

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, December 12, 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.	24-1262	309 Dundas Court	Septentrion Market Inc.	Logan Winn
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B.	24-1277	719 S 24th St	Gonzalez, Claudia	Joel Smith
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C.	24-1464	702 N 15th St Front House	B and Business Management Services Inc.	Miles Keller
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D.	24-1465	702 N 15th St Front House	B and Business Management Services Inc.	Miles Keller
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E.	BV2024-00001	2020 Sunrise Blvd	Taylor, Violet (EST)	Miles Keller
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F.	BV2024-0006	2001 Delaware Ave	A-Rated Home Stays LLC	Joel Smith
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G.	BV2024-00007	724 Texas Court	Branca, Alan	Logan Winn
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	23-263	2400 S Ocean Dr Bldg 2300 Building	Catamaran I Inc.	Shaun Coss
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B.	23-2183	3220 S US Hwy 1 Units 6 - 8	Commonwealth Multi-Properties	Shaun Coss
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C.	23-3070	4201 Bandy Blvd.	Red Hawk Rebar LLC	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	18-1546	528 N 11th St Unit B	786 Wali Inc.	Shaun Coss
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B.	19-2514	528 N 11th St Unit A	786 Wali Inc.	Shaun Coss
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9. **OTHER CASES**

A.	19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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B.	23-2493	1225 McCray Court	Roberts, Brandi	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: 12/12/2024

Re: Case #24-1262 - 309 Dundas Court

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

Information

SUBJECT:

24-1262	309 Dundas Court	Septentrion Market Inc.	Logan Winn
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CASE INFORMATION:

Case Initiated:	June 3, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Septentrion Market Inc. 7404 Palomar St Ft Pierce FL 34951	REG. AGENT: Altagracia Lorrius
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 111.13 (2021) Structure Unfit for Human Occupancy

CORRECTIVE ACTIONS:

Obtain a permit to make the necessary electrical repairs to restore power to the house or vacate it immediately.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/05/2024

Started On: 12/03/2024 02:49 PM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 12/12/2024

Re: Case #24-1277 - 719 S 24th Street

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

Information

SUBJECT:

24-1277	719 S 24th St	Gonzalez, Claudia	Joel Smith
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CASE INFORMATION:

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

OWNER: Claudia Gonzalez 2622 Newport Dr Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 505.4 (2021) Water Heating Facilities, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 704.2.1.1 (2021) Smoke Alarms – Group R-1, IPMC 704.2.1.3 (2021) Installation near Cooking Appliances

CORRECTIVE ACTIONS:

1. Obtain a permit for the shed like structure built without a permit.
2. Obtain a permit for the conversion of a single family home into 3 living units.
3. Make necessary plumbing repairs to supply hot water facilities.
4. Repair/replace the non-working AC unit and thermostat.
5. Replace the missing smoke detectors.
6. Repair/replace the exterior door making it weather tight.

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: 12/05/2024

Started On: 12/02/2024 11:33 AM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 12/12/2024

Re: Case #24-1464 - 702 N 15th Street - Front House

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

Information

SUBJECT:

24-1464	702 N 15th St Front House	B and Business Management Services Inc.	Miles Keller
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CASE INFORMATION:

Case Initiated:	July 17, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: B and Business Management Services Inc. PO Box 4205 Ft Pierce, FL 34948	REG. AGENT: Brenda Walton 5813 Spanish River Rd Ft Pierce, FL 34951
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the roof repair 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: 12/04/2024 08:10 AM

Final Approval Date: 12/05/2024

Special Magistrate Hearing - Building

6. D.

Meeting Date: 12/12/2024

Re: Case #24-1465 - 702 N 15th Street - Front House

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

Information

SUBJECT:

24-1465	702 N 15th St Front House	B and Business Management Services Inc.	Miles Keller
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CASE INFORMATION:

Case Initiated:	July 17, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: B and B Business Management Services Inc. PO Box 4205 Ft Pierce, FL 34948	REG. AGENT: Brenda Walton 5813 Spanish River Rd Ft Pierce, FL 34951
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VIOLATIONS:

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surface, IPMC 305.6 (2021) Interior Doors, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 603.1 (2021) Mechanical Appliances, FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

1. Repair/replace the roof that is leaking.
2. Make necessary repairs to the water damaged ceilings and walls.
3. Repair/replace the interior door that does not open properly.
4. Make electrical repairs, to the electrical box to the ceiling fan that was saturated with water. Also make necessary electrical repairs to the numerous areas of exposed wiring, to the dangerous wiring to the unpermitted water heater, and dryer outlet.
5. Obtain permits for the unpermitted water heater and dryer outlet.
6. Repair/replace the exterior door making it weatherproof.
7. Make necessary plumbing repairs to the drain going to the septic tank to prevent sewage leaking and creating standing sewage on the property.
8. Obtain a permit and replace the central AC system that was removed.

