

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, March 13, 2025 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

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

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

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	BV2024-00008	505 S 25th Street	505 S 25th Street LLC	Frank Remling
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B.	BV2024-00011	505 S 25th Street	505 S 25th Street LLC	Frank Remling
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C.	BV2024-00012	505 S 25th Street	505 S 25th Street LLC	Frank Remling
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D.	BV2024-00045	330 Hernando St	Crossed Anchors I Condominium Assn.	Logan Winn
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E.	BV2024-00047	2709 Avenue D Unit A	Cassinera, Bryan	Frank Remling
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F.	BV2024-00068	1009 Sunrise Blvd	New Millionaires Inc	Miles Keller
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G.	BV2024-00071	2403 S 25th St Unit 10-J	Sandpiper Apts II Ltd	Logan Winn
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H.	BV2024-00074	410 Acai Ln	St. Hilaire, Myrnise	Miles Keller
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-2605	2509 Avenue N Unit A	Alexander, Sandra M Bryant, Charles E (Est)	Shaun Coss
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B.	24-536	1713 Bayshore Dr	Cheshier, George	Shaun Coss
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C.	24-999	1306 Havana Ave	Forgione, Michael Anthony	Shaun Coss
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D.	24-1031	602 N 9th St	Miranda, Lizette	Shaun Coss
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E.	24-1196	1206 N 29th St Bldg. 1-4	SP Pine Creek Village LP	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	16-27	411 Cedar Place	Cedar Place LLC	Shaun Coss
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B.	17-1168	409 Cedar Place	Cedar Place LLC	Shaun Coss
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C.	21-2867	202 Gardenia Avenue	Gilliam, Darryl & Esquivel, Aida	Shaun Coss
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9. **OTHER CASES**

A.	23-1588	308 Avenue A	East Coast Land Holdings LLC	Shaun Coss
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B.	23-1634	109 Fisherman's Wharf	Miller, Joseph G (Tr)	Shaun Coss
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C.	23-2858	1509 Avenue E	Sweeting, Ronald & Jannie	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: 03/13/2025

Re: Case #BV2024-00008 - 505 S 25th Street

Information

SUBJECT:

BV2024-00008	505 S 25th Street	505 S 25th Street LLC	Frank Remling
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CASE INFORMATION:

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

OWNER: 505 S 25th Street LLC 507 S 33rd St Ft Pierce FL	REG. AGENT: Pablo Bregolat
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VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structure, 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, IPMC 304.1.1.1 (2021) Exterior Unsafe Conditions, , IPMC 304.13 (2021) Window, Skylight, Door Frame, IPMC 304.13.1 (2021) Glazing, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.2 (2021) Interior Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 306.1.1.1 (2021) Component Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Electrical Equipment Water Exposed, IPMC 604.3.2 (2021) Electrical Equipment Fire Exposed

CORRECTIVE ACTIONS:

1. Please obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
2. Please obtain a permit to make all necessary repairs to make the structure fit for habitation again. It is recommended that the occupants vacate the structure until the condition is remedied.
3. Please obtain a permit to make all necessary repairs to make the structure safe again. Occupants shall vacate the structure until the condition is remedied.
4. Please obtain a permit to repair/replace the exterior of the structure.
5. Please obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
6. Please obtain a permit to repair or replace the damaged window, skylight and doors.
7. Please replace all damaged glazing. A permit will be required if windows and doors are replaced.
8. Please obtain a permit to repair or replace all damaged exterior structural members.

9. Please obtain a permit to repair or replace the damaged roof.
10. Please obtain a permit to repair or replace all damaged interior structural members.
11. Please paint or repair the interior surfaces of the structure as required.
12. Please obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
13. Please obtain a permit to repair/replace electrical system components constituting a hazard.
14. Please obtain a permit to replace all electrical equipment exposed to water.
15. Please obtain a permit to replace all electrical equipment exposed to fire.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/02/2025

Started On: 01/02/2025 01:03 PM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 03/13/2025

Re: Case #BV2024-00011 - 505 N 25th Street

Information

SUBJECT:

BV2024-00011	505 S 25th Street	505 S 25th Street LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 5, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: 505 S 25th Street LLC 507 S 33rd St Ft Pierce FL	REG. AGENT: Pablo Bregolat
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit for the construction that has been performed without a permit.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/02/2025

Started On: 01/02/2025 01:03 PM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 03/13/2025

Re: Case #BV2024-00012 - 505 S 25th Street

Information

SUBJECT:

BV2024-00012	505 S 25th Street	505 S 25th Street LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 5, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: 505 S 25th Street LLC 507 S 33rd St Ft Pierce FL	REG. AGENT: Pablo Bregolat
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 506.2 (2021) Sanitary Drainage System Maintenance, IPMC 704.6.1.1 (2021) Smoke Alarms

CORRECTIVE ACTIONS:

1. Please treat the property for the infestation and make all necessary repairs to the structure to prevent re-infestation.
2. Please make all necessary repairs to the sanitary system.
3. Please install, repair or replace smoke alarms as required by this chapter.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/02/2025

Started On: 01/02/2025 01:03 PM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 03/13/2025

Re: BV2024-00045 - 330 Hernando Street

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

Information

SUBJECT:

BV2024-00045	330 Hernando St	Crossed Anchors I Condominium Assn.	Logan Winn
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CASE INFORMATION:

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

OWNER: Crossed Anchors I Condominium Assn. 1144 Fernandina St Ft Pierce FL 34949-3374	REG. AGENT: PATRICE MINCEY 332 Hernando St Unit 1 Ft Pierce FL 34949
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VIOLATIONS:

IPMC 304.1.1.1 (2021) Exterior Unsafe Conditions, IPMC 304.10 (2021) Exterior Stairways, Decks, Porches & Balconies, IPMC 304.12 (2021) Exterior Handrails and Guards, IPMC 304.4 (2021) Exterior Structural Members, IPMC 305.4 (2021) Interior Stairs and Walking Surfaces

CORRECTIVE ACTIONS:

1. Obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
2. Obtain a permit to repair or replace the damaged exterior stairways, decks, porches and balconies.
3. Obtain a permit to repair or replace the damaged exterior handrails and guards.
4. Obtain a permit to repair or replace all damaged exterior structural members.
5. Obtain a permit to repair or replace the damaged interior stairs, porches, decks or other walking surface.

