - 1102 S US Highway 1

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

Information

SUBJECT:

24-719	1102 S US Hwy 1	Jeff Biefun Holdings LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	March 21, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Jeff Biegun Holdings LLC 15835 Corporate Rd N Jupiter FL 33478	REG. AGENT: Slinkman & Wynne 1015 W Indiantown Rd 101A Jupiter FL 33458
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the rooftop AC units 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: 08/08/2024

Started On: 08/07/2024 03:19 PM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 08/15/2024

Re: Case #24-733 - 409 Cedar Place Unit A

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

Information

SUBJECT:

24-733	409 Cedar Place Unit A	Cedar Place LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Cedar Place LLC 1860 SW Fountainview Blvd Suite 100 Port St Lucie FL 34986	REG. AGENT: Genesis Law
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the renovation work including but not limited to the replacement of windows, doors, new framing, subfloor, and plumbing 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: 08/08/2024

Started On: 08/07/2024 04:39 PM

Special Magistrate Hearing - Building

6. E.

Meeting Date: 08/15/2024

Re: Case #24-734 - 409 Cedar Place Unit B

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

Information

SUBJECT:

24-734	409 Cedar Place Unit B	Cedar Place LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Cedar Place LLC 1860 SW Fountainview Blvd Suite 100 Port St Lucie FL 34986	REG. AGENT: Genesis Law
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the renovation work including but not limited to the replacement of windows, doors, new framing, subfloor, and plumbing 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

Started On: 08/07/2024 04:40 PM

Final Approval Date: 08/08/2024

Special Magistrate Hearing - Building

6. F.

Meeting Date: 08/15/2024

Re: Case #24-735 - 411 Cedar Place Unit A

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

Information

SUBJECT:

24-735	411 Cedar Place Unit A	Cedar Place LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Cedar Place LLC 1860 SW Fountainview Blvd Suite 100 Port St Lucie FL 34986	REG. AGENT: Genesis Law
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the interior demolition done and any future renovation or demolition to be done to this unit.

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: 08/07/2024 04:56 PM

Final Approval Date: 08/08/2024

Special Magistrate Hearing - Building

6. G.

Meeting Date: 08/15/2024

Re: Case #24-736 - 411 Cedar Place Unit B

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

Information

SUBJECT:

24-736	411 Cedar Place Unit B	Cedar Place LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Cedar Place LLC 1860 SW Fountainview Blvd Suite 100 Port St Lucie FL 34986	REG. AGENT: Genesis Law
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the interior demolition done and any future renovation or demolition to be done to this unit.

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: 08/07/2024 05:00 PM

Final Approval Date: 08/08/2024

Special Magistrate Hearing - Building

6. H.

Meeting Date: 08/15/2024

Re: Case #24-737 - 506 S 8th Street

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

Information

SUBJECT:

24-737	506 S 8th Street	Atlantic 509 LLC	Kevin Young
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CASE INFORMATION:

Case Initiated:	April 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Atlantic 509 LLC 709 Neapolitan Way Naples FL 34103	REG. AGENT: Salvatori, Wood & Buckel 9132 Strada Place 4th Floor Naples FL 34108
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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 302.1 (2021) Sanitation, IPMC 302.3 (2021) Sidewalks and Driveways, 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 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.14 (2021) Insect Screens, IPMC 3401-15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 308.1 (2021) Accumulation of Rubbish or Garbage, IPMC 309.1 (2021) Infestation, IPMC 309.2 (2021) Owner, IPMC 309.4 (2021) Multiple Occupancy

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: 08/08/2024

Started On: 08/07/2024 12:31 PM

Special Magistrate Hearing - Building

6. I.

Meeting Date: 08/15/2024

Re: Case #24-747 - 315 N 17th Street

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

Information

SUBJECT:

24-747	315 N 17th St	D.O. Multiple Services LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 2, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: D.O. Multiple Services 2625 Danforth Terr West Palm Beach FL 33414	REG. AGENT: Dafena Osirus
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the renovation work being done without a permit, including but not limited to the roof, framing, drywall, mechanical work and bathroom remodel.

