

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, September 12, 2024 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**
 - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

 - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-3085	3329 Columbia Square Way	BAF 4 LLC	Kevin Young
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B.	24-827	211 Avenue A	Hatfield, James	Logan Winn
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C.	24-966	120 Desota St	Becker, Donna; Spera, Juanita & Van Valkenburgh, Teresa	Anthony Jetmore
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D.	24-997	511 Douglas Court	Edwards, Richard	Frank Remling
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E.	24-999	1306 Havana Ave	Forgione, Michael Anthony	Joel Smith
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F.	24-1029	202 N 31st St	Eloizin, Jean	Logan Winn
G.	24-1031	602 N 9th St	Miranda, Lizette	Logan Winn
H.	24-1064	109 Fisherman's Wharf	Miller, Joseph G (TR)	Joel Smith
I.	24-1110	1809 Avenue D	Robinson, James Ferby, Houston Maitland (EST) , Rosa	Frank Remling
J.	24-1111	2308 Georgia Ave	DJL10 LLC	Joel Smith
K.	24-1132	2621 S Indian River Dr	Christopher, Daniel & Karen	Miles Keller
L.	24-1134	1507 Avenue I	Griet LLC	Kevin Young
M.	24-1303	932 Skylark Dr	Hatfield, James	Kevin Young
N.	24-1364	409 Mades Dr	Sabal Chase Essential Housing	Logan Winn

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

A.	23-2103	425 N 26th St Apt A	The Palms Inn Hotel LLC	Shaun Coss
B.	23-3066	4201 Bandy Blvd.	Red Hawk Rebar LLC	Shaun Coss

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

A.	20-306	610 N 23rd St	Castor, Simon	Shaun Coss
B.	22-1465	1618 Mayflower Road	Donchu, Vadim	Shaun Coss

9. **OTHER CASES**

A.	23-3061	616 Atlantic Ave	Dance Ministries LLC	Shaun Coss
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B.	24-117	1708 S 8th St	Godinez, Marco & Martinez, Sylvia	Shaun Coss
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10. **NEW BUSINESS**

11. **OLD BUSINESS**

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

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

Special Magistrate Hearing - Building

6. A.

Meeting Date: 09/12/2024

Re: Case 23-3085 - 3329 Columbia Square Way

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

Information

SUBJECT:

23-3085	3329 Columbia Square Way	BAF 4 LLC	Kevin Young
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CASE INFORMATION:

Case Initiated:	December 6, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: BAF 4 LLC 401 Congress Ave FL 33 Austin TX 78701	REG. AGENT: Corporation Services Company 1201 Hayes St Tallahassee FL 32301-2525
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VIOLATIONS:

IPMC 305.3 (2021) Interior Surfaces, IPMC 604.3 (2021) Electrical System Hazards

CORRECTIVE ACTIONS:

1. Repair/replace the non-working light switch.
2. Make necessary repairs to the ceiling damaged by previous leaks.

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: 09/04/2024

Started On: 09/02/2024 09:08 AM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 09/12/2024

Re: Case #24-827 - 211 Avenue A

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

Information

SUBJECT:

24-827	211 Avenue A	Hatfield, James	Logan Winn
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CASE INFORMATION:

Case Initiated:	April 9, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO Box 1506 Fort Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the roof repair 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: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 11:42 AM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 09/12/2024

Re: Case 24-996 - 120 Desota Street

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

Information

SUBJECT:

24-966	120 Desota St	Becker, Donna; Spera, Juanita & Van Valkenburgh, Teresa	Anthony Jetmore
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CASE INFORMATION:

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

OWNER: Donna Becker Juanita Spera Teresa Van Valkenburgh 471 Tequesta Dr Tequesta FL 33469	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.6 (2021) Exterior Walls

CORRECTIVE ACTIONS:

Obtain a permit to replace all siding, trim and fascia that is rotten beyond the point of painting or detached beyond the point of reattachment with approved construction methods. Please note that at the time of permitting, a framing inspection will be required for the exposed framing before the siding, trim and/or fascia may be replaced.

