

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, June 12, 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.	BV2025-00013	1205 N 27th St Unit 65	SP Pine Creek Village LP	Frank Remling
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B.	BV2025-00021	705 S 29th St Unit 3B	Orange Apartments LLC	Joel Smith
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C.	BV2025-00023	505 N 25th St	505 S 25th St LLC	Frank Remling
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D.	BV2025-000 25	804 N 19th St	Voice of Truth Tabernacle Inc.	Miles Keller
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- 7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-2605	2509 Avenue N Unit A	Alexander, Sandra M Bryant, Charles E (Est)	Shaun Coss
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B.	23-3063	510 N 21 St Apt B	Saffie, Natasha	Shaun Coss
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C.	24-4	1123 Pine Ave	Ramirez, Hector & Moreno-Santiago, Ma Yolanda	Shaun Coss
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D.	24-668	3324 S US Hwy 1	St. Mary's Hospitality Group LLC	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	23-2055	1704 Rio Vista Dr	Peters, Jacquelyn	Shaun Coss
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B.	24-262	2831 Reynolds Dr (Pool)	Sataya Group LLC	Shaun Coss
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C.	24-607	2831 Reynolds Dr (Spa)	Sataya Group LLC	Shaun Coss
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9. **OTHER CASES**

A.	23-2493	1225 McCray Court	Roberts, Brandi	Shaun Coss
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B.	24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
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10. **NEW BUSINESS**

11. **OLD BUSINESS**

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

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, 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:** 06/12/2025

**Re:** Case #BV2025-00013 - 1205 N 27th St Unit 65

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

**Information**

**SUBJECT:**

BV2025-00013	1205 N 27th St Unit 65	SP Pine Creek Village LP	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	January 15, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> SP Pine Creek Village LP 31899 Del Obispo St Suite 150 San Juan Capistrano CA 92675-3244	<b>REG. AGENT:</b> 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 (2021) Receptacles

**CORRECTIVE ACTIONS:**

1. Repair or replace the refrigerator that is not working properly.
2. Repair or replace the non-working shower valve.
3. Make necessary electrical repairs to the non working electrical receptacles.

**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: 05/29/2025

Started On: 05/26/2025 09:37 AM

**Special Magistrate Hearing - Building**

**6. B.**

**Meeting Date:** 06/12/2025

**Re:** Case #BV2025-00021 - 705 S 29th Street - Unit 3B

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

**Information**

**SUBJECT:**

BV2025-00021	705 S 29th St Unit 3B	Orange Apartments LLC	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	January 28, 2025	Type of Presentation:	Regular
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**OWNER:**

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

IPMC 304.3 (2021) Window, Skylight, Door Frames, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 505.4 (2021) Water Heating Facilities

**CORRECTIVE ACTIONS:**

1. Repair or replace the damaged window. A permit is required if the window is replaced.
2. Repair or replace the damaged roof.
3. Repair the interior surfaces of the structure as required including the water damaged ceiling that has collapsed.
4. Repair or replace the water heater. Please note that a permit is required to replace the water heater.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck

Started On: 05/25/2025 03:22 PM

Final Approval Date: 05/29/2025



**Special Magistrate Hearing - Building**

**6. C.**

**Meeting Date:** 06/12/2025

**Re:** Case #BV2025-00023 - 505 N 25th Street

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

**Information**

**SUBJECT:**

BV2025-00023	505 N 25th St	505 S 25th St LLC	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	February 3, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 505 S 25th Street LLC 507 S 33rd St Fort Pierce FL 34947	<b>REG. AGENT:</b> Pablo Bregolat
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the replacement of the roof, windows and doors done without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/29/2025

Started On: 05/26/2025 11:59 AM

**Special Magistrate Hearing - Building**

**6. D.**

**Meeting Date:** 06/12/2025

**Re:** Case #BV2025-00025 - 804 N 19th Street

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

**Information**

**SUBJECT:**

BV2025-000 25	804 N 19th St	Voice of Truth Tabernacle Inc.	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	January 29, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Voice of Truth Tabernacle Inc. PO Box 103 Fort Pierce FL 34954-0103	<b>REG. AGENT:</b> Gail D Ingraham 2603 Ave Q Fort Pierce FL 34950
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**VIOLATIONS:**

IPMC 302.7 (2021) Accessory Structure, IPMC 304.1 (2021) Exterior Structure, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 506.2 (2021) Sanitary Drainage System Maintenance, IPMC 603.1 (2021) Electrical Equipment - Water Exposed

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair or replace the accessory structure.
2. Obtain a permit to repair or replace the exterior of the structure including windows that are boarded up, holes in the roof and the rotted fascia.
3. Repair the exterior of the structure and paint it as required.
4. Obtain a permit to repair or replace the damaged and dilapidated exterior walls.
5. Obtain a permit to repair or replace the damaged roof.
6. Make necessary repairs to the sanitary system and rotted sewer pipes.
7. Replace the missing AC unit/system.
8. Obtain a permit to replace all electrical equipment exposed to water including the main panel and meter can.

**RECOMMENDATION:**

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

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 05/29/2025

Started On: 05/26/2025 12:34 PM

**Special Magistrate Hearing - Building**  
**Meeting Date: 06/12/2025**

**7. A.**

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**Information**

**SUBJECT:**

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

Case Initiated:	September 1, 2022	Type of Presentation:	Fine Reduction
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**OWNER:**

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

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - May 17, 2023  
Affidavit of Non-Compliance - January 21, 2025  
Affidavit of Compliance - March 25, 2025

**ACTION DATES:**

1. May 16, 2023 - Special Magistrate Hearing - 90 days provided to obtain a permit or fines may accrue.
2. August 21, 2023 a commercial repair permit was issued to make necessary repairs. This permit expired on 9/18/2024 without all necessary final inspections.
3. January 21, 2025 - An Affidavit of Non-Compliance was signed (recorded on 1/23/2025).
4. February 5, 2025 - a letter from the owner contesting the fines was received.
5. March 20, 2025 - the permit was renewed and received all necessary inspections.
6. March 25, 2025 - An Affidavit of Compliance was prepared and then recorded on 3/26/2025. Fines accrued from January 21, 2025 to March 25, 2025 totaling \$6,330.00 (including \$30.00 in recording fees).
7. April 15, 2025 - A hearing notice for the June 12th hearing was sent.

**RECOMMENDATION:**

To be determined.

