

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, January 9, 2025 - 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.	24-997	511 Douglas Court	Edwards, Richard	Frank Remling
B.	24-1464	702 N 15th St Front House	B and B Business Management Services Inc.	Miles Keller
C.	24-1465	702 N 15th St Front House	B and B Business Management Services Inc.	Miles Keller
D.	BV2024-00004	1230 Seaway Drive	Hutchinson Ft Pierce Hospitality LLC	Joel Smith

E.	BV2024-00015	524 Avenue A	First United Methodist Church of Ft Pierce Inc.	Frank Remling
F.	BV2024-00018	1800 Sandhill Crane Dr	The Lakes at The Savannahs Condominium	Miles Keller
G.	BV2024-00024	403 Mades Drive	Sabal Chase Essential Housing	Frank Remling
H.	BV2024-00025	1800 N Dovetail Dr	The Lakes at The Savannahs Condominium	Miles Keller
I.	BV2024-00029	1401 Avenue M	Butler, Carolyn	Logan Winn
J.	BV2024-00032	4807 S US Hwy 1	Maroun Enterprises of Florida LLC	Miles Keller
K.	BV2024-00033	2001 S 30th Street	National Debt Relief Services Inc	Logan Winn
L.	BV2024-00034	2410 N 21st St	The AC Trust	Frank Remling
M.	BV2024-00035	1010 Hispana Ave	Camargo, Estela	Joel Smith

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

A.	23-2858	1509 Avenue E	Sweeting, Ronald & Jannie	Shaun Coss
B.	24-6	108 N 8th St Apt C	5 Villegas LLC	Shaun Coss

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

A.	16-1371	512 N 17th St	Alvarez, Eliecer	Shaun Coss
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9. **OTHER CASES**

A.	23-1981	715 S Ocean Dr	Boardwalk Condominium Assn Inc.	Shaun Coss
B.	24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss

C.	24-447	2607 Booker St	1 EZ Buildings LLC	Shaun Coss
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10. **NEW BUSINESS**

11. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, 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: 01/09/2025

Re: Case #24-997 - 511 Douglas Court

Information

SUBJECT:

24-997	511 Douglas Court	Edwards, Richard	Frank Remling
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CASE INFORMATION:

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

OWNER: Richard Edwards 521 N 24th St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 504.1 (2021) General, IPMC 304.13.2 (2021) Openable Windows, IPMC 605.2 (2021) Receptacles, IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation

CORRECTIVE ACTIONS:

1. Make necessary plumbing repairs so that the bathtub drains properly.
2. Repair/replace the window that does not work properly.
3. Make necessary electrical repairs to the non-working electrical outlets that are not working.
4. Replace missing electrical faceplates.
5. Repair the hole in the ceiling.
6. Treat the property for all pest infestation including rats.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/06/2024

Started On: 12/06/2024 10:21 AM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 01/09/2025

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 B 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
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

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
Final Approval Date: 12/31/2024

Started On: 12/30/2024 08:49 AM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 01/09/2025

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 B 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
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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 door making it weather tight.
4. Make electrical repairs, if necessary, to the electrical box to the ceiling fan that was saturated with 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 Started By: Elizabeth Beck
Final Approval Date: 12/31/2024

Started On: 12/30/2024 09:41 AM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 01/09/2025

Re: Case #BV2024-00004 - 1230 Seaway Drive - POOL

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

Information

SUBJECT:

BV2024-00004	1230 Seaway Drive	Hutchinson Ft Pierce Hospitality LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	July 22, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Hutchinson Ft Pierce Hospitality LLC 1909 Woodall Rodgers FWY 300 Dallas TX 75201	REG. AGENT: Registered Agents Inc. 7901 4th St N Suite 300 St Petersburg FL 33702
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VIOLATIONS:

IPMC 303.2 (2021) Pool/Spa Enclosures

CORRECTIVE ACTIONS:

Please install, repair or replace the pool barrier as required.

