

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, November 7, 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.	24-1191	603 Ixoria Ave - Pool	The Hemingway Condo Assn, FP	Miles Keller
B.	24-1192	1945 Harbortown Dr	SMH Harbortown LLC	Anthony Jetmore
C.	24-1193	1127 Avenue E Unit A	Misael Hernandez Resendiz	Joel Smith
D.	24-1194	1127 Avenue E Unit B	Misael Hernandez Resendiz	Joel Smith
E.	24-1195	2204 Sunrise Blvd	East Sunrise LLC	Joel Smith

F.	24-1196	1206 N 29th St Bldg. 1-4	SP Pine Creek Village LP	Logan Winn
G.	24-1198	1105 Avenue D	Zevallos, Karla	Anthony Jetmore
H.	24-1203	4228 Aberfoyle Ave	Sagastume, Mario & Sandra	Miles Keller
I.	24-1365	100 Corner Dr Bldg E	Sabal Chase Essential Housing	Logan Winn
J.	24-1413	2403 Okeechobee Rd	CKOne Properties LLC	Miles Keller
K.	24-1443	2825 S US Hwy 1	2825 S US Hwy 1 LLC	Joel Smith
L.	24-1453	112 Calypso Dr	Sabal Chase Essential Housing	Frank Remling
M.	24-1454	1002 Mades Drive	Sabal Chase Essential Housing	Miles Keller
N.	24-1463	1111 N 27th St 10-81	SP Pine Creek Village LP	Logan Winn

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

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

9. **OTHER CASES**

A.	23-52	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
B.	23-54	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
C.	23-1981	715 S Ocean Dr	Boardwalk Condominium Assn Inc.	Shaun Coss

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: 11/07/2024

Re: Case #24-1191- 603 Ixoria Avenue - Pool

Information

SUBJECT:

24-1191	603 Ixoria Ave - Pool	The Hemingway Condo Assn, FP	Miles Keller
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CASE INFORMATION:

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

OWNER: The Hemingway Condo Assn FP 1744 W Royal Tern Ln Ft Pierce, FL 34982	REG. AGENT: Gordon Heise 12392 SW 85th Pl Dunnellon, FL 34432
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VIOLATIONS:

IPMC 303.2 (2021) Enclosures

CORRECTIVE ACTIONS:

Make necessary repairs to the pool fence/gate where vertical pickets are bent or missing.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/07/2024

Started On: 10/07/2024 02:15 PM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 11/07/2024

Re: Case #24-1192 - 1945 Harbortown Drive

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

Information

SUBJECT:

24-1192	1945 Harbortown Dr	SMH Harbortown LLC	Anthony Jetmore
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CASE INFORMATION:

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

OWNER: SHM Harbortown LLC 14784 Preston Road #975 Dallas TX 75254	REG. AGENT: Corporation Service Company 1201 Hays St Tallahassee FL 32301
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for installing storage containers including mechanical and electrical and any other work done to provide service to the containers.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2024

Started On: 10/29/2024 04:29 PM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 11/07/2024

Re: Case #24-1193 - 1127 Avenue E Unit A

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

Information

SUBJECT:

24-1193	1127 Avenue E Unit A	Misael Hernandez Resendiz	Joel Smith
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CASE INFORMATION:

Case Initiated:	September 11, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Misael Hernandez Resendiz 2909 Via Vizcaya Lake Worth FL 33461	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the new HVAC system installation, including duct work and electrical wiring 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: 11/04/2024

Started On: 10/30/2024 07:58 AM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 11/07/2024

Re: Case #24-1194 - 1127 Avenue E Unit B

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

Information

SUBJECT:

24-1194	1127 Avenue E Unit B	Misael Hernandez Resendiz	Joel Smith
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CASE INFORMATION:

Case Initiated:	September 11, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Misael Hernandez Resendiz 2909 Via Vizcaya Lake Worth FL 33461	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the new HVAC system installation, including duct work and electrical wiring 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: 10/30/2024 08:49 AM

