

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, January 19, 2021 - 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 - VIOLATION CASES**

A.	20-685	1703 Miami Court	Frangella, Anthony	Cris Bossano
B.	20-963	1144 S Ocean Dr Apt C	Cheryl Shores Apartments LLC	Ed Smith
C.	20-964	1144 S Ocean Dr Apt D	Cheryl Shores Apartments LLC	Ed Smith
D.	20-1329	1101 N 22nd Street	Maria Prows LLC	Cris Bossano
E.	20-1362	515 S 10th Street	Toussaint, Jean W	Ed Smith
F.	20-1488	345 Weatherbee Rd Lot 19	Sosa, Neysa	Cris Bossano

G.	20-1495	1501 N 16th St Unit A	Barron, Walter & Dorothy Ghent, Mamie	Ed Smith
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H.	20-1498	1501 N 16th St Unit B	Barron, Water & Dorothy Ghent, Mamie	Ed Smith
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I.	20-1558	2501 Okeechobee Road	Spirit FL Town Star 2014-2 LLC	Ed Smith
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J.	20-1707	1501 Avenue Q	Hill, Antonio, Shershana & Destiny	Cris Bossano
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K.	20-1797	1125 Raymond Ave	Vargas, Emanuel	Cris Bossano
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L.	20-1798	701 S 13th Street	Calderon, Marcos	Ed Smith
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M.	20-1848	3204 Ohio Ave	Sanco LLC	Kevin Grant
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N.	20-1873	3201 Kentucky Ave	Pierce, Terry & Debra	Frank Remling
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O.	20-1891	902 Antigua Ave	Vazquez, Albaro Gil	Cris Bossano
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P.	20-1893	2709 Oleander Blvd	Ramirez, Yesenia Andrade, Yesenia & J. Guadalupe	Ed Smith
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Q.	20-1915	1903 San Diego Avenue	Watkins, Leroy; Mack, Shelia Lammers, Shelita	Cris Bossano
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R.	20-1983	808 1/2 N 17th Street	Patil, Darshan	Cris Bossano
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S.	20-2423	4301 Orange Ave	4301 Gateway LLC	Frank Remling
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	18-2935	325 S 13th Street	Dantilus, Jean	Shaun Coss
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B.	19-1181	1401 N 22nd Street	Boston, Homer	Shaun Coss
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.

15-1910	135 N 15th Street	JBM Properties Management LLC	Shaun Coss
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **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**

**5. A.**

**Meeting Date:** 01/19/2021

**Re:** Case # 20-685 - 1703 Miami Court

**Information**

**SUBJECT:**

20-685	1703 Miami Court	Frangella, Anthony	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	March 3, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Anthony Frangella 1703 Miami Court Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.7 Roofs and Drainage, IPMC 304.1.8 Unsafe Conditions - Roof

**CORRECTIVE ACTIONS:**

1. Repair/replace roof that shows signs of deterioration.

**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: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 01/19/2021

**Re:** Case # 20-963 - 1144 S Ocean Drive Apt C

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**Information**

**SUBJECT:**

20-963	1144 S Ocean Dr Apt C	Cheryl Shores Apartments LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	April 13, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Cheryl Shores Apartments LLC 1144 S Ocean Dr Apt D Ft Pierce FL 34949	<b>REG. AGENT:</b> Douglas Hixson
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 12/17/2020

Started On: 12/17/2020 10:51 AM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 01/19/2021

**Re:** Case # 20-964 - 1144 S Ocean Drive Apt D

**Information**

**SUBJECT:**

20-964	1144 S Ocean Dr Apt D	Cheryl Shores Apartments LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	April 13, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Cheryl Shores Apartments LLC 1144 S Ocean Dr Apt D Ft Pierce FL 34949	<b>REG. AGENT:</b> Douglas Hixson
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck

Started On: 12/17/2020 10:51 AM

Final Approval Date: 12/17/2020

**Special Magistrate Hearing - Building****5. D.****Meeting Date:** 01/19/2021**Re:** Case #20-1329 - 1101 N 22nd Street**Information****SUBJECT:**

20-1329	1101 N 22nd Street	Maria Prows LLC	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	June 4, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Maria Prows LLC 15046 Hamlin Blvd. Loxahatchee, FL 33470	<b>REG. AGENT:</b> Maria Prows
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**VIOLATIONS:**

IPMC 404.7 Food Preparation, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System Hazards, IPMC 605.4 Wiring, IPMC 304.10 Stairways, Decks, Porches & Balconies, Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

1. Repair/replace refrigerator that is not working.
2. Make plumbing repairs to plumbing that leaks in the laundry room and kitchen.
3. Make necessary electrical repairs to eliminate use of extension cords.
4. Obtain a permit for the installation of a water heater.
5. Make repairs to the front stairs that are unsafe.
6. Make necessary plumbing repairs to the septic system that is overflowing and has a broken cover.

**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: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1362 - 515 S 10th Street

**Information**

**SUBJECT:**

20-1362	515 S 10th Street	Toussaint, Jean W	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	June 9, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean W Toussaint 812 Boston Ave Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Obtain a permit for the roof repair being done without a permit.

**CORRECTIVE ACTIONS:**

Section 5-1.105.1 Permit 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: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1488 - 345 E Weatherbee Rd Lot 19

**Information**

**SUBJECT:**

20-1488	345 Weatherbee Rd Lot 19	Sosa, Neysa	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	June 22, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Neysa M. Torres Sosa 345 E Weatherbee Rd Lot 19 Ft Pierce FL 34982	<b>REG. AGENT:</b> Yu Enterprises LLC 208 Cape Pointe Cir Jupiter FL 33447
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for room addition, including building and electrical 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

Started On: 12/17/2020 10:16 AM

Final Approval Date: 12/17/2020

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1495 - 1501 N 16th Street Unit A

**Information**

**SUBJECT:**

20-1495	1501 N 16th St Unit A	Barron, Walter & Dorothy Ghent, Mamie	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	June 23, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Walter & Dorothy Barron Mamie Ghent 5102 Avienda Ave Ft Pierce FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for renovation work done including building, electrical, mechanical, and plumbing.

**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: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1498 - 1501 N 16th Street Unit B

**Information**

**SUBJECT:**

20-1498	1501 N 16th St Unit B	Barron, Water & Dorothy Ghent, Mamie	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	June 23, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Walter & Dorothy Barron Mamie Ghent 5102 Avienda Ave Ft Pierce FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for renovation work done including building, electrical, mechanical, and plumbing.

**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: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1558 - 2501 Okeechobee Road

**Information**

**SUBJECT:**

20-1558	2501 Okeechobee Road	Spirit FL Town Star 2014-2 LLC	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	July 7, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Spirit FL Town Star 2014-2 LLC 2727 Hardwood St Suite 300 Dallas TX 75201	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the drive thru ordering menu board sign and canopy.

**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: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1707 - 1501 Avenue Q

**Information**

**SUBJECT:**

20-1707	1501 Avenue Q	Hill, Antonio, Shershana & Destiny	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	July 23, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Antonio, Shershana, and Destiny Hill 1501 Avenue Q Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 Permit Required

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 12/17/2020

Started On: 12/17/2020 10:16 AM

**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1797 - 1125 Raymond Avenue

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1797	1125 Raymond Ave	Vargas, Emanuel	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	August 3, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Emanuel Vargas 1109 Apple St Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the carport structure built without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 01/14/2021

Started On: 01/13/2021 01:07 PM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1798 - 701 S 13th Street

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1798	701 S 13th Street	Calderon, Marcos	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	August 5, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Marcos Calderon 2984 Valentina Way Ceres, CA 95307	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a separate permit or revise the current permit to include the framing and sheathing of a rear patio, and the installation of windows.

