

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, August 14, 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.

| | | | |
|--------------|----------------|------------------------------|--------------|
| BV2025-00017 | 1518 N 25th St | MS Investment Properties LLC | Miles Keller |
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B.

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| BV2025-00026 | 1701 S 23rd St | Tr Int Imp Trust Fund | Miles Keller |
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C.

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| BV2025-00055 | 930 Skylark Dr | Hatfield, James | Keisha Jones |
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.

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| 22-326 | 2650 S Kings Hwy | Ft Pierce So Kings Hwy LLC | Shaun Coss |
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B.

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| 24-536 | 1713 Bayshore Dr | Cheshier, George | Shaun Coss |
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| C. | 24-1277 | 719 S 24th St | Gonzalez, Claudia | Shaun Coss |
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| D. | BV2024-00029 | 1401 Avenue M | Butler, Carolyn | Logan Winn |
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

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|----|--------|-----------------|------------------------------------|------------|
| A. | 21-665 | 1215 Boston Ave | National Debt Relief Services Inc. | Shaun Coss |
|----|--------|-----------------|------------------------------------|------------|

9. **OTHER CASES**

| | | | | |
|----|--------|------------|----------------------------|------------|
| A. | 17-894 | 2504 Ave G | New Covenant Prayer Center | Shaun Coss |
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|----|---------|-------------------|------------------------|------------|
| B. | 19-3145 | 4060 Selvitz Road | Johnson, Bobby & Wanda | Shaun Coss |
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| C. | BV2025-00029 | 1238 Avenue D | Giordano, Steven | Shaun Coss |
|----|--------------|---------------|------------------|------------|

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: 08/14/2025

Re: Case #BV2025-00017 - 1518 N 25th Street

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

Information

SUBJECT:

| | | | |
|--------------|----------------|------------------------------|--------------|
| BV2025-00017 | 1518 N 25th St | MS Investment Properties LLC | Miles Keller |
|--------------|----------------|------------------------------|--------------|

CASE INFORMATION:

| | | | |
|-----------------|------------------|-----------------------|---------|
| Case Initiated: | January 21, 2025 | Type of Presentation: | Regular |
|-----------------|------------------|-----------------------|---------|

OWNER:

| | |
|--|--|
| OWNER: MS Investment Properties LLC 3750 Hacienda Blvd Suite C Davie FL 33314-2825 | REG. AGENT: Abraham Ziadeh, CPA, PA 9000 Sheridan St 140 Pembroke Pines FL 33024 |
|--|--|

VIOLATIONS:

IPMC 304.12 (2021) Exterior Handrails and Guards, IPMC 304.13 (2021) Window Skylight and Door Frames, 304.1.3.2 (2021) Openable Windows, IPMC 305.3 (2021) Interior Surfaces, IPMC 504.1 (2021) Plumbing-General, IPMC 603.1 (2021) Mechanical Appliances, IPMC 604.3 (2021) Electrical System Hazards

CORRECTIVE ACTIONS:

1. Obtain a permit to repair or replace the damaged exterior handrails and guards that have sharp edges and are missing safety features.
2. Obtain a permit to repair or replace the damaged front door that is bent/broken and is not weather proof.
3. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced. Repair/replace windows that are not operable and are missing locks.
4. Paint or repair the interior surfaces of the structure as required. Repair the cracks and holes in walls.
5. Repair or replace all damaged, obstructed, or leaking plumbing fixtures. Repair the bathroom toilet that is not filling/stopping properly, and make necessary plumbing repairs to the kitchen sink that is leaking.
6. All mechanical appliances shall be installed and maintained in a safe and operable working condition. Repair/replace the A/C and heat that are not working properly. Also replace the stove that is not working.
7. Obtain a permit to repair/replace electrical system components constituting a hazard. Repair/replace the outlets, appliances, and light fixtures that are not working.

