

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Thursday, May 8, 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.

BV2024-00072	315 S 17th St.	Lazare, Ermith	Miles Keller
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B.

BV2024-00085	345 Weatherbee Rd Lot 63	Calero, Oscar	Anthony Jetmore
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C.

BV2024-00099	3550 S Hwy 1 Lot 80	Juan, Mayra Vence	Miles Keller
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D.

BV2024-00102	2425 Mohawk Ave	2707 Essex Court Corp	Joel Smith
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E.

BV2024-00105	1804 Havana Ave	Cendejas, Manuel & Graciela	Joel Smith
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F.	BV2024-00107	464 N 9th St	Save Our Children	Anthony Jetmore
G.	BV2025-00001	513 N 17th St	Great Harvest Investment LLC	Frank Remling
H.	BV2025-00002	2731 Fairway Dr	Bly, Patrick	Miles Keller
I.	BV2025-00005	1016 Tortugas Ave	Mendez, Armando & Castillejos, Manuela	Logan Winn
J.	BV2025-00007	1936 Harbortown Dr	SHM Harbortown LLC	Miles Keller
K.	BV2025-00009	699 W Weatherbee Rd #641	Wexler Development LLC	Joel Smith
L.	BV2025-00011	1205 N 27th St Unit 60	SP Pine Creek Village LP	Logan Winn

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

A.	21-1658	509 N 21st Street	McCormick, Nettie	Shaun Coss
B.	24-764	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Shaun Coss
C.	BV2024-00009	811 N 21st Street	Gardner, Earl	Shaun Coss

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

A.	20-886	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Shaun Coss
B.	20-2819	1400 Avenue I	Alix, Ernst	Shaun Coss
C.	22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Shaun Coss
D.	23-1842	670 Hernando Street	670 Hernando LLC	Shaun Coss
E.	24-717	5550 Okeechobee Road	7978 Associates IX LLC	Shaun Coss

9. **OTHER CASES**

10. **NEW BUSINESS**

11. **OLD BUSINESS**

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

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

Special Magistrate Hearing - Building

6. A.

Meeting Date: 05/08/2025

Re: Case #BV2024-00072 - 315 S 17th St Units A, C & Exterior

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

Information

SUBJECT:

BV2024-00072	315 S 17th St.	Lazare, Ermith	Miles Keller
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CASE INFORMATION:

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

OWNER: Ermith Lazare 3406 Menendez Ave Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 304.1 (2021) Exterior Structure, IPMC 304.10 (2021) Exterior Stairways, Decks, Porches & Balconies, IPMC 304.12 (2021) Exterior Handrails and Guards, 304.13 (2021) Window, Skylight, Door Frames, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.14 (2021) Insects Screens, IPMC 304.15 (2021) Exterior Doors, IPMC 304.18.2 (2021) Windows, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.2 (2021) Interior Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Interior Stairs and Walking Surfaces, IPMC 305.6 (2021) Interior Doors, IPMC 309.1 (2021) Infestation, IPMC 502.1 (2021) Dwelling Units, IPMC 504.1 (2021) Plumbing – General, IPMC 504.2 (2021) Fixture Clearance, IPMC 602.3 (2021) Heat Supply, IPMC 603.1 (2021) Mechanical Appliance, IPMC 605.1 (2021) Electrical Installation

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 exterior stairways, decks, porches and balconies.
4. Obtain a permit to repair or replace exterior handrails and guards.
5. Repair/Replace doors that do not close properly, replacing missing interior doors and door hardware, windows that are broken or unopenable in Apts A and Apt C. Replacement of window will require a permit.
6. Replace all damaged or missing insect screens in Apt A and Apt C.
7. Repair/replace exterior doors, rotted door frames and door hardware, making doors weatherproof. A permit will be required if doors or door frames are replaced.

8. Install, repair or replace the window sash locks to provide security for Apt A and Apt C.
9. Obtain a permit to repair/replace the damaged exterior walls.
10. Repair/replace the damaged roof.
11. Obtain a permit to repair/replace all damaged interior structural members including floor joists if necessary for the sagging floors in Apt A and Apt C.
12. Make necessary repairs to interior surfaces, including ceilings that are sagging and water damaged, drywall that has holes, is cracked or missing. Replace wood that is decayed.
13. Obtain a permit to repair/replace interior stairs or walking surfaces. Replace missing flooring, cracked tiles.
14. Treat Apt A for pest infestation of rats, roaches, termites and any other pests.
15. 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, repair or replace broken shower, loose toilet fixtures Apt. A and Apt. C.
16. Repair or replace broken shower stall for Apt A.
17. Provide proper clearances for usage and cleaning of plumbing fixtures Apt A.
18. A heating system, capable of providing heat to 68 degrees, shall be provided for all dwelling and sleeping units.
19. All mechanical appliances shall be installed and maintained in a safe and operable working condition for Apt A and Apt C.
20. Make electrical repairs to any electrical fixtures where there is exposed wiring and/or lights hanging from wires for Apt. A and Apt. C.

