

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Tuesday, April 18, 2023 - 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.	22-2100	1010 Boston Avenue	Samuells, William R Samuells, William C	Frank Remling
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B.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Gerard Mezzina
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C.	22-2824	412 Farmers Market Road	412 Farmers Market Rd FP LLC	Logan Winn
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D.	22-3334	5100 Okeechobee Road	Walmart Stores East LP	Logan Winn
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E.	22-3341	McNeil Road	Portofino Landing CDD	Logan Winn
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F.	23-16	2739 S US Hwy 1	Esquivel, Victor & Cantu, Damaris	Logan Winn
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G.	23-51	1706 Avenue D	1706 Ave D Investments LLC	Gerard Mezzina
H.	23-52	429 N 20th St Unit A	Johnson, Sharon	Logan Winn
I.	23-54	429 N 20th St Unit B	Johnson, Sharon	Logan Winn
J.	23-71	1822 Gulfstream Ave	Shea, Christopher & Tammy	Gerard Mezzina
K.	23-177	1919 Mimosa Ave	Infinity International LLC	Gerard Mezzina
L.	23-269	3550 S US Hwy 1	Manatee Mobile Home Park LLC	Frank Remling

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

A.	20-2194	422 N 16th Street	Jones, Latoya & Wilson, Gracie	Shaun Coss
B.	20-2307	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
C.	20-2308	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
D.	22-847	1237 Grose Road	KR Jem Plant LLC	Logan Winn
E.	22-1171	705 Revels Lane Apt B	Hatfield, James	Frank Remling
F.	22-2489	527 N 10th Street Unit B	Seamons, Jacob A	Shaun Coss

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

A.	20-1805	2512 Avenue E	Martin, Tremayne	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:** 04/18/2023

**Re:** Case #22-2100 - 1010 Boston Avenue

**Information**

**SUBJECT:**

22-2100	1010 Boston Avenue	Samuells, William R Samuells, William C	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	June 28, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> William R Samuells William C Samuells 1010 Boston Ave Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 302.1 (2021) Sanitation, IPMC 302.7 (2021) Accessory Structures, IPMC 304.1 (2021) Exterior Structure- General, IPMC 304.1 .1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight, and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 502.1 (2021) Dwelling Units, IPMC 504.1 (2021) General, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 506.1 (2021) General, IPMC 506.2 (2021) Maintenance

**CORRECTIVE ACTIONS:**

1. Obtain utilities or vacate the property.
2. Obtain a permit to repair/replace all damaged wiring, electrical fixtures, drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

**RECOMMENDATION:**

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

## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 02/09/2023

Started On: 02/09/2023 07:59 AM

**Special Magistrate Hearing - Building**

**5. B.**

**Meeting Date:** 04/18/2023

**Re:** Case #22-2732 - 1219 N 22nd Street

**Information**

**SUBJECT:**

22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Gerard Mezzina
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**CASE INFORMATION:**

Case Initiated:	September 8, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Trudeen Multiservices LLC 1219 N 22nd St Ft Pierce, FL 34950	<b>REG. AGENT:</b> Freddie Anderson
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the addition that was built without a permit including mechanical, electrical, and plumbing if applicable.
2. Obtain a permit for the fence that was 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: 03/28/2023

Started On: 03/28/2023 02:20 PM

**Special Magistrate Hearing - Building**

**5. C.**

**Meeting Date:** 04/18/2023

**Re:** Case #22-2824 - 412 Farmers Market Road

**Information**

**SUBJECT:**

22-2824	412 Farmers Market Road	412 Farmers Market Rd FP LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	September 16, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 412 Farmers Market Road FP LLC 8359 Calumet Ct Port St Lucie, FL 34986	<b>REG. AGENT:</b> Giuseppe Gambina
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the seal coating and striping that was 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: 03/14/2023