**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: 01/13/2021 04:34 PM

Final Approval Date: 01/14/2021

**Special Magistrate Hearing - Building**

**5. M.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1848 - 3204 Ohio Avenue

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1848	3204 Ohio Ave	Sanco LLC	Kevin Grant
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**CASE INFORMATION:**

Case Initiated:	August 12, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> SANCO LLC 901 Bermuda Gardens Rd Delray Beach FL 33483	<b>REG. AGENT:</b> Gerlinde Hofer 1175 NW 17th Ave Delray Beach FL 33445
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the wood framed structure including a new roof, being added around the building, and another other renovation work being done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 01/14/2021

Started On: 01/13/2021 03:23 PM

**Special Magistrate Hearing - Building**

**5. N.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1873 - 3201 Kentucky Ave

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1873	3201 Kentucky Ave	Pierce, Terry & Debra	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	August 13, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Terry & Debra Pierce PO Box 12307 Ft Pierce FL 34979	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.1.8 (2018) Unsafe Conditions - Roof, IPMC 304.13 (2018) Windows, Doors & Frames

**CORRECTIVE ACTIONS:**

1. Repair/replace soffit that is rotting
2. Repair/replace window that is broken.

**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: 01/14/2021

Started On: 01/13/2021 12:40 PM

**Special Magistrate Hearing - Building**

**5. O.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1891 - 902 Antigua Avenue

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1891	902 Antigua Ave	Vazquez, Albaro Gil	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	August 19, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Vazquez, Albaro Gil 902 Antigua Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit, or renew expired permit #17-2186, for the building, electrical, and mechanical renovation work being done there without a permit, including the installation of an AC unit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 01/14/2021

Started On: 01/13/2021 03:56 PM

**Special Magistrate Hearing - Building**

**5. P.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1893 - 2709 Oleander Blvd.

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1893	2709 Oleander Blvd	Ramirez, Yesenia Andrade, Yesenia & J. Guadalupe	Ed Smith
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**CASE INFORMATION:**

Case Initiated:	August 19, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Yesenia Ramirez Yesenia & J. Guadalupe Andrade 2709 Oleander Blvd Ft Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for enclosing the carport, to include any building, mechanical, electrical or plumbing 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: 01/14/2021

Started On: 01/13/2021 12:02 PM

**Special Magistrate Hearing - Building****5. Q.****Meeting Date:** 01/19/2021**Re:** Case #20-1915 - 1903 San Diego Avenue**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-1915	1903 San Diego Avenue	Watkins, Leroy; Mack, Shelia Lammers, Shelita	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	August 20, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Leroy Watkins III Shelia Mack Shelita Lammers 1903 San Diego Avenue Ft Pierce FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the shed installed without a permit.
2. Obtain a permit for any renovation work being done without a permit.

**RECOMMENDATION:**

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

**Form Review**
Form Started By: Elizabeth Beck  
Final Approval Date: 01/14/2021

Started On: 01/13/2021 01:17 PM

**Special Magistrate Hearing - Building**

**5. R.**

**Meeting Date:** 01/19/2021

**Re:** Case #20-1983 - 808 1/2 N 17th Street

**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building

**Information**

**SUBJECT:**

20-1983	808 1/2 N 17th Street	Patil, Darshan	Cris Bossano
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**CASE INFORMATION:**

Case Initiated:	September 1, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Darshan Patil 871 NE 207th Ln Apt 201 Miami Beach FL 33179	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.13 Windows, Doors & Frames, IPMC 304.13.2 Openable Windows, IPMC 603.1 Mechanical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 605.3 Luminaries, IPMC 404.7 Food Preparation, IPMC 305.3 Interior Surfaces, IPMC 304.4 Structural Members, IPMC 702.4 Emergency Escape Openings

\*All cited violation sections are from the 2018 Property Maintenance Code.