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## Attachments

Admin Costs

Fine Reduction Request

3 Criteria

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## Form Review

Form Started By: Elizabeth Beck

Started On: 05/26/2025 01:55 PM

Final Approval Date: 05/26/2025

Property Address: 2509 Avenue N Unit A

Date case originated: 9/1/2022

Date case complied: 3/25/2025

Total time: 30 months

Number of Hearings

Violation Hearings: 3

Massey Hearings: 2

Lien Reduction Hearings:           

Mailing Expense

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

Certified Mail: \$7.25 1 \$7.25

Photographs (per page) \$0.50 6 \$3.00

Filing Fees \$10.00 6 \$60.00

Follow up and Inspections \$50.00 9 \$450.00

Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00 2 \$150.00

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

Assistant Director of Building \$75.00 1 \$75.00

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

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

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

Hearings \$150.00 1 \$150.00

Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Lien Reduction Request Hearing \$250.00            \$0.00

**Total Estim \$1,176.85**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	4-15-2025				
Property address:	2509 A Ave N				
Owner(s) of record:	Sandra R. Alexander				
Mailing address:	2304 Ave P Ft. Pierce, FL 34950				
Property tax ID #:	2405-524-0025-000-9				
Original purchase date:		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:	SANDRA R. ALEXANDER		Relationship to owner(s)		
Telephone #:	(772) 519-2562		Mobile phone #:		
E-mail:	Ramsmoo@aol.com		Preferred contact method:		Phone
What are owner(s) intentions for property:	RENTAL				
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 \$ 6330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 6330.00

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Sandra R. Alexander  
 Signature of Owner or Representative

4-15-2025  
 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: 2509 A Ave N

Property Owner: Sandra R. Alexander

Mailing Address: 2304 Ave P

Telephone #: \_\_\_\_\_ Cell Phone #: (772) 519-2562

E-Mail Address: RAMSMOO @ AOL.COM

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

I, Sandra R. Alexander, 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 understand that legally I am responsible for this obligation if I had been aware of my chosen Contractor (John L. George) had fulfilled his duty to get a Final Inspection or a Certificate of Occupancy for this property - which according to your records he didn't. When I was aware of that he had not complied with statutory obligations (i.e.) a phone call to your office to Ms. Beck, I attempted to rectify the situation by confronting Mr George with the facts of this case - and the fact that I was being fined per day he assured me that he would take care of the issue. Please keep in mind that in February <sup>(2025)</sup> was the first time I was made aware of this

Signed: Sandra Alexander Date: 4-15-25

Print Name: Sandra R. Alexander

STATE OF FLORIDA

COUNTY OF ST. LUCIE

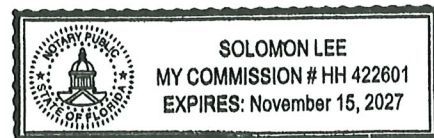
PERSONALLY APPEARED before me, the undersigned authority

Sandra Alexander who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_

Notary Public, State of Florida



I understand that Ignorance is not an excuse, but this is the only excuse I have, that and trusting an individual who supposedly knows his field of expertise (John L. George). I trusted him to complete what he was paid to do - as a friend and as a professional.

And as this was a job completed over approximately 1 1/2 years ago - I questioned why I was being cited in 2025 for this violation. The answer given was there had been a backlog. And that this violation had been caught in that limbo - and your letter dated to me in February was your first ~~that had been~~ correspondence to me and that March 12<sup>th</sup> was my deadline to act. I immediately contacted Mr. George about this situation and was told he would remedy the situation.

MASSEY HEARING  
June 12, 2025  
Case #22-2605

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? Permits for the necessary repairs due to a fire, were obtained. However, one permit expired without approved final inspections. The permit was renewed and received approved final inspections complying the violation.
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? 1 (one).

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**Information**

**SUBJECT:**

23-3063	510 N 21 St Apt B	Saffie, Natasha	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> Natasha Saffie 5717 SW 110th Ave Davie FL 33328	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.13.2 (2021) Openable Windows, IPMC 704.2.1 (2021) Smoke Alarm – Where Required, IPMC 603.1 (2021) Mechanical Appliances, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 605.1 (2021) Installation, IPMC 309.1 (2021) Infestation

**FINDINGS/ORDER:**

Order Determining Violation - May 10, 2024  
Affidavit of Non-Compliance - March 6, 2025  
Affidavit of Compliance - April 18, 2025

**ACTION DATES:**

1. May 9, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. March 6, 2025 - An Affidavit of Non-Compliance was prepared and fines began.
3. April 18, 2025 - An Affidavit of Compliance was prepared stopping the fines. Fines accrued from March 6, 2025 to April 18, 2025. Fines total \$4,340.00 (including \$40.00 in recording fees).
4. May 1, 2025 - Fine Reduction Request was received and a Massey Hearing Notice was sent.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria  
Admin Costs

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/29/2025

Started On: 05/28/2025 09:13 AM

**FINE REDUCTION HEARING**

**June 12, 2025**

**Case #23-3063**

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 hired a contractor for the cited item that required a permit. The permit expired without a necessary final inspection. The permit was renewed, and received a final approved inspection. The other cited items not requiring a permit were also corrected and inspected, complying this case.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **0 (zero).**

# Administrative Cost Estimator

5/28/2025

Property Address: 510 N 21st St Apt B

Date case originated: 11/30/2023

Date case complied: 4/18/2025

Total time: 16 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
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Certified Mail:	\$7.25	<u>2</u>	\$14.50
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Photographs (per page)	\$0.50	<u>7</u>	\$3.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>16</u>	\$800.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

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

City Attorney (per hour)	\$125.00	<u>2</u>	\$250.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

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

Lien Reduction Request Hearing	\$250.00	<u>          </u>	\$0.00
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**Total Estimated Cost: \$1,497.80**

**Special Magistrate Hearing - Building**  
**Meeting Date: 06/12/2025**

**7. C.**

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**Information**

**SUBJECT:**

24-4	1123 Pine Ave	Ramirez, Hector & Moreno-Santiago, Ma Yolanda	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	January 3, 2024	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Hector Ramirez Ma Yolanda Moreno-Santiago 1123 Pine Ave Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - May 10, 2024  
Affidavit of Non-Compliance - April 7, 2025

**ACTION DATES:**

1. May 10, 2024 - Special Magistrate Hearing - the Special Magistrate provided 90 days to get the permit or fines may accrue.
2. April 7, 2025 - An Affidavit of Non-Compliance was prepared and recorded on April 8, 2025.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/29/2025

Started On: 05/27/2025 03:57 PM

**Special Magistrate Hearing - Building**  
**Meeting Date:** 06/12/2025

7. D.

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**Information**

**SUBJECT:**

24-668	3324 S US Hwy 1	St. Mary's Hospitality Group LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 12, 2024	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> St. Mary's Hospitality Group LLC 3224 S US Highway 1 Ft Pierce FL 34982	<b>REG. AGENT:</b> Koozhampala Joseph
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - July 12, 2024  
Affidavit of Non-Compliance - April 7, 2025

**ACTION DATES:**

1. July 11, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. April 7, 2025 - An Affidavit of Non-Compliance was prepared and fines began.
3. April 15, 2025 - A letter from the contractor/agent was received contesting the fines.
4. May 14, 2025 - a Massey Hearing Notice was sent.
5. May 21, 2025 - Permit renewal was received but not paid in full. Renewal cannot be completed until the renewal fee is paid.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/29/2025

Started On: 05/26/2025 03:48 PM

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**Information**

**SUBJECT:**

23-2055	1704 Rio Vista Dr	Peters, Jacquelyn	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 13, 2023	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Jacquelyn Peters 1704 Rio Vista Dr Ft Pierce FL	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**FINDINGS/CASE FOLLOWUP::**

Order Determining Violation - February 9, 2024

Notice of Extension of Time (90 days) - April 23, 2024

Affidavit of Non-Compliance - February 19, 2025

Order Assessing Fine and Imposing Lien - March 26, 2025

Affidavit of Compliance - April 16, 2025

Fines accrued from February 19, 2025 to April 16, 2025 totaling \$5,650.00 (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?
  - Yes.
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.