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: 09/04/2024

Started On: 08/29/2024 05:29 PM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 09/12/2024

Re: Case #24-997 - 511 Douglas Court

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

Information

SUBJECT:

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

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

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

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

CORRECTIVE ACTIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/04/2024

Started On: 09/03/2024 11:33 AM

Special Magistrate Hearing - Building

6. E.

Meeting Date: 09/12/2024

Re: Case #24-999 - 1306 Havana Ave

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

Information

SUBJECT:

24-999	1306 Havana Ave	Forgione, Michael Anthony	Joel Smith
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CASE INFORMATION:

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

OWNER: Michael Anthony Forgione 1060 NW 27th Way Pompano Beach, FL 33062	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the shed and the re-roofing of the shed 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: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 03:45 PM

Special Magistrate Hearing - Building

6. F.

Meeting Date: 09/12/2024

Re: Case #24-1029 - 202 N 31st Street

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

Information

SUBJECT:

24-1029	202 N 31st St	Eloizin, Jean	Logan Winn
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CASE INFORMATION:

Case Initiated:	May 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Jean Eloizin 3400 Ave Villandry Delray Beach FL 33445	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the plumbing work done to provide plumbing to the shed.

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: 09/06/2024

Started On: 09/05/2024 05:14 PM

Special Magistrate Hearing - Building

6. G.

Meeting Date: 09/12/2024

Re: Case #24-1031 - 602 N 9th St

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

Information

SUBJECT:

24-1031	602 N 9th St	Miranda, Lizette	Logan Winn
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CASE INFORMATION:

Case Initiated:	May 1, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Lizette Miranda 4445 SE Nimrod Ln Stuart, FL 34997	OCCUPIED BY:
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VIOLATIONS:

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 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.15 (2021) Doors, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions

CORRECTIVE ACTIONS:

Obtain a permit to make necessary repairs to rehabilitate or demolish this property. Any structural repairs 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: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 04:17 PM

Special Magistrate Hearing - Building

6. H.

Meeting Date: 09/12/2024

Re: Case #24-1064 - 109 Fisherman's Wharf

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

Information

SUBJECT:

24-1064	109 Fisherman's Wharf	Miller, Joseph G (TR)	Joel Smith
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CASE INFORMATION:

Case Initiated:	May 9, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Joseph G. Miller (TR) 5500 Orange Avenue Ft. Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the deck, columns, repairs to the bar area, new plumbing and electrical work and any other work being done 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: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 01:45 PM

Special Magistrate Hearing - Building

6. I.

Meeting Date: 09/12/2024

Re: Case #24-1110 - 1809 Avenue D

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

Information

SUBJECT:

24-1110	1809 Avenue D	Robinson, James Ferby, Houston Maitland (EST) , Rosa	Frank Remling
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CASE INFORMATION:

Case Initiated:	May 13, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: James Robinson Houston Ferby Rosa Maitland(Est) 2413 N 14th St Ft Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 309.1 (2021) Infestation

CORRECTIVE ACTIONS:

1. Obtain a permit for converting this single family home into a rooming house.
2. Obtain permits for the sheds and the plumbing to the sheds installed without permits.
3. Treat the property for all pest infestations including roaches and rats.

RECOMMENDATION:

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

Form Review

Form Started By: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 04:28 PM

Special Magistrate Hearing - Building

6. J.

Meeting Date: 09/12/2024

Re: Case #24-1111 - 2308 Georgia Avenue

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

Information

SUBJECT:

24-1111	2308 Georgia Ave	DJL10 LLC	Joel Smith
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CASE INFORMATION:

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

OWNER: DJL10 LLC 14750 SW 172nd St Miami, FL 33187	REGISTER AGENT: Dimitri Jean-Louis,
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit any interior renovation being done without a permit, including installing windows and the proper abandonment of the in ground tub or hot tub.