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: Marivel Luna
Final Approval Date: 12/05/2024

Started On: 12/04/2024 09:47 AM

Special Magistrate Hearing - Building

6. E.

Meeting Date: 12/12/2024

Re: Case# BV2024-00001 - 2020 Sunrise Boulevard

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

Information

SUBJECT:

BV2024-00001	2020 Sunrise Blvd	Taylor, Violet (EST)	Miles Keller
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CASE INFORMATION:

Case Initiated:	July 16, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Violet J Taylor (EST) 2020 Sunrise Blvd Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit for the construction including demolition, installing fascia and electrical work that has been 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: 12/03/2024 03:37 PM

Final Approval Date: 12/05/2024

Special Magistrate Hearing - Building

6. F.

Meeting Date: 12/12/2024

Re: Case #BV2024-00006 - 2001 Delaware Avenue

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

Information

SUBJECT:

BV2024-0006	2001 Delaware Ave	A-Rated Home Stays LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	July 29, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: A-Rated Home Stays LLC 5259 NW South Lovett Cir Port St Lucie FL 34986-2706	REG. AGENT: Grace Place Care Center, Inc.
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VIOLATIONS:

FBC 105.1 - Permit Required, IPMC 304.6 – Exterior Walls, IPMC 304.7- Roofs and Drainage, IPMC 504.1 – Plumbing – General, IPMC 506.2 – Sanitary Drainage and Functional Conditions

CORRECTIVE ACTIONS:

1. Please obtain a permit for the construction that has been performed without a permit.
2. Please obtain a permit to repair or replace the damaged exterior walls.
3. Please obtain a permit to repair or replace the damaged roof.
4. Please repair or replace all damaged, obstructed, or leaking plumbing fixtures.
5. Please make all necessary repairs to the sanitary system.

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: 12/02/2024 12:16 PM

Final Approval Date: 12/05/2024

Special Magistrate Hearing - Building

6. G.

Meeting Date: 12/12/2024

Re: Case #BV2024-00007 - 724 Texas Court

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

Information

SUBJECT:

BV2024-00007	724 Texas Court	Branca, Alan	Logan Winn
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CASE INFORMATION:

Case Initiated:	July 29, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Alan Branca 724 Texas Court Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.5 (2021) Dangerous Structure, IPMC 304.1 (2021) Exterior Structure, IPMC 304.13.1 (2021) Glazing, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.1 (2021) Interior Structure – General Requirement, IPMC 305.2 (2021) Interior Structural Members, IPMC 305.3 (2021) Interior Surfaces, 604.3.1 (2021) Electrical Equip Water Exposed Building

CORRECTIVE ACTIONS:

1. Please obtain a permit to make all necessary repairs to make the structure safe again. Occupants shall vacate the structure until the condition is remedied.
2. Please obtain a permit to repair/replace the exterior of the structure.
3. Please replace all damaged glazing. A permit will be required if windows and doors are replaced.
4. Please obtain a permit to repair or replace all damaged exterior structural members.
5. Please obtain a permit to repair or replace the damaged exterior walls.
6. Please obtain a permit to repair or replace the damaged roof.
7. Please obtain a permit to repair or replace the damaged interior features.
8. Please paint or repair the interior surfaces of the structure as required.
9. Please obtain a permit to replace all electrical equipment exposed to water.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/05/2024

Started On: 12/03/2024 08:01 AM

Information

SUBJECT:

23-263	2400 S Ocean Dr Bldg 2300 Building	Catamaran I Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 8, 2023	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Catamaran I Inc. 835 20th Place Vero Beach FL 32960	REG. AGENT: Peter Mollengarden, Esq. 9121 N Military Tr Suite 200 Palm Beach Gardens FL 33410
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VIOLATIONS:

IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, FBC 105.1 (2020) Permit Required

REDUCTION CRITERIA:

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Serious.**

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 Association had the building professionally treated for the infestation; a permit for the damaged trusses was also obtained and work was completed and inspected.**

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).**

FINDINGS/ORDER:

Order Determining Violation - March 22, 2023

Notice of Extension of Time (90 days) - May 30, 2023

Affidavit of Non-Compliance - August 29, 2023

Order Approving Respondent's Request for Extension of Time - October 18, 2023

Affidavit of Non-Compliance - January 24, 2024

Order Approving Respondent's Request for Extension of Time (60 days) - April 12, 2024

Order Approving Respondent's Request for Extension of Time (60 days) - July 12, 2024

ACTION DATES:

1. March 22, 2023 - Special Magistrate Hearing - the owner was provided graduated time periods to complete each phase of compliance.
2. May 30, 2023 - A Notice of Extension of Time providing an additional 90 days to comply was recorded.
3. August 29, 2023 - Affidavit of Non-Compliance was prepared and recorded on August 30, 2023
4. September 15, 2023 - A letter contesting the fines was received.
5. October 18, 2023 - Special Magistrate Massey Hearing - 90 day extension and stay of the fines was approved.
6. January 24, 2024 - Affidavit of Non-Compliance was recorded and fines restarted.
7. February 9, 2024 - letter received contesting the fines.
8. April 11, 2024 - Special Magistrate Extension of Time Hearing - 60 day extension and stay of the fines was approved. According to this Order fines would resume after the expiration of this extension.
9. June 11, 2024 - An email contesting the fines was received.
10. July 11, 2024 - Special Magistrate Extension of Time Hearing - an extension and stay of the fines was approved until September 11, 2024.
11. October 1, 2024 - The case is complied and an Affidavit of Compliance is prepared. It was recorded on October 7, 2024.

RECOMMENDATION:

To be determined.

Attachments

Fine Reduction Request
Admin Costs
Case & Permit Timeline

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/05/2024

Started On: 12/04/2024 09:34 AM



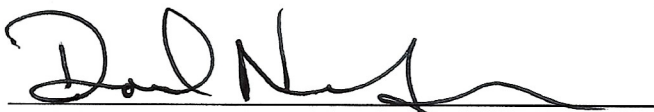
REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	October 8, 2024				
Property address:	2400 S Ocean Drive- Catamaran 1- 2300 Building				
Owner(s) of record:	Catamaran I Inc.				
Mailing address:	c/o Kaye Bender Rembaum, PL, 1200 Park Central Blvd. S, Pompano Beach,				
Property tax ID #:	FL 33064 2507-706-0000-000/9				
Original purchase date:	N/A		Original purchase price:	N/A	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Catamaran I, Inc.		Relationship to owner(s)	Condominium Association	
Telephone #:	954-928-0680		Mobile phone #:	N/A	
E-mail:	Ischwarzfeld@kbrlegal.com		Preferred contact method:	Email	
What are owner(s) intentions for property:	To Keep in compliance				
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) The Association has complied		
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 \$15,680.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$15,680.00

DOLLAR AMOUNT I AGREE TO PAY \$0.00


 Signature of Owner or Representative

10/10/2024
 Date

I, Dave Neuffer, 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:

The original violation was issued regarding 3 separate issues. Catamaran I, Inc ("Association") was required to (1) provide proof of termite extermination by a licensed exterminator; (2) provide proof of reinspection by a licensed termite exterminator; and (3) obtain a permit to repair and/or replace damaged trusses. The Association timely complied with items 1 and 2 of the Order. The Association was replacing the Association roof anyway at the time the violation was issued, so the truss repairs were to be performed as a part of the roof replacement. The Association worked diligently to get the trusses completed. The Association obtained a series of bids and ultimately choose Nailed It as its roofer. In The contract was signed in April 2024 and Nailed It immediately began working on the permit. The permit process was lengthy, but the Association continued to diligently work on the items requested by the building department until it was finally issued and the work was able to be completed. At all times during the process the Association was in contact with the City and worked to achieve compliance. The process took longer then anticipated by no fault of the Association. The Association requests that the fines be removed in their entirety.