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**Attachments**

Admin Costs

Lien Reduction Request

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 05/28/2025 10:35 AM

Final Approval Date: 05/29/2025

# Administrative Cost Estimator

5/28/2025

Property Address: 1704 Rio Vista Dr

Date case originated: 7/13/2023

Date case complied: 4/16/2025

Total time: 21 months

## Number of Hearings

Violation Hearings: 2

Massey Hearings:           

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>14</u>	\$700.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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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: \$1,513.45**



### REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	May 2025				
Property address:	1704 Rio Vista Drive				
Owner(s) of record:	Jacquelyn Peters				
Mailing address:	1704 Rio Vista Dr Fort Pierce FL 34949				
Property tax ID #:					
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:	Jacquelyn Peters & Sal Siraguse		Relationship to owner(s):	Self & SO	
Telephone #:	203-858-9808		E-Mail:	jakptrs@aol.com	
Type of Lien	<input type="checkbox"/> Building Lien				

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
<b>TOTAL AMOUNT</b>	\$ _____	\$ <u>0.00</u>

Signature of Owner or Representative: Jacquelyn Peters Date: 5/18/25 Printed Name: Jacquelyn Peters



### 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: 1704 Rio Vista Drive

Parcel ID #: ?

Property Owner: Jacquelyn Peters

Mailing Address: 1704 Rio Vista Drive Fort Pierce FL 34949

Telephone #: 203-858-9808 Cell Phone #: 203-858-9808

E-Mail Address: jakpeters@aol.com

Number of Applications: ?

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Jacquelyn Peters, 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 did not recall/understand that there was a completion date/ fine imposed as this was my husband's project! The original permit was for replacing the dock destroyed in a storm, adding another dock, & replacing 2 existing jetski lifts w/ one. It was delayed several times due to other permit issues, delays w/ the engineers, financial problems, a birth & death in the family, & supply issues! When matching materials were finally located, the order took longer to fulfill than expected. We then waited for the company putting in the pilings to repair their crane & have a barge available! Add all this to the confusing mystery of city employees in a city car "inspecting" it on Jan 29th, complimenting & accepting we were waiting 4 additional materials & we were under the impression we were in compliance w/ the permit. This project was much more problematic & costly than anticipated. I humbly request any fines be absorbed. Thank you for your consideration.

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:

Jacquelyn Peters

Date:

May 2025

FOR OFFICE USE ONLY:

RECEIVED DATE:

OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy      YES / NO

REDUCTION TYPE:

Code lien # \_\_\_\_\_       Nuisance abatement lien # \_\_\_\_\_       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_

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**Information**

**SUBJECT:**

24-262	2831 Reynolds Dr (Pool)	Sataya Group LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	January 30, 2024	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Sataya Group LLC 2861 Reynolds Dr Ft Pierce FL 34945	<b>REG. AGENT:</b> Sachit Patel 2831 Reynolds Dr Ft Pierce FL 34945
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**VIOLATIONS:**

IPMC 303.1 (2021) Swimming Pools, IPMC 303.2 (2021) Enclosures

**FINDINGS/CASE FOLLOWUP::**

Order Determining Violation - July 12, 2024

Affidavit of Non-Compliance - September 18, 2024

Order Assessing Fine and Imposing Lien - November 7, 2024

Affidavit of Compliance - April 9, 2025

Fines accrued from September 18, 2024 to April 9, 2025. Fines total \$25,140.00 (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?
  - Two
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
  - Two pending lien reductions currently before the Special Magistrate
5. Whether granting of the reduction is in the best interest of the City?

- To be determined by the Special Magistrate

**RECOMMENDATION:**

To be determined.

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**Attachments**

Admin Costs

Lien Reduction Request

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 05/26/2025 06:03 PM

Final Approval Date: 05/29/2025

# Administrative Cost Estimator

5/27/2025

Property Address: 2831 Reynolds Dr (Pool)

Date case originated: 1/30/2024

Date case complied: 4/9/2025

Total time: 14 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.60	<u>9</u>	\$5.40
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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
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>19</u>	\$950.00
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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
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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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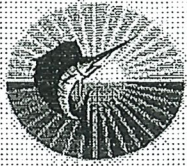
Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

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: \$1,753.65**



### REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	4/25/2025			
Property address:	2831 Reynolds Dr., Ft. Pierce, FL 34945			
Owner(s) of record:	Satya Group LLC			
Mailing address:	2831 Reynolds Dr., Ft. Pierce, FL 34945			
Property tax ID #:	2324-710-0004-000-9			
Original purchase date:	3/27/2017	Original purchase price:	# 1,800,000	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Alexander Gonano, Esq.	Relationship to owner(s)	Attorney for owner	
Telephone #:	772-464-1032	E-Mail:	agonano@gonanolaw.com	
Type of Lien	<input checked="" type="checkbox"/> Building Lien 24-262			

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
<b>TOTAL AMOUNT</b>	<b>\$ 21,040.00</b>	<b>\$ 1,000.00</b>

04 / 25 / 2025

Sachit Patel

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: 2831 Reynolds Drive, Ft. Pierce, FL 34945

Parcel ID #: 2324-710-0004-000-9

Property Owner: Satya Group, LLC

Mailing Address: 2831 Reynolds Dr., Ft. Pierce, FL 34945

Telephone #: 772-464-1032 Cell Phone #: \_\_\_\_\_

E-Mail Address: Sachit78@yahoo.com / agonano@gonano.law.com

Number of Applications: 2

↳ Also, a copy to Gonano Law PLLC c/o Alexander Gonano, Esq. 5550 SUS-1, Ste 3, Ft. Pierce, FL 34982

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sachit Patel, President of Satya Group, LLC 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:

1) Please see letter from my attorney, Gonzalo Law PLLC.

2) Please see affidavit I signed in support of the lien reduction request.

