

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Thursday, April 11, 2024 - 9:00 a.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ADMINISTRATIVE BUSINESS**
  - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
  
  - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
  
4. **PUBLIC HEARINGS - CITATIONS**
  
5. **PUBLIC HEARINGS - CITATION APPEALS**
  
6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-2493	1225 McCray Court	Roberts, Brandi	Miles Keller
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B.	23-2551	2100 Sunrise Blvd Unit D	Malinska Cargo Shipping LLC	Miles Keller
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C.	23-2631	2331 S US Highway 1	Ehden NV c/o Fraga Properties	Miles Keller
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D.	23-2694	3215 S US Hwy 1 Unit G	Ave Maria Company LLC	Kevin Young
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E.	23-2922	624 S 12th St Unit A	Elvin Painting Inc.	Joel Smith
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F.	23-2923	624 S 12th St Unit B	Elvin Painting Inc.	Joel Smith
G.	23-3000	2806 Atlantic Ave	Atlantic Cove Management Group	Joel Smith
H.	23-3061	616 Atlantic Ave	Dance Ministries LLC	Joel Smith
I.	23-3066	4201 Bandy Blvd.	Red Hawk Rebar LLC	Miles Keller
J.	23-3069	427 N 20th St	Cooper, Javarius	Miles Keller
K.	23-3070	4201 Bandy Blvd.	Red Hawk Rebar LLC	Frank Remling
L.	23-3120	1640 Seaway Dr	Perry Freeman Real Estate Holdings LLC	Kevin Young
M.	23-3139	2210 Avenue M	Cooper, Mary & Vickers, Martha	Miles Keller
N.	24-1	814 Dayman Avenue	Plant A Seed Ministry	Kevin Young
O.	24-002	602 Lychee Lane	Cruz, Marquis Alfredo	Logan Winn

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

A.	22-847	1237 Grose Road	KR Jem Plant LLC	Shaun Coss
B.	22-3397	712 Cedar Place	Jarantow, Daniel	Shaun Coss
C.	23-263	2400 S Ocean Dr Bldg 2300	Catamaran I Inc.	Shaun Coss
D.	23-2183	3220 S US Hwy 1 Units 6 - 8	Commonwealth Multi-Properties	Shaun Coss
E.	23-2293	1985 Reynolds Dr	Quorum Hospitality Inc.	Shaun Coss

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

A.	23-1333	1618 S 27th St	Loyola, Maximino Delgado	Shaun Coss
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9. **OTHER CASES**

10. **NEW BUSINESS**

11. **OLD BUSINESS**

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

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Building Department at (772) 467-3712, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Hearing - Building**

**6. A.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-2493 - 1225 McCray Court

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

**Information**

**SUBJECT:**

23-2493	1225 McCray Court	Roberts, Brandi	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	August 31, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Brandi Roberts 1225 McCray Ct Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the room addition and any other renovation being done without a permit, to include window(s), wrap-around deck, stucco and a new roof.

**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: 04/08/2024

Started On: 04/04/2024 05:30 PM

**Special Magistrate Hearing - Building**

**6. B.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-2551 - 2100 Sunrise Boulevard Unit D

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

**Information**

**SUBJECT:**

23-2551	2100 Sunrise Blvd Unit D	Malinska Cargo Shipping LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	September 7, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Malinska Cargo Shipping LLC 116 Newton Rd Miramar FL 33023	<b>REG. AGENT:</b> Bazile K Jean
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.1 (2021) Installation

**CORRECTIVE ACTIONS:**

Obtain a permit for the electrical work done without a permit, making the wiring done safe.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to correct the violation or 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: 04/08/2024

Started On: 04/04/2024 05:34 PM

**Special Magistrate Hearing - Building**

**6. C.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-2631 - 2331 S US Highway 1

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

**Information**

**SUBJECT:**

23-2631	2331 S US Highway 1	Ehden NV c/o Fraga Properties	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	September 25, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ehden NV c/o Fraga Properties 2600 Douglas Rd Suite 610 Coral Gable FL 33134	<b>REG. AGENT:</b> Owen Freed 2 Biscayne Blvd, Suite 2800 One Biscayne Tower Miami FL 33131
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the AC installation 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: 04/10/2024

Started On: 04/10/2024 02:20 PM

**Special Magistrate Hearing - Building**

**6. D.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-2694 - 3215 S US Highway 1 Unit G

**Information**

**SUBJECT:**

23-2694	3215 S US Hwy 1 Unit G	Ave Maria Company LLC	Kevin Young
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**CASE INFORMATION:**

Case Initiated:	October 5, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ave Maria Company LLC 3224 S US Highway 1 Ft Pierce FL 34982	<b>REG. AGENT:</b> Koozhampala Joseph
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**VIOLATIONS:**

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces

**CORRECTIVE ACTIONS:**

1. Repair/replace the roof that is leaking.
2. Repair/replace the water damaged ceiling tiles.
3. Repair walls where paint is chipping and bubbling.

**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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. E.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-2922 - 624 S 12th Street Unit A

**Information**

**SUBJECT:**

23-2922	624 S 12th St Unit A	Elvin Painting Inc.	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	November 2, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Elvin Painting Inc. 1702 SW Success St Port St Lucie FL 34953	<b>REG. AGENT:</b> Elvin Cano
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the replacement of the front steps.

