

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Thursday, April 10, 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.	BV2024-00055	209 N 9th Street	Kinnard, Kenneth	Miles Keller
B.	BV2024-00056	903 Avenue B	Kinnard, Kenneth	Miles Keller
C.	BV2024-00060	2302 Florida Avenue	Raya, Juan	Joel Smith
D.	BV2024-00079	1232 Easter Ave	Vasquez, Rosa	Frank Remling
E.	BV2024-00094	1703 Miami Court	Frangella, Anthony	Joel Smith
F.	BV2024-00096	306 N 28th St	Gate Itl Enterprises LLC	Miles Keller

G.	BV2024-00097	304 N 28th St	Gate Itl Enterprises LLC	Miles Keller
H.	BV2024-00098	506 S 8th St	Raphael, Loues & Raphae, Ange	Miles Keller
I.	BV2024-00103	705 S 29th St Apt 11A	Orange Apartments LLC	Joel Smith
J.	BV2024-00106	108 N 20th St	Worthen, Lillie	Logan Winn

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

A.	24-49	1901 S 8th St	Ramos, Felipe	Shaun Coss
B.	24-719	1102 S US Hwy 1	Jeff Biefun Holdings LLC	Shaun Coss
C.	24-952	111 Osceola Ave	Hernandez, Juan & Ruiz, Margarita	Shaun Coss
D.	24-1031	602 N 9th St	Miranda, Lizette	Shaun Coss
E.	24-1277	719 S 24th St	Gonzalez, Claudia	Shaun Coss

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

A.	23-1842	670 Hernando Street	670 Hernando LLC	Shaun Coss
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9. **OTHER CASES**

A.	24-787	2510 S Ocean Dr	Piehole LLC	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:** 04/10/2025

**Re:** Case # BV2024-00055 - 209 N 9th Street

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

**Information**

**SUBJECT:**

BV2024-00055	209 N 9th Street	Kinnard, Kenneth	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	September 24, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Kenneth Kinnard 17380 Hammock Ln Ft Pierce FL 34987	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the driveway 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: 04/03/2025

Started On: 04/02/2025 12:08 PM

**Special Magistrate Hearing - Building**

**6. B.**

**Meeting Date:** 04/10/2025

**Re:** Case # BV2024-00056 - 903 Avenue B

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

**Information**

**SUBJECT:**

BV2024-00056	903 Avenue B	Kinnard, Kenneth	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	September 24, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Kenneth Kinnard 17380 Hammock Ln Ft Pierce FL 34987	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the driveway 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

Started On: 04/02/2025 12:09 PM

Final Approval Date: 04/03/2025

**Special Magistrate Hearing - Building**

**6. C.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00060 - 2302 Florida Avenue

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

**Information**

**SUBJECT:**

BV2024-00060	2302 Florida Avenue	Raya, Juan	Joel Smith
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**CASE INFORMATION:**

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

<b>OWNER:</b> Juan Raya 2302 Florida Ave Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structure

**CORRECTIVE ACTIONS:**

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.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 12:58 PM

**Special Magistrate Hearing - Building**

**6. D.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00079 - 1232 Easter Avenue

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

**Information**

**SUBJECT:**

BV2024-00079	1232 Easter Ave	Vasquez, Rosa	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	November 7, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Rosa Vasquez 1657 Baltrusol Pl Wellington FL 33414-5904	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.6 (2021) Exterior Walls, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.13.2 (2021) Openable Windows, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, IPMC 502.1 (2021) Dwelling Units, IPMC 503.4 (2021) Floor Surface, IPMC 504.1 (2021) General, IPMC 504.3 (2021) Plumbing System Hazard, IPMC 506.2 (2021) Maintenance, IPMC 604.3.1.1 (2021) Electrical Equipment

**CORRECTIVE ACTIONS:**

1. 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.
2. Obtain a permit to repair/replace the exterior of the structure.
3. Obtain a permit to repair or replace the damaged exterior stairways, decks, porches and balconies.
4. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
5. Obtain a permit to repair or replace the damaged exterior walls.
6. Obtain a permit to repair or replace the damaged interior features.
7. Treat the property for the infestation and make all necessary repairs to the structure to prevent re-infestation.
8. Make all necessary repairs or replacements so that each dwelling unit is provided with its own bathtub or shower, lavatory, water closet and kitchen sink.
9. Repair the toilet room floor which shall be maintained with a smooth, hard non-absorbent surface.