Started On: 03/14/2023 07:59 AM

**Special Magistrate Hearing - Building**

**5. D.**

**Meeting Date:** 04/18/2023

**Re:** Case #22-3334 - 5100 Okeechobee Road

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

**Information**

**SUBJECT:**

22-3334	5100 Okeechobee Road	Walmart Stores East LP	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 8, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Wal-Mart Stores East LP %Property Tax Department PO Box 8050 MS 0555 Store #973 Bentonville AR 72716	<b>REG. AGENT:</b> C T Corporation System 1200 S Pines Island Rd Plantation FL 33324
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the road paving and the paving of the store's fire lane that was done without 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: 04/04/2023

Started On: 03/29/2023 11:19 AM

**Special Magistrate Hearing - Building**

**5. E.**

**Meeting Date:** 04/18/2023

**Re:** Case #22-3341 - McNeil Road

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

**Information**

**SUBJECT:**

22-3341	McNeil Road	Portofino Landing CDD	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 6, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Portofino Landings CDD % GMS-SF LLC 5385 N Nob Hill Rd Ft Lauderdale FL 33351	<b>REG. AGENT:</b> Kurt Zimmerman 2400 E Commercial Blvd., Suite 820 Ft Lauderdale FL 33308
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the road 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: 04/04/2023

Started On: 03/29/2023 11:42 AM

**Special Magistrate Hearing - Building**

**5. F.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-16 - 2739 S US Highway 1

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

**Information**

**SUBJECT:**

23-16	2739 S US Hwy 1	Esquivel, Victor & Cantu, Damaris	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 4, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Victor M Esquivel Damaris Cantu 2601 S 19th St Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the 5 mini split AC units, windows, exterior door and any 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: 04/04/2023

Started On: 04/04/2023 02:24 PM

**Special Magistrate Hearing - Building**

**5. G.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-51 - 1706 Avenue D

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

**Information**

**SUBJECT:**

23-51	1706 Avenue D	1706 Ave D Investments LLC	Gerard Mezzina
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**CASE INFORMATION:**

Case Initiated:	January 10, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 1706 Ave D Investments LLC 2024 SE 19th St Homestead FL 33035	<b>REG. AGENT:</b> Josiah Abreu
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies

**CORRECTIVE ACTIONS:**

Obtain a permit and make necessary repairs to stair stringers, steps, and railings that are splitting and cracked

**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: 04/04/2023

Started On: 04/04/2023 02:14 PM

**Special Magistrate Hearing - Building**

**5. H.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-52 - 429 N 20th Street Unit A

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

**Information**

**SUBJECT:**

23-52	429 N 20th St Unit A	Johnson, Sharon	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 10, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.3 (2021) Address Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 305.1 General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/04/2023

Started On: 04/04/2023 02:42 PM

**Special Magistrate Hearing - Building**

**5. I.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-54 - 429 N 20th Street Unit B

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

**Information**

**SUBJECT:**

23-54	429 N 20th St Unit B	Johnson, Sharon	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 10, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.3 (2021) Address Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 305.1 General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/04/2023

Started On: 04/04/2023 02:48 PM

**Special Magistrate Hearing - Building**

**5. J.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-71 - 1822 Gulfstream Avenue

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

**Information**

**SUBJECT:**

23-71	1822 Gulfstream Ave	Shea, Christopher & Tammy	Gerard Mezzina
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**CASE INFORMATION:**

Case Initiated:	January 11, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Christopher Shea Tammy Viveiros Shea 1822 Gulfstream Ave Ft Pierce FL 34949	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the building of a tiki hut structure 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: 04/04/2023

Started On: 04/04/2023 02:30 PM

**Special Magistrate Hearing - Building**

**5. K.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-177 - 1919 Mimosa Avenue

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

**Information**

**SUBJECT:**

23-177	1919 Mimosa Ave	Infinity International LLC	Gerard Mezzina
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**CASE INFORMATION:**