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: 04/30/2025

Started On: 04/30/2025 08:30 AM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 05/08/2025

Re: Case #BV2024-00085 - 345 Weatherbee Rd Lot 63

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

Information

SUBJECT:

BV2024-00085	345 Weatherbee Rd Lot 63	Calero, Oscar	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	November 21, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Oscar Calero 345 E Weatherbee Rd Lot 63 Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the replacement of the roof.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 04/30/2025

Started On: 04/29/2025 04:16 PM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 05/08/2025

Re: Case #: BV2024-00099 - 3550 S US Highway 1

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

Information

SUBJECT:

BV2024-00099	3550 S Hwy 1 Lot 80	Juan, Mayra Vence	Miles Keller
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CASE INFORMATION:

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

OWNER: Mayra Vence Juan 3550 S Highway 1 Lot 80 Ft Pierce FL 34994	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the new metal carport, front door and rear door replacement 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: 04/30/2025

Started On: 04/29/2025 03:58 PM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 05/08/2025

Re: Case # BV2024-00102 - 2425 Mohawk Avenue

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

Information

SUBJECT:

BV2024-00102	2425 Mohawk Ave	2707 Essex Court Corp	Joel Smith
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CASE INFORMATION:

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

OWNER: 2707 Essex Court Corp 476 Coldstream Ave Toronto ON M5N 1Y5 CANADA	REG. AGENT: Registered Agents, Inc., Reg. Agent 7901 4th St N Ste 300 St Petersburg FL 33702
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the electrical work, replacement of the front door and all interior renovations being done.

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: 04/30/2025

Started On: 04/29/2025 04:42 PM

Special Magistrate Hearing - Building

6. E.

Meeting Date: 05/08/2025

Re: Case # BV2024-00105 - 1804 Havana Avenue

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

Information

SUBJECT:

BV2024-00105	1804 Havana Ave	Cendejas, Manuel & Graciela	Joel Smith
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CASE INFORMATION:

Case Initiated:	December 20, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Manuel & Graciela Cendejas 1804 Havana Ave Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction being done outside the scope of permit RBLDG-2024-00592, including demolition, wall construction, electrical, mechanical, and any other renovation work being done outside the permit's scope of work.

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: 04/30/2025

Started On: 04/29/2025 03:36 PM

Special Magistrate Hearing - Building

6. F.

Meeting Date: 05/08/2025

Re: Case #BV2024-00107 - 464 N 9th Street

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

Information

SUBJECT:

BV2024-00107	464 N 9th St	Save Our Children	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	December 27, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Save Our Children Inc. PO Box 311 Ft Pierce FL 34950-0311	REG. AGENT: Kenneth Mills, Sr. 1330 SW Briarwood Dr Port St Lucie FL 34986
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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: 04/30/2025

Started On: 04/30/2025 02:26 PM

Special Magistrate Hearing - Building

6. G.

Meeting Date: 05/08/2025

Re: Case #:BV2025-00001 - 513 N 17th Street

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

Information

SUBJECT:

BV2025-00001	513 N 17th St	Great Harvest Investment LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	January 2, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Great Harvest Investment LLC 23008 Via Stel Boca Raton FL 33433-3930	REG. AGENT: Suniti Thapa
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.13 (2021) Window, Skylight and Door Frames

CORRECTIVE ACTIONS:

1. Obtain a permit for electrical work done without a permit.
2. Repair or replace windows that are not working properly.

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: 04/30/2025

Started On: 04/30/2025 03:22 PM

Special Magistrate Hearing - Building

6. H.

Meeting Date: 05/08/2025

Re: Case #: BV2025-00002 - 2731 Fairway Drive

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

Information

SUBJECT:

BV2025-00002	2731 Fairway Dr	Bly, Patrick	Miles Keller
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CASE INFORMATION:

Case Initiated:	January 6, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Patrick Charles Bly 2731 Fairway Dr Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the replacement of the porch columns.

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: 04/30/2025

Started On: 04/30/2025 08:02 AM

Special Magistrate Hearing - Building

6. I.

Meeting Date: 05/08/2025

Re: Case # BV2025-00005 - 1016 Tortugas Avenue

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

Information

SUBJECT:

BV2025-00005	1016 Tortugas Ave	Mendez, Armando & Castillejos, Manuela	Logan Winn
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CASE INFORMATION:

Case Initiated:	January 10, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Armando Mendez Manuela Castillejos 1016 Tortugas Ave Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the stucco work done on the shed; permitting is also required for the addition to the rear of the house.

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: 04/30/2025

Started On: 04/29/2025 04:32 PM

Special Magistrate Hearing - Building

6. J.

Meeting Date: 05/08/2025

Re: Case #:BV2025-00007 - 1936 Harbortown Drive

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

Information

SUBJECT:

BV2025-00007	1936 Harbortown Dr	SHM Harbortown LLC	Miles Keller
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CASE INFORMATION:

Case Initiated:	January 8, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: SHM Harbortown LLC 14785 Preston Rd Suite 975 Dallas TX 75254-6878	REG. AGENT: Corporation Service Company 1201 Hays St Tallahassee FL 32301IPMC
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VIOLATIONS:

IPMC 303.2 (2021) Pool/Spa Enclosures

CORRECTIVE ACTIONS:

Install, repair or replace the bool barrier as required.

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: 04/30/2025

Started On: 04/30/2025 03:09 PM

Special Magistrate Hearing - Building

6. K.

Meeting Date: 05/08/2025

Re: Case #:BV2025-00009 - 699 W Weatherbee Rd Unit 641

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

Information

SUBJECT:

BV2025-00009	699 W Weatherbee Rd #641	Wexler Development LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	January 14, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Wexler Development LLC 2324 S Congress Ave Suite 2E West Palm Beach FL 33406	REG. AGENT: Gregg Wexler 119 Talavera Pl Palm Beach Gardens FL 33418
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VIOLATIONS:

IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage

CORRECTIVE ACTIONS:

1. Obtain a permit to repair or replace the damaged roof.
2. Paint or repair the water damaged interior surfaces of the structure as required.