10. Make all necessary repairs to the sanitary system.
11. Obtain a permit to replace all electrical equipment.

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 12:24 PM

**Special Magistrate Hearing - Building**

**6. E.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00094 - 1703 Miami Court

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

**Information**

**SUBJECT:**

BV2024-00094	1703 Miami Court	Frangella, Anthony	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	December 4, 2024	Type of Presentation:	Regular
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**OWNER:**

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

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 304.2 (2021) Protective Treatment, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 503.1 (2021) Toilet Room & Bathroom Privacy, IPMC 602.2 (2021) Residential Occupancies, IPMC 603.1 (2021) Mechanical Appliances, IPMC 605.4 (2021) Wiring, IPMC 704.6.1.3 (2021) Smoke Alarms Near Cooking

**CORRECTIVE ACTIONS:**

1. 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.
2. Paint or repair the exterior of the structure as required.
3. Obtain a permit to repair or replace the damaged roof.
4. Paint or repair the interior surfaces of the structure as required.
5. Repair or replace the door and/or locking device on the bathroom/toilet room door.
6. Repair or replace the heating system to provide adequate heat. Please note, a permit will be required to replace the heat system.
7. All mechanical appliances shall be installed and maintained in a safe and operable working condition.
8. Obtain a permit to install/replace/repair electrical wiring. Flexible cords may not be used as permanent wiring or be ran through doors, windows, cabinets, walls, floors or ceilings.
9. Smoke alarms shall not be located near cooking appliances.

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 01:25 PM

**Special Magistrate Hearing - Building**

**6. F.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00096 - 306 N 28th Street

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

**Information**

**SUBJECT:**

BV2024-00096	306 N 28th St	Gate Itl Enterprises LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	December 5, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Gate ITL Enterprise LLC 66 W Flagler St Suite 900 Miami FL 33130-1807	<b>REG. AGENT:</b> Ernest Isidor
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**VIOLATIONS:**

FBC 105.1 (2021) Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the concrete driveway, soffit replacement, wood siding in the gable, stucco, porch rebuilt, window infills, door replacement, electrical and any renovation being done without a permit.
2. Obtain a permit to repair or replace the damaged exterior walls.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck

Started On: 04/02/2025 10:09 AM

Final Approval Date: 04/03/2025

**Special Magistrate Hearing - Building**

**6. G.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00097 - 304 N 28th Street

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

**Information**

**SUBJECT:**

BV2024-00097	304 N 28th St	Gate Itl Enterprises LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	December 6, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Gate ITL Enterprise LLC 66 W Flagler St Suite 900 Miami FL 33130-1807	<b>REG. AGENT:</b> Ernest Isidor
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**VIOLATIONS:**

FBC 105.1 (2021) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the concrete driveway, fascia replacement, wood siding in the gable, window and door replacement, electrical, enclosure of screen room and any renovation being done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 09:38 AM

**Special Magistrate Hearing - Building**

**6. H.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024 - 506 S 8th Street

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

**Information**

**SUBJECT:**

BV2024-00098	506 S 8th St	Raphael, Loues & Raphae, Ange	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	December 9, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Loues Raphael Ange Raphae 506 S 8th St Ft Pierce FL 34950-8528	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.1 (2021) Exterior Structure, IPMC 304.10 (2021) Exterior Stairways, Deck, Porches & Balconies, IPMC 304.13 (2021) Window Skylight, Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.14 (2021) Insect Screen, IPMC 304.15 (2021) Exterior Door, IPMC 304.18.1 (2021) Doors, IPMC 304.18.1.1 (2021) Doors, IPMC 304.2 (2021) Protective Treatment, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.6 (2021) Exterior Walls