**CORRECTIVE ACTIONS:**

1. Repair/replace door and windows that are not openable.
2. Repair/replace door making it weathertight.
3. Repair/replace stove and refrigerator that are not working.
4. Make necessary plumbing repair to provide hot water to the dwelling.
5. Make repairs to the structural supports to the porch.
6. Make necessary repair to the light that is hanging and electrical receptacles that do not work.
7. Repair hole in the wall.
8. Bars on the window must be openable from the inside or be 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: Elizabeth Beck  
Final Approval Date: 01/14/2021

Started On: 01/13/2021 02:23 PM

**Special Magistrate Hearing - Building****5. S.****Meeting Date:** 01/19/2021**Re:** Case #20-2423 - 4301 Orange Avenue**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

20-2423	4301 Orange Ave	4301 Gateway LLC	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	October 22, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 4301 Gateway LLC 205 3rd Street Grand Forks ND 58203	<b>REG. AGENT:</b> Craig Z Sherrar, P.A. 147 Pine Tree Rd East Palatka FL 32131
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for paving 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: 01/14/2021

Started On: 01/13/2021 04:14 PM

**Special Magistrate Hearing - Building**

**6. A.**

**Meeting Date:** 01/19/2021

**Re:** Case #18-2935 -325 S 13th Street

**Information**

**SUBJECT:**

18-2935	325 S 13th Street	Dantilus, Jean	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 11, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean M Dantilus 325 S 13th St Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required, Section 5-1.105.4.1.2 Expired Permit

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the structural and decorative work being done to the front of the house that is not within the scope of permit 13-2204.
2. Permits 13-2204 and 18-1358 have expired, renew both permits.
3. Permits must be revised and renewed and/or additional permits must be obtained before any construction work may continue.

**RECOMMENDATION:**

To be determined.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 12/17/2020

Started On: 12/17/2020 10:16 AM

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**Information**

**SUBJECT:**

19-1181	1401 N 22nd Street	Boston, Homer	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 9, 2019	Type of Presentation:	Massey
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**OWNER:**

OWNER: Homer Boston 1712 Avenue O Ft Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - September 17, 2019  
Notice of Extension of Time (90 days) - January 6, 2020  
Affidavit of Non-Compliance - April 8, 2020

**ACTION DATES:**

1. September 17, 2019 - Special Magistrate Ross found Homer Boston responsible for the violation and provided 60 days to obtain a permit to address the violation or a fine of \$100.00 per day may accrue.
2. January 6, 2020 - A Notice of Extension of Time (90 days) was granted.
3. April 8, 2020 an Affidavit of Non-Compliance was recorded and fines began on April 9, 2020. As of May 11, 2020 the fines total \$3,230.00 which includes \$30.00 of recording fees.

**RECOMMENDATION:**

To Be Determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 12/17/2020

Started On: 12/17/2020 10:42 AM

**Special Magistrate Hearing - Building**  
**Meeting Date: 01/19/2021**

**7. A.**

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**Information**

**SUBJECT:**

15-1910	135 N 15th Street	JBM Properties Management LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 23, 2015	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> JBM Property Management LLC 694 Terrace Dr Paramus NJ 07652	<b>REG. AGENT:</b> Craig D Blume 750 Eleventh St South Ste 2 Naples FL 334102
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**VIOLATIONS:**

Section 5-1.105.1 (2015) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 7, 2016  
Affidavit of Non-Compliance - September 13, 2016  
Order Assessing Fine and Imposing Lien - September 28, 2017  
Affidavit of Compliance - January 12, 2021

**ACTION DATES:**

1. April 7, 2016 - Special Magistrate found owner responsible for the violation and provided 10 days to apply for the permits or a fine of \$100 per day may begin to accrue.
2. September 13, 2016 - an Affidavit of Non-Compliance was recorded and fines began to accrue.
3. September 28, 2017 - Order Assessing Fine and Imposing Lien was filed.
4. January 24, 2019 a review of records revealed that there was a new owner. A Notice of Outstanding Lien was sent to the new owner, JBM Property Management LLC. Fines continued to accrue.
5. December, 2019 permits began to be issued to address the violations.
6. December 9, 2020 the last item requiring permitting received it's approved final inspection, complying this case. Fines total \$154,840.00 including \$40.00 of recording fees.