**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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. F.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-2923 - 624 S 12th Street Unit B

**Information**

**SUBJECT:**

23-2923	624 S 12th St Unit B	Elvin Painting Inc.	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	November 2, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Elvin Painting Inc. 1702 SW Success St Port St Lucie FL 34953	<b>REG. AGENT:</b> Elvin Cano
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the replacement of the front steps.

**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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. G.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3000 - 2806 Atlantic Avenue

**Information**

**SUBJECT:**

23-3000	2806 Atlantic Ave	Atlantic Cove Management Group	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	November 9, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Atlantic Cove Management Group 4351 Weston Rd #215 Weston FL 33331	<b>REG. AGENT:</b> Lourdes Martinez 7742 N Kendall Dr #145 Kendall FL 33156
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the roof of the detached garage being rebuilt 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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. H.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3061 - 616 Atlantic Avenue

**Information**

**SUBJECT:**

23-3061	616 Atlantic Ave	Dance Ministries LLC	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	November 30, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Dance Ministries LLC 117 Orange Ave Ft Pierce FL 34950	<b>REG. AGENT:</b> Gregory Pope
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the renovation being done, including framing, drywall, electrical and any other 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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. I.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3066 - 4201 Bandy Boulevard

**Information**

**SUBJECT:**

23-3066	4201 Bandy Blvd.	Red Hawk Rebar LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	November 30, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Red Hawk Rebar LLC 255 Alahambra Cir Suite 500 Coral Gable FL 33134	<b>REG. AGENT:</b> CT Corporation System 1200 S Pine Island Rd Plantation FL 33134
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the wall sign installed without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck

Started On: 03/13/2024 10:21 AM

Final Approval Date: 03/13/2024

**Special Magistrate Hearing - Building**

**6. J.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3069 - 427 N 20th Street

**Information**

**SUBJECT:**

23-3069	427 N 20th St	Cooper, Javarius	Miles Keller
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**CASE INFORMATION:**

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

<b>OWNER:</b> Javarius Cooper 427 N 20th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy

**CORRECTIVE ACTIONS:**

Restore utilities to this property or vacate it immediately.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days restore the utilities to the dwelling or vacate it. If a permit is necessary to restore the utilities, obtain the 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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. K.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3070 - 4201 Bandy Boulevard

**Information**

**SUBJECT:**

23-3070	4201 Bandy Blvd.	Red Hawk Rebar LLC	Frank Remling
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**CASE INFORMATION:**

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

<b>OWNER:</b> Red Hawk Rebar LLC 255 Alahambra Cir Suite 500 Coral Gable FL 33134	<b>REG. AGENT:</b> CT Corporation System 1200 S Pine Island Rd Plantation FL 33134
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the shed built or 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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. L.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3120 - 1640 Seaway Drive

**Information**

**SUBJECT:**

23-3120	1640 Seaway Dr	Perry Freeman Real Estate Holdings LLC	Kevin Young
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**CASE INFORMATION:**

Case Initiated:	December 13, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Perry Freeman Real Estate Holding LLC 1227 Yeamans Hall Rd Hanahan SC 29412	<b>REG. AGENT:</b> Perry Freeman
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for seal coating and striping the parking lot 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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**Special Magistrate Hearing - Building**

**6. M.**

**Meeting Date:** 04/11/2024

**Re:** Case #23-3139 - 2210 Avenue M

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

**Information**

**SUBJECT:**

23-3139	2210 Avenue M	Cooper, Mary & Vickers, Martha	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	December 20, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Mary Cooper Martha Vickers 3803 Avenue J Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the patio support columns and AC replaced without permits.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/08/2024

Started On: 04/03/2024 01:45 PM

**Special Magistrate Hearing - Building**

**6. N.**

**Meeting Date:** 04/11/2024

**Re:** Case # 24-1 - 814 Dayman Avenue

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

**Information**

**SUBJECT:**

24-1	814 Dayman Avenue	Plant A Seed Ministry	Kevin Young
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**CASE INFORMATION:**

Case Initiated:	January 2, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Plant A Seed Ministry PO Box 7629 Port St Lucie FL 34986	<b>REG. AGENT:</b> Al Pigozzi 2021 Ave D Ft Pierce FL 34950
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1 (2021) Exterior Structure-General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.10 (2021) Stairways, Decks, Porches, and Balconies, IPMC 306.1 (2021) Component Serviceability-General, IPMC 306.1 (2021) Unsafe Conditions

**CORRECTIVE ACTIONS:**

Obtain a permit to repair/replace all fire damaged structures, including decking, floor joists, and any affected walls. 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: 04/08/2024

Started On: 04/04/2024 05:22 PM

**Special Magistrate Hearing - Building**

**6. O.**

**Meeting Date:** 04/11/2024

**Re:** Case #24-002 - 602 Lychee Lane

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

**Information**

**SUBJECT:**

24-002	602 Lychee Lane	Cruz, Marquis Alfredo	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	January 2, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Marquis Alfredo Cruz 602 Lychee Ln Ft Pierce FL 34981	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the mini-split AC unit 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: 04/08/2024

Started On: 04/03/2024 02:03 PM

**Special Magistrate Hearing - Building**  
**Meeting Date: 04/11/2024**

**7. A.**

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**Information**

**SUBJECT:**

22-847	1237 Grose Road	KR Jem Plant LLC	Shaun Coss
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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 105.1 (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 - 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.
7. March 10, 2023 - Building permit application for the Change of Use was submitted. The permit was rejected in Building plan review and plan review comments were emailed to the applicant on 3/21/2023.
8. April 18, 2023 - Massey Hearing - the case was continued to the July 18, 2023 hearing with fines remaining stopped.
9. May 31, 2023 - met with the owners and design team to go over requirements. No official submittals have been made to date.
10. July 18, 2023 - a property representative called to state that they missed the hearing due to

a family emergency. The case was continued to the August 15, 2023 Special Magistrate hearing. Still to date, there have been no submittals.