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: 08/07/2025

Started On: 08/06/2025 03:56 PM

Special Magistrate Hearing - Building - 9:00AM

6. B.

Meeting Date: 08/14/2025

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

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

Information

SUBJECT:

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|--------------|----------------|-----------------------|--------------|
| BV2025-00026 | 1701 S 23rd St | Tr Int Imp Trust Fund | Miles Keller |
|--------------|----------------|-----------------------|--------------|

CASE INFORMATION:

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|-----------------|------------------|-----------------------|---------|
| Case Initiated: | February 5, 2025 | Type of Presentation: | Regular |
|-----------------|------------------|-----------------------|---------|

OWNER:

| | |
|--|---------------------|
| OWNER: Tr Int Imp Trust Fund 337 N 4th St Box 9 Ft Pierce FL 34950 | OCCUPIED BY: |
|--|---------------------|

VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the 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: 08/06/2025

Started On: 08/06/2025 01:22 PM

Special Magistrate Hearing - Building - 9:00AM

6. C.

Meeting Date: 08/14/2025

Re: Case #BV2025-00055 - 930 Skylark Dr

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

Information

SUBJECT:

| | | | |
|--------------|----------------|-----------------|--------------|
| BV2025-00055 | 930 Skylark Dr | Hatfield, James | Keisha Jones |
|--------------|----------------|-----------------|--------------|

CASE INFORMATION:

| | | | |
|-----------------|----------------|-----------------------|---------|
| Case Initiated: | March 26, 2025 | Type of Presentation: | Regular |
|-----------------|----------------|-----------------------|---------|

OWNER:

| | |
|--|---------------------|
| OWNER: James Hatfield P.O. Box 4447 Ft Pierce FL 34948 | OCCUPIED BY: |
|--|---------------------|

VIOLATIONS:

IPMC 304.13.2 (2021) Openable Windows, IPMC 304.15 (2021) Exterior Doors, IPMC 304.7 (2021) Roof and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.6 (2021) Interior Doors, IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) Plumbing-General, IPMC 603.1 (2021) Mechanical Appliances, IPMC 605.1 (2021) Electrical Installation

CORRECTIVE ACTIONS:

1. Obtain a permit to replace all damaged windows and hardware to make it openable and operable.
2. Install, repair or replace all exterior doors and hardware that have been damaged.
3. Obtain a permit to repair or replace the damaged roof.
4. Paint or repair all interior surfaces of the structure as required. Repair holes in the walls, replace missing/damaged drywall inside kitchen, living room, bedrooms, and laundry room.
5. Repair or replace all damaged interior doors and door hardware.
6. Treat the property for all pest infestations.
7. Repair or replace all damaged, obstructed, or leaking plumbing fixtures.
8. The A/C and stove shall be installed, well maintained in a safe and operable working condition.
9. All electrical equipment shall be properly installed in a safe and operable working condition.

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: 08/07/2025

Started On: 08/06/2025 05:03 PM

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

7. A.

Meeting Date: 08/14/2025

Information

SUBJECT:

| | | | |
|--------|------------------|----------------------------|------------|
| 22-326 | 2650 S Kings Hwy | Ft Pierce So Kings Hwy LLC | Shaun Coss |
|--------|------------------|----------------------------|------------|

CASE INFORMATION:

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|-----------------|------------------|-----------------------|----------------|
| Case Initiated: | January 25, 2022 | Type of Presentation: | Massey Hearing |
|-----------------|------------------|-----------------------|----------------|

OWNER:

| | |
|---|---|
| OWNER: Ft Pierce So Kings Hwy LLC 67 Mountain Blvd #201 Warren NJ 07060 | REG. AGENT: CT CORPORATION SYSTEM 1200 S Pine Island Rd Plantation FL 33324 |
|---|---|

VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - January 18, 2023

Notice of Extension of Time (90 days) - March 21, 2023

Order Approving Respondent's Request or Extension of Time (60 days) - September 20, 2023

Affidavit of Non-Compliance - November 21, 2023

Affidavit of Non-Compliance - May 6, 2025

ACTION DATES:

1. December 20, 2022 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. March 21, 2023 - Notice of Extension of Time (90 days) was recorded.
3. June 16, 2023 - Letter from the project manager requesting that the fines not start and that another extension be granted.
4. July 18, 2023 - 60 day continuance provided.
5. September 20, 2023 - Special Magistrate Hearing requesting extension - owner was provided a final extension of time of 60 days to obtain the necessary permits.
6. November 21, 2023 - an Affidavit of Non-Compliance was prepared (recorded 11/22/2023), and fines began on that date. As of January 8, 2024, fines total \$4,840.00.
7. November 28, 2023 an email was received contesting the fines. The permit was issued on December 6, 2023.
8. January 11, 2024 - Special Magistrate Hearing requesting extension and stopping the

fines. The fines were stopped and would only resume if the permit to comply the case expired.