PLEASE INITIAL:



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



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



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



Signature: \_\_\_\_\_

Date: 04 / 25 / 2025

**FOR OFFICE USE ONLY:**

RECEIVED DATE: (STAMP)

OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy    YES / NO

REDUCTION TYPE:

Code lien # \_\_\_\_\_       Nuisance abatement lien # \_\_\_\_\_       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_

# GONANO LAW PLLC

ATTORNEY AND COUNSELOR AT LAW

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**LEGAL ASSISTANT**

ALEXIS ROMAN

email: assistant@gonanolaw.com

5550 South US Highway 1 Suite 3

Fort Pierce, Florida 34982

Telephone (772) 464-1032

Facsimile (772) 464-0282

**PARALEGAL**

RENEE LOGAN

email: rlogan@gonanolaw.com

**OFFICE HOURS BY APPOINTMENT**

**ALEXZANDER "ZAN" GONANO**

**Attorney at Law**

Email: agonano@gonanolaw.com

April 25, 2025

City of Fort Pierce  
c/o Building Department  
100 N. US-1  
Fort Pierce, FL 34950

Re: Code Violation case 24-607 and Code Violation case 24-00000262 at the property located at 2831 Reynolds Drive, Fort Pierce, FL 34945 ("Property")

To Whom it May Concern:

The undersigned has the pleasure of representing Satya Group, LLC, a Florida limited liability company, the owner of the Property. The property is a Quality Inn Hotel which is family owned and operated and is the only business which the family owns and operates.

In July 2024, a customer of the hotel backed his or her vehicle into the safety fence surrounding the pool causing damage to the fence. The Property was inspected and it was found that there were several other minor violations concurrently with the damage to the pool fence, including (a) a loose pool handrail/ladder, (b) a pool gate which did not self-latch upon closing and (c) a loose handrail for the spa/hot tub. A notice of violation was issued for these problems and a hearing was held before your Honor on July 12, 2024 whereby the violations were found to have occurred and 30 days was given for compliance or fines would start to accrue. My client was not present at the hearing as a result of mistake, inadvertence or a misunderstanding as to the gravity of the matters before the Court.

Concurrently with this issue, my client experienced financial difficulties which resulted in a default under his mortgage loan for the Property. A copy of the default letter from the original lender is enclosed herewith for reference. As you might imagine, this was a very trying time for my client given that the hotel on the Property is the source of income to provide for his family. The financial issues made the expenditure of funds for anything but critical matters during that time period difficult or impossible. Despite these financial difficulties, my client did remedy the issues with the fence, the loose pool handrail/ladder and the loose handrail for the spa/hot tub and on November 25, 2024, the State of Florida inspected and found that all matters previously cited were acceptable. At that time, my client believed all matters involving the pool were cleared and he was not aware that he was required to contact the City of Fort Pierce for a reinspection of the code violations in order to determine compliance.

I became involved in these matters in an effort to save his property from foreclosure due to the aforementioned default under his mortgage loan. To make matters worse, his original lender sold the loan to an investor who charged exorbitant attorney's fees, late fees and default interest of almost \$200,000.00. As part of my representation, I was tasked with assisting in finding him a hard-money lender to refinance so that that the Property was not lost. When a title report was pulled for the property, I discovered the existence of the code violations by the City and I informed my client of same. He replied that the violations were cleared by the State of Florida in November 2024 and I explained that these violations were different, thus the

misunderstanding I mentioned above. Immediately, I scheduled re-inspections of the Property and all violations were found to be cured except for the gate, which still did not self-latch upon closing. After further instruction from the City, the gate was fixed, reinspected and found to comply. Once the code violations were found to have been cured and in compliance, I was able to finalize and close a refinance on the Property for my client to save the Property from foreclosure.

At this juncture, my client is desirous of seeking a lien reduction for the code violations. He simply did not understand the dual nature of the State of Florida and concurrent City of Fort Pierce violations. He never intended to have any violation continue for as long as the gate-latch did and he did not intend to disobey the City of Fort Pierce whatsoever. My client works very hard to keep his hotel running and maintained and provide for his family. He had to expend a significant amount of money during the refinance to save the hotel from foreclosure and he simply cannot afford to continue to take "hits" like nearly \$40,000.00 in code liens. Other than the damage to the pool fence from his customer, none of the violations were significant life-safety issues and he corrected the violations as quickly as he could under the circumstances other than the gate-latch, which also was not a significant life-safety issue.

My client apologizes for this misunderstanding. He understands that the City has expended time and resources in both inspections and your Honor's time in dealing with this matter and, as such, is not expecting a "get out of jail free card." With this in mind, coupled with the recent financial hardships he has experienced, he is in a position to immediately pay the City of Fort Pierce the sum of \$2,000.00 as full and final payment to cure the code liens. My client hopes that your Honor recognizes that this was just a misunderstanding and a mistake on his part and that these code issues would have been completely taken care of and handled long ago had he known that they continued to remain open and pending and were not closed concurrently with the State of Florida case.

I have also enclosed an affidavit from my client attesting to these facts. My client looks forward to the opportunity to put this matter behind him.

Sincerely,

/s/ *Alexander Gonano*

Alexzander D. Gonano, Esquire

AFFIDAVIT

STATE OF Florida  
COUNTY OF St Lucie

BEFORE ME, the undersigned authority, personally appeared Sachit Patel as President of Satya Group LLC, who, being by me first duly sworn, on oath, deposes and says to the best of his actual knowledge:

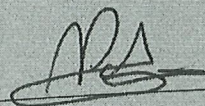
1. I am over the age of 18, of sound mind and make this Affidavit based upon my own personal knowledge.
2. I am the owner of Satya Group, LLC which owns the property located at 2831 Reynolds Drive, Fort Pierce, Florida ("Property"). I operate a Quality Inn hotel ("Hotel") at said property which has a pool and spa (collectively the "Pool") and have been in business continuously at this location since 2017.
3. The Hotel business is the sole source of income for myself and my family. I work at the property daily and oversee all day-to-day operations at the Hotel, including managing all Hotel staff and overseeing guest activities.
4. In July 2024, a guest of the Hotel backed his/her car into the fence surrounding the Pool in the rear of the Hotel damaging the fence. As a result, the City of Fort Pierce and the State of Florida both initiated investigations into the Pool safety features, including the fence, hand-rails and ladders and fence gate at the Pool.
5. I was aware of the necessity to repair various items pertaining to pool safety at the Pool. Unfortunately, during this same time, the Hotel business and me personally experienced financial difficulties which resulted in the inability to make mortgage payments for the Property to the lender at that time, Optimumbank. The mortgage payments for June, July and August were not able to be made due to these financial difficulties and the mortgage loan went into default as a result. No mortgage payments were made from June 2024 through April 2025.
6. I now understand that the City of Fort Pierce held a hearing on July 12, 2024 regarding the Pool code violations, but I mistakenly did not attend.
7. I also received a notice of violation which cited fencing and railing issues with the Pool from the State of Florida whereby the Pool was closed as a result of the damage to the fence and the hand rails at the Pool, as well as the absence of a life ring and other minor matters.
8. Ultimately, on behalf of my company, I took the actions necessary to fix all issues at the Pool except the self-latching gate, which I did not realize was not fixed until the City of Fort Pierce came to reinspect in April 2025 and found that the gate was still malfunctioning. Once I learned that it was still malfunctioning and understood how the City wanted it to operate and be fixed, I promptly had it fixed properly.
9. I had all the issues cited by the State of Florida fixed, all of which were also issues that the City of Fort Pierce cited, except the self-latching gate, and in November 2024, the State of Florida reinspected the Pool and found that all issues were corrected and the pool re-opened. I was under the mistaken impression that I did everything needed to fix the

Pool issues and that compliance with the State of Florida would result in compliance with the City of Fort Pierce. I did not realize that the City of Fort Pierce had ongoing violations related to the Pool that had to separately be reinspected by the City and not just the State of Florida.