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: 03/05/2025

Started On: 03/05/2025 04:26 PM

Special Magistrate Hearing - Building

6. E.

Meeting Date: 03/13/2025

Re: BV2024-00047 - 2709 Avenue D Unit A

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

Information

SUBJECT:

BV2024-00047	2709 Avenue D Unit A	Cassinera, Bryan	Frank Remling
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CASE INFORMATION:

Case Initiated:	August 19, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Bryan Cassinera 314 N Long Beach Ave Freeport NY 11520	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the air conditioner that has been 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: 03/06/2025

Started On: 03/05/2025 05:27 PM

Special Magistrate Hearing - Building

6. F.

Meeting Date: 03/13/2025

Re: BV2024-00068 - 1009 Sunrise Blvd

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

Information

SUBJECT:

BV2024-00068	1009 Sunrise Blvd	New Millionaires Inc	Miles Keller
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CASE INFORMATION:

Case Initiated:	October 17, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: New Millionaires Inc. 12856 SW 31st Ct Miramar FL 33027-5334	REG. AGENT: Belinda Villoch
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction that has been performed without a permit including electrical, mechanical, plumbing, building, roofing, and/or demolition.

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: 03/06/2025

Started On: 03/05/2025 05:41 PM

Special Magistrate Hearing - Building

6. G.

Meeting Date: 03/13/2025

Re: Case #BV2024-00071 - 2403 S 25th St Unit 10-J

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

Information

SUBJECT:

BV2024-00071	2403 S 25th St Unit 10-J	Sandpiper Apts II Ltd	Logan Winn
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CASE INFORMATION:

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

OWNER: Sandpiper Apts II Ltd. c/o Tax Dept 25 Phillips Pkwy Montvale NJ 07645-1810	OCCUPIED BY:
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VIOLATIONS:

IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Interior Stairs & Walking Surfaces

CORRECTIVE ACTIONS:

1. Paint or repair the damaged interior surfaces of the structure, including walls and ceilings, as required.
2. Repair or replace the damaged flooring.

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: 03/06/2025

Started On: 03/06/2025 07:55 AM

Special Magistrate Hearing - Building

6. H.

Meeting Date: 03/13/2025

Re: BV2024-00074 - 410 Acai Lane

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

Information

SUBJECT:

BV2024-00074	410 Acai Ln	St. Hilaire, Myrnise	Miles Keller
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CASE INFORMATION:

Case Initiated:	October 24, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Myrnise St. Hilaire 410 Acai Ln Ft Pierce, FL 34981	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction of a room in the garage, including building, electrical, mechanical, and any other work being performed 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: 03/05/2025

Started On: 03/05/2025 05:02 PM

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

7. A.

Information

SUBJECT:

22-2605	2509 Avenue N Unit A	Alexander, Sandra M Bryant, Charles E (Est)	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 1, 2022	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Sandra M Alexander Charles E Bryant (Est) 2304 Avenue P Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - May 17, 2023
Affidavit of Non-Compliance - January 21, 2025

ACTION DATES:

1. May 16, 2023 - Special Magistrate Hearing - 90 days provided to obtain a permit or fines may accrue.
2. August 21, 2023 a commercial repair permit was issued to make necessary repairs. This permit expired on 9/18/2024 without all necessary final inspections.
3. January 21, 2025 - An Affidavit of Non-Compliance was signed (recorded on 1/23/2025).
4. February 5, 2025 - a letter from the owner contesting the fines was received.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 02/28/2025 05:50 PM

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

7. B.

Information

SUBJECT:

24-536	1713 Bayshore Dr	Cheshier, George	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 8, 2024	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: George Chesier 1713 Bayshore Dr Ft Pierce FL 34949	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - August 16, 2024
Affidavit of Non-Compliance - January 21, 2025

ACTION DATES:

1. August 16, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. January 21, 2025 - An Affidavit of Non-Compliance was prepared and recorded on June 27, 2024. Fines began on June 25, 2024, they total \$4,420.00 with \$20.00 in recording fees.
3. January 31, 2025 - a letter was received from the owner contesting the fines.

RECOMMENDATION:

To be determined.

Attachments

Request for Extension Letter

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/01/2025 10:18 PM

RECEIVED

FEB 3 2025

City of Fort Pierce
Building Department

January 31, 2025

CERTIFIED MAIL
R/R/R

Elizabeth Beck, Building Department Administrative Assistant
The City of Fort Pierce Building Department
100 North US 1
Fort Pierce, FL 34950

Re: Case #24-00000536

Dear Ms. Beck:

Please allow this letter to contest and disagree with the findings of noncompliance in respect to the above-mentioned case.