**RECOMMENDATION:**

To be determined.

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## Attachments

Admin Costs  
7 Criteria  
Property Card  
Lien Reduction Request

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 01/14/2021

Started On: 01/13/2021 09:55 AM

# Administrative Cost Estimator

1/13/2021

Property Address: 135 N 15th Street

Date case originated: 10/23/2015

Date case complied: 12/9/2020

Total time: 61 months

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>61</u>	\$3,050.00
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Covers code officer'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.

Building Dept. Coordinator	\$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>0</u>	\$0.00
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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>2</u>	\$300.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

**Total Estimated Cost: \$3,873.16**

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

**Case No: 15-1910**

**Date: January 12, 2021**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	The current owner obtained the necessary permits and they received necessary inspections bringing the property into compliance.
3.) The length of time necessary to bring the property into compliance:	5 years, 1 month
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner inherited the violations here by purchasing this property. After a lengthy process, has complied this property.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 135 N 15th ST  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-510-0012-000-4  
 Jurisdiction: Fort Pierce

Use Type: 0100  
 Account #: 21501  
 Map ID: 24/09N  
 Zoning: SF Moderat

**Ownership**

JBM Property Management LLC  
 694 Terrace DR  
 Paramus, NJ 07652

**Legal Description**

KILLER'S S/D BLK A LOT 12 (OR 4111-1763)

**Current Values**

Just/Market Value: \$39,200  
 Assessed Value: \$39,200  
 Exemptions: \$0  
 Taxable Value: \$39,200



**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: [Download PDF](#)

**Total Areas**

Finished/Under Air (SF): 1,080  
 Gross Sketched Area (SF): 1,208  
 Land Size (acres): 0.18  
 Land Size (SF): 7,750

**Building Design Wind Speed**

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 23, 2018	4111 / 1763	0001	WD	Ocean of Success LLC	\$11,000
Feb 22, 2018	4111 / 1761	0001	WD	Lam Stacey	\$10,000
Dec 13, 2013	3592 / 0978	0112	SP	Federal National Mortgage Assoc	\$21,000
Oct 23, 2013	3581 / 0879	0112	CT	Jackson Gail E	\$0
Sep 6, 2002	1579 / 2554	XX00	WD	Newson Beryle J	\$52,000
May 13, 2002	1529 / 1634	XX01	SP	Chase Manhattan Bank	\$29,000
Dec 5, 2001	1463 / 2348	XX01	CT	Chase Manhattan Bank	\$100
Sep 18, 2001	1436 / 2375	XX01	CT	Jenkins Pamela J	\$100
Oct 4, 1991	0760 / 0007	XX00	WD	Murphy R B	\$25,000
Nov 1, 1977	0278 / 1742	XX00	CV		\$18,500

**Building Information (1 of 1)**

Finished Area: 1,080 SF  
 Gross Sketched Area: 1,208 SF  
 Exterior Data

Property Card

Building Type: HD  
 Grade: D  
 Story Height: 1 Story

Year Built: 1926  
 Effective Year: 1950  
 No. Units: 1

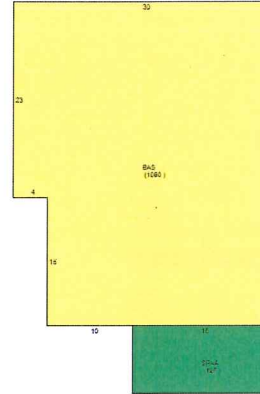
Frame:  
 Primary Wall: Wood no Sh  
 Secondary Wall:

Interior Data

Bedrooms: 3  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrodHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Double Pine  
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1080	1080	136
SPAA	Screen Porch Attached Average	128	0	48

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1999
CHAINLINK 4'	1	395	1999

Current Year Values

Current Values Breakdown

Building:	\$29,600
Land:	\$9,600
Just/Market:	\$39,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$39,200
Exemption(s):	\$0
Taxable:	\$39,200

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$39,200	\$39,200	\$0	\$39,200
2019	\$39,300	\$39,300	\$0	\$39,300
2018	\$43,500	\$38,199	\$0	\$38,199

**Permits**

Number	Issue Date	Description	Amount	Fee
F92-001012	Aug 17, 1992	Alterations/Remodeling	\$19,800	\$19,800
F98-001370	Nov 4, 1998	Alterations/Remodeling	\$20,000	\$20,000
F99-001550	Jan 12, 1999	Heat and Air Conditioning	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT  
*Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION ~~FINES~~ LIENS

Date:	12/04/2020		
Property address:	135 N 15 <sup>TH</sup> STREET FORT PIERCE FL 34950		
Owner(s) of record:	JBM PROPERTIES LLC		
Mailing address:	12723 ASHLEY FALLS DR SAN DIEGO CA 92130		
Property tax ID #:	2409-510-0012-000/4		
Original purchase date:		Original purchase price:	
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:	YARPOUN JOHN BENMOSHE	Relationship to owner(s)	SELF
Telephone #:	201-681-3003	Mobile phone #:	201-681-3003
E-mail:	JDENMOSHE @ ALPINEBANKER.COM	Preferred contact method:	PHONE OR EMAIL
What are owner(s) intentions for property:	RENTAL 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

\$ 52,600 -

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 51,000

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,600 -

Signature of Owner or Representative

Date

12/4/2020

## 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: 125 N 15<sup>TH</sup> STREET FORT PIERCE FL 34950

Property Owner: JBM PROPERTIES LLC

Mailing Address: 12723 ASHLEY FALLS DR. SAN DIEGO CA 92130

Telephone #: 761-681-3003 Cell Phone #: 761-681-3003

E-Mail Address: JBEMOSHE@ALPINEBANKER.COM

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

Rule 17: Requests for Reduction of Liens.

A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.

B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
- (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:

- (1) The gravity or seriousness of the violation;
- (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

- (3) The length of time necessary to bring the property into compliance;
- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (7) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION


Property Address: 135 N 15<sup>TH</sup> ST FORT PIERCE FL 34950

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

  
Signature of Owner or Representative

1/12/2020  
Date

COFP -- APPLICATION PROCESS DETERMINATION

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

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

Comments:

Shaun Coss, Building Department Coordinator

Date

I, YARRON JOHN BENMOSHE, 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:

WHEN I FIRST PURCHASED THE PROPERTY OF  
135 N 15TH ST FORT PIERCE, I INHERITED THE  
CODE ENFORCEMENT VIOLATIONS, AND LIENS. AFTER  
EXTENSIVE RENOVATIONS AND PERMITS I  
FINALLY COMPLETED RENOVATIONS AND ALL  
VIOLATIONS ARE IN COMPLIANCE. I RESPECTFULLY  
AM REQUESTING A REDUCTION OF THE CODE ENFORCEMENT  
LIEN TO A BALANCE OF \$3,000- THANK YOU

Date: 12/4/2020

Signed: 

Print Name: \_\_\_\_\_

STATE OF ~~FLORIDA~~ California

COUNTY OF ~~ST. LUCIE~~ San Diego

PERSONALLY APPEARED before me, the undersigned authority Yarron John Benmoshe, 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 CA Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 4<sup>th</sup> day of December, 2020.



Kenneth C Shook  
Notary Public, State of Florida California