10. In March 2025, my attorney Alexzander Gonano notified me that there were open code violation cases with the City of Fort Pierce related to the Pool. I was totally unaware of this, and I thought that all the Pool issues were fixed since the State of Florida found that I was in compliance.
11. When the City of Fort Pierce reinspected, they immediately found that all violations were cured except for the self-latching pool fence gate and, after several failed attempts, I had the gate fixed properly and that violation cured in April 2025.
12. I was able to refinance the Property with a hard-money lender to save the Property from foreclosure. The refinance closed on April 22, 2025. I had to expend significant sums of money in order to close on the refinance which has left the Hotel business much less operating funds.
13. I have instructed my attorney to assist in reducing the code liens on my property with the City. I misunderstood that both the State and the City of Fort Pierce had their own cases pending and I thought when I took care of everything with the State, that took care of everything with the City. I now know I was wrong.
14. I have reviewed the letter written by my attorney and submitted with this affidavit and approve of its form and ask for a reduction in the liens on my Property due to my mistakes.

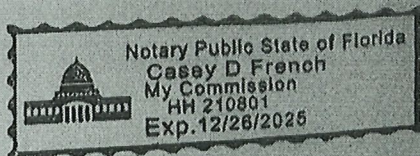
Further Affiant sayeth not.

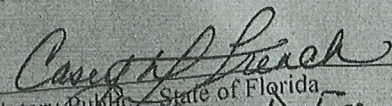
Satya Group, LLC

  
Sachit Patel, President

STATE OF Florida  
COUNTY OF St Lucie

The foregoing instrument was acknowledged by means of  physical presence or  online notarization this 25<sup>th</sup> day of April 2025, by Sachit Patel, President of Satya Group LLC, on behalf of said company, who is personally known by me or has produced \_\_\_\_\_ as identification.



  
Notary Public, State of Florida  
Printed Name: Casey D French  
My Commission Expires: 12/26/25

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Title	City Package to Sign.pdf
File name	City%20Package%20to%20Sign.pdf
Document ID	967ac9825e58785ef97c1c75dcc935e807df9679
Audit trail date format	MM / DD / YYYY
Status	• Signed

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### Document History

 SENT	<b>04 / 25 / 2025</b> 17:09:29 UTC	Sent for signature to Sachit Patel (sachit78@yahoo.com) from agonano@gonanolaw.com IP: 73.56.11.19
 VIEWED	<b>04 / 25 / 2025</b> 17:20:08 UTC	Viewed by Sachit Patel (sachit78@yahoo.com) IP: 174.61.100.49
 SIGNED	<b>04 / 25 / 2025</b> 17:21:12 UTC	Signed by Sachit Patel (sachit78@yahoo.com) IP: 174.61.100.49
 COMPLETED	<b>04 / 25 / 2025</b> 17:21:12 UTC	The document has been completed.

PREPARED BY AND RETURN TO:

Steven R. Kutner, Esquire  
Steven R. Kutner, P.A.  
260 Lookout Place, Suite 205  
Maitland, Florida 32751  
407-644-1104 telephone  
407-629-0090 facsimile

Recording Information Above

Documentary Stamps paid: \$13,375.00

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 27<sup>th</sup> day of March, 2017, by **SRI KRISHNA MANAGEMENT, INC.**, a Florida corporation, whose address is 2831 Reynolds Drive, Ft. Pierce, Florida 34945, hereinafter called the Grantor, to **SATYA GROUP LLC**, a Florida limited liability company, whose address is 2831 Reynolds Drive, Ft. Pierce, Florida 34945, hereinafter called the Grantee.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida:

**Lot 1A and 1D, CROSSROADS PARK OF COMMERCE, PHASE 1, according to the plat thereof as recorded in Plat Book 30, Page 11, Public Records of St. Lucie County, Florida.**

This Conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, by this provision shall not operate to reimpose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2017 and subsequent years.
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Covenants, conditions, and restrictions recorded in O.R. Book 804, Page 2435 and amended in O.R. Book 1171, Page 140; O.R. Book 1232, Page 846 and O.R. Book 1527, Page 1108, as affected by QCD and Assignment recorded in O. R. Book 1740, Page 2135, Public Records of St. Lucie County, Florida, which contain provisions creating easements and/or assessments.
6. Covenants, conditions and restrictions recorded in O.R. Book 721, Page 698, and O.R. Book 744, page 931, Public Records of St. Lucie County, Florida.

7. Restrictive Covenant as recorded in O.R. Book 834, Page 1417, Public Records of St. Lucie County, Florida.

8. Easement contained in instrument recorded in O.R. Book 1010, Page 1728, Public Records of St. Lucie County, Florida.

9. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Crossroads Park of Commerce Phase I, as recorded in Plat Book 30, Page(s) 11, 11A and 11B, as affected by O.R. Book 796, page 461, and O.R. Book 984, Page 1277 and O.R. Book 996, Page 1576, Public Records of St. Lucie County, Florida.

10. Agreements with the City of Fort Pierce and the Fort Pierce Utilities Authority recorded in O.R. Book 425, Page 2049 and O.R. Book 444, Page 888., Public Records of St. Lucie County, Florida.

11. Quit-Claim Deed and Assignment from Reynolds Metals Development Company, Declarant to Crossroads Park of Commerce Property Owners Association, Inc. recorded in O.R. Book 1740, Page 2135, Public Records of St. Lucie County, Florida.

12. Easement recorded in O.R. Book 304, Page 221, Public Records of St. Lucie County, Florida.

13. Easement recorded in O.R. Book 449, Page 1172, Public Records of St. Lucie County, Florida.

14. Resolutions recorded in O.R. Book 705, Page 219, O.R. Book 742, Page 64, O.R. Book 769, Page 607, Public Records of St. Lucie County, Florida.

15. Annexation Agreement recorded in O.R. Book 737, Page 562, and O.R. Book 863, Page 125, Public Records of St. Lucie County, Florida.

16. Easement recorded in O.R. Book 984, Page 714, Public Records of St. Lucie County, Florida.

**TOGETHER** with all the 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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Steven R. Kutner  
(Signature of Witness)  
**Steven R. Kutner**

(Name of Witness)

Matt Hochradel  
(Signature of Witness)

Matt Hochradel  
(Name of Witness)

**SRI KRISHNA MANAGEMENT, INC.**  
a Florida corporation

Yashwant Patel  
**YASHWANT PATEL, President**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **YASHWANT PATEL, President of SRI KRISHNA MANAGEMENT, INC.**, to me known to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, 2017.