Final Approval Date: 11/04/2024

Special Magistrate Hearing - Building

6. E.

Meeting Date: 11/07/2024

Re: Case #24-1195 - 2204 Sunrise Boulevard

Information

SUBJECT:

24-1195	2204 Sunrise Blvd	East Sunrise LLC	Joel Smith
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CASE INFORMATION:

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

OWNER: East Sunrise LLC PO Box 14980 Ft Pierce, FL 34979	Register Agent: John A Schwerer 4634 S 25th St Ft Pierce, FL 34981
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the wall and ground signs installed without permits.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/07/2024

Started On: 10/07/2024 02:15 PM

Special Magistrate Hearing - Building

6. F.

Meeting Date: 11/07/2024

Re: Case #24-1196 - 1206 N 29th Street Bldg. 1-4

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

Information

SUBJECT:

24-1196	1206 N 29th St Bldg. 1-4	SP Pine Creek Village LP	Logan Winn
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CASE INFORMATION:

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

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

IPMC 304.13.2 (2021) Openable Windows, IPMC 309.1 (2021) Infestation, IPMC 305.3 (2021) Interior Surfaces, IPMC 605.1 (2021) Installation, IPMC 704.1 (2021) General, IPMC 504.1 (2021) General

CORRECTIVE ACTIONS:

1. Repair/replace non-openable windows.
2. Treat the property for all pest infestations.
3. Make necessary repairs to the holes in the walls and where drywall is missing or water damaged.
4. Replace the missing light fixture covers.
5. Replace the missing smoke detectors.
6. Repair/replace the bathroom vanity that is leaning and coming loose from the wall.
7. Replace the water heater that is leaking and in disrepair.

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: 10/07/2024

Started On: 10/07/2024 02:15 PM

Special Magistrate Hearing - Building

6. G.

Meeting Date: 11/07/2024

Re: Case #24-1198 - 1105 Avenue D

Information

SUBJECT:

24-1198	1105 Avenue D	Zevallos, Karla	Anthony Jetmore
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CASE INFORMATION:

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

OWNER: Karla Zevallos 1535 Miller Road Coral Gables, FL 33146	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1 (2021) Unsafe Structures, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

CORRECTIVE ACTIONS:

Obtain a permit to make necessary repairs to rehabilitate or demolish this property. Any structural repairs will require signed and sealed repair plans designed by a registered design professional.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/07/2024

Started On: 10/07/2024 02:15 PM

Special Magistrate Hearing - Building

6. H.

Meeting Date: 11/07/2024

Re: Case #24-1203 - 4228 Aberfoyle Avenue

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

Information

SUBJECT:

24-1203	4228 Aberfoyle Ave	Sagastume, Mario & Sandra	Miles Keller
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CASE INFORMATION:

Case Initiated:	May 28, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Mario & Sandra Sagastume 4228 Aberfoyle Ave Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the removal and reinstalling of the solar panels and the roof repair being done.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2024

Started On: 10/29/2024 05:14 PM

Special Magistrate Hearing - Building

6. I.

Meeting Date: 11/07/2024

Re: Case #24-1365 - 100 Corner Drive Bldg E

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

Information

SUBJECT:

24-1365	100 Corner Dr Bldg E	Sabal Chase Essential Housing	Logan Winn
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Sabal Chase Essential Housing C/O TMO Acquisitions LLC 2 Cooper Street 14th Floor Camden, NJ 08101	Register Agent: CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324
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VIOLATIONS:

IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.2 (2021) Protective Treatment, IPMC 304. 13.2 (2021) Openable Windows

CORRECTIVE ACTIONS:

1. Make necessary repairs to the cracked landings and walkways, obtaining a permit if needed.
2. Make necessary repairs to the exterior of the building where there are holes, cracks and where stucco is missing, obtaining a permit if needed.
3. Repair/replace the window that is unopenable.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/07/2024

