

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Thursday, July 10, 2025 - 9:00 a.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ADMINISTRATIVE BUSINESS**
  - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
  
  - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
  
4. **PUBLIC HEARINGS - CITATIONS**
  
5. **PUBLIC HEARINGS - CITATION APPEALS**
  
6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	24-1204	2606 S 10th St	Sanchez, Wilber & Elena	Frank Remling
B.	BV2025-00004	3001 Avenue B	JHC Ventures LLC	Joel Smith
C.	BV2025-00010	1202 Ave G	Cervantes, Javier & Veronica	Miles Keller
D.	BV2025-00024	304 N 15th St	Otto, Michael	Logan Winn
E.	BV2025-00026	1701 S 23rd St	Tr Int Imp Trust Fund	Miles Keller
F.	BV2025-00029	1238 Avenue D	Giordano, Steven	Logan Winn

G.	BV2025-00031	1904 San Marcos Ave	Balbuena, Edgar Allan	Frank Remling
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H.	BV2025-00039	4651 S US Hwy 1	Ft Pierce 2905 LLC	Miles Keller
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I.	BV2025-00042	2026 Jacaranda Dr	Winter, Lawrence & Selina	Logan Winn
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J.	BV2025-00045	5701 Orange Ave	SAJ Sunrise LLC	Logan Winn
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	24-1365	100 Corner Dr Bldg E	Sabal Chase Essential Housing	Shaun Coss
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B.	BV2024-00009	811 N 21st St	Gardner, Earl	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

9. **OTHER CASES**

A.	24-1196	1206 N 29th St Bldg. 1 Unit 4	SP Pine Creek Village LP	Shaun Coss
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B.	23-2493	1225 McCray Court	Roberts, Brandi	Shaun Coss
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10. **NEW BUSINESS**

11. **OLD BUSINESS**

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

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

**Special Magistrate Hearing - Building - 9:00AM**

**6. A.**

**Meeting Date:** 07/10/2025

**Re:** Case #24-1204 - 2606 S 10th Street

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

**Information**

**SUBJECT:**

24-1204	2606 S 10th St	Sanchez, Wilber & Elena	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	May 28, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Wilber & Elena Sanchez 2606 S 10th St Ft Pierce FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the replacement of window and partial infill 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: 07/02/2025

Started On: 06/30/2025 02:41 PM

**Special Magistrate Hearing - Building - 9:00AM**

**6. B.**

**Meeting Date:** 07/10/2025

**Re:** Case # BV2025-00004 - 3001 Avenue B

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

**Information**

**SUBJECT:**

BV2025-00004	3001 Avenue B	JHC Ventures LLC	Joel Smith
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**CASE INFORMATION:**

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

<b>OWNER:</b> JHC Ventures LLC 11604 Renaissance View Court Tampa FL 33626	<b>REG. AGENT:</b> Thompson, Jaglal & Sutton, P.A. 4767 New Broad St Orlando FL 32814
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for windows replaced 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: 07/02/2025

Started On: 06/29/2025 12:21 PM

**Special Magistrate Hearing - Building - 9:00AM**

**6. C.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00010 - 1202 Avenue G

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

**Information**

**SUBJECT:**

BV2025-00010	1202 Ave G	Cervantes, Javier & Veronica	Miles Keller
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**CASE INFORMATION:**

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

<b>OWNER:</b> Javier & Veronica Cervantes 2321 E Main St Pahokee FL 33476-1121	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the renovation work including, but not limited to stucco, columns, plumbing-sewer re-piping, windows, doors, extension of roof gables, structural floor joists, walking surfaces, roof trusses, electrical rewire, drywall, framing and insulation.

**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: 07/02/2025

Started On: 06/29/2025 11:02 AM

**Special Magistrate Hearing - Building - 9:00AM**

**6. D.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00024 - 304 N 15th Street

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

**Information**

**SUBJECT:**

BV2025-00024	304 N 15th St	Otto, Michael	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Michael Otto 305 Chamberlain Blvd Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the new support columns and hand rails for the front porch installed 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: 07/02/2025

Started On: 06/29/2025 12:34 PM

**Special Magistrate Hearing - Building - 9:00AM**

**6. E.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00026 - 1701 S 23rd Street

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

**Information**

**SUBJECT:**

BV2025-00026	1701 S 23rd St	Tr Int Imp Trust Fund	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	February 5, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Tr Int Imp Trust Fund 337 N 4th St Box 9 Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the sprinklers and fire alarm installed 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: 07/02/2025