Signed:

David Neuffer

Date:

10/10/2024

Print Name:

DAVID NEUFFER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

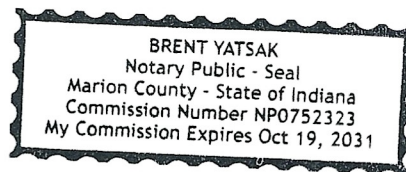
David Neuffer who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced Indiana Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 10 day of October, 2024.

Brent Yatsak

Notary Public, State of Florida

Indiana



REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2400 S Ocean Drive-Catamaran I- 2300 Building

Property Owner: Catamaran I, Inc.

Mailing Address: c/o Kaye Bender Rembaum, PL, 1200 Park Central Blvd. S, Pompano Beach, FL 33064

Telephone #: 954-928-0680 Cell Phone #: N/A

E-Mail Address: Ischwarzfeld@kbrlegal.com

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

Administrative Cost Estimator

12/4/2024

Property Address: 2400 S Ocean Dr - Catamaran 1 Bldg 2300

Date case originated: 2/8/2023

Date case complied: 10/1/2024

Total time: 20 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>23</u>	\$13.80
Certified Mail:	\$7.25	<u>2</u>	\$14.50

Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>8</u>	\$80.00
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Follow up and Inspections	\$50.00	<u>15</u>	\$750.00
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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>2</u>	\$150.00

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

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

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

Hearings	\$150.00	<u>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> </u>	\$0.00
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Total Estimated Cost: \$1,512.30

CATAMARAN 1 – CASE & PERMITTING TIME LINE

February 8, 2023	Case initiated
March 22, 2023	Special Magistrate Hearing - the owner was provided graduated time periods to complete each phase of compliance. 1) Termite treatment within 30 days; 2) Proof of elimination of termites within 60 days; 3) Obtain a permit for truss repair within 90 days.
April 18, 2023	Received emailed receipt for pest control treatment which complied item #1 of the Order.
May 30, 2023	A Notice of Extension of Time - 60 additional days to comply item #2 and 90 additional days to comply #3.
August 29, 2023	Affidavit of Non-Compliance was prepared and recorded on August 30, 2023
September 15, 2023	A letter contesting the fines was received.
October 18, 2023	Special Magistrate Massey Hearing - 90 day extension and stay of the fines was approved.
January 24, 2024	Affidavit of Non-Compliance was recorded and fines restarted.
February 9, 2024	A letter contesting the fines was received.
April 11, 2024	Special Magistrate Extension of Time Hearing - 60 day extension and stay of the fines was approved. According to this Order fines would resume after the expiration of this extension.
April 22, 2024	Permit application for the truss repair was received without any signed or sealed drawings. Applicant informed that drawings are necessary to process the application.
April 23, 2024	Permit application for the roof repair was also received. The association was informed that it would be better to complete the truss repair before doing the roof replacement.
May 7, 2024	Roof permit issued.
June 6, 2024	Sheathing, Dry-In and In Progress inspection approved on the roof permit.
June 7, 2024	The necessary drawings from the truss repair permit were received.
June 10, 2024	Review of the truss repair permit is completed and comments were sent to the contractor.
June 11, 2024	An email contesting the fines in the violation case was received.
June 12, 2024	Per the Extension of Time Order the extension expired and fines re-started.

June 20, 2024	Revised drawings for the truss repair were received without a revision form. The applicant was emailed.
June 27, 2024	Following a conversation with a representative from the association, a permit condition was emailed to the applicant reiterating the fact that a general contractor is needed to do the truss repair. A roofing contractor is not able to do this work under his licensing. This was emailed to the contractor along with the missing revision form that should have accompanied the drawings that were submitted.
July 11, 2024	Special Magistrate Hearing to stay the fines and provide an extension. The fines were stayed and an extension to September 11, 2024 was provided in order to obtain the permit for the truss repair.
August 19, 2024	A Change of Contractor was received from the General Contractor, Treasure Coast General Contracting, along with all the necessary forms.
August 20, 2024	Permit for the truss repair is issued.
September 4, 2024	Preliminary engineering report was submitted and received approval.
September 30, 2024	Final Engineering Report including As-Built drawing for the truss repair included and approved upon review.
October 1, 2024	This case was complied. An Affidavit of Compliance was recorded on 10/7/2024.