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the replacement of the doors done without a permit.
2. Obtain a permit to repair/replace the exterior of the structure.
3. Obtain a permit to repair or replace the damaged exterior stairways, decks, porches and balconies, and repair the strapping- posts.
4. Obtain a permit to repair or replace the damaged window, skylight and doors.
5. Replace all damaged glazing. A permit will be required if windows and doors are replaced.
6. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
7. Replace all damaged or missing insect screens.
8. Replace all damaged door hardware. A permit will be required if doors or door frames are replaced.
9. Install, repair or replace the deadbolt to provide for security.
10. Paint or repair the exterior of the structure as required.
11. Obtain a permit to repair or replace the damaged exterior walls.

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 12:50 PM

**Special Magistrate Hearing - Building**

**6. I.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00103 - 705 S 29th St Apt 11A

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

**Information**

**SUBJECT:**

BV2024-00103	705 S 29th St Apt 11A	Orange Apartments LLC	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	December 17, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Orange Apartments LLC 5403 W Gray St Tampa FL 33609-1005	<b>REG. AGENT:</b> Registered Agent Solutions, Inc. 2894 Remington Ln Suite A Tallahassee FL 32308
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**VIOLATIONS:**

IPMC 304.13 (2021) Window, Skylight, Door Frames, IPMC 505.4 (2021) Water Heating Facility, IPMC 506.2 (2021) Sanitary Drainage System Maintenance

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair or replace the damaged window, skylight and doors.
2. Repair or replace the water heater. Please note, a permit will be required to replace the water heater.
3. Make all necessary repairs to the sanitary system.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 10:44 AM

**Special Magistrate Hearing - Building**

**6. J.**

**Meeting Date:** 04/10/2025

**Re:** Case #BV2024-00106 - 108 N 20th Street

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

**Information**

**SUBJECT:**

BV2024-00106	108 N 20th St	Worthen, Lillie	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	December 26, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Lillie Worthen 1918 N 44th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1.5 (2021) Dangerous Structure(1), IPMC 111.1.5.10 (2021) Dangerous Structure(10) IPMC 111.1.5.11 (2021) Dangerous Structure(11), IPMC 111.1.5.2(2021) Dangerous Structure(2), IPMC 111.1.5.3 (2021) Dangerous Structure(3), IPMC 111.1.5.4 (2021) Dangerous Structure(4), IPMC 111.1.5.5 (2021) Dangerous Structure(5) IPMC 111.1.5.6 (2021) Dangerous Structure(6), IPMC 111.1.5.7 (2021) Dangerous Structure(7) IPMC 111.1.5.8 (2021) Dangerous Structure(8), IPMC 111.1.5.9 (2021) Dangerous Structure(9), IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.5 (2021) Foundation Walls, IPMC 304.6 (2021) Exterior Walls

**CORRECTIVE ACTIONS:**

1. Obtain a permit to make all necessary repairs to make the structure safe again. Occupants shall vacate the structure until the condition is remedied.
2. Obtain a permit to repair or replace all damaged exterior structural members.
3. Obtain a permit to repair or replace the foundation.
4. Obtain a permit to repair or replace the damaged exterior walls.

**RECOMMENDATION:**

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

## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 11:08 AM

**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/10/2025

7. A.

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**Information**

**SUBJECT:**

24-49	1901 S 8th St	Ramos, Felipe	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 6, 2024	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Felipe R Ramos 3320 Monterey Square Ln Unit 103 Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - May 9, 2024  
Extension of Time (90 days) - August 5, 2024  
Affidavit of Non-Compliance - January 7, 2025

**ACTION DATES:**

1. May 9, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. August 5, 2024 - Extension of Time (90 days) granted.
3. January 7, 2025 - An Affidavit of Non-Compliance was prepared and fines started.
4. February 28, 2025 - A letter was received contesting the accruing fines.
5. March 10, 2025 - A Massey Hearing Notice was mailed.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 05:05 PM