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: 08/08/2024

Started On: 08/07/2024 03:54 PM

Special Magistrate Hearing - Building

6. J.

Meeting Date: 08/15/2024

Re: Case #24-758 - 705 S 29th Street Apt 12 C

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

Information

SUBJECT:

24-758	705 S 29th St Apt 12C	Orange Apartments LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	April 2, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Orange Apartments LLC 5403 W Gray St Tampa FL 33609	REG. AGENT: Registered Agent Solutions, Inc. 2894 Remington Green Lane, Suite A Tallahassee FL 32308
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 604.3 (2021) Electrical System Hazards

CORRECTIVE ACTIONS:

1. Treat the property for all pest infestations including rats.
2. Make necessary electrical repairs to the non-working light fixture.

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: 08/08/2024

Started On: 08/07/2024 11:48 AM

Special Magistrate Hearing - Building

6. K.

Meeting Date: 08/15/2024

Re: Case #24-760 - 705 S 29th Street Apt 12G

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

Information

SUBJECT:

24-760	705 S 29th St Apt 12G	Orange Apartments LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	April 2, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Orange Apartments LLC 5403 W Gray St Tampa FL 33609	REG. AGENT: Registered Agent Solutions, Inc. 2894 Remington Green Lane, Suite A Tallahassee FL 32308
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 604.3 (2021) Electrical System Hazards

CORRECTIVE ACTIONS:

1. Treat the property for all pest infestations including rats.
2. Make necessary electrical repairs to the non-working receptacle.

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: 08/08/2024

Started On: 08/07/2024 12:10 PM

Special Magistrate Hearing - Building

6. L.

Meeting Date: 08/15/2024

Re: Case #24-763 - 2802 S US Highway 1

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

Information

SUBJECT:

24-763	2802 S US Hwy 1	Saffarin Petroleum Inc.	Frank Remling
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CASE INFORMATION:

Case Initiated:	April 2, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Saffarin Petroleum Inc. 2802 S US Highway 1 Ft Pierce FL 34982	REG. AGENT: Reyad S Nofal
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the 3 compartment sink 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: 08/08/2024

Started On: 08/07/2024 11:34 AM

Special Magistrate Hearing - Building

6. M.

Meeting Date: 08/15/2024

Re: Case #24-764 - 2609 S US Highway 1

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

Information

SUBJECT:

24-764	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Logan Winn
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CASE INFORMATION:

Case Initiated:	April 2, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Ehden NV c/o Fraga Properties 2600 S Douglas Rd Suite 610 Coral Gables FL 33134	REG. AGENT: Owen Freed One Biscayne Tower 2 Biscayne Blvd Suite 2800 Miami FL 33131
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

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

Started On: 08/07/2024 03:27 PM

Special Magistrate Hearing - Building

6. N.

Meeting Date: 08/15/2024

Re: Case #24-787 - 2510 S Ocean Drive

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

Information

SUBJECT:

24-787	2510 S Ocean Dr	Piehole LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 4, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Piehole LLC 1718 Coconut Dr Ft Pierce FL 34949	REG. AGENT: Tammy Vance 130 S Indian River Dr Ft Pierce FL 34950
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for accessory structures installed without a permit including but not limited to 2 sheds, a shipping container, 2 tiki structures, and decks. Also obtain a permit for any mechanical, electrical and plumbing installed for these structures.

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: 08/08/2024

Started On: 08/07/2024 02:09 PM

Special Magistrate Hearing - Building

6. O.

Meeting Date: 08/15/2024

Re: Case #24-925 - 1109 N 27th St Bldg 9-70

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

Information

SUBJECT:

24-925	1109 N 27th St Bldg 9-70	SP Pine Creek Village LP	Kevin Young
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CASE INFORMATION:

Case Initiated:	April 18, 2024	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 Lane, Suite A Tallahassee FL 32308
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the interior renovation being done without a permit including but not limited to interior demolition, framing, window installation, plumbing, electrical and mechanical work.