RECOMMENDATION:

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

Form Review

Form Started By: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 01:12 PM

Special Magistrate Hearing - Building

6. K.

Meeting Date: 09/12/2024

Re: Case #24-1132 - 2621 S Indian River Dr

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

Information

SUBJECT:

24-1132	2621 S Indian River Dr	Christopher, Daniel & Karen	Miles Keller
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CASE INFORMATION:

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

OWNER: Daniel & Karen Christopher 2621 S Indian River Dr Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the dock plumbing work done without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 04:41 PM

Special Magistrate Hearing - Building

6. L.

Meeting Date: 09/12/2024

Re: Case #24-1134 - 1507 Avenue I

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

Information

SUBJECT:

24-1134	1507 Avenue I	Griet LLC	Kevin Young
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CASE INFORMATION:

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

OWNER: Griet LLC PO BOX 13175 Ft Pierce, FL 34979	REGISTER AGENT: Roy Mildner 423 Delaware Ave Ft. Pierce, FL 34979
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for a deck built without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 03:59 PM

Special Magistrate Hearing - Building

6. M.

Meeting Date: 09/12/2024

Re: Case 24-1303 - 932 Skylark Drive

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

Information

SUBJECT:

24-1303	932 Skylark Dr	Hatfield, James	Kevin Young
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CASE INFORMATION:

Case Initiated:	June 12, 2024	Type of Presentation:	Regular
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OWNER:

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

IPMC 302.5 (2021) Rodent Harborage, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.14 (2021) Insect Screens, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 305.3 (2021) Interior Surfaces, FBC 105.1 (2020) Permit Required, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 404.7 (2021) Food Preparation, IPMC 603.1 (2021) Mechanical Appliances

CORRECTIVE ACTIONS:

1. Treat the property for all infestations including rats and roaches. Attend to the yard that is overgrown, creating rodent harborage.
2. Repair/replace the roof that is leaking.
3. Make necessary repairs to walls and ceilings that have been water damaged from roof leaks. Replace the missing interior door hardware.
4. Repair/replace the windows that are unopenable and replace the missing window screens.
5. Repair/replace the exterior doors making them safe and weathertight.
6. Obtain a permit and make necessary repairs to the front porch support column that is bent from the impact of a vehicle.
7. Repair/replace kitchen cabinets that have deteriorated and are falling apart.
8. Repair/replace the non-working stove and the refrigerator that leaks.
9. Repair/replace the AC that is not working properly and installed incorrectly.

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: 09/04/2024

Started On: 08/29/2024 03:53 PM

Special Magistrate Hearing - Building

6. N.

Meeting Date: 09/12/2024

Re: Case #24-1364 - 409 Mades Dr

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

Information

SUBJECT:

24-1364	409 Mades Dr	Sabal Chase Essential Housing	Logan Winn
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Sabal Chase Essential Housing c/o TMO Acquisitions LLC 2 Cooper Street 14th Floor Camden, NJ 08101	REGISTER AGENT: CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324
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VIOLATIONS:

IPMC 302.2 (2021) Grading and Drainage, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

1. Make necessary repairs to prevent water leaking into and creating standing water in this unit.
2. Clear the clogged downspouts that are not draining properly.
3. Repair/replace the floor tiles that are missing or water damaged by the standing water.

RECOMMENDATION:

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

Form Review

Form Started By: Marivel Luna
Final Approval Date: 09/04/2024

Started On: 09/03/2024 01:30 PM

Information

SUBJECT:

23-2103	425 N 26th St Apt A	The Palms Inn Hotel LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 20, 2023	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: The Palms Inn Hotel LLC 425 N 26th St Ft Pierce FL 34947	REG. AGENT: INC AUTHORITY RA 390 N Orange Ave, Suite 2300-N Orlando FL 349801
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 305.3 (2021) Interior Surfaces, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.1 (2021) Exterior Structure – General, IPMC 506.1 (2021) General, IPMC 603.1 (2021) Mechanical Appliances, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure

FINDINGS/CASE FOLLOWUP::

1. November 14, 2023 - The Special Magistrate provided 60 days to get a permit or a fine of \$100.00 per day may start to accrue.
2. June 27, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. July 29, 2024 - Case was complied after a property re-inspection. Affidavit of Compliance was recorded on 8/1/2024. Fines totaled \$3,430.00 including \$30.00 in recording fees.
4. August 6, 2024 - A fine reduction packet was received.