Case Initiated:	January 26, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Infinity International LLC 6900 SW 123rd Ave Miami FL 33183	<b>REG. AGENT:</b> BERNARDO C TACORANTE 8500 Flagler St Suite B Miami FL 33144
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the windows installed without a permit, and any other work being done without a permit.
2. Replace the missing soffit at the front door entry

**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: 04/04/2023

Started On: 03/29/2023 10:11 AM

**Special Magistrate Hearing - Building**

**5. L.**

**Meeting Date:** 04/18/2023

**Re:** Case #23-269 - 3550 S US Highway 1

**Information**

**SUBJECT:**

23-269	3550 S US Hwy 1	Manatee Mobile Home Park LLC	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	February 1, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Manatee Mobile Home Park LLC 49 SW Flagler Ave Suite 201 Stuart FL 34994	<b>REG. AGENT:</b> Bradley P Dressler
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for cutting and repaving the roadway.

**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: 03/28/2023

Started On: 03/28/2023 02:23 PM

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**Information**

**SUBJECT:**

20-2194	422 N 16th Street	Jones, Latoya & Wilson, Gracie	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 28, 2020	Type of Presentation:	Massey - Fine Reduction
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**OWNER:**

<b>OWNER:</b> Latoya Jones Gracie Wilson 422 N 16th Street Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 21, 2021  
Notice of Extension of Time - Jun 17, 2021  
Affidavit of Non- Compliance - September 30, 2021  
Affidavit of Non- Compliance - March 9, 2023  
Affidavit of Compliance - April 10, 2023

**ACTION DATES:**

1. Special Magistrate Hearing - April 20, 2021 - owner was provided 60 days to get a permit or fines may accrue.
2. A Notice of Extension of Time providing an additional 90 was granted June 17, 2021.
3. An Affidavit of Non-Compliance was issued on September 30, 2021. Fines began to accrue on September 28, 2021 thru February 15, 2022.
4. The residential repair permit expired without all necessary inspections, a 2nd Affidavit of Non-Compliance was recorded on March 9, 2023 and fines were re-started.
5. An Affidavit of Compliance - April 10, 2023 was recorded when an engineer's letter was received and accounted for all necessary inspections. Fines stopped on that date and total \$17,260.00, including \$60.00 in recording fees.

**RECOMMENDATION:**

To be determined.

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### **Attachments**

3 Criteria

Admin Costs

Fine Reduction Request

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### **Form Review**

Form Started By: Elizabeth Beck

Started On: 04/04/2023 11:59 AM

Final Approval Date: 04/04/2023

**MASSEY HEARING**  
**April 18, 2023**  
**Case #20-2194**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Minimal.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **The permit to comply the violation was complied with the submission of an Engineer's letter approved on April 10, 2023.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **0 (zero).**

# Administrative Cost Estimator

4/13/2023

Property Address: 422 N 16th St

Date case originated: 9/23/2020

Date case complied: 4/10/2023

Total time: 17 months

## Number of Hearings

Violation Hearings: 3

Massey Hearings: 2

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>11</u>	\$5.50
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Months Open	\$50.00	<u>17</u>	\$850.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>2</u>	\$150.00
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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>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.

Application Fee for Lien Reduction	\$250.00	<u>          </u>	\$0.00
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**Total Estimated Cost: \$1,577.55**



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT  
*Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	4/11/23		
Property address:	422 N 16th St Fort Pierce, FL 34950		
Owner(s) of record:	Latoya Jones, Gracie Wilson		
Mailing address:	422 N 16th St Fort Pierce, FL 34950		
Property tax ID #:	2409-506-0021-000-7		
Original purchase date:	Aug 13, 2009	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:	Latoya Jones	Relationship to owner(s)	Owner
Telephone #:	772-353-9299	Mobile phone #:	772-353-9299
E-mail:	latoyawebb79@yahoo.com	Preferred contact method:	Phone
What are owner(s) intentions for property:	Move mother into the house		
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

\$ 17,250.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 17,150.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 100.00