11. October 17, 2023 - Massey Hearing - fines continued to be stayed and an extension of 120 days was granted to apply for TRC or Plan Development Review.

**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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**MASSEY HEARING**  
**August 15, 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).**

**Special Magistrate Hearing - Building**  
**Meeting Date: 04/11/2024**

**7. B.**

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**Information**

**SUBJECT:**

22-3397	712 Cedar Place	Jarantow, Daniel	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 8, 2022	Type of Presentation:	Extension Request
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**OWNER:**

<b>OWNER:</b> Daniel R. Jarantow 831 Hollywood Blvd Hollywood FL 33019	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - March 22, 2023  
Notice of Extension of Time (90 days) - May 15, 2023

**ACTION DATES:**

1. March 21, 2023 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. May 15, 2023 - Notice of Extension of Time (90 days) was granted, and recorded on May 17, 2023.
3. August 22, 2023 - A DPCR (application for approvals needed prior to applying for a building permit) application was received.
4. August 29, 2023 - A letter from the owner was received requesting a further extension of time to comply the violation.
5. September 5, 2023 - a rejection of the DPCR by the Planning Department.
6. September 19, 2023 - Special Magistrate Extension Hearing - the case was continued to the October 17, 2023 hearing.
7. October 4, 2023 - DPCR approval granted.
8. October 30, 2023 - a permit was applied for. The permit is currently rejected in building, plumbing and electrical plan review.
9. December 19, 2023 - prior to the hearing - the case was continued to January 11, 2024 hearing.
10. January 11, 2023 - Special Magistrate Massey Hearing - the case was continued to March 14, 2024 hearing.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 03/13/2024 10:21 AM

Final Approval Date: 03/13/2024

**MASSEY HEARING**  
**January 11, 2024**  
**Case #22-3397**

**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 permit to comply this case was applied for on October 30, 2023 is currently rejected in building, electrical and plumbing plan review.**
  
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:**

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

Case Initiated:	February 8, 2023	Type of Presentation:	Massey
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**OWNER:**

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

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

**FINDINGS/ORDER:**

Order Determining Violation - March 22, 2023  
Notice of Extension of Time (90 days) - May 30, 2023  
Affidavit of Non-Compliance - August 30, 2023  
Order Approving Respondent's Request for Extension of Time - October 18, 2023  
Affidavit of Non-Compliance - January 24, 2024

**ACTION DATES:**

1. March 22, 2023 - Special Magistrate Hearing - the owner was provided graduated time periods to complete each phase of compliance.
2. May 30, 2023 - A Notice of Extension of Time providing an additional 90 days to comply was recorded.
3. August 29, 2023 - Affidavit of Non-Compliance was prepared and recorded on August 30, 2023
4. September 15, 2023 - A letter contesting the fines was received.
5. October 17, 2023 - Special Magistrate Massey Hearing - 90 day extension was approved.
6. January 24, 2024 - Affidavit of Non-Compliance was recorded and fines restarted.
7. February 9, 2024 - letter received contesting the fines.

**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: 03/13/2024

Started On: 03/13/2024 10:21 AM

**MASSEY HEARING**  
**October 17, 2023**  
**Case #23-263**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Serious.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **The owner's association has treated the property for the termite infestation.**
  
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**  
**Meeting Date:** 04/11/2024

7. D.

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**Information**

**SUBJECT:**

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

Case Initiated:	July 27, 2023	Type of Presentation:	Massey
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**OWNER:**

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

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - November 15, 2023  
Affidavit of Non-Compliance - February 22, 2024

**ACTION DATES:**

1. November 15, 2023 - Special Magistrate Hearing - the owner was provided 60 days to get a permit or fines may accrue.
2. February 22, 2024 - An Affidavit of Non-Compliance was prepared and recorded on February 23, 2024. Fines began on February 22, 2024 and as of April 4, 2024 the fines total \$4,220.00 including \$20.00 of recording fees.
3. April 4, 2024 - A DPCR application was received and approved on the same day. The contractor was emailed and informed of this approval allowing for the building permit to be applied for.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 04/04/2024 05:41 PM

Final Approval Date: 04/08/2024

**MASSEY HEARING**

**April 11, 2024**

**Case #23-2183**

**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 tenant submitted a DPCR application on April 4, 2024.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **4 (four).**

**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/11/2024

7. E.

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**Information**

**SUBJECT:**

23-2293	1985 Reynolds Dr	Quorum Hospitality Inc.	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 8, 2023	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Quorum Hospitality Inc. 1500 SE 5th Ave Dania FL 33004	<b>REG. AGENT:</b> Hampton Inn & Suites
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - November 21, 2023  
Affidavit of Non-Compliance - February 14, 2024  
Affidavit of Compliance - April 9, 2024