- Personally known to me
- Produced Identification

\_\_\_\_\_  
Identification Produced

Steven R. Kutner  
Notary Public, State of Florida  
My Commission expires:  
Commission No.



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**Information**

**SUBJECT:**

24-607	2831 Reynolds Dr (Spa)	Sataya Group LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 4, 2024	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>OWNER:</b> Sataya Group LLC 2861 Reynolds Dr Ft Pierce FL 34945	<b>REG. AGENT:</b> Sachit Patel 2831 Reynolds Dr Ft Pierce FL 34945
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**VIOLATIONS:**

IPMC 303.1 (2021) Swimming Pools

**FINDINGS/CASE FOLLOWUP::**

Order Determining Violation - July 12, 2024

Affidavit of Non-Compliance - September 18, 2024

Order Assessing Fine and Imposing Lien - November 7, 2024

Affidavit of Compliance - March 20, 2025

Fines accrued from September 18, 2024 to March 20, 2025. Fines total \$18,340.00 (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?
  - Two
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
  - Two pending lien reductions currently before the Special Magistrate
5. Whether granting of the reduction is in the best interest of the City?

- To be determined by the Special Magistrate

**RECOMMENDATION:**

To be determined.

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**Attachments**

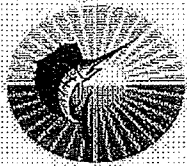
Lien Reduction Request  
Admin Costs

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/29/2025

Started On: 05/26/2025 06:10 PM



### REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	4/25/2025			
Property address:	2831 Reynolds Drive, Ft. Pierce, FL 34945			
Owner(s) of record:	Satya Group, LLC			
Mailing address:	2831 Reynolds Dr., Ft. Pierce, FL 34945			
Property tax ID #:	2324-710-0004-000-9			
Original purchase date:	3/27/2017	Original purchase price:	\$1,800,000.00	
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:	Alexander Gonano, Esq.	Relationship to owner(s)	Attorney for Owner	
Telephone #:	772-464-1032	E-Mail:	agonano@gonanokw.com	
Type of Lien	<input checked="" type="checkbox"/> Building Lien 24-607			

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
<b>TOTAL AMOUNT</b>	<b>\$ 18,330</b>	<b>\$ 1,000</b>

04 / 25 / 2025

Sachit Patel

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: 2831 Reynolds Drive, Ft. Pierce, FL 34945

Parcel ID #: 2324-710-0004-000-9

Property Owner: Satya Group, LLC

Mailing Address: 2831 Reynolds Dr., Ft. Pierce, FL 34945

Telephone #: 772-464-1032 Cell Phone #: \_\_\_\_\_

E-Mail Address: Sachit78@yahoo.com / agonano@gonanolaw.com

Number of Applications: 2

↳ Also, a copy to Gonano Law PLLC c/o Alexander Gonano, Esq. 5550 SWS-1, Ste 3, Ft. Pierce, FL 34982

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sachit Patel, President of Satya Group, LLC 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:

1) Please see letter from my attorney, Gonano Law PLLC.

2) Please see affidavit I signed in support of the lien reduction request.

PLEASE INITIAL:




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



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



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



Signature: \_\_\_\_\_

Date: 04 / 25 / 2025

**FOR OFFICE USE ONLY:**

RECEIVED DATE: (STAMP)

OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy      YES / NO

REDUCTION TYPE:

Code lien # \_\_\_\_\_       Nuisance abatement lien # \_\_\_\_\_       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_

# GONANO LAW PLLC

ATTORNEY AND COUNSELOR AT LAW

---

**LEGAL ASSISTANT**

ALEXIS ROMAN

email: assistant@gonanolaw.com

5550 South US Highway 1 Suite 3

Fort Pierce, Florida 34982

Telephone (772) 464-1032

Facsimile (772) 464-0282

**OFFICE HOURS BY APPOINTMENT**

**PARALEGAL**

RENEE LOGAN

email: rlogan@gonanolaw.com

**ALEXZANDER "ZAN" GONANO**

**Attorney at Law**

Email: agonano@gonanolaw.com

April 25, 2025

City of Fort Pierce  
c/o Building Department  
100 N. US-1  
Fort Pierce, FL 34950

Re: Code Violation case 24-607 and Code Violation case 24-00000262 at the property located at 2831 Reynolds Drive, Fort Pierce, FL 34945 ("Property")

To Whom it May Concern:

The undersigned has the pleasure of representing Satya Group, LLC, a Florida limited liability company, the owner of the Property. The property is a Quality Inn Hotel which is family owned and operated and is the only business which the family owns and operates.

In July 2024, a customer of the hotel backed his or her vehicle into the safety fence surrounding the pool causing damage to the fence. The Property was inspected and it was found that there were several other minor violations concurrently with the damage to the pool fence, including (a) a loose pool handrail/ladder, (b) a pool gate which did not self-latch upon closing and (c) a loose handrail for the spa/hot tub. A notice of violation was issued for these problems and a hearing was held before your Honor on July 12, 2024 whereby the violations were found to have occurred and 30 days was given for compliance or fines would start to accrue. My client was not present at the hearing as a result of mistake, inadvertence or a misunderstanding as to the gravity of the matters before the Court.

Concurrently with this issue, my client experienced financial difficulties which resulted in a default under his mortgage loan for the Property. A copy of the default letter from the original lender is enclosed herewith for reference. As you might imagine, this was a very trying time for my client given that the hotel on the Property is the source of income to provide for his family. The financial issues made the expenditure of funds for anything but critical matters during that time period difficult or impossible. Despite these financial difficulties, my client did remedy the issues with the fence, the loose pool handrail/ladder and the loose handrail for the spa/hot tub and on November 25, 2024, the State of Florida inspected and found that all matters previously cited were acceptable. At that time, my client believed all matters involving the pool were cleared and he was not aware that he was required to contact the City of Fort Pierce for a reinspection of the code violations in order to determine compliance.

I became involved in these matters in an effort to save his property from foreclosure due to the aforementioned default under his mortgage loan. To make matters worse, his original lender sold the loan to an investor who charged exorbitant attorney's fees, late fees and default interest of almost \$200,000.00. As part of my representation, I was tasked with assisting in finding him a hard-money lender to refinance so that that the Property was not lost. When a title report was pulled for the property, I discovered the existence of the code violations by the City and I informed my client of same. He replied that the violations were cleared by the State of Florida in November 2024 and I explained that these violations were different, thus the

misunderstanding I mentioned above. Immediately, I scheduled re-inspections of the Property and all violations were found to be cured except for the gate, which still did not self-latch upon closing. After further instruction from the City, the gate was fixed, reinspected and found to comply. Once the code violations were found to have been cured and in compliance, I was able to finalize and close a refinance on the Property for my client to save the Property from foreclosure.