REDUCTION CRITERIA:

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
2. ANY ACTIONS TAKEN BY THE RESPONDENT TO CORRECT THE VIOLATION(S): **A pest control company treated the property and the owner addressed all other cited violations.**
3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE RESPONDENT: **0 (zero).**

RECOMMENDATION:

To be determined.

Attachments

Admin Costs
Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/04/2024

Started On: 08/27/2024 09:30 AM

Property Address: 425 N 26th St Apt A

Date case originated: 7/20/2023

Date case complied: 7/29/2024

Total time: 12 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class: \$0.60 11 \$6.60

Certified Mail: \$7.25 1 \$7.25

Photographs (per page) \$0.50 9 \$4.50

Filing Fees \$10.00 4 \$40.00

Follow up and Inspections \$50.00 11 \$550.00

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 1 \$150.00

Each additional Hearing \$75.00 \$0.00

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

Assistant Director of Building \$75.00 1 \$75.00

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour) \$125.00 1 \$125.00

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 1 \$150.00

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 \$0.00

Total Estim \$1,108.35



REQUEST FOR A REDUCTION OR RESCINDMENT OF
BUILDING VIOLATION FINES

Date:	8-6-2024		
Property address:	425 N 26th St Fort Pierce FL 34947		
Owner(s) of record:	The palm's inn Hotel LLC		
Mailing address:	660 W 36th St Riviera beach FL 33404		
Property tax ID #:	2408-501-0024-000-0		
Original purchase date:	12-6-2021	Original purchase price:	\$145,000
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:	the palm inn Hotel LLC	Relationship to owner(s):	owner
Telephone #:	561 707-5038	Mobile phone #:	Same
E-mail:	HamiltonAlicia@rock	Preferred contact method:	Phone
What are owner(s) intentions for property:	et mail .com mail Rescindment of		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) building Fine
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price? \$229,900
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price? \$200,000

AMOUNT OF FINE / LIEN

\$ 3,430.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 3,430.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 430.00

Alicia Hamilton

Signature of Owner or Representative

the palm's inn Hotel LLC

8-6-2024

Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

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

Property Address: 425 N 26th Fort Pierce FL 34947
Property Owner: the palm's inn Hotel LLC
Mailing Address: 660 W 30th St Riviera beach FL 33404
Telephone #: same Cell Phone #: 561707-5038
E-Mail Address: Hamilton Alicia@rocket mail.com

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

I, The palm's innHotel LLC, 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 made a good faith effort to correct the violations during the period these fines were imposed, "one call Restoration LLC" was hired to fix all violations on the property and provided a Final Report of completion on 07/10/2024 (see attached). I was in regular communication with the city of Fort Pierce Building violation Department, letting them know that action has been taken towards correcting the violations. I feel the lien amount imposes an unreasonable burden as I was working diligently towards correcting them.

Signed: Alicia Hamilton Date: 8-6-2024

Print Name: Alicia Hamilton

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ Palm Beach

PERSONALLY APPEARED before me, the undersigned authority

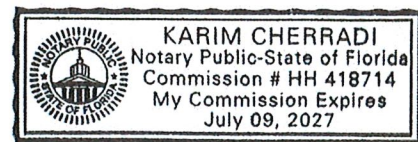
Alicia Hamilton who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced State ID Card as identification.

SWORN TO AND SUBSCRIBED before me this 6 day of August, 2024.