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: 12/31/2024

Started On: 12/30/2024 05:14 PM

Special Magistrate Hearing - Building

6. E.

Meeting Date: 01/09/2025

Re: Case #BV2024-00015 - 524 Avenue A

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

Information

SUBJECT:

BV2024-00015	524 Avenue A	First United Methodist Church of Ft Pierce Inc.	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 6, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: First United Methodist Church Of Fort Pierce Inc. 616 Orange Ave Fort Pierce FL 34950	REG. AGENT: Gregory Rogolino
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the irrigation system installed without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/06/2025

Started On: 01/02/2025 08:42 AM

Special Magistrate Hearing - Building

6. F.

Meeting Date: 01/09/2025

Re: Case #BV 2024-00018 - 1800 Sandhill Crane Drive

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

Information

SUBJECT:

BV2024-00018	1800 Sandhill Crane Dr	The Lakes at The Savannahs Condominium	Miles Keller
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CASE INFORMATION:

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

OWNER: The Lakes at the Savannahs Condominium Attn: Clubhouse Office 1800 N Dovetail Dr Ft Pierce, FL 34982-8040	REG. AGENT: Kelli Burgess c/o Signature Property Management 3171 SE Dominca Terr Stuart, FL 34997
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the demolition of the gazebo 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: 12/31/2024

Started On: 12/30/2024 05:08 PM

Special Magistrate Hearing - Building

6. G.

Meeting Date: 01/09/2025

Re: Case #BV024-00024 - 403 Mades Drive

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

Information

SUBJECT:

BV2024-00024	403 Mades Drive	Sabal Chase Essential Housing	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 13, 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:

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structure, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5.3 (2021) Dangerous Structure or Premises, IPMC 304.13 (2021) Window, Skylight, Door Frame, IPMC 304.2 (2021) Protective Treatment

CORRECTIVE ACTIONS:

1. Please obtain a permit for the repairs. Signed and sealed drawings from a properly licensed design will be required for permitting. Any repairs that have already been made will require a signed and sealed inspection reports from a properly licensed design professional in lieu of inspections being performed by the City.
2. Please obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
3. Please obtain a permit to make all necessary repairs to make the structure fit for habitation again. It is recommended that the occupants vacate the structure until the condition is remedied.
4. 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.
5. Please obtain a permit to repair or replace the damaged window, skylight and doors.
6. Please repair the exterior of the structure as required.

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: 12/31/2024

Started On: 12/30/2024 03:04 PM

Special Magistrate Hearing - Building

6. H.

Meeting Date: 01/09/2025

Re: Case #BV2024-00025 - 1800 S Dovetail Drive

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

Information

SUBJECT:

BV2024-00025	1800 N Dovetail Dr	The Lakes at The Savannahs Condominium	Miles Keller
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CASE INFORMATION:

Case Initiated:	August 15, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: The Lakes at the Savannahs Condominium Attn: Clubhouse Office 1800 N Dovetail Dr Ft Pierce, FL 34982-8040	REG. AGENT: Kelli Burgess c/o Signature Property Management 3171 SE Dominca Terr Stuart, FL 34997
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit for the fire panel changeout 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: 12/30/2024 04:50 PM

Final Approval Date: 12/31/2024

Special Magistrate Hearing - Building

6. I.

Meeting Date: 01/09/2025

Re: Case #BV2024-00029 - 1401 Avenue M

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

Information

SUBJECT:

BV2024-00029	1401 Avenue M	Butler, Carolyn	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 20, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Carolyn Butler PO Box 1803 Ft Pierce FL 34954	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.1.1.1 (2021) Exterior Unsafe Conditions, IPMC 304.4 (2021) Exterior Structural Members

CORRECTIVE ACTIONS:

1. Please obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
2. Please obtain a permit to repair or replace all damaged exterior structural members.

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: 12/31/2024

Started On: 12/30/2024 02:51 PM

Special Magistrate Hearing - Building

6. J.

Meeting Date: 01/09/2025

Re: Case #BV2024-00032 - 4807 S US Highway 1

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

Information

SUBJECT:

BV2024-00032	4807 S US Hwy 1	Maroun Enterprises of Florida LLC	Miles Keller
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CASE INFORMATION:

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

OWNER: Maroun Enterprises of Florida LLC 10 Thayer St Methuen MA 01844-26174	REG. AGENT: John J McGlynn, III 729 SW Federal Hwy, Suite 200 Stuart FL 34994
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the sign installed without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/31/2024

Started On: 12/30/2024 05:29 PM

Special Magistrate Hearing - Building

6. K.

Meeting Date: 01/09/2025

Re: Case #BV2024-00033 - 2001 S 30th Street

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

Information

SUBJECT:

BV2024-00033	2001 S 30th Street	National Debt Relief Services Inc	Logan Winn
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CASE INFORMATION:

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

OWNER: NATIONAL DEBT RELIEF SERVICES INC 12856 SW 31ST COURT MIRAMAR, FL 33027	REG. AGENT: BELINDA VILLOCH
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.15 (2021) Exterior Doors, IPMC 305.3 (2021) Interior Surfaces, IPMC 505.1 (2021) Water System – General, IPMC 603.1 (2021) Mechanical Appliances, IPMC 605.1 (2021) Electrical Installation, IPMC 605.2 (2021) Receptacles

CORRECTIVE ACTIONS:

1. Please obtain a permit for the interior build out of the rear garage, making it into a living unit that has been performed without a permit.
2. Please obtain a permit for the window infill in the bathroom that has been performed without a permit.
3. Please replace all damaged door hardware. A permit will be required if doors or door frames are replaced.
4. Please repair the multiple drywall defects in house on the walls and ceiling.
5. Repair/replace the toilet that is not properly fastened to the floor.
6. Repair or replace the dryer exhaust termination outside.
7. Make necessary repairs to any exposed wiring. Electrical equipment shall be properly installed and maintained.
8. Please make all necessary repairs/replacements to the electrical receptacles and face plates.

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: 12/31/2024

Started On: 12/30/2024 01:26 PM

Special Magistrate Hearing - Building

6. L.

Meeting Date: 01/09/2025

Re: Case #BV2024-00034 - 2410 N 21st Street

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

Information

SUBJECT:

BV2024-00034	2410 N 21st St	The AC Trust	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 27, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: The AC Trust 978 Hacienda Cir Kissimmee FL 34741	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit for the replacement of the water heater, the re-piping of the water supply, and the conversion of the single-family home into a duplex that was done with 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: 12/30/2024 04:40 PM

Final Approval Date: 12/31/2024

Special Magistrate Hearing - Building

6. M.

Meeting Date: 01/09/2025

Re: Case #BV2024-00035 - 1010 Hispana Avenue

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

Information

SUBJECT:

BV2024-00035	1010 Hispana Ave	Camargo, Estela	Joel Smith
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CASE INFORMATION:

Case Initiated:	August 27, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Estela Camargo 1010 Hispana Ave Ft Pierce FL 34982-4324	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit for the driveway, stucco, windows installed, infill and soffit work 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: 01/06/2025

Started On: 12/30/2024 03:16 PM

Special Magistrate Hearing - Building
Meeting Date: 01/09/2025

7. A.

Information

SUBJECT:

23-2858	1509 Avenue E	Sweeting, Ronald & Jannie	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 25, 2023	Type of Presentation:	Massey/Extension of Time
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OWNER:

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

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

FINDINGS/ORDER:

Order Determining Violation - February 9, 2024
Notice of Extension of Time (90 days) - April 23, 2024
Affidavit of Non-Compliance - November 27, 2024

ACTION DATES:

1. February 9, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. April 23, 2024 - A Notice of Extension of Time (90 days) was recorded.
3. November 27, 2024 - An Affidavit of Non-Compliance was prepared and recorded on December 2, 2024.
4. December 9, 2024 - A letter from the owner contesting the accrual of fines and a request for an extension of time was received.

RECOMMENDATION:

To be determined.

Form Started By: Elizabeth Beck
Final Approval Date: 12/31/2024

Started On: 12/29/2024 10:05 PM

Information

SUBJECT:

24-6	108 N 8th St Apt C	5 Villegas LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 3, 2024	Type of Presentation:	Fine Reduction
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OWNER:

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

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

FINDINGS/ORDER:

Order Determining Violation - May 10, 2024
Affidavit of Non-Compliance - November 26, 2024
Affidavit of Compliance - December 11, 2024

ACTION DATES:

1. May 10, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. November 26, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. December 11, 2024 - An Affidavit of Compliance was prepared and recorded on December 16, 2024. Fines accrued from November 26, 2024 to December 11, 2024 and total \$1,630.00 including \$30.00 of recording fees.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs
Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/31/2024