At this juncture, my client is desirous of seeking a lien reduction for the code violations. He simply did not understand the dual nature of the State of Florida and concurrent City of Fort Pierce violations. He never intended to have any violation continue for as long as the gate-latch did and he did not intend to disobey the City of Fort Pierce whatsoever. My client works very hard to keep his hotel running and maintained and provide for his family. He had to expend a significant amount of money during the refinance to save the hotel from foreclosure and he simply cannot afford to continue to take "hits" like nearly \$40,000.00 in code liens. Other than the damage to the pool fence from his customer, none of the violations were significant life-safety issues and he corrected the violations as quickly as he could under the circumstances other than the gate-latch, which also was not a significant life-safety issue.

My client apologizes for this misunderstanding. He understands that the City has expended time and resources in both inspections and your Honor's time in dealing with this matter and, as such, is not expecting a "get out of jail free card." With this in mind, coupled with the recent financial hardships he has experienced, he is in a position to immediately pay the City of Fort Pierce the sum of \$2,000.00 as full and final payment to cure the code liens. My client hopes that your Honor recognizes that this was just a misunderstanding and a mistake on his part and that these code issues would have been completely taken care of and handled long ago had he known that they continued to remain open and pending and were not closed concurrently with the State of Florida case.

I have also enclosed an affidavit from my client attesting to these facts. My client looks forward to the opportunity to put this matter behind him.

Sincerely,

/s/ *Alexander Gonano*

Alexzander D. Gonano, Esquire

AFFIDAVIT

STATE OF Florida  
COUNTY OF St Lucie

BEFORE ME, the undersigned authority, personally appeared Sachit Patel as President of Satya Group LLC, who, being by me first duly sworn, on oath, deposes and says to the best of his actual knowledge:


1. I am over the age of 18, of sound mind and make this Affidavit based upon my own personal knowledge.
2. I am the owner of Satya Group, LLC which owns the property located at 2831 Reynolds Drive, Fort Pierce, Florida ("Property"). I operate a Quality Inn hotel ("Hotel") at said property which has a pool and spa (collectively the "Pool") and have been in business continuously at this location since 2017.
3. The Hotel business is the sole source of income for myself and my family. I work at the property daily and oversee all day-to-day operations at the Hotel, including managing all Hotel staff and overseeing guest activities.
4. In July 2024, a guest of the Hotel backed his/her car into the fence surrounding the Pool in the rear of the Hotel damaging the fence. As a result, the City of Fort Pierce and the State of Florida both initiated investigations into the Pool safety features, including the fence, hand-rails and ladders and fence gate at the Pool.
5. I was aware of the necessity to repair various items pertaining to pool safety at the Pool. Unfortunately, during this same time, the Hotel business and me personally experienced financial difficulties which resulted in the inability to make mortgage payments for the Property to the lender at that time, Optimumbank. The mortgage payments for June, July and August were not able to be made due to these financial difficulties and the mortgage loan went into default as a result. No mortgage payments were made from June 2024 through April 2025.
6. I now understand that the City of Fort Pierce held a hearing on July 12, 2024 regarding the Pool code violations, but I mistakenly did not attend.
7. I also received a notice of violation which cited fencing and railing issues with the Pool from the State of Florida whereby the Pool was closed as a result of the damage to the fence and the hand rails at the Pool, as well as the absence of a life ring and other minor matters.
8. Ultimately, on behalf of my company, I took the actions necessary to fix all issues at the Pool except the self-latching gate, which I did not realize was not fixed until the City of Fort Pierce came to reinspect in April 2025 and found that the gate was still malfunctioning. Once I learned that it was still malfunctioning and understood how the City wanted it to operate and be fixed, I promptly had it fixed properly.
9. I had all the issues cited by the State of Florida fixed, all of which were also issues that the City of Fort Pierce cited, except the self-latching gate, and in November 2024, the State of Florida reinspected the Pool and found that all issues were corrected and the pool re-opened. I was under the mistaken impression that I did everything needed to fix the

Pool issues and that compliance with the State of Florida would result in compliance with the City of Fort Pierce. I did not realize that the City of Fort Pierce had ongoing violations related to the Pool that had to separately be reinspected by the City and not just the State of Florida.

10. In March 2025, my attorney Alexzander Gonano notified me that there were open code violation cases with the City of Fort Pierce related to the Pool. I was totally unaware of this, and I thought that all the Pool issues were fixed since the State of Florida found that I was in compliance.
11. When the City of Fort Pierce reinspected, they immediately found that all violations were cured except for the self-latching pool fence gate and, after several failed attempts, I had the gate fixed properly and that violation cured in April 2025.
12. I was able to refinance the Property with a hard-money lender to save the Property from foreclosure. The refinance closed on April 22, 2025. I had to expend significant sums of money in order to close on the refinance which has left the Hotel business much less operating funds.
13. I have instructed my attorney to assist in reducing the code liens on my property with the City. I misunderstood that both the State and the City of Fort Pierce had their own cases pending and I thought when I took care of everything with the State, that took care of everything with the City. I now know I was wrong.
14. I have reviewed the letter written by my attorney and submitted with this affidavit and approve of its form and ask for a reduction in the liens on my Property due to my mistakes.

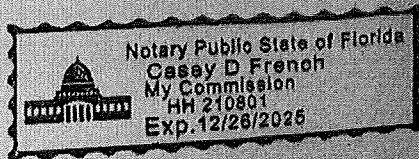
Further Affiant sayeth not.

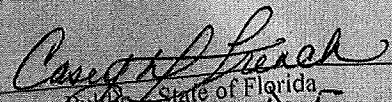
Satya Group, LLC

  
Sachit Patel, President


STATE OF Florida  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged by means of  physical presence or  online notarization this 25<sup>th</sup> day of April 2025, by Sachit Patel, President of Satya Group LLC, on behalf of said company, who is personally known by me or has produced \_\_\_\_\_ as identification.



  
Notary Public, State of Florida  
Printed Name: Casey D French  
My Commission Expires: 12/26/25

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

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File name	City%20Package%20to%20Sign.pdf
Document ID	967ac9825e58785ef97c1c75dcc935e807df9679
Audit trail date format	MM / DD / YYYY
Status	 Signed

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This document was requested from [app.clio.com](https://app.clio.com)

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### Document History

 SENT	<b>04 / 25 / 2025</b> 17:09:29 UTC	Sent for signature to Sachit Patel (sachit78@yahoo.com) from agonano@gonanolaw.com IP: 73.56.11.19
 VIEWED	<b>04 / 25 / 2025</b> 17:20:08 UTC	Viewed by Sachit Patel (sachit78@yahoo.com) IP: 174.61.100.49
 SIGNED	<b>04 / 25 / 2025</b> 17:21:12 UTC	Signed by Sachit Patel (sachit78@yahoo.com) IP: 174.61.100.49
 COMPLETED	<b>04 / 25 / 2025</b> 17:21:12 UTC	The document has been completed.