**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/10/2025

**7. B.**

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**Information**

**SUBJECT:**

24-719	1102 S US Hwy 1	Jeff Biefun Holdings LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 21, 2024	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Jeff Biegun Holdings LLC 15835 Corporate Rd N Jupiter FL 33478	<b>REG. AGENT:</b> Slinkman & Wynne 1015 W Indiantown Rd 101A Jupiter FL 33458
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - August 16, 2024  
Affidavit of Non-Compliance - November 26, 2024

**ACTION DATES:**

1. August 15, 2024 - Special Magistrate Hearing - the Special Magistrate provided 90 days to get the permit or fines may accrue.
2. November 26, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. December 16, 2024 - A response from the owner's counsel contesting the fines and requesting a hearing is received. Counsel could not attend the January 9, 2025 hearing and the hearing is set for February 13, 2025.
4. February 13, 2025 - Special Magistrate Massey Hearing - this case was continued to the March 13, 2025 hearing. Counsel was unavailable for March 13, 2025 hearing, therefore this case was moved to the April 10, 2025 hearing for a possible Fine Reduction hearing if the case is complied.

**RECOMMENDATION:**

To be determined.

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**Form Review**



**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/10/2025

**7. C.**

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**Information**

**SUBJECT:**

24-952	111 Osceola Ave	Hernandez, Juan & Ruiz, Margarita	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 23, 2024	Type of Presentation:	Massey/Extension of Time
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**OWNER:**

<b>OWNER:</b> Juan Hernandez Margarita Ruiz 111 Osceola Ave Ft Pierce F 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - August 15, 2024  
Notice of Extension of Time - October 23, 2024  
Affidavit of Non-Compliance - February 4, 2025

**ACTION DATES:**

1. August 15, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. October 23, 2024 - Extension of Time (90 days) was granted
2. February 4, 2025 - An Affidavit of Non-Compliance was prepared and fines began.
3. February 21, 2025 - a letter from the owner was received contesting the fines.
4. March 10, 2025 - A Massey Hearing Notice was sent.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 04:13 PM

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**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:**

<b>OWNER:</b> Lizette Miranda 4445 SE Nimrod Ln Stuart, FL 34997	<b>OCCUPIED BY:</b>
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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.
5. March 25, 2025 - A request from the owner to reschedule Massey Hearing.
6. March 26, 2025 - A Hearing Notice was sent.

**RECOMMENDATION:**

To be determined.

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 03/26/2025

Started On: 03/26/2025 10:47 AM

**Special Magistrate Hearing - Building**  
**Meeting Date:** 04/10/2025

7. E.

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**Information**

**SUBJECT:**

24-1277	719 S 24th St	Gonzalez, Claudia	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 11, 2024	Type of Presentation:	Massey/Extension of Time
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**OWNER:**

<b>OWNER:</b> Claudia Gonzalez 2622 Newport Dr Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 505.4 (2021) Water Heating Facilities, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 704.2.1.1 (2021) Smoke Alarms – Group R-1, IPMC 704.2.1.3 (2021) Installation near Cooking Appliances

**FINDINGS/ORDER:**

Order Determining Violation - December 12, 2024  
Affidavit of Non-Compliance - February 24, 2025

**ACTION DATES:**

1. December 12, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. February 24, 2025 - An Affidavit of Non-Compliance was prepared and fines began.
3. March 5, 2025 - a letter was received from the owner contesting the fines.
4. March 10, 2025 - A Massey Hearing Notice was mailed.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/03/2025

Started On: 04/02/2025 04:45 PM



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**Information**

**SUBJECT:**

23-1842	670 Hernando Street	670 Hernando LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 26, 2023	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> 670 Hernando LLC 7901 N 4th St Suite 300 St Petersburg FL 33702	<b>REG. AGENT:</b> Thomas D Oates, Esq. 1500 E Atlantic Blvd Suite B Pompano Beach FL 33060
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/CASE FOLLOWUP::**

Order Determining Violation - October 18, 2023

Affidavit of Non-Compliance - June 25, 2024

Order Assessing Fine and Imposing Lien - August 15, 2024

Amended Order Assessing Fine and Imposing Lien - August 28, 2024

Affidavit of Compliance - February 10, 2025

Fines accrued from June 25, 2024 to February 1, 2025. Fines total \$23,050.00, including \$50.00 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?
  - No
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

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.