9. May 6, 2025 - An Affidavit of Non-Compliance was prepared (permit expired on May 5, 2025) and fines resumed.

10. June 4, 2025 - a letter contesting the fines was received.

11. June 5, 2025 - Permit renewal was received and later processed.

12. June 22, 2025 - A hearing notice for the August hearing was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck

Started On: 08/05/2025 03:41 PM

Final Approval Date: 08/05/2025

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

7. B.

Meeting Date: 08/14/2025

Information

SUBJECT:

| | | | |
|--------|------------------|------------------|------------|
| 24-536 | 1713 Bayshore Dr | Cheshier, George | Shaun Coss |
|--------|------------------|------------------|------------|

CASE INFORMATION:

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

OWNER:

| | |
|---|--------------|
| OWNER: George Cheshier 1713 Bayshore Dr Ft Pierce FL 34949 | OCCUPIED BY: |
|---|--------------|

VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - August 16, 2024
Affidavit of Non-Compliance - January 21, 2025
Order Approving Respondent's Request for Extension of Time - March 13, 2025
Affidavit of Non-Compliance - June 25, 2025

ACTION DATES:

1. August 15, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. January 21, 2025 - An Affidavit of Non-Compliance was prepared and later recorded, and fines began to accrue.
3. January 31, 2025 - a letter was received from the owner contesting the fines.
4. March 13, 2025 - Special Magistrate Massey Hearing - a 90 day extension of time and stay of the accrual of fines was approved.
5. June 25, 2025 - An Affidavit of Non-Compliance was prepared and later recorded, and fines resumed.
6. July 11, 2025 - a letter was received from the owner contesting the fines.
7. July 14, 2025 - a Hearing Notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/07/2025

Started On: 08/05/2025 02:13 PM

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

7. C.

Meeting Date: 08/14/2025

Information

SUBJECT:

| | | | |
|---------|---------------|-------------------|------------|
| 24-1277 | 719 S 24th St | Gonzalez, Claudia | Shaun Coss |
|---------|---------------|-------------------|------------|

CASE INFORMATION:

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|-----------------|---------------|-----------------------|-------------------|
| Case Initiated: | June 11, 2024 | Type of Presentation: | Extension of Time |
|-----------------|---------------|-----------------------|-------------------|

OWNER:

| | |
|--|---------------------|
| OWNER: Claudia Gonzalez 2622 Newport Dr Ft Pierce FL 34982 | OCCUPIED BY: |
|--|---------------------|

VIOLATIONS:

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

FINDINGS/ORDER:

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

ACTION DATES:

1. December 12, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. February 24, 2025 - An Affidavit of Non-Compliance was prepared and fines began.
3. March 5, 2025 - a letter was received from the owner contesting the fines.
4. March 10, 2025 - A Massey Hearing Notice was mailed.
5. April 10, 2025 - SM Ordered 90-day extension of time.
5. July 8, 2025 - A request for a further extension is received from the owner. A Hearing Notice is sent July 14, 2025.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/06/2025

Started On: 08/06/2025 02:15 PM

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

7. D.

Meeting Date: 08/14/2025

Information

SUBJECT:

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|--------------|---------------|-----------------|------------|
| BV2024-00029 | 1401 Avenue M | Butler, Carolyn | Logan Winn |
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CASE INFORMATION:

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|-----------------|-----------------|-----------------------|--------------|
| Case Initiated: | August 20, 2024 | Type of Presentation: | Ext. of Time |
|-----------------|-----------------|-----------------------|--------------|

OWNER:

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|---|--------------|
| OWNER: Carolyn Butler PO Box 1803 Ft Pierce FL 34954 | OCCUPIED BY: |
|---|--------------|