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: 04/30/2025

Started On: 04/30/2025 03:33 PM

Special Magistrate Hearing - Building

6. L.

Meeting Date: 05/08/2025

Re: BV2025-00011 - 1205 N 27th St Unit 60

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

Information

SUBJECT:

BV2025-00011	1205 N 27th St Unit 60	SP Pine Creek Village LP	Logan Winn
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CASE INFORMATION:

Case Initiated:	January 14, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: SP Pine Creek Village LP 31899 Del Obispo St Suite 150 San Juan Capistrano CA 92675	REG. AGENT: Registered Agent Solutions, Inc. 2894 Remington Green Lane Suite A Tallahassee FL 32308
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VIOLATIONS:

IPMC 404.7 (2021) Food Preparation, IPMC 504.1 (2021) Plumbing - General IPMC 605.2 Receptacles

CORRECTIVE ACTIONS:

1. Please replace all damaged glazing. A permit will be required if windows and doors are replaced. Repair broken glass in window assembly.
2. Electrical equipment shall be properly installed and maintained. Please replace or repair lights in stairways.
3. Please repair or replace exhaust duct termination in soffit that are missing louvers.

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: 04/30/2025

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

Special Magistrate Hearing - Building
Meeting Date: 05/08/2025

7. A.

Information

SUBJECT:

21-1658	509 N 21st Street	McCormick, Nettie	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 13, 2021	Type of Presentation:	Massey/Fine Reduction
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OWNER:

OWNER: Nettie McCormick (Est) 510 N 22nd St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.4.1.2 (2017) Expired Permit, FBC 105.1 (2017) Permit Required

FINDINGS/ORDER:

Order Determining Violation - February 15, 2022
Notice of Extension of Time (90 days) - April 21, 2022
Affidavit of Non-Compliance - September 9, 2022
Affidavit of Compliance - February 27, 2025

ACTION DATES:

1. February 15, 2022 - Special Magistrate Hearing - 60 days provided to renew the permit and obtain for any additional work or fines may accrue.
2. April 21, 2022 - A Notice of Extension of Time (90 days) was provided and recorded.
3. September 9, 2022 - An Affidavit of Non-Compliance was recorded and fines began on this date.
4. September 22, 2022 - a letter from the owner's daughter was received, contesting the fines.
5. October 18, 2022 - Special Magistrate Massey Hearing - fines stopped and case continued for 90 days.
6. January 17, 2023 - Fines remained stayed and case was continued to March 21, 2023.
7. February 27, 2025 - Final approved inspection obtained and an Affidavit of Compliance was prepared. Fines accrued total \$4,040.00 including \$40.00 in recording fees.
8. April 1, 2025 - A request for a Fine Reduction was received.
9. April 21, 2025 - A hearing notice was sent.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Admin Costs

Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 04/30/2025

Started On: 04/26/2025 05:18 PM

FINE REDUCTION HEARING

May 8, 2025

Case #21-1658

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 owner's daughter hired a contractor to do necessary repairs to the family home. During this process, she ran into issues that delayed completion of the project and the permit expired. Once these issues were addressed, the permit was renewed, the work was completed, inspected, and the case was complied.**

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

4/28/2025

Property Address: 509 N 21st St

Date case originated: 7/13/2021

Date case complied: 2/27/2025

Total time: 43 months

Number of Hearings

Violation Hearings: 2

Massey Hearings: 4

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.60	14	\$8.40
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Certified Mail:	\$7.25	1	\$7.25
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Photographs (per page)	\$0.50	9	\$4.50
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Filing Fees	\$10.00	6	\$60.00
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Follow up and Inspections	\$50.00	12	\$600.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	1	\$150.00
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Each additional Hearing	\$75.00	5	\$375.00
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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: \$1,805.15



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	4-1-2025			
Property address:	509 N. 21 st Street			
Owner(s) of record:	Est. Nettie McCormick			
Mailing address:	509 N. 21 st Street (706 Garden Ave) Ft. Pierce			
Property tax ID #:	2409-602-0184-000/2			
Original purchase date:		Original purchase price:		
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Patricia McCormick		Relationship to owner(s)	Granddaughter
Telephone #:	772-359-4864		Mobile phone #:	772-359-4864
E-mail:	Patricia.McCormick@Yahoo.com		Preferred contact method:	
What are owner(s) intentions for property:				
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price	

AMOUNT OF FINE / LIEN

\$ _____

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 4040.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Patricia McCormick
 Signature of Owner or Representative

4-1-2025
 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: 509 N. 21st Street
Property Owner: Est. Nettie McCormick
Mailing Address: 706 GARDEN AVE. Ft. PIERCE, FL. 34982
Telephone #: 772-464-9898 Cell Phone #: 772-359-4864
E-Mail Address: Patricia.McCormick@yahoo.com

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

~~Signature~~

I, PATRICIA McORMICK, 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:

Dear Honorable Special Magistrate,

I Respectfully submit this petition to request the rescindment of the penalty imposed upon me. The estate property at 509 N. 21st St. Ft. Pierce FL, was passed down to me Patricia McCormick, by my grandmother, initially, I was UNAWARE of the violation because the notice was sent to a different Address. This contributed to the delay in addressing this issue, as I was not of the permit's expiration. Remodeling efforts were further complicated by the need for signatures from other names on the deed, and despite acquiring legal assistance, the refusal of those parties left me in limbo. It wasn't until I was granted the status of a single personal representative that I could Resume efforts to complete the project. Additionally, unforeseen circumstances arose, including the passing of the subcontractor and legal complexities regarding the estate, which delayed my ability to complete the required work over →

Signed: Patricia McCormick Date: 4-1-2025

Print Name: PATRICIA McCormick

STATE OF FLORIDA

COUNTY OF ST. LUCIE

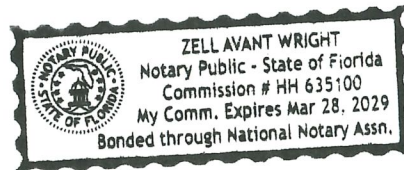
PERSONALLY APPEARED before me, the undersigned authority

Patricia McCormick 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 Florida Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 1st day of April, 2025.