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**Attachments**

Admin Costs

Lien Reduction Request

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**Form Review**

Form Started By: Elizabeth Beck

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

Final Approval Date: 04/03/2025

# Administrative Cost Estimator

4/3/2025

Property Address: 670 Hernando Street

Date case originated: 6/26/2023

Date case complied: 2/10/2025

Total time: 19 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.60	<u>14</u>	\$8.40
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>10</u>	\$500.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

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: \$1,316.15**



### REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	FEBRUARY 21, 2025		
Property address:	670 HERNANDO STREET - FORT PIERCE, FL 34949		
Owner(s) of record:	670 HERNANDO LLC		
Mailing address:	7901 4 <sup>TH</sup> ST. N, STE 300, ST. PETERSBURG, FL 33702		
Property tax ID #:	2401-503-0022-000-1		
Original purchase date:	12-1-2022	Original purchase price:	\$ 775,000
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:	JUAN MACIAS	Relationship to owner(s)	PARTNER/OWNER
Telephone #:	305-216-4327	E-Mail:	JCM110461@GMAIL.COM
Type of Lien	<input checked="" type="checkbox"/> Building Lien		

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

Signature of Owner or Representative

Date

Printed Name

2-21-2025

JUAN MACIAS



### 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 applied 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: 670 HERNANDO STREET - FORT PIERCE, FL 34949  
Parcel ID #: 2401-503-0022-000-1  
Property Owner: 670 HERNANDO LLC  
Mailing Address: 7901 4<sup>th</sup> ST. N, STE 300, SAINT PETERSBURG, FL 33702  
Telephone #: — Cell Phone #: 305-216-4327  
E-Mail Address: JCM110461@GMAIL.COM  
Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, JUAN MACIAS, 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:

GEORGETON CONSTRUCTION HIRED PRECISION PAVING TO COMPLETE A PARKING LOT PROJECT. WE WERE ADVISED THAT IT WOULD NOT REQUIRE A PERMIT (OVERLAY & STRIPING). THE PROJECT WAS COMPLETED AND THEN WE WERE NOTIFIED THAT A SPECIAL MAGISTRATE ISSUED AN ORDER TO OBTAIN PERMIT AND COMPLETE INSPECTIONS. THIS WAS NOT DONE AND WE BEGAN FINES/FEES FOR "PAVING AND STRIPING" WITHOUT A PERMIT, AND WE HAVE COMPLETED THE REQUIREMENTS AND SEEK REDUCTIONS.

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: [Handwritten Signature]

Date: 2-21-2025

<b>FOR OFFICE USE ONLY:</b>	<b>RECEIVED DATE:</b>
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: _____

**Special Magistrate Hearing - Building**

**9. A.**

**Meeting Date:** 04/10/2025

**Re:** Case #24-787 - 2510 S Ocean Drive

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

**Information**

**SUBJECT:**

24-787	2510 S Ocean Dr	Piehole LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 4, 2024	Type of Presentation:	Extension of Time
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**OWNER:**

<b>OWNER:</b> Piehole LLC 1718 Coconut Dr Ft Pierce FL 34949	<b>REG. AGENT:</b> Tammy Vance 130 S Indian River Dr Ft Pierce FL 34950
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for accessory structures installed without a permit including but not limited to 2 sheds, a shipping container, 2 tiki structures, and decks. Also obtain a permit for any mechanical, electrical and plumbing installed for these structures.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 04/02/2025

Started On: 04/02/2025 03:30 PM