**ACTION DATES:**

1. November 21, 2023 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. February 14, 2024 - An Affidavit of Non-Compliance was prepared and recorded. Fines began and as of March 11, 2024, they total \$2,520.00 with \$20.00 in recording fees.
3. February 26, 2024 - The site work permit was issued.
4. March 14, 2024 - The permit received it's final inspection, complying this case.
5. April 9, 2024 - An Affidavit of Compliance was recorded. Fines accrued from February 15, 2024 to March 14, 2024. Fines total \$2,830.00 including \$30.00 of 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  
Final Approval Date: 03/13/2024

Started On: 03/13/2024 10:21 AM

**MASSEY HEARING**

**April 11, 2024**

**Case #23-2293**

**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? **A separate permit was applied for and issued.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **1 (one).**

# Administrative Cost Estimator

04/10/2024

Property Address: 1985 Reynolds Drive

Date case originated: 8/8/2023

Date case complied: 3/14/2024

Total time: 7 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.60	<u>6</u>	\$3.60
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

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

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

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Lien Reduction Request Hearing	\$250.00	<u>          </u>	\$0.00
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**Total Estimated Cost: \$792.35**



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

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	4/10/2024.		
Property address:	1985 REYNOLDS DR, FT PIERCE FL 34945		
Owner(s) of record:	QUORUM HOSPITALITY INC		
Mailing address:	1500 SE 5th AVE DANIA BEACH FL 33004.		
Property tax ID #:	2324-341-0002-020/9		
Original purchase date:	10/30/2006	Original purchase price:	\$ 518,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	MUKESH MONGA	Relationship to owner(s)	GENERAL MANAGER
Telephone #:	772 828 4100	Mobile phone #:	954949060
E-mail:	mukeshmonga@yahoo.com	Preferred contact method:	email
What are owner(s) intentions for property:	NO CHANGE EXPECTED.		
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 \$ 2830.00  
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2830.00  
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

Mukesh Monga  
 Signature of Owner or Representative

4/10/24.  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

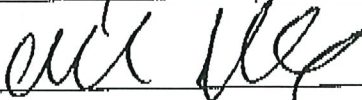
### INSTRUCTIONS:

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

Property Address: 1985 REYNOLD DR, FT PIERCE FL 34945  
Property Owner: QUORUM HOSPITALITY INC  
Mailing Address: 1500 SE 5th AVE; DANIA BEACH, FL 33004  
Telephone #: 772-8284100 Cell Phone #: 954-494-9060  
E-Mail Address: mukeshmonga11@yahoo.com  
Is the property in compliance? YES If not, please explain in the narrative of your request.

I, MUKESH MONGA, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

THE PERMIT APPLICATION WAS SUBMITTED IN THE TIMELY MANNER ON JAN 5<sup>th</sup> 2024. A FEW EMAILS WERE EXCHANGED BETWEEN FT PIERCE BLD DEPT & OUR CONTRACTOR ABOUT THE DETAIL OF THE PERMIT.  
FT PIERCE BLD DEPT REPLIED BACK WITH THE PERMIT # 24-627 ON 02/26/24 AND REQUEST FOR FEE & 2 AFFIDAVITS.  
THE FEE WAS PAID & THE COMPLETED AFFIDAVITS WERE RETURNED ON THE SAME DAY 02/26/24.  
THE SITE WORK HAD ALREADY BEEN COMPLETED THE BLD DEPT CLOSED THE PERMIT ON 3/14/24.  
WE DID OUR LEVEL BEST TO RESOLVE THE VIOLATION ASAP.  
YOU ARE KINDLY REQUESTED TO REScind THE IMPOSED FINES.

Signed:  Date: \_\_\_\_\_

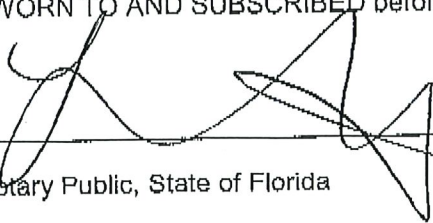
Print Name: MUKESH MONGA

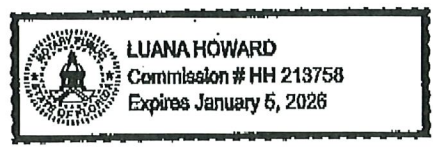
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Mukesh Monga 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 in-person as identification.

SWORN TO AND SUBSCRIBED before me this 10<sup>th</sup> day of April, 2024

  
Notary Public, State of Florida



Re: Permit application

From: Building shared mailbox (ftpbuiding@cityoffortpierce.com)  
To: Robb@coastalchoiceconstructionllc.com  
Cc: tyler@coastalchoiceconstructionllc.com; Shelley@coastalchoiceconstructionllc.com; mukeshmonga1@yahoo.com  
Date: Monday, February 26, 2024 at 10:35 AM EST

**Good morning,**

**We received your submittal,**

**Address: 1985 REYNOLDS DR - SITE WORK**

**PERMIT # 24-627**

**VIOLATION # 23-2293 - VIOLATION FEES WILL BE ASSESSED WITH PERMIT**

**[Link to pay: https://ftp-egov.asp.gov.com/Click2GovBP/index.html](https://ftp-egov.asp.gov.com/Click2GovBP/index.html)**