From the timeline you can see that fines were started 3 times and they accumulated as follows:

8/29/2023 to 10/18/2023	- \$4,900.00
1/24/2024 to 4/11/2024	- \$7,800.00
6/12/2024 to 7/11/2024	- <u>\$2,900.00</u>
Total of accrued fines:	\$15,600.00

This amount does not include the \$80.00 in recording fees and other administrative fees.

According to the Rules of Procedure for the Special Magistrate Board, the Building Department is allowed 1 administrative extension of up to 90 days after the time allowed by the Special Magistrate on the Order Determining Violation. Our Department did provide the maximum extension of 90 days to comply the case. All subsequent extensions must be approved by the Special Magistrate. The Association's counsel contested the start of fines each time, but fines accrue until they are stopped by the Special Magistrate. Therefore the fines accrued each time until the scheduled Special Magistrate Hearing.

The necessary permit to comply this case was applied for more than a year after the original Order was issued. Once applied for another 4 months passed before permitting and plan review staff received the necessary plans and forms to issue the permit. Once necessary plans were submitted, each plan review was completed within 1 to 3 days.

Special Magistrate Hearing - Building
Meeting Date: 12/12/2024

7. B.

Information

SUBJECT:

23-2183	3220 S US Hwy 1 Units 6 - 8	Commonwealth Multi-Properties	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 27, 2023	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Commonwealth Multi-properties 16370 NW 8th Dr Pembroke Pines FL 33028	REG. AGENT: Malkit Singh Sappal
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

REDUCTION CRITERIA:

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 the remodel of the 3 suites was issued 10 months after the initiation of the case. The work has been completed, inspected and a Certificate of Occupancy has been issued.**
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? **4 (four).**

FINDINGS/ORDER:

Order Determining Violation - November 15, 2023
Affidavit of Non-Compliance - February 22, 2024
Order Approving Respondent's Request For Extension of Time - April 12, 2024
Affidavit of Compliance - September 20, 2024

ACTION DATES:

1. November 15, 2023 - Special Magistrate Hearing - the owner was provided 60 days to get a permit or fines may accrue.
2. February 22, 2024 - An Affidavit of Non-Compliance was prepared and recorded on February 23, 2024. Fines began on February 22, 2024.
3. March 13, 2024 - An email was received contesting the fines.
4. March 18, 2024 - A Massey Hearing Notice was mailed.
5. April 4, 2024 - A DPCR application was received and approved on the same day. The contractor was emailed and informed of this approval allowing for the building permit to be applied for.
6. April 11, 2024 - Special Magistrate Hearing requesting an extension of time and staying of the fines was approved providing a 90 day extension to get the necessary permit. The accumulated fines total \$4,940.00, including \$40.00 in recording fees.
7. May 23, 2024 - The permit was issued. On July 25, 2024 the Final Building inspection was approved complying this case. An Amended Affidavit of Compliance was recorded on December 4, 2024.
8. October 22, 2024 - A request for the Reduction of the Fines was received.
9. November 5, 2024 - A Hearing Notice was sent.

RECOMMENDATION:

To be determined.

Attachments

Fine Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/05/2024

Started On: 12/04/2024 12:47 PM



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	9/25/2024				
Property address:	3220 S US HWY 1, STE 6,7,8 FORT PIERCE FL 34952				
Owner(s) of record:	COMMONWEALTH MULTIPROPERTIES				
Mailing address:	16370 NW 8TH DR, PEMBROKE PINES, FL 33028				
Property tax ID #:					
Original purchase date:			Original purchase price:		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	GLEISER MIRANDA		Relationship to owner(s)	NONPROFIT RELIGIOUS-TENANT	
Telephone #:			Mobile phone #:	7723614292	
E-mail:	FIDELITYCSC@GMAIL.COM		Preferred contact method:	MOBILE PHONE	
What are owner(s) intentions for property:	CURRENTLY RENTED FOR A CHURCH TO CONTINUE IN USE				
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 \$ 4930.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 4930.00

DOLLAR AMOUNT I AGREE TO PAY \$ 0.00

Gleiser de Miran Miranda
 Signature of Owner or Representative

9/25/24
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 3220 S US HWY 1, ST 6,7,8, FORT PIERCE FL 34982