Started On: 10/07/2024 02:15 PM

Special Magistrate Hearing - Building

6. J.

Meeting Date: 11/07/2024

Re: Case #24-1413 - 2403 Okeechobee Road

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

Information

SUBJECT:

24-1413	2403 Okeechobee Rd	CKOne Properties LLC	Miles Keller
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CASE INFORMATION:

Case Initiated:	June 25, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: CKONE Properties LLC 3101 S Indian River Dr Ft Pierce FL 34982	REG. AGENT: Kenneth Jackson
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VIOLATIONS:

IPMC111.1.1 (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 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 305.3 (2021) Interior Surfaces, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

CORRECTIVE ACTIONS:

Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures, drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck

Started On: 10/30/2024 04:45 PM

Final Approval Date: 11/04/2024

Special Magistrate Hearing - Building

6. K.

Meeting Date: 11/07/2024

Re: Case #24-1443 - 2825 S US Highway 1

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

Information

SUBJECT:

24-1443	2825 S US Hwy 1	2825 S US Hwy 1 LLC	Joel Smith
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CASE INFORMATION:

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

OWNER: 2825 S US Hwy 1 LLC c/o The Smile Mission 9900 SW 168th St Miami FL 33157	REG. AGENT: Dustin's Real Estate LLC
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the paving/stripping 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: 11/04/2024

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

Special Magistrate Hearing - Building

6. L.

Meeting Date: 11/07/2024

Re: Case #24-1453 - 112 Calypso Drive

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

Information

SUBJECT:

24-1453	112 Calypso Dr	Sabal Chase Essential Housing	Frank Remling
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CASE INFORMATION:

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

OWNER: Sabal Chase Essential Housing C/O TMO Acquisitions LLC 2 Cooper Street 14th Floor Camden, NJ 08101	REG. AGENT: CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324
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VIOLATIONS:

IPMC 309.1 (2021) Infestation

CORRECTIVE ACTIONS:

Treat the unit/property for all pest infestations including the active termite infestation.

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: 10/29/2024 09:40 PM

Final Approval Date: 11/04/2024

Special Magistrate Hearing - Building

6. M.

Meeting Date: 11/07/2024

Re: Case #24-1454 - 1002 Mades Drive

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

Information

SUBJECT:

24-1454	1002 Mades Drive	Sabal Chase Essential Housing	Miles Keller
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CASE INFORMATION:

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

OWNER: Sabal Chase Essential Housing C/O TMO Acquisitions LLC 2 Cooper Street 14th Floor Camden, NJ 08101	REG. AGENT: CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324
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VIOLATIONS:

IPMC 305.6 (2021) Exterior Walls, IPMC 305.3 (2021) Interior Walls, IPMC 304.13 (2021) Window, skylight and Door Frames, IPMC 504.1 (2021) General, IPMC 603.1 (2021) Mechanical Appliances

CORRECTIVE ACTIONS:

1. Make repairs to the exterior walls that are cracked, and where the exterior structure is detaching from the block and allowing water intrusion into the unit.
2. Repair the water damaged floors and walls.
3. Repair the leaking plumbing valve.
4. Repair the loose electrical outlets.
5. Make necessary repairs to the windows that are not installed properly and are not weathertight.

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: 11/04/2024

Started On: 10/30/2024 07:48 AM

Special Magistrate Hearing - Building

6. N.

Meeting Date: 11/07/2024

Re: Case #24-1463 - 1111 N 27th St Building 10-81

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

Information

SUBJECT:

24-1463	1111 N 27th St 10-81	SP Pine Creek Village LP	Logan Winn
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CASE INFORMATION:

Case Initiated:	July 10, 2024	Type of Presentation:	Regular
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OWNER:

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

IPMC 603.1 (2021) Mechanical Appliances

CORRECTIVE ACTIONS:

Repair/replace the AC unit that is not working.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2024

Started On: 10/29/2024 05:31 PM

Special Magistrate Hearing - Building
Meeting Date: 11/07/2024

9. A.

Information

SUBJECT:

23-52	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 10, 2023	Type of Presentation:	Status Update/Extension of Time
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OWNER:

OWNER: Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	OCCUPIED BY:
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VIOLATIONS:

FBC105.1 (2020) Permit Required, 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 304.3 (2021) Address Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 305.1 General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

FINDINGS/ORDER:

Order Determining Violation - April 19, 2023
Notice of Extension of Time 90 days - December 19, 2023
Affidavit of Non-Compliance - March 27, 2024
Order Approving Respondent's Request for Extension of Time - 60 days - June 14, 2024

ACTION DATES:

1. April 19, 2023 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. December 19, 2023 - A Notice of Extension of time (90 days) was granted.
3. March 27, 2024 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
4. April 16, 2024 - a letter from the owner was received contesting the fines.
5. June 13, 2024 - Special Magistrate Hearing - requesting a further extension of time and to stay the fines. 60 additional days were provided. A status update was to be provided after the extension expired.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/07/2024

Started On: 10/07/2024 02:15 PM

MASSEY HEARING

June 13, 2024

Case #23-52

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 hired a contractor who obtained a for interior demolition due to a fire that occurred in December 2022. No inspections were requested and the permit expired. No substantial work to improve this property has been completed since the original violation in 2020.**

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? **5 (five).**

Special Magistrate Hearing - Building
Meeting Date: 11/07/2024

9. B.

Information

SUBJECT:

23-54	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 10, 2023	Type of Presentation:	Status Update/Extension of Time
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OWNER:

OWNER: Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	OCCUPIED BY:
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VIOLATIONS:

FBC105.1 (2020) Permit Required, 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 304.3 (2021) Address Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 305.1 General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

FINDINGS/ORDER:

Order Determining Violation - April 19, 2023
Notice of Extension of Time 90 days - December 19, 2023
Affidavit of Non-Compliance - March 27, 2024
Order Approving Respondent's Request for Extension of Time - 60 days - June 14, 2024

ACTION DATES:

1. April 19, 2023 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. December 19, 2023 - A Notice of Extension of time (90 days) was granted.
3. March 27, 2024 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
4. April 16, 2024 - a letter from the owner was received contesting the fines.
5. June 13, 2024 - Special Magistrate Hearing - requesting a further extension of time and to stay the fines. 60 additional days were provided. A status update was to be provided after the extension expired.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/07/2024

Started On: 10/07/2024 02:15 PM

MASSEY HEARING
June 13, 2024
Case #23-54

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 hired a contractor who obtained a for interior demolition due to a fire that occurred in December 2022. No inspections were requested and the permit expired. No substantial work to improve this property has been completed since the original violation in 2020.
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? 5 (five).

Special Magistrate Hearing - Building
Meeting Date: 11/07/2024

9. C.

Information

SUBJECT:

23-1981	715 S Ocean Dr	Boardwalk Condominium Assn Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 5, 2023 February 7, 2024 - 1st Rev. March 4, 2024 - 2nd Rev.	Type of Presentation:	Extension of Time
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OWNER:

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

IPMC 301.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.15 (2021) Doors, IPMC 603.1 (2021) Mechanical Equipment and Appliances, IPMC 304.12 (2021) Handrails and Guards, IPMC 505.2 (2021) Contamination

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024
Notice of Extension of Time (30 days) - August 20, 2024
Affidavit of Non-Compliance - September 24, 2024

ACTION DATES:

1. June 13, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. August 20, 2024 - A Notice of Extension of Time providing a 30 day extension.
3. September 24, 2024 - An Affidavit of Non-Compliance was recorded and a fine of \$100.00 per day began to accrue. As of 11/4/2024 fines total \$4,230.00.
4. September 30, 2024 - A letter from the Owner's Association was received requesting a further extension of time.
5. October 15, 2024 - A hearing notice was sent scheduling this case for the November 7, 2024 hearing.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2024

Started On: 10/31/2024 02:17 PM