Started On: 12/29/2024 06:11 PM

Administrative Cost Estimator

12/29/2024

Property Address: 108 N 8th St Apt C

Date case originated: 1/3/2024

Date case complied: 12/11/2024

Total time: 11 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense			
Regular 1st Class:	\$0.60	<u>5</u>	\$3.00
Certified Mail:	\$7.25	<u>1</u>	\$7.25
Photographs (per page)	\$0.50	<u>10</u>	\$5.00
Filing Fees	\$10.00	<u>3</u>	\$30.00
Follow up and Inspections	\$50.00	<u>7</u>	\$350.00
<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: \$895.25



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	12/17/2024		
Property address:	108 N 8th St. APT. Q		
Owner(s) of record:	S VILLEGAS LLC MARTHA VILLEGAS, REEM AGENT		
Mailing address:	108 N 8th St APT. Q		
Property tax ID #:			
Original purchase date:	9-15-2014	Original purchase price:	49000=
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:	MARTHA VILLEGAS	Relationship to owner(s)	
Telephone #:	772 359 7334	Mobile phone #:	
E-mail:	martha.orrego61@gmail.com	Preferred contact method:	PHONE CALL
What are owner(s) intentions for property:	APARTMENT BUILDING. REPAIRING		
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 \$ 1,630,00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 1,630,00

DOLLAR AMOUNT I AGREE TO PAY \$ _____

Martha Villegas
 Signature of Owner or Representative

12/17/2024
 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:

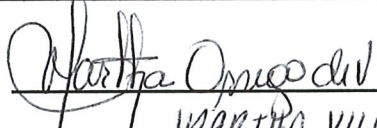
1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / 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: 108 N 8th St. Apt. C Fort Pierce, FL, 34950
Property Owner: MARTHA VILLEGAS REGR AGENT FOR S VILLEGAS LLC
Mailing Address: 108 N 8th St. Apt. C Fort Pierce, FL, 34950
Telephone #: 772 3527334 Cell Phone #: _____
E-Mail Address: martha.orrego61@gmail.com

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

I, MARTHA VILLEGAS, 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:


GREETINGS TO THE CITY OF FORT PIERCE & THE BUILDING DEPT.
I WOULD LIKE TO COMMUNICATE THAT WE PRESENTLY ARE IN
COMPLIANCE, AS OF DEC. 11, 2024, WITH THE SPECIAL MAGISTRATE
ORDER. I WOULD LIKE TO REQUEST THAT THE FINES IMPOSED ON
OUR PROPERTY BE REVERSED. THE REASON FOR THE VIOLATION WAS
AN HONEST MISTAKE ON OUR BEHALF. WE FAILED TO CONDUCT A
PLUMBING INSPECTION FOR THE WATER HEATER IN APT. C.
I WOULD LIKE TO STATE THAT IN REGARDS TO THE MAJORITY OF
THE PRIOR VIOLATIONS, WE HAVE WORKED IN A TIMELY MANNER TO
REMEDY THEM, AND SO WAS OUR INTENTION WHEN IT COMES TO
THIS CASE. WE STRIVE TO MAINTAIN THE PROPERTY THE BEST WAY
WE CAN AND WE TRY TO BE GOOD TO OUR NEIGHBORS. THANK YOU.

Signed:  Date: 12/17/2024
Print Name: MARTHA VILLEGAS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Martha Orrego Villegas 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 Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 18th day of Dec, 2024.


Notary Public, State of Florida



Information

SUBJECT:

16-1371	512 N 17th St	Alvarez, Eliecer	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 4, 2016	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Eliecer Alvarez 611 47th St West Palm Beach, FL 33407	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 304.1 Exterior Structure, IPMC 304.7 Roofs & Drainage, IPMC 304.13 Windows, Doors & Frames, IPMC 304.13.1 Glazing, IPMC 305.3 Interior Surfaces, IPMC 505.1 Water System, IPMC 505.3 Water Supply, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 602.2 Residential Heat Supply, IPMC 605.1 Electrical Equipment, IPMC 704.1 Fire Protection Systems

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - May 18, 2017
Notice of Extension of Time - November 22, 2017
Affidavit of Non-Compliance - February 2, 2018
Order Assessing Fine and Imposing Lien - August 2, 2018
Affidavit of Compliance - October 4, 2024
Fines began accruing on February 2, 2018 and were stopped on October 4, 2024. Fines total \$241,550.00 including \$50.00 in recording fees.

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 case being considered.

4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?