  
 Signature of Owner or Representative

4/11/2023

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: 422 N 16th St Fort Pierce, FL 34950

Property Owner: Latoya Jones

Mailing Address: 422 N 16th St Fort Pierce, FL 34950

Telephone #: 772-353-9299 Cell Phone #: 772-353-9299

E-Mail Address: latoyawebb79@yahoo.com

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

I, Latoya Jones, 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:

My mother is elderly on a fixed income and I was trying to fix her a place to stay.  
I was unaware that a permit was required, which I know is not an excuse.  
However, I have come into compliance. I am ask for lien reduction because  
I have spend a large amount of money on the renovations and hiring an  
engineer to inspect and make sure everything was up to building code standards.

Signed: *Latoya Jones* Date: 4/11/23  
Print Name: Latoya Jones

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority  
Latoya Jones 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  
FL DL \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 11th day of April, 2023.

*Eric Harrell*

Notary Public, State of Florida



**Special Magistrate Hearing - Building****6. B.****Meeting Date:** 04/18/2023

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**Information****SUBJECT:**

20-2307	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 8, 2020	Type of Presentation:	Massey- Extension of Time
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**OWNER:**

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

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 21, 2021

Notice of Extension of Time 90 days - July 14, 2021

Affidavit of Non-Compliance - January 12, 2022

Order Approving Respondent's Request for Extension of Time - April 19, 2022

**ACTION DATES:**

1. Special Magistrate Hearing on April 20, 2021 - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. A Notice of Extension of Time of 90 days was granted on July 14, 2021.
3. An Affidavit of Non-Compliance was recorded on January 11, 2022, and a fine of \$100.00 per day began to accrue. Fees accumulated from January 11, 2022 to April 19, 2022 and total \$9,830.00.
4. March 24, 2022 a letter from the owner was received by the Building Department requesting a hearing to stop, and waive the accruing fines.
5. Order Approving Respondent's Request for Extension of Time - At a Massey Hearing on April 19, 2022, the Special Magistrate approved a 1 year extension of time.

**RECOMMENDATION:**

To be determined.

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## Attachments

3 Criteria

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### Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2023

Started On: 04/03/2023 01:24 PM

MASSEY HEARING  
April 18, 2023  
Case #20-2307

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate.
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? Owner obtained a contractor to do the renovation work. The contractor started working without a permit and then never returned to obtain a permit or complete the work. The owner obtained a 2<sup>nd</sup> contractor to start working, then a fire occurred in December 2022.
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? 1 (one).

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**Information**

**SUBJECT:**

20-2308	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 8, 2020	Type of Presentation:	Massey- Extension of Time
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**OWNER:**

<b>OWNER:</b> Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL33409	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 21, 2021  
Notice of Extension of Time 90 days - July 14, 2021  
Affidavit of Non-Compliance - January 12, 2022  
Order Approving Respondent's Request for Extension of Time - April 19, 2022

**ACTION DATES:**

1. Special Magistrate Hearing on April 20, 2021 - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. A Notice of Extension of Time of 90 days was granted on July 14, 2021.
3. An Affidavit of Non-Compliance was recorded on January 11, 2022, and a fine of \$100.00 per day began to accrue. Fees accumulated from January 11, 2022 to April 19, 2022 and total \$9,830.00.
4. March 24, 2022 a letter from the owner was received by the Building Department requesting a hearing to stop, and waive the accruing fines.
5. Order Approving Respondent's Request for Extension of Time - At a Massey Hearing on April 19, 2022, the Special Magistrate approved a 1 year extension of time.

**RECOMMENDATION:**

To be determined.