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: 08/07/2024 03:01 PM

Final Approval Date: 08/08/2024

Special Magistrate Hearing - Building

6. P.

Meeting Date: 08/15/2024

Re: Case #24-952 - 111 Osceola Avenue

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

Information

SUBJECT:

24-952	111 Osceola Ave	Hernandez, Juan & Ruiz, Margarita	Joel Smith
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CASE INFORMATION:

Case Initiated:	April 23, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Juan Hernandez Margarita Ruiz 111 Osceola Ave Ft Pierce F 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for windows 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: 08/07/2024 04:04 PM

Final Approval Date: 08/08/2024

Special Magistrate Hearing - Building

6. Q.

Meeting Date: 08/15/2024

Re: Case 24-983 - 303 S 32nd Street

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

Information

SUBJECT:

24-983	303 S 32nd St	Ceren, Ignacio	Kevin Young
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CASE INFORMATION:

Case Initiated:	April 24, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Ignacio Ceren 303 S 32nd St Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the additions to the main structure and the multiple accessory structures 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: 08/08/2024

Started On: 08/07/2024 03:10 PM

Special Magistrate Hearing - Building

6. R.

Meeting Date: 08/15/2024

Re: Case #24-985 - 708 N 19th Street

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

Information

SUBJECT:

24-985	708 N 19th Street	IGL Investment LLC	Kevin Young
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CASE INFORMATION:

Case Initiated:	April 24, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: IGL Investment LLC 5264 Sherwood Way Cumming GA 30040	REG.AGENT: Ileana Lopez
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the mini-split AC units 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: 08/08/2024

Started On: 08/07/2024 03:40 PM

Special Magistrate Hearing - Building

6. S.

Meeting Date: 08/15/2024

Re: Case #24-986 - 1232 Easter Avenue

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

Information

SUBJECT:

24-986	1232 Easter Ave	Titherington, James	Kevin Young
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CASE INFORMATION:

Case Initiated:	April 24, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: James Titherington 1232 Easter Ave Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.6 (2021) Exterior Walls, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.13.2 (2021) Openable Windows, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, IPMC 502.1 (2021) Dwelling Units, IPMC 503.4 (2021) Floor Surface, IPMC 504.1 (2021) General, IPMC 504.3 (2021) Plumbing System Hazard, IPMC 506.2 (2021) Maintenance, IPMC 604.3.1.1 (2021) Electrical Equipment

CORRECTIVE ACTIONS:

1. Make necessary plumbing repairs to all plumbing that is not properly connected, improperly draining under the house, or are otherwise creating a plumbing hazard.
2. Make necessary electrical repairs to correct the electrical feed to the rear cottage.
3. Make necessary electrical repairs to the panel that is unsafe and the cause of of the circuit tripping.
4. Treat the property for all pest infestations including rats and termites.
5. Repair/replace the stucco that is cracked, missing, or falling off the structure.
6. Make necessary repairs to the rotten framing in the trusses, walls, and floors.
7. Repair/replace the windows that are broken or unopenable.
8. Repair the holes in the floors and interior walls.
9. Replace the missing ceiling drywall, and make repairs where the paint is chipping and peeling away.
10. Obtain a permit to rebuild or demolish the front entry deck that is dilapidated and unpermitted.