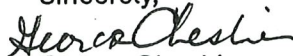
On August 15, 2024, the Special Magistrate ruled in this matter. At that time, I was told that I could comply with the ruling or appeal the decision in the Court of the Nineteenth Judicial Circuit in and for Saint Lucie County, Florida.

I chose to appeal, and the matter is currently pending in the circuit court. The initial brief has been filed, and we are currently awaiting an answer from the City of Fort Pierce. The City of Fort Pierce requested an extension of time to file their answer to the initial brief, which I agreed to. We are currently waiting for their answer to be filed.

I am respectfully requesting that the imposition of a \$100.00 a day fine be reconsidered while this matter is being appealed. I would like to assure you that I am not trying to be difficult and fully intend to comply with the ruling of the Court immediately upon being made aware of its verdict. If the court decides I need to get a permit, I request 60 days from the verdict to obtain the permit without a fine. I do, however, feel that no code violation of FBC 105.1 (2020) exists.

Your consideration in this matter would be greatly appreciated.

Sincerely,



George Cheshier
1713 Bayshore Drive
Fort Pierce, FL 34949

Cc: Shaun Coss, Assistant Director of Building ✓

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

7. C.

Information

SUBJECT:

24-999	1306 Havana Ave	Forgione, Michael Anthony	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 25, 2024	Type of Presentation:	Massey Hearing
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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

FINDINGS/ORDER:

Order Determining Violation - September 16, 2024
Affidavit of Non-Compliance - February 4, 2025

ACTION DATES:

1. September 16, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. February 4, 2025 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
3. February 12, 2025 - an email from the owner was received contesting the fines.
4. February 13, 2025 - A Hearing Notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/02/2025 07:03 PM

Information

SUBJECT:

24-1031	602 N 9th St	Miranda, Lizette	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 1, 2024	Type of Presentation:	Massey/Extension of Time
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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

FINDINGS/ORDER:

Order Determining Violation - September 16, 2024
Affidavit of Non-Compliance - January 7, 2025

ACTION DATES:

1. September 16, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. October 31, 2024 - an application for a demolition permit was received. It has been rejected in plan review since November 14, 2024.
3. January 7, 2025 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
3. February 4, 2025 - a letter from the owner was received contesting the fines.
4. February 13, 2025 - A Hearing Notice was sent.

RECOMMENDATION:

To be determined.

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/02/2025 05:14 PM

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

7. E.

Information

SUBJECT:

24-1196	1206 N 29th St Bldg. 1-4	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 24, 2024	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: SP Pine Creek Village LP 31899 Del Obispo St Ste. 150 San Juan Capistrano, CA 92675	Register Agent: Registered Agent Solutions, Inc. 2894 Remington Green Ln Tallahassee, FL 32308
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VIOLATIONS:

IPMC 304.13.2 (2021) Openable Windows, IPMC 309.1 (2021) Infestation, IPMC 305.3 (2021) Interior Surfaces, IPMC 605.1 (2021) Installation, IPMC 704.1 (2021) General, IPMC 504.1 (2021) General

FINDINGS/ORDER:

Order Determining Violation - November 8, 2024
Affidavit of Non-Compliance - January 16, 2025

ACTION DATES:

1. November 8, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. January 16, 2025 - An Affidavit of Non-Compliance was recorded.
3. February 2, 2025 - An email was received from the property manager contesting the fines and requesting an extension.
4. February 3, 2025 - A hearing notice was mailed.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/02/2025 08:08 PM

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

8. A.

Information

SUBJECT:

16-27	411 Cedar Place	Cedar Place LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 5, 2016	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Cedar Place LLC 1860 SW Fountainview Blvd Suite 100 Port St Lucie FL 34986	REG. AGENT: Genesis Law
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VIOLATIONS:

Section 5-1.101.2.1 Unsafe Building, IPMC 108.1.1 Unsafe Structure, IPMC 304.13 Windows, Doors & Frames, IPMC 108.1.2 Unsafe Equipment, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 304.1 Exterior Structure, IPMC 304.10 Stairways, Decks, Porches & Balconies, IPMC 304.13.1 Glazing, IPMC 304.13.2 Openable Windows, IPMC 304.15 Exterior Doors, IPMC 305.2 Structural Members, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 305.6 Interior Doors, IPMC 309.1 Infestation, IPMC 404.7 Food Preparation, IPMC 504.1 Plumbing Fixtures, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 605.4 Wiring, IPMC 704.2.1 Smoke Alarms

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - December 12, 2017
Affidavit of Non-Compliance - February 7, 2018
Order Assessing Fine and Imposing Lien - August 2, 2018
Affidavit of Compliance - February 11, 2025
20 Follow-up Inspections
Fines accrued from February 7, 2018 to February 11, 2025 totaling \$640, 280.00, including \$30.00 in recording fees.

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided

in Special Magistrate Rule 5.4(B)(1)?

- To be determined by the Special Magistrate.

3. Whether there is a current code enforcement action on this property or any other property under common ownership?

- Yes. Five other cases that have a lien has been recorded.