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**Attachments**

### 3 Criteria

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#### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2023

Started On: 04/03/2023 01:24 PM

**MASSEY HEARING**  
**April 18, 2023**  
**Case #20-2308**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner obtained a contractor to do the renovation work. The contractor started working without a permit and then never returned to obtain a permit or complete the work. The owner obtained a 2<sup>nd</sup> contractor to start working, then a fire occurred in December 2022.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **1 (one).**

**Special Magistrate Hearing - Building****6. D.****Meeting Date:** 04/18/2023

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**Information****SUBJECT:**

22-847	1237 Grose Road	KR Jem Plant LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	March 3, 2022	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: KR Jem Plant LLC 5600 Mariner St Suite 200 Tampa FL 33609	REG. AGENT: Bharati Shah
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**VIOLATIONS:**

FBC 1051 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - July 19, 2022

Notice of Extension of Time (90 days) - September 15, 2022

Affidavit of Non-Compliance - December 21, 2022

**ACTION DATES:**

1. July 19, 2022 - Special Magistrate Hearing - 60 days provided to obtain the permit or fines may accrue.
2. September 15, 2022 - A Notice of Extension of Time (90 days) was provided and recorded.
3. December 21, 2022 - An Affidavit of Non-Compliance was recorded and fines began on this date. As of February 14, 2023 the fines total \$5,530.00
4. January 6, 2023 - A DPCR for a Change of Use was submitted. Final approval for the DPCR was given on January 24, 2023. No subsequent building permit has been applied for.
5. January 9, 2023 - a letter from the owner's representative was received, contesting the fines.
6. February 21, 2023 at a Massey Hearing, the fines were stopped and the case continued to April 18, 2023. The fines currently total \$6,230.00, including \$30.00 in recording fees.

**RECOMMENDATION:**

To be determined

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**Attachments**

3 Criteria

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## Form Review

Form Started By: Elizabeth Beck

Started On: 04/04/2023 12:50 PM

Final Approval Date: 04/04/2023

**MASSEY HEARING**  
**February 21, 2023**  
**Case #22-847**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? A DPCR application for a Change of Use was approved on January 24, 2023. On March 10, 2023 an permit application was submitted for Change of Use. It was rejected in building plan review on March 20, 2023, with no reply to review comments.
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? 0 (zero).

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**Information**

**SUBJECT:**

22-1171	705 Revels Lane Apt B	Hatfield, James	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	March 30, 2022	Type of Presentation:	Massey
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**OWNER:**

OWNER: James Hatfield PO Box 4447 Ft Pierce FL 34948	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 505.3 (2021) Supply, IPMC 506.1 (2021) General, IPMC 506.2 (2021) Maintenance, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.15 (2021) Doors

**FINDINGS/ORDER:**

Order Determining Violation - November 15, 2022  
Affidavit of Non-Compliance - February 16, 2023  
Affidavit of Compliance - March 24, 2023

**ACTION DATES:**

1. Special Magistrate Hearing - November 15, 2022 - The Special Magistrate provided 60 days to get a permit or a fine of \$100.00 per day may start to accrue.
2. An Affidavit of Non-Compliance was recorded on February 17, 2023 and fines began to accrue on February 16, 2023. As of March 14, 2023, the fines total: \$2,620.00
3. A letter dated March 8, 2023 was received contesting the fines, and a Massey Notice was sent March 8, 2023.
4. The case was complied on March 24, 2023 and an Affidavit of Compliance was recorded March 28, 2023. Fines accrued in the amount of \$3,340.00, including \$40.00 in recording fees. A fine reduction request packet was sent to the owner on March 28, 2023.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria  
Admin Costs

# Fine Reduction Request

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 04/04/2023

Started On: 04/04/2023 01:36 PM

**MASSEY HEARING**  
**March 21, 2023**  
**Case #22-1171**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **The case was complied on March 24, 2023, but a fine has accrued.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **19 (nineteen).**

# Administrative Cost Estimator

04/06/2023

Property Address: 705 Revels Lane Unit B

Date case originated: 3/30/2022

Date case complied: 3/24/2023

Total time: 12 months

## Number of Hearings

Violation Hearings: 3

Massey Hearings: 2

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.60	<u>9</u>	\$5.40
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>2</u>	\$150.00
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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>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.