PREPARED BY AND RETURN TO:

Steven R. Kutner, Esquire  
Steven R. Kutner, P.A.  
260 Lookout Place, Suite 205  
Maitland, Florida 32751  
407-644-1104 telephone  
407-629-0090 facsimile

Recording Information Above

Documentary Stamps paid: \$13,375.00

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 27<sup>th</sup> day of March, 2017, by **SRI KRISHNA MANAGEMENT, INC.**, a Florida corporation, whose address is 2831 Reynolds Drive, Ft. Pierce, Florida 34945, hereinafter called the Grantor, to **SATYA GROUP LLC**, a Florida limited liability company, whose address is 2831 Reynolds Drive, Ft. Pierce, Florida 34945, hereinafter called the Grantee.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida:

**Lot 1A and 1D, CROSSROADS PARK OF COMMERCE, PHASE 1, according to the plat thereof as recorded in Plat Book 30, Page 11, Public Records of St. Lucie County, Florida.**

This Conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, by this provision shall not operate to reimpose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2017 and subsequent years.
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Covenants, conditions, and restrictions recorded in O.R. Book 804, Page 2435 and amended in O.R. Book 1171, Page 140; O.R. Book 1232, Page 846 and O.R. Book 1527, Page 1108, as affected by QCD and Assignment recorded in O. R. Book 1740, Page 2135, Public Records of St. Lucie County, Florida, which contain provisions creating easements and/or assessments.
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8. Easement contained in instrument recorded in O.R. Book 1010, Page 1728, Public Records of St. Lucie County, Florida.
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16. Easement recorded in O.R. Book 984, Page 714, Public Records of St. Lucie County, Florida.

**TOGETHER** with all the 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 said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Steven R. Kutner  
(Signature of Witness)  
**Steven R. Kutner**

(Name of Witness)

Matt Hochradel  
(Signature of Witness)

**Matt Hochradel**  
(Name of Witness)

**SRI KRISHNA MANAGEMENT, INC.**  
a Florida corporation

Yashwant Patel  
**YASHWANT PATEL, President**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

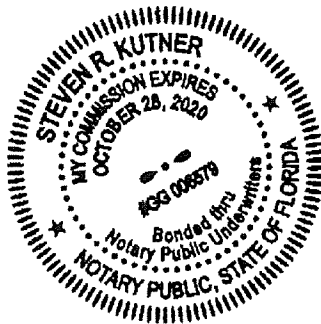
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **YASHWANT PATEL, President of SRI KRISHNA MANAGEMENT, INC.**, to me known to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, 2017.

- Personally known to me  
 Produced Identification

\_\_\_\_\_  
Identification Produced

Steven R. Kutner  
Notary Public, State of Florida  
My Commission expires:  
Commission No.



Property Address: 2831 Reynolds Dr (Spa)

Date case originated: 3/4/2024

Date case complied: 3/20/2025

Total time: 12 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

Mailing Expense

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

Certified Mail: \$7.25 1 \$7.25

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

Filing Fees \$10.00 4 \$40.00

Follow up and Inspections \$50.00 6 \$300.00

Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00            \$0.00

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

Assistant Director of Building \$75.00 1 \$75.00

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

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

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

Hearings \$150.00 1 \$150.00

Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Lien Reduction Request Hearing \$250.00 1 \$250.00

**Total Estim \$1,105.95**

**Special Magistrate Hearing - Building**  
**Meeting Date: 06/12/2025**

**9. A.**

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**Information**

**SUBJECT:**

23-2493	1225 McCray Court	Roberts, Brandi	Shaun Coss
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**CASE INFORMATION:**

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

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

FBC 105.1 (2020) Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - April 12, 2024  
Notice of Extension of Time (90 days) - July 16, 2024  
Notice of Extension of Time (90 days) - January 16, 2025

**ACTION DATES:**

1. April 12, 2024 - Special Magistrate Hearing - the Special Magistrate provided 90 days to get the permit or fines may accrue.
2. July 16, 2024 - A Notice of Extension of Time (90 days) was granted.
3. October 15, 2024 - A request for a further extension of time was received. A hearing notice was mailed on November 5, 2024.
4. December 12, 2024 - Special Magistrate Hearing requesting an extension of time to comply. The owner had pending litigation that created delays. If the owner provides documentation within 30 days of this hearing, of effort toward compliance, a 90 day extension will be provided.
5. January 16, 2025 - Documentation of court filings (dated 12/30/2024 consolidating separate small claims against a contractor were provided. A Notice of Extension of Time (90 days) was provided.
6. April 1, 2025 - A request for a further extension was received from the owner. The owner had a scheduling conflict for the May 8th hearing and was therefore scheduled for the June 12, 2025 hearing.
7. May 14, 2025 - A hearing notice was mailed.

**RECOMMENDATION:**

To be determined.

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### **Attachments**

Req for Extension of Time

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/26/2025

Started On: 05/26/2025 02:27 PM



### REQUEST FOR EXTENSION OF TIME

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

#### Contact Information

Name:	Brandi Roberts
Street Address:	1225 McCray Court
City, State, Zip:	Fort Pierce, Florida 34950
Phone #:	561-507-6099
E-Mail:	brandi561@yahoo.com

#### Case Information

Date of Violation:	8-31-23	Case #:	23-2493
Location Issued:	City of Ft Pierce		
Basis for Requesting an Extension: would like more time to get correct drawings and is taking original contractor to small claims court to recoup money paid to him			

Copy of Order – required       Copy of driver's license – required

I have attached additional documentation in support of my request and request that it be presented to the Special Magistrate for review and consideration. (OPTIONAL)

Signature

Date

10-15-2024

#### FOR OFFICE USE ONLY:

Reviewing Supervisor:			
Determination:	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Schedule for hearing	
Date of review	10/23/24	Date of hearing:	12/12/24

**Special Magistrate Hearing - Building**  
**Meeting Date: 06/12/2025**

**9. B.**

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**Information**

**SUBJECT:**

24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	February 15, 2024	Type of Presentation:	Extension of Time
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**OWNER:**

<b>OWNER:</b> Joyce A Cohen Kroll (TR) 1881 SW Buttercup Ave Port St Lucie FL 34953	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.1 (2021) Exterior Structure - General, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies

**FINDINGS/ORDER:**

Order Determining Violation - June 14, 2024

Notice of Extension of Time (90 days) - August 14, 2024

Order Approving Respondent's Request for Extension of Time (60 days) - February 14, 2025

**ACTION DATES:**

1. June 13, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get a permit/correct the violations or fines may accrue.
2. August 14, 2024 - A Notice of Extension of Time (90 days) was recorded.
3. November 13, 2024 - An email from the owner's son was received requesting more time to obtain a permit.
4. January 16, 2025 - a Hearing Notice was sent for the February 13, 2025 Special Magistrate Hearing was sent.
5. February 7, 2025 - a letter from Purpose Built Engineering was received requesting time to prepare signed and sealed drawings.
6. February 14, 2025 - Special Magistrate Hearing requesting additional time to comply. 60 additional days were provided by Special Magistrate's Order.
7. April 21, 2025 - Owner's son requested additional time.
8. May 13, 2025 - A hearing notice was sent.

**RECOMMENDATION:**

To be determined.

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 05/26/2025

Started On: 05/26/2025 02:57 PM