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: 03/05/2025 02:52 PM

Final Approval Date: 03/05/2025

Administrative Cost Estimator

3/5/2025

Property Address: 411 Cedar Place

Date case originated: 1/5/2016

Date case complied: 2/11/2025

Total time: 109 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	7	\$4.20
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Certified Mail:	\$7.25	1	\$7.25
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Photographs (per page)	\$0.50	8	\$4.00
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Filing Fees	\$10.00	4	\$40.00
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Follow up and Inspections	\$50.00	20	\$1,000.00
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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	1	\$150.00
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Each additional Hearing	\$75.00		\$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	1	\$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	1	\$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	1	\$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	1	\$250.00
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Total Estimated Cost: \$1,805.45




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	01/22/2025		
Property address:	409 & 411 Cedar Place		
Owner(s) of record:	Cedar Place LLC		
Mailing address:	1860 SW Fountainview Blvd #100, Port St. Lucie, FL 34986		
Property tax ID #:	2403-705-0135-000-2		
Original purchase date:	8/7/2023	Original purchase price:	\$30,000.00
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jacques Chester	Relationship to owner(s)	Real Estate Broker
Telephone #:	407.765.5730	E-Mail:	Jacques.Chester@cbrealty.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ <u>0</u> _____
Recording Fees	\$ _____	\$ <u>0</u> _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>0</u> _____
Administrative Fees	\$ _____	\$ <u>0</u> _____
Interest	\$ _____	\$ <u>0</u> _____
Penalties	\$ _____	\$ <u>0</u> _____
TOTAL AMOUNT	\$ _____	\$ <u>0</u> _____


 Signature of Owner or Representative

01/22/2025
 Date

Jacques Chester
 Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address: 409 & 411 Cedar Place Fort Pierce Fl 34950

Parcel ID #: 2403-705-0135-000-2

Property Owner: Cedar Place LLC

Mailing Address: 1860 SW Fountainview Blvd #100, Port St. Lucie, FL 34986

Telephone #: 2012819638 Cell Phone #: 4077655730

E-Mail Address: Jacques.Chester@cbrealty.com

Number of Applications: 2

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, Jacques Chester, 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:

TO PAY THE ADMINISTRATIVE COST RELATED TO THESE VIOLATIONS.

PLEASE INITIAL:



I acknowledge that I have been provided a copy of Part 5.4 of the Rules of Procedure for the Special Magistrate.

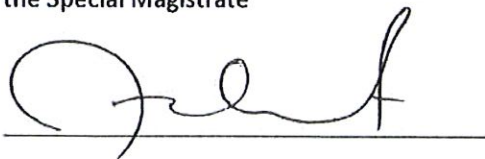


I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 5.4. I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.



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

Signature:



Date:

1-22-2025

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:

17-1168	409 Cedar Place	Cedar Place LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 5, 2017	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Cedar Place LLC 1860 SW Fountainview Blvd Suite 100 Port St Lucie FL 34986	REG. AGENT: Genesis Law
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VIOLATIONS:

IPMC 302.3 Sidewalks & Driveways, IPMC 304.1 Exterior Structure, IPMC 304.6 Exterior Walls, IPMC 304.10 Stairways, Decks, Porches & Balconies, IPMC 304.13 Windows, Doors & Frames, IPMC 305.3 Interior Surfaces, IPMC 309.1 Infestation, IPMC 504.1 Plumbing Fixtures, IPMC 603.1 Mechanical Equipment, IPMC 605.2 Electrical Receptacles

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - December 12, 2017

Affidavit of Non-Compliance - February 7, 2018

Order Assessing Fine and Imposing Lien - August 9, 2018

Affidavit of Compliance - February 11, 2025

14 Follow-up Inspections

Fines accrued from February 7, 2018 to February 11, 2025 totaling \$640, 280.00, including \$30.00 in recording fees.

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - Yes. Five other cases that have a lien has been recorded.

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

Lien Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/04/2025 11:37 AM




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	01/22/2025		
Property address:	409 & 411 Cedar Place		
Owner(s) of record:	Cedar Place LLC		
Mailing address:	1860 SW Fountainview Blvd #100, Port St. Lucie, FL 34986		
Property tax ID #:	2403-705-0135-000-2		
Original purchase date:	8/7/2023	Original purchase price:	\$30,000.00
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jacques Chester	Relationship to owner(s)	Real Estate Broker
Telephone #:	407.765.5730	E-Mail:	Jacques.Chester@cbrealty.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ <u>0</u> _____
Recording Fees	\$ _____	\$ <u>0</u> _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>0</u> _____
Administrative Fees	\$ _____	\$ <u>0</u> _____
Interest	\$ _____	\$ <u>0</u> _____
Penalties	\$ _____	\$ <u>0</u> _____
TOTAL AMOUNT	\$ _____	\$ <u>0</u> _____


 Signature of Owner or Representative

01/22/2025
 Date

Jacques Chester
 Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address: 409 & 411 Cedar Place Fort Pierce Fl 34950

Parcel ID #: 2403-705-0135-000-2

Property Owner: Cedar Place LLC

Mailing Address: 1860 SW Fountainview Blvd #100, Port St. Lucie, FL 34986

Telephone #: 2012819638 Cell Phone #: 4077655730

E-Mail Address: Jacques.Chester@cbrealty.com

Number of Applications: 2

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, Jacques Chester, 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:

TO PAY THE ADMINISTRATIVE COST RELATED TO THESE VIOLATIONS.

PLEASE INITIAL:



I acknowledge that I have been provided a copy of Part 5.4 of the Rules of Procedure for the Special Magistrate.

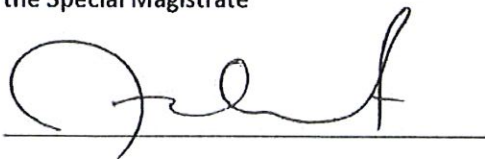


I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 5.4. I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.