Karim Cherradi

Notary Public, State of Florida

Karim Cherradi



Special Magistrate Hearing - Building
Meeting Date: 09/12/2024

7. B.

Information

SUBJECT:

23-3066	4201 Bandy Blvd.	Red Hawk Rebar LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 30, 2023	Type of Presentation:	Fine Reduction
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OWNER:

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

OWNER: Red Hawk Rebar LLC 255 Alahambra Cir Suite 500 Coral Gable FL 33134	REG. AGENT: CT Corporation System 1200 S Pine Island Rd Plantation FL 33134
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FINDINGS/CASE FOLLOWUP::

1. April 12, 2024 - The Special Magistrate provided 60 days to get a permit or a fine of \$100.00 per day may start to accrue.
2. June 25, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. July 23, 2024 - Case was complied after a property re-inspection. Affidavit of Compliance was recorded on 8/8/2024. Fines totaled \$2,830.00 including \$30.00 in recording fees.
4. August 9, 2024 - A fine reduction packet was received.

REDUCTION CRITERIA:

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Minimal.**
2. ANY ACTIONS TAKEN BY THE RESPONDENT TO CORRECT THE VIOLATION(S): **The unpermitted sign was removed.**
3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE RESPONDENT: **1 (one).**

RECOMMENDATION:

To be determined.

Attachments

Admin Costs
Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/05/2024

Started On: 09/05/2024 09:52 AM

Administrative Cost Estimator

9/5/2024

Property Address: 4201 Bandy Boulevard

Date case originated: 11/30/2023

Date case complied: 7/23/2024

Total time: 7 months

Number of Hearings

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

Mailing Expense

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

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Follow up and Inspections	\$50.00	<u>7</u>	\$350.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u> </u>	\$0.00
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Total Estimated Cost: \$891.25



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	8/9/2024		
Property address:	4201 Bandy Blvd		
Owner(s) of record:	Red Hawk Rebar, LLC		
Mailing address:	255 Alhambra Cir Suite 500 Coral Gables. FL 33134		
Property tax ID #:	2431-505-0010-000-3		
Original purchase date:	10/23/2023	Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Ashley Ledlow	Relationship to owner(s)	Property Manager
Telephone #:	772-286-6292	Mobile phone #:	772-380-7196
E-mail:	ashley@naisouthcoast.com	Preferred contact method:	email
What are owner(s) intentions for property:			
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 2,830.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2,830.00

DOLLAR AMOUNT I AGREE TO PAY \$ _____

DocuSigned by:
Martin Diaz
7F6B74A44679476...

8/12/2024

 Date

Signature of Owner or Representative

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: 4201 Bandy Blvd

Property Owner: Red Hawk Rebar, LLC

Mailing Address: 255 Alahambra Cir Suite 500

Telephone #: 772-286-6292 Cell Phone #: _____

E-Mail Address: _____

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

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

Violation is in compliance

Signed:  Date: 9/5/24


Print Name: Ashley Ledlow

STATE OF FLORIDA

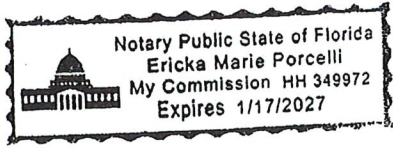
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Ashley Ledlow who acknowledged before me that the information contained herein is True and correct. He or She is is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 5 day of September, 2024.



Notary Public, State of Florida



Special Magistrate Hearing - Building
Meeting Date: 09/12/2024

8. A.

Information

SUBJECT:

20-306	610 N 23rd St	Castor, Simon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 27, 2020	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Simon Castor 207 Dixieland Dr Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.105.1 Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - September 16, 2020
Notice of Extension of Time - November 30, 2020
Affidavit of Non-Compliance - June 22, 2021
Order Assessing Fine and Imposing Lien - July 19, 2022
Affidavit of Compliance - July 5, 2024

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - This case being considered.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None on record.
5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Final Approval Date: 09/05/2024

Started On: 09/05/2024 07:22 AM

Administrative Cost Estimator

9/5/2024

Property Address: 610 N 23rd Street

Date case originated: 1/27/2020

Date case complied: 7/5/2024

Total time: 53 months

Number of Hearings

Violation Hearings: 2

Massey/Lien Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>6</u>	\$3.60
Certified Mail:	\$7.25	<u>2</u>	\$14.50