Started On: 06/27/2025 10:20 PM

**Special Magistrate Hearing - Building - 9:00AM**

**6. F.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00029 - 1238 Avenue D

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

**Information**

**SUBJECT:**

BV2025-00029	1238 Avenue D	Giordano, Steven	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	February 10, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Steven Giordano 5427 NW Consumer Ave Ft Pierce FL 34983-2310	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 605.1 (2021) Electrical Installation

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the interior demolition done without a permit.
2. Repair or replace all rotten wood on exterior of the building.
3. Repair all exterior openings of the building including the opening created by the missing wall A/C unit.
4. Repair or replace the open electrical box in the front overhang.

**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: 07/02/2025

Started On: 06/29/2025 10:22 AM

**Special Magistrate Hearing - Building - 9:00AM**

**6. G.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00031 - 1904 San Marcos Avenue

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

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**Information**

**SUBJECT:**

BV2025-00031	1904 San Marcos Ave	Balbuena, Edgar Allan	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	February 11, 2025	Type of Presentation:	Regular
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**OWNER:**

Case Initiated:	February 11, 2025	Type of Presentation:	Regular
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for enclosing the garage.

**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: 07/02/2025

Started On: 06/27/2025 10:04 PM

**Special Magistrate Hearing - Building - 9:00AM**

**6. H.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00039 - 4561 S US Highway 1

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

**Information**

**SUBJECT:**

BV2025-00039	4651 S US Hwy 1	Ft Pierce 2905 LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	February 25, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ft Pierce 2905 LLC 1205 Lincoln Rd Suite 216 Miami Beach FL 33139-2365	<b>REG. AGENT:</b> Gustaf Arnoldsson
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**VIOLATIONS:**

IPMC 304.1 (2020) Exterior Structure, IPMC 304.1.1.1 (2020) Exterior Unsafe Conditions, IPMC 304.13 (2020) Window, Skylight, Door Frames, IPMC 304.4 (2020) Exterior Structural Members, IPMC 304.7 (2020) Roofs and Drainage

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair/replace the exterior of the structure.
2. Obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
3. Obtain a permit to repair or replace the damaged windows and doors.
4. Obtain a permit to repair or replace all damaged exterior structural members.
5. Obtain a permit to repair or replace the damaged roof.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Elizabeth Beck

Started On: 06/28/2025 01:49 PM

Final Approval Date: 07/02/2025



**Special Magistrate Hearing - Building - 9:00AM**

**6. I.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00042 - 2026 Jacaranda Drive

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

**Information**

**SUBJECT:**

BV2025-00042	2026 Jacaranda Dr	Winter, Lawrence & Selina	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> Lawrence Eugene Winter Selina Dale Winter 1710 Crestview Dr Fort Pierce FL 34949-3317	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the construction that has been performed without a permit. A permit is required for all the renovations being done at this location.

**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: 07/02/2025

Started On: 06/28/2025 01:25 PM

**Special Magistrate Hearing - Building - 9:00AM**

**6. J.**

**Meeting Date:** 07/10/2025

**Re:** Case #BV2025-00045 - 5701 Orange Avenue

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

**Information**

**SUBJECT:**

BV2025-00045	5701 Orange Ave	SAJ Sunrise LLC	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	March 10, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> SAJ Sunrise LLC 12337 SW NW 69th Ct Parkland FL 33076-3338	<b>REG. AGENT:</b> Sadhan Sarkar 3926 Coral Ridge Dr Coral Springs FL 33065
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**VIOLATIONS:**

FBC105.1 (2020) Permit Required, IPMC 111.11 (2021) Unsafe Structure, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.1 (2021) Electrical Installation, IPMC 605.4 (2021) Wiring

**CORRECTIVE ACTIONS:**

1. Obtain a permit to make all necessary repairs to the storm damaged areas of the building.
2. Obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
3. Obtain a permit to repair/replace electrical system components constituting a hazard.
4. Electrical equipment shall be properly installed and maintained.
5. Obtain a permit to install/replace/repair electrical wiring. Flexible cords may not be used as permanent wiring or run through doors, windows, cabinets, walls, floors or ceilings.