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

Signature:



Date:

1-22-2025

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: _____

Administrative Cost Estimator

3/5/2025

Property Address: 409 Cedar Place

Date case originated: 6/5/2017

Date case complied: 2/11/2025

Total time: 92 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>4</u>	\$2.40
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>14</u>	\$700.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

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

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,503.65

Information

SUBJECT:

21-2867	202 Gardenia Avenue	Gilliam, Darryl & Esquivel, Aida	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 21, 2021	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Darryl Gilliam Aida Esquivel 202 Gardenia Avenue Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - June 22, 2022

Affidavit of Non-Compliance - April 25, 2023

Order Assessing Fine and Imposing Lien - May 17, 2023

Affidavit of Compliance - November 7, 2024

Fines accrued from April 25, 2023 to November 7, 2024, totaling \$56, 240.00, including \$40.00 in recording fees.

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?
 - Yes. 2 other cases.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?

- One Code Enforcement Lien.
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

Lien Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/04/2025 09:25 AM

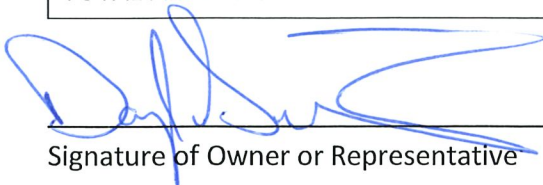


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	2-4-2025				
Property address:	202 Gardenia Ave				
Owner(s) of record:	Darryl Gilliam Aida Esquivel				
Mailing address:	202 Gardenia Ave				
Property tax ID #:					
Original purchase date:		Original purchase price:	\$115,000		
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:	Darryl Gilliam		Relationship to owner(s)	Self	
Telephone #:	772 985 3420		E-Mail:	darryl.gilliam@cityof-fort-pierce.com	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance abatement	<input type="checkbox"/> Demolition		

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

 2-4-25
Signature of Owner or Representative Date

Darryl Gilliam
Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address:

202 Gardenia Ave

Parcel ID #:

Property Owner:

Darryl Gilliam Aida Esquivel

Mailing Address:

202 Gardenia Ave

Telephone #:

772 985 3420

Cell Phone #:

E-Mail Address:

darryl.gilliam@yahoo.com

Number of Applications:

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, Darryl Gilliam, 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 am now in compliance and it has been a rough process to meet compliance, from obtaining a permit, to being put on hold by contractors to having to take it down and do again. Covid cancer loosing toes and being hospitalized from diabetes to heart issues im still standing. Still strong. Please have mercy and wave the fines or reduce to where im able to pay over a 12 month period

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Part 5.4 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 5.4. I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: 

Date: 2-4-2025

FOR OFFICE USE ONLY:	RECEIVED DATE:	(STAMP)
OWNERSHIP INFORMATION:		
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy	YES / NO
REDUCTION TYPE:		
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____	



Administrative Cost Estimator

3/4/2025

Property Address: 202 Gardenia Ave

Date case originated: 10/21/2021

Date case complied: 11/7/2024

Total time: 37 months

Number of Hearings

Violation Hearings: 2

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>16</u>	\$800.00
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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>1</u>	\$250.00
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Total Estimated Cost: \$1,604.05

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

9. A.

Information

SUBJECT:

23-1588	308 Avenue A	East Coast Land Holdings LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 2, 2023	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: East Coast Land Holdings LLC 308 Avenue A Ft Pierce, FL 34950	REG. AGENT: Paul A Osteen
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - October 18, 2023
Affidavit of Non-Compliance - January 16, 2025
Affidavit of Compliance - January 30, 2025

ACTION DATES:

1. October 18, 2023 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. December 12, 2023 - A paving permit was issued. The permits expired on June 9, 2024 without any inspections.
3. January 16, 2025 - An Affidavit of Non-Compliance was recorded.
4. January 23, 2025 - A letter contesting the fines was received.
5. January 28, 2025 - The paving permit was renewed. A final paving inspection was approved on January 30, 2025.
6. January 30, 2025 - An Affidavit of Compliance was prepared and recorded on February 5, 2025. Fines accrued from January 16, 2025 to January 30, 2025, totaling \$1,430.00, including \$30.00 in recording fees.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria
Admin Costs
Fine Reduction Request
Notice of Representation (Agent)

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 03/02/2025 03:06 PM

MASSEY HEARING
March 13, 2025
Case #23-1588

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 permit for the un-permitted work was obtained but expired without any inspections. It was later renewed and a final inspection was approved complying the violation.**

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

3/2/2025

Property Address: 308 Ave A

Date case originated: 6/2/2023

Date case complied: 1/30/2025

Total time: 18 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
Certified Mail:	\$7.25	<u>3</u>	\$21.75

Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>4</u>	\$200.00
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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: \$766.45



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

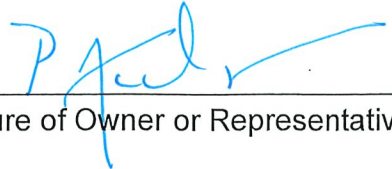
REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	2/11/25		
Property address:	308 AVENUE A		
Owner(s) of record:	EAST COAST LAND HOLDING, LLC		
Mailing address:	308 AVENUE A		
Property tax ID #:	2410-503-0027-000/4		
Original purchase date:	1902	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:	ALLEN OSTEEN	Relationship to owner(s):	OWNER
Telephone #:	772 466 1700	Mobile phone #:	772 584 0781
E-mail:	AOSTEEN@EASTCOAST	Preferred contact method:	
What are owner(s) intentions for property:	LUMBER.COM		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN \$ 1,430⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 1,430⁰⁰

DOLLAR AMOUNT I AGREE TO PAY \$ _____


 Signature of Owner or Representative

2/11/25
 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: 308 AVENUE A

Property Owner: EAST COAST LAND HOLDING, LLC

Mailing Address: 308 AVENUE A

Telephone #: 772 466 1700 Cell Phone #: 772 584 0781

E-Mail Address: AOSTEEN@EASTCOASTLUMBER.COM

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

I, ALLEN OSTEEN, 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:

WE RELIED ON CONTRACTOR TO PULL PERMIT,
WHICH THEY DID, AND TO APPLY FOR FINAL
PERMIT, WHICH THEY DID NOT. WE WERE NOT AWARE
OF THIS SITUATION UNTIL NOTIFIED BY THE CITY,
THEN HAD CONTRACTOR COMPLY.