Application Fee for Lien Reduction	\$250.00	<u>          </u>	\$0.00
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**Total Estimated Cost: \$1,303.65**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	28MAR23				
Property address:	705 REVELS LANE APT. B				
Owner(s) of record:	JAMES E. HATFIELD				
Mailing address:	P.O. Box 4447, Ft. Pierce, FL 34948				
Property tax ID #:	2427-702-0104-000/1				
Original purchase date:	3-1-79	Original purchase price:	\$ 66,000.00		
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JENNIFER HALLSTEN		Relationship to owner(s)	GENERAL MANAGER	
Telephone #:	803-653-1706		Mobile phone #:	803-653-1706	
E-mail:	JENI.HALLSTEN@aol.com		Preferred contact method:	PHONE CALL	
What are owner(s) intentions for property:	RENTAL				
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

\$ 3,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 0

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Jennifer Hallsten  
 Signature of Owner or Representative

4 APR 23  
 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: 705 REVELS LANE APT. B

Property Owner: JAMES E. HATFIELD

Mailing Address: P.O. Box 4447, FT. PIERCE, FL. 34948

Telephone #: \_\_\_\_\_ Cell Phone #: 803-653-1706

E-Mail Address: Seni.hallsten@aol.com

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

I, JENNIFER HALLSTEN, 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:

I AM THE GENERAL MANAGER FOR JAMES HATFIELD.  
THE CODE VIOLATION HAD TAKEN PLACE WHILE ANOTHER  
PROPERTY MANAGER WAS SUPPOSED TO BE MAKING SURE  
PROPERTIES MAINTAINED. SHE QUIT AFTER NOT PERFORMING  
JOB SHE WAS HIRED TO DO. I WAS ABLE TO RESOLVE  
THE PROBLEMS IMMEDIATELY ONCE TENANT VACATED  
UNIT IN A SHORT AMOUNT OF TIME, MR. HATFIELD  
CARES ABOUT HIS TENANTS AND UNITS. HE JUST  
NEEDED TO PUT THE RIGHT PERSON IN PLACE TO DO  
THE JOB. THANK YOU FOR YOUR CONSIDERATION IN  
THIS MATTER.

Signed: J. Hallsten Date: 5 APR 23

Print Name: JENNIFER HALLSTEN

STATE OF FLORIDA

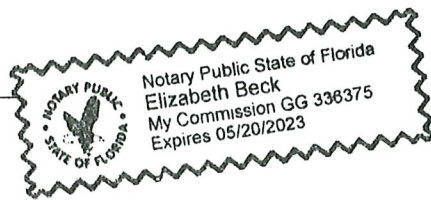
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority  
Jennifer Hallsten 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  
SC Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 5<sup>th</sup> day of April, 2023.

Elizabeth Beck

Notary Public, State of Florida



**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/18/2023

**6. F.**

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**Information**

**SUBJECT:**

22-2489	527 N 10th Street Unit B	Seamons, Jacob A	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 18, 2022	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Jacob A Seamons 4854 N Shady Bend Ln Lehi, UT 84043	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation

**FINDINGS/ORDER:**

Order Determining Violation - December 20, 2022  
Affidavit of Non-Compliance - February 23, 2023

**ACTION DATES:**

1. December 20, 2022 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. February 23, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue. On April 3, 2023 the fines total \$4,020.00

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/05/2023

Started On: 04/03/2023 01:03 PM

**MASSEY HEARING**  
**April 18, 2023**  
**Case #22-2489**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Three items cited in the violation letter have been addressed. The property manager is trying to address the 2 remaining items.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **0 (zero).**

**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/18/2023

**7. A.**

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**Information**

**SUBJECT:**

20-1805	2512 Avenue E	Martin, Tremayne	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 6, 2020	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Tremayne Martin 2512 Avenue E Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2017) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - February 17, 2021

Notice of Extension of Time (90 days from the expiration of the Order Determining Violation) - September 1, 2021