Property Owner: COMMONWEALTH MULTIPROPERTIES

Mailing Address: 16370 NW 8TH DR, PEMBROKE PINES, FL 33028

Telephone #: _____ Cell Phone #: 954-447-6165

E-Mail Address: msappal@bellsouth.net

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

I, GLEISER MIRANDA, 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:

WE ARE A NONPROFIT RELIGIOUS INSTITUTION. WE HAVE BEEN A CHURCH HELPING THE
COMMUNITY FOR A FEW YEARS NOW AND WE DO NOT HAVE FUNDS TO COVER A HIT LIKE THIS.
THE REMODEL OF THE CHURCH WAS MOSTLY DONE BY DONATIONS OF PATRONS WHO WORK IN
THE CONSTRUCTION INDUSTRY AND ARE LICENSED CONTRACTORS AND WERE ABLE TO WORK (LABOR)
AT NO COST AND ALSO CONTRIBUTE WITH THE MATERIALS FOR THE CONSTRUCTION OF THE PROJECT.

Signed: Gleiser de Assis Miranda Date: 09/26/2024

Print Name: GLEISER de ASSIS MIRANDA

STATE OF FLORIDA

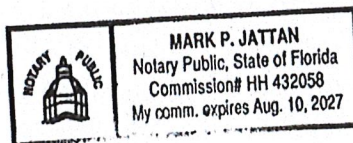
COUNTY OF ~~ST. LUCIE~~ Martin

PERSONALLY APPEARED before me, the undersigned authority
Gleiser de Assis Miranda 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
Florida DL as identification.

SWORN TO AND SUBSCRIBED before me this 26 day of September, 2024.

Mark P. Jattan

Notary Public, State of Florida Mark P. Jattan



Administrative Cost Estimator

12/4/2024

Property Address: 3220 S US Highway 1 Units 6-8

Date case originated: 7/27/2023

Date case complied: 9/20/2024

Total time: 14 months

Number of Hearings

Violation Hearings: 1
 Massey/Lien Hearings: 1
 Fine Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
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>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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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> </u>	\$0.00
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Total Estimated Cost: \$888.45

Special Magistrate Hearing - Building
Meeting Date: 12/12/2024

7. C.

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:	Fine Reduction
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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

REDUCTION CRITERIA:

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 unpermitted shed was removed.**

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).**

FINDINGS/ORDER:

Order Determining Violation - April 12, 2024

Affidavit of Non-Compliance - June 25, 2024

Order Approving Respondent's Request for Extension of Time (60 days) - August 16, 2024

Affidavit of Compliance - October 15, 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 fines began.
3. July 10, 2024 - an email was received from the property manager contesting the fines.
4. July 16, 2024 - A Massey Hearing Notice was mailed.
5. August 15, 2024 - Special Magistrate Massey Hearing resulted in An Order Approving Respondent's Request for Extension of Time (60 days) which also included staying the fines. The accumulated fines total \$5,240.00, including \$40.00 in recording fees.
6. October 14, 2024 - The property was inspected and the unpermitted shed was removed, complying this case. An Affidavit of Compliance was recorded. A letter notifying the owner of compliance and fines accrued was also mailed.
7. October 17, 2024 - A Fine Reduction Request was received.
8. November 5, 2024 - A Hearing Notice was mailed.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 12/05/2024 11:34 AM

Final Approval Date: 12/05/2024

Administrative Cost Estimator

12/5/2024

Property Address: 4201 Bandy Boulevard

Date case originated: 12/4/2023

Date case complied: 10/15/2024

Total time: 10 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Fine Reduction Hearings: 1

Mailing Expense			
Regular 1st Class:	\$0.60	<u>13</u>	\$7.80
Certified Mail:	\$7.25	<u>2</u>	\$14.50
Photographs (per page)	\$0.50	<u>2</u>	\$1.00
Filing Fees	\$10.00	<u>4</u>	\$40.00
Follow up and Inspections	\$50.00	<u>6</u>	\$300.00
<small>Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.</small>			
Building Dept. Assistant			
Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00
<small>Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.</small>			
Assistant Director of Building	\$75.00	<u>1</u>	\$75.00
<small>Covers review of initial notice, review of case file for recommendation and review with attorney</small>			
City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
<small>Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.</small>			
Hearings	\$150.00	<u>1</u>	\$150.00
<small>Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.</small>			
Lien Reduction Request Hearing	\$250.00	<u> </u>	\$0.00