THANK YOU FOR YOUR
ASSISTANCE WITH THIS MATTER.

BEST,
ALLEN OSTEEN

Signed: [Signature] Date: 2/11/25
Print Name: P. ALLEN OSTEEN

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority P. Allen Osteen 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 11 day of February, 2025.

[Signature]
Notary Public, State of Florida





NOTICE OF REPRESENTATION BY AGENT

Pursuant to Fort Pierce Special Magistrate Rule 2.2(C), any agent appearing on behalf of a Respondent shall complete this form and deliver it to the Department Clerk at or before the hearing. At the hearing, agents shall be sworn in and shall state on the record their name, their relationship to the Respondent, and that they are expressly authorized by the Respondent to speak on the Respondent's behalf.

This form MUST be signed by the Respondent.*

At the discretion of the Special Magistrate, the proceeding may be continued if the Agent does not have the Respondent's express consent to appear on their behalf.

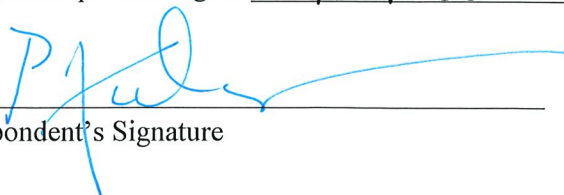
Case Information

Respondent:	Paul Allen Osteen		
Property Address:	308 Avenue A Fort Pierce, FL 34950		
Hearing Date:	2/13/2025	Case #	23-00001588

Agent's Information

Name:	Della Coates		
Address:	308 Avenue A Fort Pierce, FL 34950		
Phone #:	772-461-5950		
E-Mail:	della@eastcoastlumber.com		
Relationship to Respondent:	Manager of the Fort Pierce location		

I, the Respondent subject to this action authorize the above-named agent to appear on my behalf at the Fort Pierce Special Magistrate proceeding on 2/13/2025 (date of hearing).


 Respondent's Signature

2/6/25
 Date

*"Respondent means any owner, operator, responsible party, violator or alleged violator that is the subject of a code enforcement action." Special Magistrate Rule 1.5(M).

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

9. B.

Information

SUBJECT:

23-1634	109 Fisherman's Wharf	Miller, Joseph G (Tr)	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 6, 2023	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Joseph G Miller (Tr) 5500 Orange Ave Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - October 18, 2023
Affidavit of Non-Compliance - February 21, 2024
Affidavit of Compliance - January 3, 2025

ACTION DATES:

1. October 17, 2023 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. February 21, 2024 - Affidavit of Non-Compliance was recorded.
3. April 3, 2024 - a demolition permit to demolish the un-permitted fence was issued. It expired on 9/30/2024 without any inspections. The permit was renewed on 12/30/2024. A final demolition inspection was approved on 1/3/2025.
4. January 3, 2025 - An Affidavit of Compliance was prepared and recorded on February 5, 2025. Fines accrued from February 21, 2024 to January 3, 2025, totaling \$31,730.00, including \$30.00 recording fees.
5. February 7, 2025 - A fine reduction request was received.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Fine Reduction Request
3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/05/2025

Started On: 02/28/2025 09:06 PM

Administrative Cost Estimator

3/1/2025

Property Address: 109 Fisherman's Wharf

Date case originated: 6/6/2023

Date case complied: 1/3/2025

Total time: 19 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
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
-------------	---------	----------	---------

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
--------------------------	----------	----------	----------

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
----------	----------	----------	----------

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: \$902.85



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	2/7/2025			
Property address:	109 Fisherman's Wharf			
Owner(s) of record:	Joseph G. Miller (TR)			
Mailing address:	5500 Orange Ave. Fort Pierce FL 34947			
Property tax ID #:				
Original purchase date:			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:	Joseph G. Miller		Relationship to owner(s)	Self
Telephone #:	772 475 6066		Mobile phone #:	772 475 6066
E-mail:	JGM01@comcast.net		Preferred contact method:	Phone
What are owner(s) intentions for property:	Leased for restaurant			
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

\$ 31,730.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 31,630.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 100.00

Joseph G. Miller
 Signature of Owner or Representative

2/11/25
 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:

109 Fisherman's Wharf

Property Owner:

Joseph G. Miller (TR)

Mailing Address:

5500 Orange Ave, Fort Pierce FL 34947

Telephone #:

772-475-6066

Cell Phone #:

772-475-6066

E-Mail Address:

JGM01@comcast.net

Is the property in compliance?

yes

If not, please explain in the narrative of your request.

I, Joseph G. Miller, 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:

See attached

Signed: Joseph G Miller Date: 2-11-25
Print Name: Joseph G Miller

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Joseph G. Miller 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 11th day of Feb, 2025.

MGS

Notary Public, State of Florida



As per your letter regarding this fine, the magistrate meeting was held in February 2024 and the fines began accruing as of February 21, 2024.