**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**

Final Approval Date: 07/02/2025

**Special Magistrate Hearing - Building -  
9:00AM**

**7. A.**

**Meeting Date:** 07/10/2025

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**Information**

**SUBJECT:**

24-1365	100 Corner Dr Bldg E	Sabal Chase Essential Housing	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 18, 2024	Type of Presentation:	Fine Reduction
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**OWNER:**

<b>OWNER:</b> Sabal Chase Essential Housing C/O TMO Acquisitions LLC 2 Cooper Street 14th Floor Camden, NJ 08101	<b>Register Agent:</b> CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324
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**VIOLATIONS:**

IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.2 (2021) Protective Treatment, IPMC 304. 13.2 (2021) Openable Windows

**FINDINGS/ORDER:**

Order Determining Violation - November 8, 2024  
Affidavit of Non-Compliance - January 16, 2025  
Order Approving Respondent's Request for Extension of Time - February 14, 2025  
Affidavit of Compliance - June 3, 2025

**ACTION DATES:**

1. November 8, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. January 16, 2025 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
3. February 13, 2025 - Special Magistrate Hearing - fines were stayed and a 60 day extension was granted.
4. May 9, 2025 - Case is complied. An Affidavit of Compliance is recorded on June 3, 2025.
5. June 18, 2025 - A Fine Reduction Request is received. A hearing notice is sent on June 25, 2025.

**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: 07/02/2025 07:54 AM

Final Approval Date: 07/02/2025

# Administrative Cost Estimator

3/1/2025

Property Address: 109 Fisherman's Wharf

Date case originated: 6/6/2023

Date case complied: 1/3/2025

Total time: 19 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

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

Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>7</u>	\$350.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>          </u>	\$0.00
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**Total Estimated Cost: \$902.85**



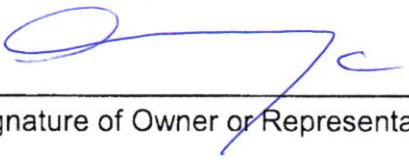
REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION FINES

Date:	June 18th, 2025		
Property address:	100 corner Drive Ft. Pierce, FL 34947		
Owner(s) of record:	Sabai Chase Essential Housing LLC		
Mailing address:	100 corner Drive Ft. Pierce, FL 34947		
Property tax ID #:			
Original purchase date:	12/19/2022	Original purchase price:	48,140,899.00
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jose Anaya	Relationship to owner(s)	Maintenance Supervisor
Telephone #:	772-464-8880	Mobile phone #:	
E-mail:	sabai.chase@TMO.com	Preferred contact method:	E-mail
What are owner(s) intentions for property:	to provide housing to low income families		
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 \$ 5,240.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2,620.00

DOLLAR AMOUNT I AGREE TO PAY \$ 2,620.00

  
 Signature of Owner or Representative

06/18/2025  
 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: 100 corner Drive, Ft. Pierce, FL 34947

Property Owner: Michaels Management (Sabai Chase Essential Housing LLC)

Mailing Address: 100 corner Drive Ft. Pierce, FL 34947

Telephone #: 772 464 8880 Cell Phone #: \_\_\_\_\_

E-Mail Address: sabai.chase@TMD.com

Is the property in compliance? No If not, please explain in the narrative of your request.

I, Jose Anaya, 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:

The reason for the reduction request is that the work was completed on April 11<sup>th</sup>, 2025 (see attached worksheet), but the accrual of the fine did not end until June 3<sup>rd</sup>, 2025. Additionally, there were delays in obtaining the permit.

Signed: [Signature] Date: 06/18/2025

Print Name: Jose Anaya

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jose Anaya 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 FL Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 18<sup>th</sup> day of June, 2025.