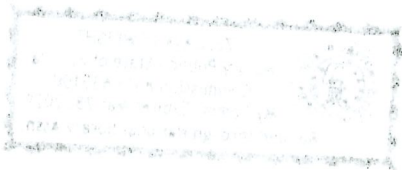
[Signature]

Notary Public, State of Florida



Continue...

This home holds deep sentimental value, and I am doing all I can to preserve it despite my limited income. Therefore, I kindly request leniency and ask for the rescindment of the \$4,000 penalty, which I cannot afford. Thank you for your understanding and consideration.



Special Magistrate Hearing - Building
Meeting Date: 05/08/2025

7. B.

Information

SUBJECT:

24-764	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 2, 2024	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Ehden NV c/o Fraga Properties 2600 S Douglas Rd Suite 610 Coral Gables FL 33134	REG. AGENT: Owen Freed One Biscayne Tower 2 Biscayne Blvd Suite 2800 Miami FL 33131
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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
Affidavit of Compliance - February 27, 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. November 26, 2024 - An Affidavit of Non-Compliance was prepared and fines began.
3. February 27, 2025 - An Affidavit of Compliance was recorded stopping the fines on February 20, 2025. Fines accrued from November 26, 2024 to February 20, 2025 totaling \$8,630.00 including \$30.00 of recording fees.
4. April 21, 2025 - Fine Reduction Request was received and a Massey Hearing Notice was sent.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs
Fine Reduction Request

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 04/30/2025

Started On: 04/28/2025 05:12 PM

Administrative Cost Estimator

4/29/2025

Property Address: 2609 S US Highway 1

Date case originated: 4/2/2024

Date case complied: 2/20/2025

Total time: 10 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.60	5	\$3.00
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Certified Mail:	\$7.25	1	\$7.25
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Photographs (per page)	\$0.50	2	\$1.00
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Filing Fees	\$10.00	4	\$40.00
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Follow up and Inspections	\$50.00	7	\$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	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		\$0.00
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Total Estimated Cost: \$901.25



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	4/18/25			
Property address:	2609 US Highway 1 Fort Pierce, FL 34982			
Owner(s) of record:	Ehden NV C/O Fraga Properties			
Mailing address:	2600 S Douglas Rd Suite 610 Coral Gables, FL 33134			
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:	Nick Opencar		Relationship to owner(s)	Contractor, Signed Representative
Telephone #:	330-540-7031		Mobile phone #:	330-540-7031
E-mail:	Nick.Opencar@Sodexo.com		Preferred contact method:	Mobile Phone
What are owner(s) intentions for property:	Commercial Use			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) Violations resolved	
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 \$ 8,630.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 7,767.00

DOLLAR AMOUNT I AGREE TO PAY \$ 863.00

Signature of Owner or Representative

4/18/25
 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:

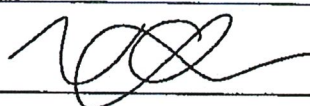
1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / 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: 2609 US Highway 1 Fort Pierce, FL 34982
Property Owner: Ehden NV C/O Fraga Properties
Mailing Address: 2600 S Douglas Rd Suite 610 Coral Gables, FL 33134
Telephone #: 330-540-7031 Cell Phone #: 330-540-7031
E-Mail Address: Nick.Opencar@Sodexo.com

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

I, Nick Opencar, 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 respectfully request a reduction of the lien related to the failure to obtain a permit for HVAC repairs. Since becoming aware of the violation, I have used all available resources to take corrective action, including retroactively pulling the permit and ensuring the work complies with all applicable codes and inspections. This was an unintentional oversight, and I have no history of prior violations. I understand and respect the City of Fort Pierce's permitting requirements and have taken steps to ensure future compliance. Given the nature of the violation, corrective action taken, and the disproportionate amount of the accrued fine, I respectfully request a significant reduction of the lien to an amount that reflects the resolved status of the violation and demonstrates fairness and good faith on both sides. Thank you for your time and consideration.

Signed:  Date: 4/18/25

Print Name: Nick Opencar

STATE OF FLORIDA


COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority NICK OPENCAR 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 SELF as identification.

SWORN TO AND SUBSCRIBED before me this 30th day of APRIL, 20 25.



Notary Public, State of Florida OHIO

 **KAREN VARGO**
Notary Public, State of Ohio
My Commission Expires
06/11/2028

MASSEY HEARING
May 8, 2025
Case #24-764

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 was obtained for the AC installed. A final inspection was done and that permit is now closed.**

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? **6 (six).**

Special Magistrate Hearing - Building
Meeting Date: 05/08/2025

7. C.

Information

SUBJECT:

BV2024-00009	811 N 21st Street	Gardner, Earl	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 2, 2024	Type of Presentation:	Massey/Extension of Time
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OWNER:

OWNER: Earl Gardner 17001 N 35th St Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) Plumbing General, IPMC 603.1 (2021) Mechanical Appliances

FINDINGS/ORDER:

Order Determining Violation - February 14, 2025
Affidavit of Non-Compliance - April 16, 2025

ACTION DATES:

1. February 13, 2025 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. April 16, 2025 - Affidavit of Non-Compliance was prepared and recorded on April 17, 2025.
3. April 22, 2025 - Received a letter from the owner contesting the fines and requesting additional time to comply this case.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 04/30/2025