I have no record or recollection of receiving a letter regarding the special magistrate hearing regarding this concern. I also do not have a record of receiving a letter that fines began accruing. I know these letters would have been sent to the tenant of record, which would have been Rick Godbee of Crockadillos. As you will see in the timeline below a new tenant took possession of the property February 1, 2024. This may have been some of the confusion. As you can see below of the list of permits pulled and work performed that the current tenant has invested a significant amount of time and money bringing the property up to code and followed the guidance of the city building department. The current tenant, Jon Nolli of the Funky Cuda has been in near constant communication with this department was informed very recently that the demolition permit was not ever properly closed out. He with his contractor immediately went to work to correct this issue. They paid the reopen fees and had the property inspected properly to close out the permit withing the City of Fort Pierce building requirements.

Here is a timeline of the work that has been permitted and performed at this property.

2/1/2024 – New tenant took possession of the property and identified several concerns. He was aware the block wall was not in compliance and began working on gaining compliance as soon as possible after taking possession.

2/22/2024 – City of Fort Pierce building department permit application was submitted APPLICATION # 24-20000180, A development permit – Compliance Review. – During this compliance review he was informed a demolition permit was required. (EXHIBIT A)

03/20/2024 – City of Fort Pierce building department permit application was submitted – APPLICATION # 24-984 – Demolition (EXHIBIT B)

04/15/2024 - City of Fort Pierce building department permit application was submitted – APPLICATION# 24-20000419 - Development permit – Compliance review (EXHIBIT C)

05/28/2024 - City of Fort Pierce building department permit application was submitted – APPLICATION# 24-1968 – Misc Plumbing (EXHIBIT D)

06/14/2024 - City of Fort Pierce building department permit application was submitted – APPLICATION # 24-20000710 – Development permit – Compliance review. (EXHIBIT E)

09/19/2024 – Only shows up on the St. Lucie County website – CBLDG-2024-00049 - Deck permit (EXHIBIT F)

10/15/2024 – Only shows up on the St. Lucie County website – CBLDB- 2024-00053 – Fence Permit (EXHIBIT F)

Status Detail

Parcel ID:

2403-341-0004-000/9

Address:

109 FISHERMAN'S WHARF

Application Date:

02/22/24

Owner:

MILLER (TR), JOSEPH G

Application Number:

24 - 20000180

Application Type:

DEVELOPMENT PERMIT - COMPLIANCE REVIEW

Valuation:

\$0

Square Footage:

000000000

Tenant Name:

Application Status:

IN PLAN CHECK

Tenant Unit Number:

General Contractor:

REEL PLUMBING INC

Zoning Description:

UNKNOWN

Structure Detail

Exhibit A

Status Detail

Parcel ID:

2403-341-0004-000/9

Address:

109 FISHERMAN'S WHARF

Application Date:

03/20/24

Owner:

MILLER (TR), JOSEPH G

Application Number:

24 - 984

Application Type:

DEMOLITIONS

Valuation:

\$2,000

Square Footage:

000000000

Tenant Name:

MILLER

Application Status:

CLOSED

Tenant Unit Number:

General Contractor:

TNT BUILDERS OF SOUTH FLORIDA

Zoning Description:

UNKNOWN

[Structure Detail](#)

Exhibit B

Structure Detail

Parcel ID:

2403-341-0004-000/9

Address:

109 FISHERMAN'S WHARF

Application Date:

04/15/24

Owner:

MILLER (TR), JOSEPH G

Application Number:

24 - 20000419

Application Type:

DEVELOPMENT PERMIT - COMPLIANCE REVIEW

Valuation:

\$2,000

Square Footage:

000000000

Tenant Name:

Application Status:

IN PLAN CHECK

Tenant Unit Number:

General Contractor:

TNT BUILDERS OF SOUTH FLORIDA

Zoning Description:

UNKNOWN

Structure/Sequence:

000 / 000

Structure Description:

Description	Value
PLANS SUBMITTED	N

Showing 1 to 1 of 1 entries

Exhibit C

Status Detail

Parcel ID:

2403-341-0004-000/9

Address:

109 FISHERMAN'S WHARF

Application Date:

05/28/24

Owner:

MILLER (TR), JOSEPH G

Application Number:

24 - 1968

Application Type:

MISCELLANEOUS PLUMBING

Valuation:

\$600

Square Footage:

000000000

Tenant Name:

Application Status:

CLOSED

Tenant Unit Number:

General Contractor:

REEL PLUMBING INC

Zoning Description:

UNKNOWN

[Structure Detail](#)

Exhibit D

Status Detail

Parcel ID:

2403-341-0004-000/9

Address:

109 FISHERMAN'S WHARF

Application Date:

06/14/24

Owner:

MILLER (TR), JOSEPH G

Application Number:

24 - 20000710

Application Type:

DEVELOPMENT PERMIT - COMPLIANCE REVIEW

Valuation:

\$2,000

Square Footage:

000000000

Tenant Name:

Application Status:

IN PLAN CHECK

Tenant Unit Number:

General Contractor:

TNT BUILDERS OF SOUTH FLORIDA

Zoning Description:

UNKNOWN

[Structure Detail](#)