**Application will not begin to process until payment is received. Please submit attached affidavits.**

**Thank you!**

---

From: Robb Imperato <Robb@coastalchoiceconstructionllc.com>  
Sent: Tuesday, January 9, 2024 6:00 PM  
To: Building shared mailbox <ftpbuiding@cityoffortpierce.com>

Cc: Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>; Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com <mukeshmonga11@yahoo.com>  
Subject: Re: Permit application

You don't often get email from robb@coastalchoiceconstructionllc.com. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately.

work is completed - drainage/ asphalt patching at Hampton cost was \$45,000

Thanks

Robb C Imperato

Managing Member

Coastal Choice Construction LLC

3170 N. Federal Highway #215

Lighthouse Point, Fl. 33064

CGC 057221

954.242.8001 Cell

954.532.1058 Office

Sent from my iPhone

On Jan 9, 2024, at 3:54 PM, Building shared mailbox <fbuiding@cityoffortpierce.com> wrote:

is all the work completed?

The original permit for 1990 Reynolds Dr came in at \$550,000. How much of that was for the drainage on 1985 Reynolds Dr?

---

From: Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Sent: Tuesday, January 9, 2024 2:53 PM

To: Building shared mailbox <fbuiding@cityoffortpierce.com>; Robb Imperato <Robb@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com <mukeshmonga11@yahoo.com>

Subject: RE: Permit application

You don't often get email from tyler@coastalchoiceconstructionllc.com. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately.

Good afternoon,

Please see attached for the approved drainage plans.  
For the job cost, it was included in the original price. Are you looking for the original valuation or something else?

Thank You,

Tyler Mitchell

Superintendent

Coastal Choice Construction

3170 North Federal Highway, #215, Lighthouse Point, FL 33064

954-994-9975 (Cell)

954-532-1058 (Office)

From: Building shared mailbox <ftpbuilding@cityoffortpierce.com>

Sent: Monday, January 8, 2024 3:24 PM

To: Robb Imperato <Robb@coastalchoiceconstructionllc.com>; Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com

Subject: Re: Permit application

Yes, if you have it handy. That would help. What would be the job cost on your side of the property?

From: Robb Imperato <Robb@coastalchoiceconstructionllc.com>

Sent: Monday, January 8, 2024 11:22 AM

To: Building shared mailbox <ftpbuilding@cityoffortpierce.com>; Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com <mukeshmonga11@yahoo.com>

Subject: Re: Permit application

You don't often get email from [robb@coastalchoiceconstructionllc.com](mailto:robb@coastalchoiceconstructionllc.com). [Learn why this is important](#)

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately.

Good Morning,

I understand your confusion, let me try and explain - South Florida Water Management required the site drainage go from the Home2 Suites project - 1990 Reynolds Drive (site work permit 21-1176) across Reynolds Drive through the Hampton Inn

parking lot to the lake to the south of the Hampton Inn parking lot located at 1985 Reynolds Drive. This work was all shown in the approved Home2 Suites plans and included in that job cost. We can send you an electronic copy of that plan if that would help you.

Thanks

Robb Imperato

Managing Member

Coastal Choice Construction LLC

3170 N. Federal Highway #215

Lighthouse Point, FL 33064

CGC 057221

Cell (954)242-8001

Office (954)532-1058

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**From:** Building shared mailbox <[ftpbuilding@cityoffortpiere.com](mailto:ftpbuilding@cityoffortpiere.com)>

**Sent:** Monday, January 8, 2024 9:48 AM

**To:** Tyler Mitchell <[tyler@coastalchoiceconstructionllc.com](mailto:tyler@coastalchoiceconstructionllc.com)>

**Cc:** Shelley Huddle <[Shelley@coastalchoiceconstructionllc.com](mailto:Shelley@coastalchoiceconstructionllc.com)>; Robb Imperato <[Robb@coastalchoiceconstructionllc.com](mailto:Robb@coastalchoiceconstructionllc.com)>

**Subject:** Re: Permit application

Good morning,

1990 Reynolds Dr is on a separate address and parcel. I'm not understanding how 1985 Reynolds Rd was included on their permit.

Please provide plans and job valuation along with missing forms for your site work to be permitted separately in compliance with violation case.

---

**From:** Tyler Mitchell <[tyler@coastalchoiceconstructionllc.com](mailto:tyler@coastalchoiceconstructionllc.com)>

**Sent:** Friday, January 5, 2024 3:56 PM

**To:** Building shared mailbox <[ftpbuilding@cityoffortpiere.com](mailto:ftpbuilding@cityoffortpiere.com)>

**Cc:** Shelley Huddle <[Shelley@coastalchoiceconstructionllc.com](mailto:Shelley@coastalchoiceconstructionllc.com)>; Robb Imperato <[Robb@coastalchoiceconstructionllc.com](mailto:Robb@coastalchoiceconstructionllc.com)>

**Subject:** Permit application

You don't often get email from [tyler@coastalchoiceconstructionllc.com](mailto:tyler@coastalchoiceconstructionllc.com). [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately.

Good afternoon,

I have attached a permit application for some site work that was done while building an hotel next door. I have also attached an order that we have received to hopefully speed the process up.