Started On: 04/26/2025 04:51 PM

Information

SUBJECT:

20-886	2609 S US Hwy 1	Ehden NV c/o Fraga Properties	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 1, 2020	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Ehden NV c/o Fraga Properties 2600 S Douglas Rd Suite 610 Coral Gables FL 33134	REG. AGENT: Owen Freed One Biscayne Tower 2 Biscayne Blvd Suite 2800 Miami FL 33131
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VIOLATIONS:

Section 5-1.105.1 Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - October 21, 2020
Affidavit of Non-Compliance - January 12, 2022
Order Assessing Fine and Imposing Lien - April 22, 2022
Affidavit of Compliance - January 30, 2025

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?
 - Six
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: 04/30/2025 01:24 PM

Final Approval Date: 04/30/2025

Administrative Cost Estimator

4/30/2025

Property Address: 2609 S US Highway 1

Date case originated: 4/1/2020

Date case complied: 1/30/2025

Total time: 58 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>11</u>	\$6.60
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>11</u>	\$550.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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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
--------------------------	----------	----------	----------

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: \$1,364.85

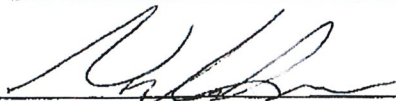


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	3/27/25				
Property address:	2609 S US HWY 1				
Owner(s) of record:	EHDEN NV C/O FRAGA PROPERTIES				
Mailing address:	2600 S DOUGLAS RD STE 610				
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:	Nick Opencar		Relationship to owner(s)	Representative (Contractor)	
Telephone #:	330-540-7031		E-Mail:	nick.opencar@sodexo.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	\$ _____	\$ _____
TOTAL AMOUNT	\$115,540.00	\$11,554.00


3/27/25
Nick Opencar

Signature of Owner or Representative Date 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 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: 2609 S US HWY 1

Parcel ID #: _____

Property Owner: EHDEN NV C/O Fraya Properties

Mailing Address: 2600 S Douglas Rd STE 610 Coral Gables, FL 33134

Telephone #: 330-540-7031 Cell Phone #: 330-540-7031

E-Mail Address: nick.openor@sodexo.com

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Nick Opes car, 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 respectfully request a reduction of the lien related to the failure to obtain a permit for HVAC repairs. Since becoming aware of the violation, I have used all available resources to take corrective action, including retroactively pulling the permit and ensuring the work complies with all applicable codes and inspections.

This was an unintentional oversight, and I have no history of prior code violations.

I understand and respect the City of Fort Pierce's permitting requirements and have taken steps to ensure future compliance. Given the nature of the violation, corrective action taken, and the disproportionate amount of the accrued fine, I respectfully request a significant reduction of the lien to an amount that reflects the resolved status of the violation and demonstrates fairness and good faith on both sides.

Thank you for your time and consideration.

NO

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.

NO

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

Signature: 

Date: 3/27/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
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
Meeting Date: 05/08/2025

8. B.

Information

SUBJECT:

20-2819	1400 Avenue I	Alix, Ernst	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 28, 2020	Type of Presentation:	Lien Reduction Request
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OWNER:

OWNER: Ernst Alix 4476 NW Albion Ave Port St Lucie FL 34983	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - April 21, 2021

Notice of Extension of Time (90 days) - July 12, 2021

Affidavit of Non-Compliance - December 30, 2021

Order Assessing Fine and Imposing Lien - August 16, 2022

Affidavit of Compliance - March 21, 2023

Order on Lien Reduction - May 17, 2023

Fines ran from December 30, 2021 to March 21, 2023 and totals \$44,650.00 including \$50.00 in recording fees.

A Lien Reduction Hearing reduced the lien to \$4,000.00 to be paid in 24 months beginning June 1, 2023. To date, \$2,793.00 has been paid.

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - None on record.

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

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 04/27/2025

Started On: 04/27/2025 07:55 AM

Administrative Cost Estimator

5/5/2023

Property Address: 1400 Avenue I

Date case originated: 12/28/2020

Date case complied: 3/21/2023

Total time: 27 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
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>5</u>	\$50.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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.

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

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

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,413.45



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION LIENS

Date:	04/05/2023		
Property address:	1400 AVE I, FORT PIERCE, FL 34950		
Owner(s) of record:			
Mailing address:	4476 NW ALBION AVE, PORT ST LUCIE, FL 34983		
Property tax ID #:	2404 812 0002 0003		
Original purchase date:	08/29/2016	Original purchase price:	
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:	ERNST, ALIX	Relationship to owner(s):	
Telephone #:	954-867-4056	Mobile phone #:	
E-mail:	ernst.alix@yahoo.com	Preferred contact method:	PHONE NUMBER
What are owner(s) intentions for property:			
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN

\$ 44,650.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 40,650.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 4,000.00

Ernst Alin
 Signature of Owner or Representative

04/05/2023
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate), contact Katherine Calderon (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3712) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1400 AVE I, FORT PIERCE, FL 34950
Property Owner: ERNST, ALIX
Mailing Address: 4476 N WALBION AVE, PORT ST LUCIE, FL 34983
Telephone #: 354-867-4056 Cell Phone #: _____
E-Mail Address: ernstlax@ yahoo.com
Is the property in compliance? NO If not, please explain in the narrative of your request.