Affidavit of Non-Compliance - September 1, 2021

Order Assessing Fine and Imposing Lien - January 3, 2022

Affidavit of Compliance - February 9, 2023

**ACTION DATES:**

1. February 16, 2021 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. September 1, 2021 - A Notice of Extension of Time (90 days from the expiration of the Order Determining Violation) was recorded.
3. September 1, 2021 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
4. January 3, 2022 - An Order Assessing Fine and Imposing Lien was prepared and recorded on January 6, 2022.
5. February 9, 2023 - An Affidavit of Compliance was prepared and recorded. Fines ran from September 1, 2021 until February 9, 2023 and total \$52,640.00.
6. March 15, 2023 - a lien reduction request was received by the Building Department.

**RECOMMENDATION:**

To be determined.

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## Attachments

7 Criteria

Admin Costs

Lien Reduction Request

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## Form Review

Form Started By: Elizabeth Beck

Started On: 04/03/2023 11:09 AM

Final Approval Date: 04/07/2023

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

**Case No: 20-1805**

**Date: April 18, 2023**

1.) The gravity or seriousness of the violation:	Minimal
2a.) Any and all actions taken by the violator to correct the violations; OR	The structure was removed.
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:	N/A
3.) The length of time necessary to bring the property into compliance:	2 years, 6 months
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:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2, this case currently before the Magistrate; the 2 <sup>nd</sup> case – the permits were recently renewed in order to get the necessary final inspections.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Some of the accruing fines occurred while the owner was away and could not address the violation. He is also unable to afford the amount of the lien.
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:	1 (one)

# Administrative Cost Estimator

3/16/2023

Property Address: 2512 Avenue E

Date case originated: 8/6/2020

Date case complied: 2/9/2023

Total time: 30 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
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>30</u>	\$1,500.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>          </u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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>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.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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**Total Estimated Cost: \$2,310.75**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
BUILDING VIOLATION LIENS

Date:	03/15/2023		
Property address:	2512 Avenue E - Case 20-1805		
Owner(s) of record:			
Mailing address:	2512 Avenue E Ft Pierce FL 34947		
Property tax ID #:	2405-817-0038-000-2		
Original purchase date:	8/29/17	Original purchase price:	\$40,000.00
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:	Tremayne Martin	Relationship to owner(s):	Owner
Telephone #:	772-710-8264	Mobile phone #:	
E-mail:	Floridamayne@1cloud.com	Preferred contact method:	
What are owner(s) intentions for property:	live there		
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice) Renewing permit & getting inspections
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

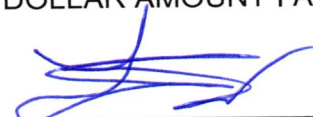
\$ 52,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 0.

DOLLAR AMOUNT I AGREE TO PAY

\$

  
Signature of Owner or Representative

03/15/2023  
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: 2512 AVE E FORT PIERCE FL, 34947  
Property Owner: TREMAYNE MARTIN  
Mailing Address: 2512 AVE E FORT PIERCE FL, 34947  
Telephone #: 772-700-8264 Cell Phone #: 772-710-8264  
E-Mail Address: FLORIDAMAYNE@ICLOUD.COM  
Is the property in compliance? YES If not, please explain in the narrative of your request.

I, TREMAYNE MARTIN, 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:

I WOULD LIKE TO GET MY FINES REDUSED BECAUSE:

1) I WAS ONLY MAKING 500.<sup>00</sup> A WEEK

2) I CAN NOT AFFORT TO PAY THIS AT MY ~~SOI~~ PAY.

I ASKED THAT YOU GIVE ME A BREAK. ~~BECAUSE IM FOUNDIA~~

Signed: [Signature] Date: 03/15/2023

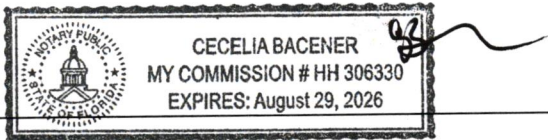
Print Name: TREMAYNE MARTIN

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Tremayne Logan Martin 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 FDL M635-812-84-344-0 as identification.