Photographs (per page)	\$0.50	<u>27</u>	\$13.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>7</u>	\$350.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

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

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,246.60



REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address: 610 N 23rd Street Fort Pierce FL 34950

Parcel ID #: 2404-710-0010-000-9

Property Owner: Simon Castor

Mailing Address: 207 Dixieland DR Fort Pierce, FL 34982

Telephone #: 772-528-5202 Cell Phone #: _____

E-Mail Address: castors_ac@yahoo.com

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

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

I asking to reduce penalty to administration fees. I was have issued finding an engineer to complete drawings for the renovations on the project. I also was having financial issues to pay for the renovation. Permit 24 - 428 Replaced 22 - 2283 and closed.

All permits including permit 19-2907 stucco permit on 11-14-22 Were completed and closed.

PLEASE INITIAL:



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

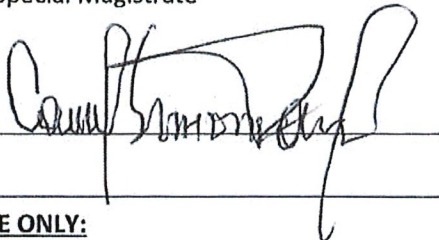


I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.



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

Signature: _____



Date: _____

8/12/24

FOR OFFICE USE ONLY:

RECEIVED DATE:

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

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

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____

Information

SUBJECT:

22-1465	1618 Mayflower Road	Donchu, Vadim	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 2, 2022	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Vadim Donchu 1618 Mayflower Rd Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/CASE FOLLOWUP::

1. September 20, 2022 - Special Magistrate Hearing - The Special Magistrate provided 60 days to get a permit or a fine of \$100.00 per day may start to accrue.
2. November 22, 2022 - A Massey letter was sent and an Affidavit of Non-Compliance was recorded and fines began to accrue.
3. December 1, 2022 - An email was received stating that no siding was installed and contesting the fines. A Massey Hearing Notice was sent.
4. December 20, 2022 - Special Magistrate Massey/Lien Hearing - The request to stop the fines and not to place the lien on the property was denied
5. January 11, 2023 - Property reinspected and found that no siding was installed.
6. May 25, 2023 - The final window/door inspection is approved. A follow up inspection was set for the May of 2024, when the case was complied with the date of May 25, 2023. Accrued fines total, \$18,440.00, including \$40.00 of recording fee. A complied lien letter was sent on May 20, 2024.
7. August 15, 2024 - A lien reduction request is received.

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?

- To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - None on record.
 4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None on record.
 5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 08/26/2024 12:24 PM

Final Approval Date: 09/04/2024

Property Address: 1618 Mayflower Rd

Date case originated: 5/2/2022

Date case complied: 5/25/2023

Total time: 12 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>6</u>	\$3.60
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>11</u>	\$550.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Total Estim \$1,352.35



REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address: 1618 Mayflower rd Ft Pierce FL 34956
 Parcel ID #: 2418-312-0003-000-9
 Property Owner: VADIM DANCHY
 Mailing Address: 1618 Mayflower rd Ft Pierce FL 34956
 Telephone #: 415 519 9514 Cell Phone #: _____
 E-Mail Address: SANRAFAELYRENT@GMAIL.COM
 Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

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


please see Attached page

PLEASE INITIAL:

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

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

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

Signature: 

Date: 08/15/24

FOR OFFICE USE ONLY:

RECEIVED DATE: (STAMP)

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

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

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____

Im writing to request the removal of the lien in the interest of justice. This situation began with a misunderstanding by Inspector Logan Lynn who took pictures of siding I had covered to protect from rain, which was never replaced.

At the time, I was in the process of relocating and did not receive any letters regarding this issue. I only became aware of the notice when I returned, and I promptly contacted Elizabeth Beck by phone and email on 12/01/2022, providing photos and an explanation.

The inspector later re-inspected the siding and confirmed the siding was never changed.