- One administrative lien reduction granted in March, 2024 for a building violation, permit required case.

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

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 12/18/2024 02:41 PM

Final Approval Date: 12/31/2024

Administrative Cost Estimator

12/29/2024

Property Address: 512 N 17th Street

Date case originated: 6/4/2016

Date case complied: 10/4/2024

Total time: 100 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>5</u>	\$3.00
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>11</u>	\$5.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>18</u>	\$900.00
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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: \$1,705.75



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	11-1-24		
Property address:	512 N. 17 th St. Fort Pierce, FL 34950		
Owner(s) of record:	Eliecer Barzqueta Alvarez		
Mailing address:	611 47 th St. West Palm Beach, FL 33407		
Property tax ID #:			
Original purchase date:	11-21-23	Original purchase price:	\$ 210,000. -
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Eliecer Barzqueta Alvarez	Relationship to owner(s):	self
Telephone #:	561-779-8336	E-Mail:	eliecerbaoo@gmail.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ _____	\$ _____

Signature of Owner or Representative

11-1-24

Date

Eliecer Barzqueta Alvarez

Printed Name



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. If requesting a hearing, an application fee of \$250.00 per request shall be paid to the Finance Department prior to submitting your request.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Part 5 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:

512 N. 17th St. Fort Pierce, FL 34950

Parcel ID #:

2409-122-0010-000-9

Property Owner:

Eliecer Barzqueta Alvarez

Mailing Address:

611 47th St. West Palm Beach, FL 33407

Telephone #:

-

Cell Phone #:

561-779-8336

E-Mail Address:

eliecerba00@gmail.com

Number of Applications:

One

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, Elicez Brzuzeta Alvarez, 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:

When I bought this Property I learned that it had two different liens. I have paid and complied with the first one and this would be my second one and final one. I would like to be considered for a waiver or reduction on this second one. The first one I paid in full however, after all the remodeling including intact windows, floors, roofs, transforming a detached garage into a single family home; my finances have depleted and taken a toll in my quest to finish everything and adhering to all the fast track rules and regulations. → over

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Part 5.4 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. 5.4. 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: 11-1-24

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: _____	

I kindly request your consideration for a waiver or reduction at this time. I would always be grateful if an amount of \$1,500.- could be considered. I'm willing to provide any additional information including paper trail on all my expenses towards the completion of this project.

Thank you for considering my appeal. I trust in your understanding, good judgement and your leniency but above all thank you for taking the time on your already busy schedule to review and look over my case.

Special Magistrate Hearing - Building
Meeting Date: 01/09/2025

9. A.

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:	Massey Hearing
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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
Order Denying Respondent's Request for Extension of Time and Respondent's Motion To Stop Accrual of Fines - November 12, 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.
6. November 7, 2024 - Special Magistrate Hearing requesting an extension of time and a stop

to accruing fines was denied.

7. December 10, 2024 - Received request for Massey Hearing.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck

Started On: 12/30/2024 12:40 PM

Final Approval Date: 12/30/2024

Special Magistrate Hearing - Building
Meeting Date: 01/09/2025

9. B.

Information

SUBJECT:

24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 15, 2024	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Joyce A Cohen Kroll (TR) 1881 SW Buttercup Ave Port St Lucie FL 34953	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.1 (2021) Exterior Structure - General, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024
Notice of Extension of Time (90 days) - August 14, 2024

ACTION DATES:

1. June 14, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. August 14, 2024 - Notice of Extension of Time (90 days) was recorded.
3. November 13, 2024 - a request for a further extension of time was received.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/31/2024

Started On: 12/29/2024 07:57 PM

Special Magistrate Hearing - Building
Meeting Date: 01/09/2025

9. C.

Information

SUBJECT:

24-447	2607 Booker St	1 EZ Buildings LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 11, 2024	Type of Presentation:	Extension of Time
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OWNER:

OWNER: 1 EZ Buildings LLC 3991 SW 54th Ct Ft Lauderdale FL 33312	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020 Permit Required)

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024
Notice of Extension of Time (90 days) - August 14, 2024

ACTION DATES:

1. June 14, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. August 14, 2024 - Notice of Extension of Time (90 days) was recorded.
3. December 2, 2024 - a request for a further extension of time was received.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/31/2024

Started On: 12/29/2024 09:46 PM