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

MY REQUEST FOR A REDUCTION OF THE PENALTY IS BECAUSE I CAN AFFORD THIS MONEY. THE REPAIR OF MY HOUSE COST ME A LOT OF MONEY. I BORROWED FROM PEOPLE TO DO THE JOB. I'M RETIRED I GOT ONLY \$900 FROM SOCIAL SECURITY. I HAVE TO HELP BECAUSE SHE IS GOING IN COLLEGE THIS YEAR. NOW LIFE IS VERY HARD FOR ME, I'M 69 YEARS OLD.

Signed: Ernst Alin Date: 04/05/2023

Print Name: ERNST ALIX

STATE OF FLORIDA

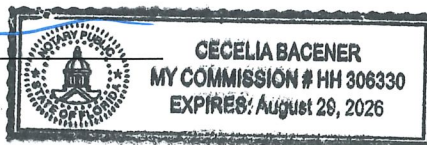
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

Ernst Alin who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FDL as identification.

SWORN TO AND SUBSCRIBED before me this 5th day of April, 2023

C Bacon
Notary Public, State of Florida



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1400 AVE I, FORT PIERCE, FL 34950

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

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

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

Erin Alin
Signature of Owner or Representative

04/05/2023
Date

COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

Reduction amount cannot be less than admin fees.

SC
Shaun Coss, Building Department Coordinator

4/24/23
Date

Rule 15: Requests for Reduction of Liens.

- A. All requests to reduce a lien imposed by the City must meet the following requirements:
- (1) For liens imposed pursuant to Fla. Stat. § 162.09, a Respondent may request a reduction of the lien only after the original violation is in compliance and the Department has issued an Affidavit of Compliance.
 - (2) The request must be in writing in a form provided by the Department.
 - (3) The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on behalf of the owner must be provided.
 - (4) A copy of the deed, showing title transfer to the current owner, must be provided.
 - i. If the property was conveyed via Special Warranty Deed or Warranty Deed, the owner must provide proof of their attempt to have the guaranteeing party take responsibility for the debt without success.
 - (5) A statement or explanation as to why the City should consider the request for reduction. The request should include a narrative with any supporting documentation to be considered in furtherance of such request.
 - (6) There shall be established an application fee of \$250.00 for all requests to reduce a lien that must be heard by the Special Magistrate. Such fee shall be assessed by the Special Magistrate following consideration of the request and is in addition to any other administrative fees assessed. Any reduction or waiver of such fee may only be granted upon proof of sufficient cause by the Requestor.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
 - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial, or zoned industrial is \$10,000 or more and is payable in less than 30 days.
 - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.
 - (4) The amount of settlement for requests of partial lien releases due to a spreading lien as provided for in Fla. Stat. § 162.09(3) is equal to or more than 3% of the lien to be released and the property receiving the benefit of the lien reduction is located outside the Fort Pierce city limits.
 - (5) The amount of settlement for nuisance abatement and demolition liens is equal to or greater than the hard costs for service plus 50% of the interest, penalties, and administration fees assessed by the City.

The Department shall forward the request to the Special Magistrate if additional review is required, if a hearing is specifically requested, or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the lien reduction. Any written agreement

between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate by both parties.

C. If the request does not meet the criteria outlined in Section (B), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate, with notice to the Requestor. After hearing both sides, the Special Magistrate shall make a determination that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:

- (1) The gravity or seriousness of the violation;
- (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken by any other owner or party in interest to bring the property into compliance;
- (3) The length of time necessary to bring the property into compliance;
- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether and to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (7) Whether and to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the Requestor.

D. If the Special Magistrate determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

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

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

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

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

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

Information

SUBJECT:

22-2732	1219 N 22nd Street	Trudeen Multiservices LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 8, 2022	Type of Presentation:	Lien Reduction
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OWNER:

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

FBC 105.1 (2020) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - May 17, 2023
Notice of Extension of Time - July 18, 2023
Affidavit of Non-Compliance - January 21, 2025
Order Assessing Fine and Imposing Lien - February 19, 2025
Affidavit of Compliance - March 17, 2025

REDUCTION CRITERIA:

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

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 04/30/2025 03:48 PM

Final Approval Date: 04/30/2025

Administrative Cost Estimator

4/28/2025

Property Address: 1219 N 22nd St

Date case originated: 9/8/2022

Date case complied: 3/17/2025

Total time: 30 months

Number of Hearings

Violation Hearings: 6
 Massey Hearings: 2
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>17</u>	\$10.20
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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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
Each additional Hearing	\$75.00	<u>6</u>	\$450.00

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: \$2,079.95

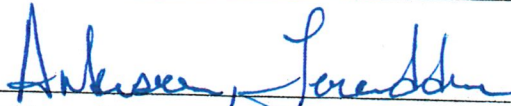


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	MARCH 20, 2025				
Property address:	1219 N 22ND ST, FTP, FL 34950				
Owner(s) of record:	TRUDEEN MULTISERVICES LLC (FREDDIE ANDERSON)				
Mailing address:	1219 N 22ND ST, FTP, FL 34950				
Property tax ID #:	2404-702-0058-000-2				
Original purchase date:	OCT 20, 2022	Original purchase price:	\$100 QC		
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:	FREDDIE ANDERSON		Relationship to owner(s):	OWNER	
Telephone #:	772-882-2483		E-Mail:	FREDDIEANDERSON1974@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	\$ _____	\$ _____
TOTAL AMOUNT	\$ 5,540	\$ 100.00


3/20/25
FREDDIE ANDERSON
 Signature of Owner or Representative Date 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 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: 1219 N 22ND ST, FT PIERCE, 34950
Parcel ID #: 2404-702-0058-000-2
Property Owner: TRUDEEN MULTISERVICES LLC
Mailing Address: 1219 N 22ND ST, FT PIERCE, FL 34950
Telephone #: 772-882-2483 Cell Phone #: 772-882-2483
E-Mail Address: FREDDIEANDERSON1974@GMAIL.COM
Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, FREDDIE ANDERSON, 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 WAS ADVISE BY THE CONTRACTOR THAT IS LICENSED AND INSURED IN THE CITY OF FTP THAT A PERMIT WAS ISSUED AND COMPLETED FOR THE FENCE I CONTRATED THEM FOR. NOT TILL I WAS ADVISED BY THE CITY THAT THE PERMIT WAS EXPIRED AND THERE WERE NO INSPECTIONS COMPLETED. CONTRACTOR WAS IRRESPOSIBLE.