A court date was scheduled and I assumed Elizabeth would present the evidence I provided. However, she didn't, and instead, I was told to go to the building department. (The video of court presiding available). I was informed that the permit for windows and doors had already been pulled, and nothing else was required. I didn't know that I also need to close the permit. Once found out, inspection was set up and passed. I thought the matter was resolved.

Over a year passed since successful closure of the permit.

On May 2024 I received a letter from Elithabeth Beck stating there was a lien for \$18,500. When I met with Elithabeth the story changed. it was not about the siding but the windows. I reminded her that I did have permit for windows and doors and I passed inspection and closed the permit back in 2023. She said it was because it took too long.

So the reason why there is outrageous lien amount on my house is because I took too long to reply to letter which I didn't receive for violation that never happend? She informed me that she is not required sending letters certified mail.

This type of behavior from city officials is highly dangerous to growth, prosperity and future of Fort Pierce.

As a supporter of local businesses and a promoter of Fort Pierce, I find this situation disturbing and unjust. I request the lien removal without any penalties, fees, or fines, as it was issued for something that never happened and is widely acknowledged as a mistake. In legal term I believe its a fruit from poisonous tree.

Vadim Donchu

Special Magistrate Hearing - Building
Meeting Date: 09/12/2024

9. A.

Information

SUBJECT:

23-3061	616 Atlantic Ave	Dance Ministries LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 30, 2023	Type of Presentation:	Ext. of Time
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OWNER:

OWNER: Dance Ministries LLC 117 Orange Ave Ft Pierce FL 34950	REG. AGENT: Gregory Pope
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 12, 2024
Notice of Extension of Time (90 days) - June 4, 2024

ACTION DATES:

1. April 12, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. June 4, 2024 - A Notice of Extension of time (90 days) was granted.
3. August 20, 2024 - A request for a further extension of time was received. A hearing notice was mailed on August 21, 2024.

RECOMMENDATION:

To be determined.

Attachments

Ext of Time Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/05/2024

Started On: 09/05/2024 11:09 AM



REQUEST FOR EXTENSION OF TIME

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

Contact Information

Name:	Angel Beatty: Administrative Assistant to Gus Gutierrez: Dance Ministries LLC
Street Address:	117 Orange Ave
City, State, Zip:	Fort Pierce, FL 34950
Phone #:	772-801-0750
E-Mail:	Angel.borreca.pierceharbor@gmail.com

Case Information

Date of Violation:	11/30/2023	Case #:	23-00003061
Location Issued:	616 Atlantic Ave, Fort Pierce, FL 34950		
Basis for Requesting an Extension:			
<p>We applied for the permit # 24-437 in February 2024 which has been rejected several times due to the architectural plans not being correct. My office attended a meeting with the building department and the hired design professional to review the architectural plans on 04/16/2024 and again 8/20/2024. At this time we are waiting for the design professional to revise the plans again according to the building departments approval.</p>			

- Copy of Order – required Copy of driver’s license – required
- I have attached additional documentation in support of my request and request that it be presented to the Special Magistrate for review and consideration. (OPTIONAL)

Angel Beatty
 Signature

8/22/24
 Date

FOR OFFICE USE ONLY:

Reviewing Supervisor:	<u>JG</u>		
Determination:	<input checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Schedule for hearing	
Date of review	<u>8/29/24</u>	Date of hearing:	<u>9/12/24</u>

Special Magistrate Hearing - Building
Meeting Date: 09/12/2024

9. B.

Information

SUBJECT:

24-117	1708 S 8th St	Godinez, Marco & Martinez, Sylvia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 16, 2024	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Marco Godinez Sylvia Martinez 1708 S 8th St Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024
Affidavit of Non-Compliance - August 20, 2024

ACTION DATES:

1. June 14, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. August 20, 2024 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
3. August 29, 2024 - a letter from the owner was received contesting the fines.
4. August 30, 2024 - A Hearing Notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/04/2024

Started On: 09/03/2024 03:21 PM