Total Estimated Cost: \$863.30



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	10/17/2024		
Property address:	4201 Bandy Blvd Ft Pierce		
Owner(s) of record:	Red Hawk Rebar, LLC		
Mailing address:	255 Alhambra Cir suite 500 Coral Gables, FL 33134		
Property tax ID #:			
Original purchase date:			Original purchase price:
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Ashley Ledlow	Relationship to owner(s)	Property manager
Telephone #:	772 380 7190	Mobile phone #:	
E-mail:	Ashley@naisouthwest.com	Preferred contact method:	email
What are owner(s) intentions for property:			
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

\$ 5,240.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ Any

DOLLAR AMOUNT I AGREE TO PAY

\$ _____


 Signature of Owner or Representative

10/17/2024
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 4701 Bandy Blvd

Property Owner: Red Hawk Rebar, LLC

Mailing Address: 255 Alhambra Cir suite 500 Coral Gables 33134


Telephone #: 772 286 6292 Cell Phone #: _____

E-Mail Address: ASHWY@Naisouthcoast.com

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

I, Ashley Ledlow, 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:

Property in compliance, shed removed.

Signed:  Date: 10/17/2024


Print Name: Ashley Ledlow

STATE OF FLORIDA

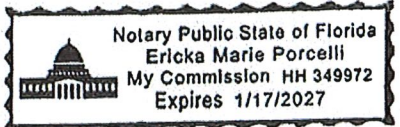
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Ashley Ledlow 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 _____ as identification.

SWORN TO AND SUBSCRIBED before me this 17 day of October, 2024.



Notary Public, State of Florida



Information

SUBJECT:

18-1546	528 N 11th St Unit B	786 Wali Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 13, 2018	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: 786 Wali Inc. 145 Hidden Hollow Ter Palm Beach Gardens, FL 33418	REG. AGENT: Shalla Ashfaq
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VIOLATIONS:

IPMC 604.3 Electrical System Hazards, IPMC 504.1 Plumbing Fixtures, IPMC 305.3 Interior Surfaces, IPMC 309.1 Infestation, IPMC 304.13 Windows, Doors & Frames

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - May 21, 2019
Notice of Extension of Time - July 24, 2019
Affidavit of Non-Compliance - November 5, 2019
Revised Order Assessing Fine and Imposing Lien - March 25, 2021
Affidavit of Compliance - September 16, 2024

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - This property is a duplex and there are enforcement actions on both units.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None on record.

5. Whether granting of the reduction is in the best interest of the City?

- To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Attachments

Lien Reduction Request

Admin Costs

Form Review

Form Started By: Elizabeth Beck

Started On: 12/05/2024 03:45 PM

Final Approval Date: 12/05/2024



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 528 N 11ST FORT PIERCE FL 34950 UNIT B

Parcel ID #: 2409-501-0149-0005

Property Owner: 786 WALI INC.

Mailing Address: 145 HIDDEN HOLLOW TER PALM BEACH FL 33418

Telephone #: _____ Cell Phone #: 917-821-9200

E-Mail Address: SHAILA-A@HOTMAIL.COM

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, SHALIA ASHFAQ, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I AGREE TO PAY ALL HARD/ADMINISTRATION COST ASSOCIATED WITH THIS FILE.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: 

Date: 10/23/24

FOR OFFICE USE ONLY:	RECEIVED DATE:	
OWNERSHIP INFORMATION:		
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO	
REDUCTION TYPE:		
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: _____	

Administrative Cost Estimator

12/5/2024

Property Address: 528 N 11th St Unit A

Date case originated: 12/13/2018

Date case complied: 9/16/2024

Total time: 69 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>14</u>	\$8.40
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Follow up and Inspections	\$50.00	<u>12</u>	\$600.00
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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> </u>	\$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	<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: \$1,429.65

Information

SUBJECT:

19-2514	528 N 11th St Unit A	786 Wali Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 23, 2019	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: 786 Wali Inc. 145 Hidden Hollow Ter Palm Beach Gardens, FL 33418	REG. AGENT: Shalla Ashfaq
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VIOLATIONS:

IPMC 603.1 Mechanical Equipment, IPMC 704.6.1 Smoke Alarms

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - January 22, 2020
Notice of Extension of Time - March 27, 2020
Affidavit of Non-Compliance - July 6, 2020
Order Assessing Fine and Imposing Lien - September 28, 2020
Affidavit of Compliance - September 16, 2024

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - This property is a duplex and there are enforcement actions on both units.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None on record.
5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Attachments

Lien Reduction Request

Admin Costs

Form Review

Form Started By: Elizabeth Beck

Started On: 12/05/2024 03:43 PM

Final Approval Date: 12/05/2024



REQUEST FOR REDUCTION OF PENALTY

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.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 528 N 11ST FORT PIERCE FL 34950 UNIT A
Parcel ID #: 2409-501-0149-0005
Property Owner: 786 WALI INC.
Mailing Address: 145 HIDDEN HOLLOW TER PALM BEACH FL 33418
Telephone #: _____ Cell Phone #: 917 821 9200
E-Mail Address: SHALLA -A @HOTMAIL.COM
Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, SHAIIA ASHFAQ, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I AGREE TO PAY ALL HARD/ADMINISTRATION COST ASSOCIATED WITH THIS FILE.

PLEASE INITIAL:

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

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

I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: _____

je

Date: _____

10/25/24

FOR OFFICE USE ONLY:

RECEIVED DATE:

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

Code lien # _____ Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____

Administrative Cost Estimator

12/5/2024

Property Address: 528 N 11th St Unit A

Date case originated: 9/23/2019

Date case complied: 9/16/2024

Total time: 60 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>7</u>	\$350.00
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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
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Each additional Hearing	\$75.00	<u> </u>	\$0.00
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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: \$1,164.45

Special Magistrate Hearing - Building
Meeting Date: 12/12/2024

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:	Status Update
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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
Massey Hearing - July 18, 2023
Order of Extension (90 days) - October 17, 2023
Order of Extension (30 days) - February 8, 2024
Order of Extension (90 days) - August 15, 2024

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.
18. August 15, 2024 - 90 Day Extension was provided by the Special Magistrate to allow for the site plan to be presented to the City Commission.
19. September 16, 2024 - Site Plan presented to the City Commission.
20. November 15, 2024 - Permit CBLDG-2024-00410 applied for.
21. December 4, 2024 - Revisions submitted.
22. December 12, 2024 - Scheduled for the SM for a Status Hearing.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/05/2024

Started On: 12/05/2024 04:44 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: 12/12/2024

9. B.

Information

SUBJECT:

23-2493	1225 McCray Court	Roberts, Brandi	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 31, 2023	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Brandi Roberts 1225 McCray Ct Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 12, 2024
Notice of Extension of Time (90 days) - July 16, 2024

ACTION DATES:

1. April 12, 2024 - Special Magistrate Hearing - the Special Magistrate provided 90 days to get the permit or fines may accrue.
2. July 16, 2024 - A Notice of Extension of time (90 days) was granted.
3. October 15, 2024 - A request for a further extension of time was received. A hearing notice was mailed on November 5, 2024.

RECOMMENDATION:

To be determined.

Attachments

Req for Extension of Time

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/05/2024

Started On: 12/04/2024 04:45 PM



REQUEST FOR EXTENSION OF TIME

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

Contact Information

Name:	Brandi Roberts
Street Address:	1225 McCray Court
City, State, Zip:	Fort Pierce, Florida 34950
Phone #:	561-507-6099
E-Mail:	brandi561@yahoo.com

Case Information

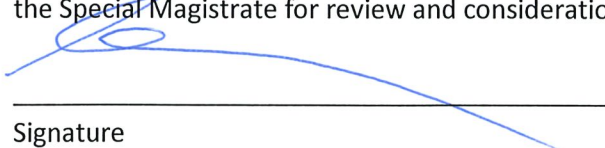
Date of Violation:	8-31-23	Case #:	23-2493
Location Issued:	City of Ft Pierce		
Basis for Requesting an Extension: would like more time to get correct drawings and is taking original contractor to small claims court to recoup money paid to him			

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)

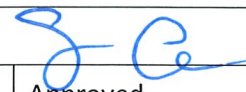
Signature

Date



10-15-2024

FOR OFFICE USE ONLY:

Reviewing Supervisor:			
Determination:	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Schedule for hearing	
Date of review	10/23/24	Date of hearing:	12/12/24