SWORN TO AND SUBSCRIBED before me this 15<sup>th</sup> day of March, 2023.



Notary Public, State of Florida

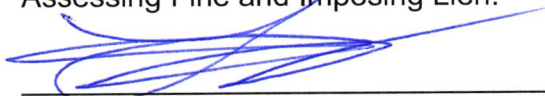
**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 2512 Ave E

I acknowledge that I have been provided a copy of Rule 15 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. 15(a,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. 15(a,c,d), 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.

  
\_\_\_\_\_  
Signature of Owner or Representative


04/5/2023  
\_\_\_\_\_  
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

4/6/23  
\_\_\_\_\_  
Date

Rule 15: Requests for Reduction of Liens.

- A. All requests to reduce a lien imposed by the City must meet the following requirements:
- (1) For liens imposed pursuant to Fla. Stat. § 162.09, a Respondent may request a reduction of the lien only after the original violation is in compliance and the Department has issued an Affidavit of Compliance.
  - (2) The request must be in writing in a form provided by the Department.
  - (3) 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 behalf of the owner must be provided.
  - (4) A copy of the deed, showing title transfer to the current owner, must be provided.
    - i. If the property was conveyed via Special Warranty Deed or Warranty Deed, the owner must provide proof of their attempt to have the guaranteeing party take responsibility for the debt without success.
  - (5) A statement or explanation as to why the City should consider the request for reduction. The request should include a narrative with any supporting documentation to be considered in furtherance of such request.
  - (6) There shall be established an application fee of \$250.00 for all requests to reduce a lien that must be heard by the Special Magistrate. Such fee shall be assessed by the Special Magistrate following consideration of the request and is in addition to any other administrative fees assessed. Any reduction or waiver of such fee may only be granted upon proof of sufficient cause by the Requestor.

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.
- (4) The amount of settlement for requests of partial lien releases due to a spreading lien as provided for in Fla. Stat. § 162.09(3) is equal to or more than 3% of the lien to be released and the property receiving the benefit of the lien reduction is located outside the Fort Pierce city limits.
- (5) The amount of settlement for nuisance abatement and demolition liens is equal to or greater than the hard costs for service plus 50% of the interest, penalties, and administration fees assessed by the City.

The Department shall forward the request to the Special Magistrate 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 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, with notice to the Requestor. After hearing both sides, the Special Magistrate shall make a determination 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 and to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (7) Whether and to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the Requestor.

D. If the Special Magistrate 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) For liens imposed pursuant to Fla. Stat. § 162.09, in a reduced amount that is no less than the amount sufficient to cover the administration costs for processing the case plus the \$250.00 application fee.
- (2) For nuisance abatement liens, in a reduced amount that is no less than the amount sufficient to cover the following conditions:
  - i. The reduced amount must include the hard costs for services.
  - ii. The reduced amount must include the \$250.00 application fee.
  - iii. The City imposed interest and penalties may be waived in full if the Special Magistrate determines that it is in the best interest of the City.
  - iv. The consideration of administration fees must include any outstanding hard costs to the City including, but not limited to, recording fees.
  - v. The administration fees for liens imposed in the Requestor's name shall not be waived or reduced unless the Requestor can provide sufficient cause for such fee

to be waived or reduced, and the Special Magistrate determines it is in the best interest of the City.

vi. All other administrative fees may be waived or reduced as determined by the Special Magistrate.

E. An appeal of the Special Magistrate's decision may be made to the City Commission. Any such request for appeal must be in writing and received by the City Clerk's office no later than 30 days from the written determination of the Special Magistrate.

F. There shall be established an appeal fee of \$250.00 for any requests that must be heard by the City Commission. Such fee may be imposed after consideration by the City Commission.