The original project was a home2 suites on 1990 reynolds drive.

The work that was done for this address was done under permit number: 21-1176

Please let us know if there is anything else you need to get the ball rolling.

Thank You,  
Tyler Mitchell  
Superintendent

Coastal Choice Construction

3170 North Federal Highway, #215, Lighthouse Point, FL 33064

954-994-9975 (Cell)

954-532-1058 (Office)



Affidavit of Plan Review Compliance.pdf  
184.5KB



Debris Form.pdf  
161.6KB



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

CODE IN EFFECT  
 FBC 8TH EDITION (2023)

**PERMIT FOR CONSTRUCTION**

Issued Date: 2/26/24

Permit No: 24-627

This is to certify that: GUORUM HOSPITALITY

Has permission to construct/replace: SITE WORK - DRAINAGE

At: 1985 BENOLOIS DR Contractor: COASTAL CHOICE CONSTRUCTION

The permit holder shall conform to all terms and conditions of the permit on file with the Building Department and to all applicable Florida State Statutes, Building Codes, and City of Fort Pierce Ordinances regulating contracting and construction.

This permit card, approved permit application, approved plans and all supporting documents shall be displayed on the jobsite in a conspicuous location and available for all inspections until all work is complete, and all required inspections have been approved.

Work shall commence within 6 months. An approved inspection is required within 180 days and every 180 days thereafter until all required inspections have been approved.

For new construction or a change of use and/or occupancy, a Certificate of Occupancy must be obtained prior to any occupancy.

The permit holder shall comply with all permit conditions, including but not limited to obtaining separate permits when required. Violating any of the terms or conditions above will result in immediate revocation of this permit.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Post this permit card—See back of permit card for inspection instructions.

## Status Detail

**Parcel ID:**

2324-341-0002-020/9

**Address:**

1985 REYNOLDS DR

**Application Date:**

02/26/24

**Owner:**

QUORUM HOSPITALITY INC

**Application Number:**

24 - 627

**Application Type:**

SITE WORK

**Valuation:**

\$45,000

**Square Footage:**

00000000

**Tenant Name:**

HOME2SUITES

**Application Status:**

APPROVED

**Tenant Unit Number:**

**General Contractor:**

COASTAL CHOICE CONSTRUCTION LL

**Zoning Description:**

GENERAL COMMERCIAL

[Structure Detail](#)

## Application Fees

**Parcel ID:**

2324-341-0002-020/9

**Address:**

1985 REYNOLDS DR

**Application Date:**

02/26/24

**Owner:**

QUORUM HOSPITALITY INC

**Application Number:**

24 - 627

**Application Type:**

SITE WORK

No fees payable online for this application.

**Total:**

\$0.00

Fees payable online.

Paying fees prior to authorization will be subject to reversal.

Fee Description	Permit/Inspection Description	Amount Charged	Amount Due	
CREDIT CARD PROCESSING	CREDIT CARD PROCESSING	\$34.65	\$0.00	-
PERMIT FEES	SITE WORK (000-000/STW-00)	\$563.00	\$0.00	-
*PLAN CHECK FEE	*PLAN CHECK FEE	\$113.00	\$0.00	-
SURCHARGE DBPR %	SURCHARGE DBPR %	\$10.14	\$0.00	-
SURCHARGE DCA %	SURCHARGE DCA %	\$6.76	\$0.00	-
<b>Total</b>		<b>\$727.55</b>	<b>\$0.00</b>	<b>\$0.00</b>

Showing 1 to 5 of 5 entries

Pay Selected Fees



CITY OF FORT PIERCE, FLORIDA  
 BUILDING DEPARTMENT  
 APPLICATION FOR BUILDING PERMIT  
 (772) 467-3718  
 flpbuiding@cityoffortpierce.com

PERMIT # 24-627  
 FBC (2023) 8<sup>th</sup> Edition  
 PIN # 159721

Building Department Project Manager:  
 PROJECT MANAGER  
 CESAR

\*Property Address 1985 Reynolds Drive \*Date 1/3/24  
 Parcel ID# 2324-341-0002-0209 \*# of plans submitted previously submitted & approved  
 (located on your tax bill) 206-0003-000-9 \*# of CD's submitted # 21-1176  
 \*Owner Name Quorum Hospitality \*Owner Address 191 SW 19th Ct, Dania Beach, FL 33314  
 Phone # (954) 494-9060 Fax # ( ) Cell # (954) 336-9872  
 Email Address dan.p.cole@gmail.com

\*Required Information

\$ 95,000 PERMIT

Type of permit Sitework \*Valuation \$ 0 - paid by Home & Suites  
 \*Description of Work: Drainage piping for the Home & Suites per the South Florida Water Management District and per the approved plan that was submitted with permit # 21-1176

Architect: \_\_\_\_\_  
 Phone ( ) - Fax ( ) - Email Address \_\_\_\_\_  
 Engineer: Laventure & Associates  
 Phone (772) 348-6430 Fax ( ) - Email Address gatorrrensn.com

\*CONTRACTOR/APPLICANT INFORMATION:

City License # CGC 057221 State License # CGC057221  
 Company Name Coastal Choice Construction LLC Qualifier Robb Imperato  
 Address 3170 N Federal Hwy, STE 215 City/State Light House Point Zip 33064  
 Phone # (954) 572-1058 Fax # ( ) Cell # (954) 242-8001  
 Email Address Robb@CoastalChoiceConstructionLLC.com

Occupancy C Construction Type \_\_\_\_\_ # of Units \_\_\_\_\_ # of Stories \_\_\_\_\_  
 Sq. Ft. Conditioned Space \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city ordinances, state statutes and other applicable rules and regulations have been satisfied. I am also verifying that all sets of plans submitted are identical.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, wells, pools, furnaces, boilers, heaters, tanks, and air conditioners etc.