PLEASE INITIAL:

FA

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

[Signature]

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.

FA

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

Signature: Freddie Anderson

Date: 3/20/25

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:

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:

OWNER: 670 Hernando LLC 7901 N 4th St Suite 300 St Petersburg FL 33702	REG. AGENT: 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.

Attachments

Lien Reduction Request

Admin Costs

Form Review

Form Started By: Elizabeth Beck

Started On: 04/17/2025 02:48 PM

Final Approval Date: 04/17/2025

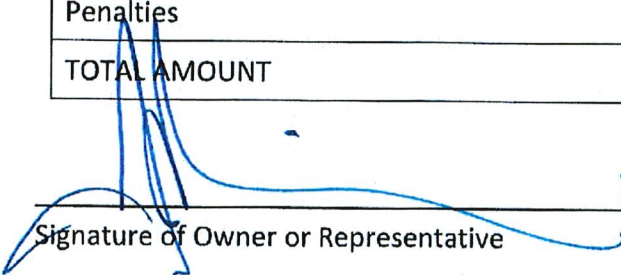


REDUCTION OF LIEN APPLICATION

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 TH 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	\$ _____	\$ _____
TOTAL AMOUNT	\$ _____	\$ _____


2-21-2025
JUAN MACIAS

Signature of Owner or Representative Date 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 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 4th 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

FOR OFFICE USE ONLY:	RECEIVED DATE:
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

4/17/2025

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>16</u>	\$9.60
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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>11</u>	\$550.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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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: \$1,367.35

Information

SUBJECT:

24-717	5550 Okeechobee Road	7978 Associates IX LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 21, 2024	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: 7978 Associates IX LLC 7978 Cooper Creek Blvd University Park FL 34201	REG. AGENT: Alicia Gayton
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - August 16, 2024

Affidavit of Non-Compliance - November 25, 2024

Order Assessing Fine and Imposing Lien - January 9, 2025

Affidavit of Compliance - March 21, 2025

Fines accrued from November 25, 2024 to March 21, 2025. Fines total \$11,640.00, 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?
 - 1, the current case being considered.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None on record.
5. Whether granting of the reduction is in the best interest of the City?

- To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Attachments

Lien Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 04/30/2025

Started On: 04/27/2025 12:57 PM



REQUEST TO APPEAR TELEPHONICALLY FOR SPECIAL MAGISTRATE HEARING

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

Contact Information

Name:	Michael Appell
Address:	6 Willowbrook Ave Bay Shore NY 11706
Secondary Address:	
Phone Number:	631-704-4903
Alternative Phone Number:	
E-mail Address:	Mappell@appelstriping.com
Reason for Request:	Located in NY with newborn, and unable to attend FL in person at this time

Case Information

Case # / Citation # :	Case 24-717
Address of Violation:	5550 Okeechobee Road Ft Pierce FL
Hearing Date / Time:	May 8th, 2025- 9AM EST

- I respectfully request to appear before the Special Magistrate via telephone for the reason stated above.
- I understand that I must be available to receive a phone call at the date and time assigned for this matter to be heard.
- I understand and agree that failure to answer the phone call will constitute a waiver of my right to appear at the Special Magistrate Hearing, and the Special Magistrate may conduct the hearing and rule on the matter in my absence.
- I have provided a valid email address at which I agree to receive photographs or other evidence from the City regarding the Special Magistrate Hearing.
- I understand it is my sole responsibility to provide any evidence or documentation I wish presented at the Special Magistrate Hearing in support of my defense to the violation(s).
- I have provided a copy of my state issued driver's license or identification card to this request.



04/22/2025

 Signature

 Date




THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	April 11, 2025		
Property address:	5550 Okeechobee Rd, Fort Pierce, FL 34947		
Owner(s) of record:	7978 Associates IX, LLC		
Mailing address:	7978 Cooper Creek Blvd, University Park, FL 34201		
Property tax ID #:	2419-601-0039-000-9		
Original purchase date:	12/18/2018	Original purchase price:	\$672,500
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:	Michael Appell	Relationship to owner(s)	Agent
Telephone #:	631-704-4903	E-Mail:	mappell@appellstriping.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)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ _____	\$ _____


 Signature of Owner or Representative

4/16/25
 Date

Michael Appell, Agent
 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: 5550 Okeechobee Rd, Fort Pierce, FL 34947

Parcel ID #: 2419-601-0039-000-9

Property Owner: 7978 Associates IX, LLC

Mailing Address: 7978 Cooper Creek Blvd, University Park, FL 34201

Telephone #: 941-359-8303 Cell Phone #: _____

E-Mail Address: jrd@benderson.com mappell@appellstriping.com

Number of Applications: One

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, Michael Appell, as Agent, 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:

See attached statement.

PLEASE INITIAL:

MA 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.