Exhibit E

Permits

Number	Issue Date	Description	Amount	Fee
0700000721	Jul 9, 2007	Fence	\$1,000	\$50
0700000855	Sep 13, 2007	Alterations/Remodeling	\$5,700	\$132
0700001174	Sep 20, 2007	Sprinkler System	\$0	\$50
0700001178	Nov 2, 2007	Alterations/Remodeling	\$1,000	\$108
BP11-0672	May 25, 2011	Gazebo/Greenhouse	\$1,500	\$80
BP13-0056	Jan 28, 2013	Alterations/Remodeling	\$4,000	\$75
BP13-1038	Mar 6, 2013	Electric	\$900	\$155
BP15-0484	Mar 30, 2015	Alterations/Remodeling	\$8,500	\$90
BP15-0035	Jan 29, 2015	Plumbing	\$2,100	\$90
bp19-1761	May 20, 2019	Plumbing	\$1,500	\$0
BP20-1253	Jul 9, 2020	Roof	\$30,000	\$0
23-4002	Oct 24, 2023	Electric	\$1,700	\$0
24-984	Apr 3, 2024 -- CITY	Demolition	\$2,000	\$0
24-1968	May 31, 2024	Plumbing	\$600	\$0
24-1968	May 31, 2024	Plumbing	\$600	\$0
CBLDG-2024-00049	Sep 19, 2024	Deck	\$0	\$0
CBLDG-2024-00053	Oct 15, 2024	Fence	\$750	\$0

City Permits

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Exhibit F

MASSEY HEARING
March 13, 2025
Case #23-1634

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 permit to demolish the un-permitted block fence was obtained and inspections completed.**

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? **7 (seven).**

Special Magistrate Hearing - Building
Meeting Date: 03/13/2025

9. C.

Information

SUBJECT:

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

Case Initiated:	October 25, 2023	Type of Presentation:	Fine Reduction
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OWNER:

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

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

FINDINGS/ORDER:

Order Determining Violation - February 9, 2024
Notice of Extension of Time (90 days) - April 23, 2024
Affidavit of Non-Compliance - November 27, 2024
Order Approving Respondent's Request for Extension of Time (30 days) - January 10, 2025
Affidavit of Compliance - February 3, 2025

ACTION DATES:

1. February 9, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. April 23, 2024 - A Notice of Extension of Time (90 days) was granted
3. November 27, 2024 - An Affidavit of Non-Compliance was recorded, and a fine of \$100.00 per day began to accrue
4. December 9, 2024 - letter from owner received contesting the fines.
5. January 9, 2025 - Special Magistrate Massey/Extension of Time Hearing was held. Fines were stopped for 30 days to remedy the remaining violations.
6. February 3, 2025 - An Affidavit of Compliance was prepared (recorded 2/11/2025). Fees accrued from November 27, 2024 to January 9, 2025 and total \$4,350.00 including \$50.00 of recording fees.
7. February 13, 2025 - a request for fine reduction was received.

As of January 8, 2024 the fine totals \$7,420.00, which includes \$20.00 in recording fees.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Admin Costs

Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck

Final Approval Date: 03/05/2025

Started On: 02/28/2025 06:20 PM

MASSEY HEARING

March 13, 2025

Case #23-2858

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 structure was vacated, violation not requiring a permit were addressed and a necessary permit and inspection was obtained.**

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? **2 (two).**

Property Address: 1509 Avenue E

Date case originated: 10/25/2023

Date case complied: 2/3/2025

Total time: 15 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class: \$0.60 7 \$4.20

Certified Mail: \$7.25 1 \$7.25

Photographs (per page) \$0.50 20 \$10.00

Filing Fees \$10.00 5 \$50.00

Follow up and Inspections \$50.00 8 \$400.00

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 \$971.45



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	2-13-25			
Property address:	1509 Avenue E			
Owner(s) of record:	Ronald and Jannie Sweeting			
Mailing address:	3907 Avenue M			
Property tax ID #:	2409-504-0004-000/6			
Original purchase date:	6/4/2010	Original purchase price:	14,852.00	
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Ronald Sweeting, SR	Relationship to owner(s):		
Telephone #:	772-461-9799	Mobile phone #:	561-312-5551	
E-mail:	RSwee3806@ ^{yahoo.com}	Preferred contact method:		
What are owner(s) intentions for property:	To sell it			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price?	\$87,500
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price	\$87,500

AMOUNT OF FINE / LIEN

\$ 4,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 3,330.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

Ronald L. Sweeting, Sr.
 Signature of Owner or Representative

2-13-25
 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: 1509 Avenue E
Property Owner: Ronald and Jannie Sweeting
Mailing Address: 3907 Avenue M Fort Pierce, Fl. 34947
Telephone #: 772-461-9799 Cell Phone #: 561-312-5551
E-Mail Address: RSwee3806@Yahoo.Com

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

I, Ronald L. Sweeting, Sr., 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 do not mind paying a fine for being negligent in taking care of my responsibilities. However; when I know for a fact that I tried my very best to comply with all of the violations at 1509 Avenue E., I even called Mr. Ed Smith, and I asked him to please, take care of what needed to be done to bring the electrical violation into being satisfied with Code Enforcement but he never took the time to do it. So, I feel that he should bear some responsibility for my failure to comply with the violation.

Signed: Ronald L. Sweeting, Sr. Date: 2-13-25

Print Name: Ronald L. Sweeting Sr.

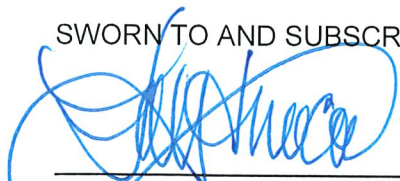
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

Ronald L. Sweeting. 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 #A DL # 5352441770 as identification.

SWORN TO AND SUBSCRIBED before me this 13 day of February, 2025.



Notary Public, State of Florida