11. Obtain a permit for converting the main house into a duplex.

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: 08/08/2024

Started On: 08/07/2024 04:20 PM

Special Magistrate Hearing - Building

6. T.

Meeting Date: 08/15/2024

Re: Case #24-1074 - 433 N 9th Street

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

Information

SUBJECT:

24-1074	433 N 9th St	Socnos LLC	Miles Keller
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CASE INFORMATION:

Case Initiated:	May 9, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Socnos LLC 323 S 21st Ave Suite C Hollywood FL 33020	REG. AGENT: MEJ Professional Services Inc. 345 NE 194 Lane Miami FL 33179
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.15 (2021) Doors, IPMC 309.1 (2021) Infestation, IPMC 304.6 (2021) Exterior Walls, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.1 (2021) Installation

CORRECTIVE ACTIONS:

1. Repair/replace windows that are leaking and unopenable.
2. Obtain a permit for the replacement of the front door and soffit, plumbing and electrical work all done without permits.
3. Make repairs to the front door making it weathertight.
4. Treat the property for all pest infestations including termites.
5. Make necessary electrical repairs to the outlets that are burnt out and to make the electrical panel safe.
6. Make necessary repairs to the holes in the exterior walls.
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.

Form Review

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

Started On: 08/07/2024 02:28 PM

Special Magistrate Hearing - Building
Meeting Date: 08/15/2024

9. 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.
11. October 17, 2023 - This case was provided a 90 day extension and continued to the February 8, 2024 Special Magistrate Hearing Agenda.
12. February 8, 2024 - This case was provided a 30 day extension.
13. March 5, 2024 - A TRC Application was received and was put on the agenda for the April 18, 2024 TRC Meeting.
14. April 24, 2024 - The outcome of TRC is pending. The project can move forward to The Planning Board and City Commission for final approval, once the Planner receives satisfactory notices regarding the response.
15. May 28, 2024 - the owner responded to TRC comments which have to be reviewed. A DPCR was applied for but cannot be approved until approved by the City Commission.
16. June 20, 2024 - Per the Planner - the owner still has outstanding comments that need to be addressed. This case should have been scheduled for the July Special Magistrate but was moved to the August Special Magistrate.
17. August 12, 2024 - Site plan was presented to the Planning Board.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

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

Started On: 08/08/2024 02:16 PM

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: 08/15/2024

9. B.

Information

SUBJECT:

23-3070	4201 Bandy Blvd.	Red Hawk Rebar LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 4, 2023	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Red Hawk Rebar LLC 255 Alhambra Cir Suite 500 Coral Gables FL 33134	REG. AGENT: CT CORPORATION SYSTEM 1200 S PINE ISLAND RD Plantation FL 33134
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 12, 2024
Affidavit of Non-Compliance - June 25, 2024

ACTION DATES:

1. April 11, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. June 25, 2024 - An Affidavit of Non-Compliance was prepared and recorded on June 27, 2024. Fines began on June 25, 2024, they total \$4,420.00 with \$20.00 in recording fees.
3. July 10, 2024 - an email was received from the property manager contesting the fines.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria
Notice of Representation by Agent
Req for Extension of Time

Form Review

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

Started On: 08/08/2024 07:49 AM

MASSEY HEARING
August 15, 2024
Case #23-3070

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? **No permit has been obtained.**

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? **2 (two).**



REQUEST FOR EXTENSION OF TIME

All fields must be completed for your request to be processed.

Contact Information

Name:	Ashley Ledlow on behalf of Red Hawk Rebar, LLC
Street Address:	4201 Bandy Blvd
City, State, Zip:	Fort Pierce, FL 34981
Phone #:	772-286-6292
E-Mail:	Ashley@naisouthcoast.com

Case Information

Date of Violation:		Case #: 23-3070	
Location Issued:			
Basis for Requesting an Extension: Actively working on obtaining permit for violation to be in compliance			

- Copy of Order – required Copy of driver’s license – required
- I have attached additional documentation in support of my request and request that it be presented to the Special Magistrate for review and consideration. (OPTIONAL)

8/9/2024

Signature

Date

FOR OFFICE USE ONLY:

Reviewing Supervisor:			
Determination:	<input type="checkbox"/> Approved	<input type="checkbox"/> Schedule for hearing	
Date of review		Date of hearing:	