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

Signature: 

Date: 04/16/2025

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>04/16/2025</u>
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 type="checkbox"/> Special Magistrate Review / Hearing date: _____

**Subject: Request for Reduction of Penalty – 5550 Okeechobee Road, Fort Pierce, Florida,
Parcel No. 241960100390009**

Dear Special Magistrate:

We respectfully request your consideration for a reduction of the penalty imposed in connection with sealcoating and restriping work performed at the property located at 5550 Okeechobee Road, Fort Pierce, Florida (Parcel Number 241960100390009), owned by 7978 Associates IX, LLC, a Florida limited liability company.

Starbucks Corporation, as tenant, engaged Appell Stripping to perform sealcoating and restriping of the existing parking lot. Importantly, the work was limited to routine maintenance—no changes were made to the parking layout, and there was no alteration of the structure, occupancy, or use of the property.

The violation occurred due to a misunderstanding by Appell Stripping regarding which types of services require permitting. The company failed to inform the tenant or owner that a permit was necessary for this type of work, and both parties relied in good faith on the company's professional knowledge and judgment. There was no intent to circumvent permitting requirements. Had the owner or tenant been properly advised, the appropriate permit would have been obtained prior to the commencement of work.

Upon learning of the violation, Appell Stripping acted quickly and responsibly to correct the issue. Permit No. CBLDG-2025-00104 was applied for on January 29, 2025, and subsequently issued on March 13, 2025.

Furthermore, the owner, tenant, and Appell Stripping have established internal review procedures to ensure that all future work, regardless of scope, is properly evaluated for permitting requirements. These measures are intended to prevent recurrence by strengthening oversight and fostering clearer communications with all service providers and contractors.

It is also important to highlight that:

- The work was purely maintenance in nature, with no impact to the structure, safety, or code compliance of the site.
- This was a first-time, isolated occurrence resulting from a misunderstanding, not negligence or disregard for the permitting process.
- Corrective action was taken immediately and cooperatively, demonstrating a strong commitment to compliance and partnership with the City of Fort Pierce.

In light of these mitigating factors, we respectfully request your favorable consideration in reducing the lien on the property from \$11,640.00 to the amount of actual fees and costs incurred. We greatly appreciate your time and understanding, and we remain fully committed to maintaining compliance going forward.

①

This Document Prepared by
Return to:
Benderson Development Company
Attn: Alicia H. Gayton
7978 Cooper Creek Blvd.
University Park, Florida 34201

Parcel ID Numbers: 2419-601-0042-000/3
2419-601-0041-000/6
2419-601-0040-000/9
2419-601-0039-000/9

Acc: 35.50
D.S: 4707.50

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2018, by KAREN GELETY, a/k/a KAREN S. GELETY whose address is 2507 Lazy Hammock Lane, Fort Pierce, FL 34981 ("GRANTOR"), to 7978 ASSOCIATES IX, LLC, a Florida limited liability company, whose address is 7978 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE"), as further set forth on Schedule 1 attached hereto and by this reference made a part hereof.

WITNESSETH: That the GRANTOR, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the GRANTEE and GRANTEE'S heirs, successors and assigns forever, all of the following described land, situate, lying and being in the County of ST. LUCIE, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

The property described on Exhibit A is not the homestead of the Grantor or Grantor's spouse nor is it contiguous to the homestead of the Grantor or Grantor's spouse.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; and that GRANTOR hereby fully warrants the title to said land and will defend the same against any and all lawful claims.

SIGNATURE(S) OF FOLLOWING PAGE

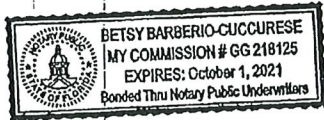
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

Betsy Barberio-Cuccurese
Witness Printed Name: Betsy Barberio-Cuccurese

Guantha Hooghkirk Karen Gelety
Witness Printed Name: Guantha Hooghkirk KAREN GELETY

STATE OF Florida)
COUNTY OF Indian River) SS:

The foregoing instrument was acknowledged, sworn to and subscribed before me this 14th day of December, 2018 by KAREN GELETY. She is personally known to me, or has produced Dr. License as identification.



Betsy Barberio-Cuccurese
Printed Name: Betsy Barberio-Cuccurese
Notary Public State of Florida
My Commission Expires: 10/1/2021

EXHIBIT "A"
Legal Description

PARCEL 1:

Lots 1 and 2, Block 3, Seminole Park Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida, LESS AND EXCEPT the North 80 feet thereof. ALSO LESS AND EXCEPT, that portion of the above property described in Order of Taking filed by the State of Florida Department of Transportation recorded 05/07/1990 in Official Records Book 787, Page 88, of the Public Records of ST. Lucie County, Florida.

PARCEL 2:

The North 80 feet of Lots 1 and 2, Block 3, Seminole Park Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida.

PARCEL 3:

Lot 3, Block 3, Seminole Park Subdivision, according to the Plat thereof recorded in Plat Book 10, Page 11, of the Public Records of St. Lucie County, Florida.

PARCEL 4:

Lot 4, Block 3, Seminole Park Subdivision, according to the Plat thereof recorded in Plat Book 10, page 11, of the Public Records of St. Lucie County, Florida.

Schedule 1 to Warranty Deed

7978 ASSOCIATES IX, LLC as tenant in common with an undivided 78.2206% interest

7978 ASSOCIATES IX, LLC as tenant in common with an undivided 13.5943% interest

7978 ASSOCIATES IX, LLC as tenant in common with an undivided 8.1851% interest

Administrative Cost Estimator

4/28/2025

Property Address: 5500 Okeechobee Road

Date case originated: 3/21/2024

Date case complied: 3/21/2025

Total time: 12 months

Number of Hearings

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

Mailing Expense

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

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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: \$1,061.25