Owner's Affidavit: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

**WARNING TO OWNER:**  
 YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.  
 IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Must be signed by owner Agent and applicant

*[Signature]*  
 Signature of Owner

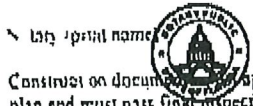
*[Signature]*  
 Signature of Agent (including contractor)

State of Florida, County of Broward  
 Affirmed to and subscribed before me this 5 day of Jan, 2024 by Robb Imperato  
 personally known to me or who has produced as identification

State of Florida, County of Broward  
 Affirmed to and subscribed before me this 5 day of January  
 2024, by Dilip Patel  
 personally known to me or who has produced as identification.

Notary Signature Shelley Huddle  
 Notary (print name) **SHELLEY HUDDLE**  
 Comm.: # HH 299817

Notary Signature Shelley Huddle  
 Notary (print name) **SHELLEY HUDDLE**  
 Comm.: # HH 299817  
 Expires: November 7, 2026  
 Notary Public - State of Florida



Construct on documents submitted to the Florida energy code submitted becomes an integral part of the plan and must pass final inspection. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. **SIGNATURE OF THE APPLICANT MUST BE NOTARIZED.** If owner/builder, applicant must sign in person. **BUILDING PERMIT** includes Building, Electrical, Plumbing, Mechanical and Sewer only. All other trades require separate applications.

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

FEE SIMPLE TITLEHOLDER, BONDING COMPANY AND MORTGAGE LENDER INFORMATION IS REQUIRED WHEN THE AGGREGATE VALUE (TOTAL COST OF ALL IMPROVEMENTS AND NOT JUST WORK AUTHORIZED BY THE INDIVIDUAL PERMIT) IS \$5,000 OR MORE (EXCEPT IN A REPAIR/REPLACEMENT < \$15,000). PLEASE ADDRESS ALL ITEMS.

Fee Simple Titleholder's  Not a Fee Simple Owner  
 Name (if other than owner): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Bonding Company  Not Applicable  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mortgage Lender's  Not Applicable  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**OFFICIAL USE ONLY**  
 Is the property located in a Special Flood Hazard Area (Floodplain) per the current Flood Insurance Rate Map (FIRM)?  
 Yes  No

Flood Zone	Reviewed by	Determination			
Permit Fee	\$ 563	Other <u>DF</u>	\$ 563	Plan Review Fee	\$ 113
State Surcharge	\$ 6.76/10.14	Other <u>CR</u>	\$ 62.80	Raising Fee	\$
Subcontractor	\$	Hand Review Fee	\$	Other	\$
<b>Total Amount Due at Issuance</b>	<b>\$ 1318.30</b>				

**OPCRN**

Active Code Violation    
 Case # 23-2209  
 Case Type BV

2/26/24



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

**Debris Removal and Homeowners Association Affidavit**

Owner: Quorum Hospitality

Property Address: 1905 Reynolds Blvd

Permit # 24-627 Contractor: Coastal Choice Construction LLC

As per City Ordinances 30-25, 24-19, 24-20, 24-21 and as a condition of obtaining any permit for construction, repair or renovation

I understand and accept full responsibility for the prompt removal of all debris and construction materials from the property for which I am seeking to obtain a building permit in accordance with the Code of Ordinances of the City.

Initials RCF

I agree that no debris or construction materials will be placed on any public property or on any public right-of-way except as may be specifically authorized by the Code of Ordinances.

Initials RCF

I further understand that prior to a final inspection for the project completion or issuance of a Certificate of Occupancy (or Certificate of Completion), all debris and construction materials shall be removed from the property or the Inspector will not approve the final inspection. Additional reinspection fees shall apply.

Initials RCF

I understand and accept full responsibility for debris removal at my own expense in accordance with the City Code of Ordinances.

Initials RCF

I hereby acknowledge that I have read and understand the above statements and I further understand that any violation of the terms of this affidavit shall be reported to the City of Fort Pierce Building Department for action and possible stop work order.

Initials RCF

It is the owner and contractor's responsibility to verify approval for any work through the Homeowners Association and/or Condominium Association, if applicable. The City will not be held liable for disputes between the Homeowners Association, Condominium Association, owner and/or contractor.

Initials RCF

2/26/24  
 Date

[Signature]  
 Contractor or Owner/Builder's Signature



**FORT PIERCE**  
BUILDING DEPARTMENT  
*Florida*

**Affidavit of Plan Review Compliance**

Permit # 24-627

I, Robb Imperato, acting as owner or agent of the below named contractor, do hereby attest that I have reviewed and accept the applicable building permit procedures and submittal checklists, which are available online at <https://www.cityoffortpierce.com/991/Building-Permit-Procedures-and-Submittal> and at the City of Fort Pierce Building Department. Further, I attest that the submitted permit application, including attachments, drawings, or other requirements of the completed permit application as provided for on the applicable permit submittal checklist(s), accurately reflect the scope of work to be completed at

1985 Reynolds Drive

(please print street address)

Scope of work submitted:

- Building     Electrical     Flood     Gas     Mechanical     Plumbing

I acknowledge that failure to submit an accurate scope of work may result in a technical code review rejection, even if the application is initially deemed complete by the Fort Pierce Building Department. Revision fees may apply for such rejections.