[Signature]

Notary Public, State of Florida



**MASSEY HEARING**  
**July 10, 2025**  
**Case #23-1634**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **A permit was obtained for the cited violations and necessary inspections were completed.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **5 (five).**

**Special Magistrate Hearing - Building -  
9:00AM**

**7. B.**

**Meeting Date:** 07/10/2025

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**Information**

**SUBJECT:**

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

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

<b>OWNER:</b> Earl Gardner 1701 N 35th St Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**FINDINGS/ORDER:**

Order Determining Violation - February 14, 2025  
Affidavit of Non-Compliance - April 16, 2025  
Order Approving Respondent's Request for Extension of Time - May 8, 2025  
Affidavit of Compliance - May 22, 2025

**ACTION DATES:**

1. February 13, 2025 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. April 16, 2025- Affidavit of Non-Compliance was recorded and fines began to accrue.
3. April 22, 2025 - Letter from the owner contesting the fines and requesting a hearing.
4. May 8, 2025 - Special Magistrate Hearing - Extension of Time Hearing - fines are stayed and an extension of 30 days is provided.
5. May 14, 2025 - Case is complied - and Affidavit of Compliance is recorded on May 22, 2025. Fines accrued from April 16, 2025 to May 8, 2025, and total \$2,240.00 (including \$40.00 of recording fees).
6. May 27, 2025 - Fine Reduction request is received.

**RECOMMENDATION:**

To be determined.

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## Attachments

Fine Reduction Request  
3 Criteria  
Admin Costs

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 07/02/2025

Started On: 07/01/2025 01:49 PM



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
BUILDING VIOLATION FINES

Date:	May 27, 2025			
Property address:	811 N. 21st Street Ft. Pierce FL 34950			
Owner(s) of record:	Earl and Ruth Gardner			
Mailing address:	1701 N. 35th Street Ft. Pierce FL 34947			
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:	Earl Gardner		Relationship to owner(s)	
Telephone #:	772-834-6941		Mobile phone #:	
E-mail:	Gardner1701@comcast.net		Preferred contact method:	
What are owner(s) intentions for property:	Rent			
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

\$ 2240.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 2200.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 40.00

Earl Gardner  
Signature of Owner or Representative

5-27-2025  
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: 811 N. 21<sup>st</sup> Street Fort Pierce FL 34950

Property Owner: Evelyn Ruth Gardner

Mailing Address: 1701 N. 35<sup>th</sup> Street Fort Pierce FL 34947

Telephone #: 772-834-6940 Cell Phone #: 772-834-6941

E-Mail Address: Gardner1701@comcast.net

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

I, Earl Gardner, 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:

The tenant didn't let me in the house to do the work. She was report to section 8 and she was evicted from the house on March 31st and then I started the work which is all done now Plus don't have that kind of money after all the repairs was done

Signed: Earl Gardner Date: 5-28-2025

Print Name: Earl Gardner

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

Earl Gardner 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 FL Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 28th day of May, 20 25.

Elizabeth Beck

Notary Public, State of Florida



**MASSEY HEARING**  
**July 10, 2025**  
**Case #BV2024-00009**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **The owner addressed all the cited violations. He stated that he experienced a delay in complying the case due to evicting the tenant.**
  
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

7/1/2025

Property Address: 811 N 21st St

Date case originated: 8/2/2024

Date case complied: 5/22/2025

Total time: 9 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings:

## Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>4</u>	\$200.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Building Dept. Assistant

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

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u></u>	\$0.00
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**Total Estimated Cost: \$754.05**

**Special Magistrate Hearing - Building -  
9:00AM**

**9. A.**

**Meeting Date:** 07/10/2025

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**Information**

**SUBJECT:**

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

Case Initiated:	May 24, 2024	Type of Presentation:	Extension of Time
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**OWNER:**

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

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

**FINDINGS/ORDER:**

Order Determining Violation - November 8, 2024

Affidavit of Non-Compliance - January 16, 2025

Order Approving Respondent's Request for Extension of Time (90 days) - March 13, 2025

**ACTION DATES:**

1. November 7, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. January 16, 2025 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. March 13, 2025 - Special Magistrate Hearing - request for extension of time (90 days was granted) and an Order Approving Respondent's Request for Extension of Time was recorded.
4. June 12, 2025 - A further extension was requested by property manager. A hearing notice was sent on June 13, 2025. There are no fines, to date.

**RECOMMENDATION:**

To be determined.

Form Started By: Elizabeth Beck  
Final Approval Date: 07/02/2025

Started On: 06/29/2025 01:03 PM

**Special Magistrate Hearing - Building -  
9:00AM**

**9. B.**

**Meeting Date:** 07/10/2025

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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.
8. June 12, 2025 - Case was continued to the July 10, 2025 Special Magistrate Hearing. A

hearing notice was sent June 13, 2025.

**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

Started On: 06/29/2025 12:49 PM

Final Approval Date: 06/29/2025



### 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