[Signature]  
Contractor Signature

[Signature]  
Owner or Agent Signature (including contractor)

STATE OF FLORIDA, COUNTY OF Broward

STATE OF FLORIDA, COUNTY OF Broward

NOTARY PUBLIC

The foregoing instrument was acknowledged before me

this 26 day of Feb, 2024

by Robb Imperato

Personally Known  or Produced Identification

Type of Identification Produced: [Signature]  
SHELLEY HUDDLE  
Comm. # HH299817  
Expires: November 7, 2026  
Notary Public - State of Florida

Notary (print name): Shelley Huddle

NOTARY PUBLIC

The foregoing instrument was acknowledged before me

this 26 day of Feb, 2024

by Robb Imperato

Personally Known  or Produced Identification

Type of Identification Produced: [Signature]  
SHELLEY HUDDLE  
Comm. # HH 299817  
Expires: November 7, 2026  
Notary Public - State of Florida

Notary (print name): Shelley Huddle

**Special Magistrate Hearing - Building**  
**Meeting Date: 04/11/2024**

**8. A.**

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**Information**

**SUBJECT:**

23-1333	1618 S 27th St	Loyola, Maximino Delgado	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 8, 2023	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Maximino Delgado Loyola 1618 S 27th St Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - September 20, 2023  
Affidavit of Non-Compliance - November 20, 2023  
Order Assessing Fine and Imposing Lien - January 18, 2024  
Affidavit of Compliance - February 7, 2024

**ACTION DATES:**

1. September 20, 2023 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. November 20, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. January 18, 2024 - an Order Assessing Fine and Imposing Lien - was recorded.
8. February 7, 2024 - Property was reinspected and complied. Fines stopped accruing on this date. Affidavit of Compliance was prepared and recorded on February 9, 2024. Fines total \$7,940.00 including \$40.00 of recording fees.
9. February 9, 2024 - Lien Reduction Request received.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Admin Costs  
Lien Reduction Request

## 7 Criteria

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 03/13/2024

Started On: 03/13/2024 10:21 AM

# Administrative Cost Estimator

02/29/2024

Property Address: 1618 S 27th Street

Date case originated: 5/8/2023

Date case complied: 2/7/2024

Total time: 9 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees (add 1 for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

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

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

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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**Total Estimated Cost: \$1,062.95**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
BUILDING VIOLATION LIENS

Date:	02.19.2024			
Property address:	1618 S 27 <sup>th</sup> St Fort Pierce, FL 34947			
Owner(s) of record:				
Mailing address:	1618 S 27 <sup>th</sup> St Fort Pierce, FL 34947			
Property tax ID #:	241780200090001			
Original purchase date:	06.19.2020	Original purchase price:	\$60,000	
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Maximino Delgado		Relationship to owner(s)	
Telephone #:	772.579.2752		Mobile phone #:	
E-mail:			Preferred contact method:	
What are owner(s) intentions for property:	reduction in fine			
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

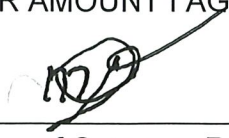
\$ 7,930.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 7,930.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

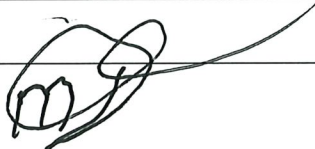
  
Signature of Owner or Representative

02.19.2024  
Date

I, Maximino Delgado Loyola, 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 an older man, I live alone and I don't have any resource to pay this amount. I ask for forgiveness. Thank you.

Signed: \_\_\_\_\_



Date: 02.19.2024

Print Name: Maximino Delgado Loyola

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

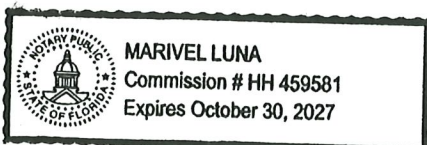
Maximino Delgado Loyola who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced

D 423 540 51 008 0 as identification.

SWORN TO AND SUBSCRIBED before me this 20<sup>th</sup> day of Feb., 2024



Notary Public, State of Florida



## 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), contact Katherine Calderon (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 (772-467-3712) 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 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1618 S 27<sup>th</sup> Fort. Pierce FL, 34947

Property Owner: Maximino Delgado Loyola

Mailing Address: 1618 S 27<sup>th</sup> Fort. Pierce FL, 34947

Telephone #: 772.579.2752 Cell Phone #: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

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

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 1618 S 27<sup>th</sup> St Fort. Pierce FL 34947

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

02.19.2024

\_\_\_\_\_  
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

2/28/24  
\_\_\_\_\_  
Date

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

**Case No: 23-1333**

**Date: April 11, 2024**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The unpermitted 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:	9 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:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	0
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	None mentioned by the owner.
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)