VIOLATIONS:

IPMC 304.1.1.1 (2021) Exterior Unsafe Conditions, IPMC 304.4 (2021) Exterior Structural Members

FINDINGS/ORDER:

Order Determining Violation - January 10, 2025
Notice of Extension of Time (90 days) - March 31, 2025

ACTION DATES:

1. January 9, 2025 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. March 31, 2025 - A Notice of Extension of Time (90 days) was recorded.
3. July 1, 2025 - A letter from the owner requesting an extension of time. A hearing notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/07/2025

Started On: 08/05/2025 01:49 PM

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

8. A.

Meeting Date: 08/14/2025

Information

SUBJECT:

| | | | |
|--------|-----------------|------------------------------------|------------|
| 21-665 | 1215 Boston Ave | National Debt Relief Services Inc. | Shaun Coss |
|--------|-----------------|------------------------------------|------------|

CASE INFORMATION:

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|-----------------|----------------|-----------------------|----------------|
| Case Initiated: | March 23, 2021 | Type of Presentation: | Lien Reduction |
|-----------------|----------------|-----------------------|----------------|

OWNER:

| | |
|--|---------------------------------------|
| OWNER: National Debt Relief Services, Inc. 12856 SW 31 Court Pembroke Pines FL 33027 | REG. AGENT: Belinda Villoch |
|--|---------------------------------------|

VIOLATIONS:

FBC 105.1 (2017) Permit Required, IPMC 305.3 (2021) Interior Surfaces, IPMC 502.1 (2021) Required Facilities

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - October 20, 2021
Notice of Extension of Time - February 3, 2022
Affidavit of Non-Compliance - May 9, 2022
Order Denying Respondent's Request for Extension of Time - March 22, 2023
Amended Order Granting Respondent's Request for Extension of Time - April 3, 2023
Order Assessing Fine and Imposing Lien - May 17, 2023
Affidavit of Compliance - May 20, 2025

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - Five

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

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/07/2025

Started On: 08/06/2025 08:31 AM

Administrative Cost Estimator

8/6/2025

Property Address: 1215 Boston Ave

Date case originated: 3/23/2023

Date case complied: 5/20/2025

Total time: 26 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 4

Lien Reduction Hearings: 1

Mailing Expense

| | | | |
|--------------------|--------|-----------|--------|
| Regular 1st Class: | \$0.60 | <u>12</u> | \$7.20 |
| Certified Mail: | \$7.25 | <u>1</u> | \$7.25 |

| | | | |
|------------------------|--------|----------|--------|
| Photographs (per page) | \$0.50 | <u>7</u> | \$3.50 |
|------------------------|--------|----------|--------|

| | | | |
|-------------|---------|----------|---------|
| Filing Fees | \$10.00 | <u>6</u> | \$60.00 |
|-------------|---------|----------|---------|

| | | | |
|---------------------------|---------|-----------|----------|
| Follow up and Inspections | \$50.00 | <u>18</u> | \$900.00 |
|---------------------------|---------|-----------|----------|

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 | <u>1</u> | \$150.00 |
| Each additional Hearing | \$75.00 | <u>3</u> | \$225.00 |

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 |
|--------------------------------|---------|----------|---------|

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

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

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

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|----------|----------|----------|----------|
| Hearings | \$150.00 | <u>1</u> | \$150.00 |
|----------|----------|----------|----------|

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

| | | | |
|--------------------------------|----------|----------|----------|
| Lien Reduction Request Hearing | \$250.00 | <u>1</u> | \$250.00 |
|--------------------------------|----------|----------|----------|

Total Estimated Cost: \$1,952.95



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

| | | | |
|--------------------------------------|--|--|---|
| Date: | 6/9/25 | | |
| Property address: | 1215 Boston Ave Ft Pierce, FL 34950 | | |
| Owner(s) of record: | National Debt Relief Services, Inc | | |
| Mailing address: | 12856 SW 31 st Miramar, FL 33027 | | |
| Property tax ID #: | 2409 807 0001 000 5 | | |
| Original purchase date: | \$119,000 | Original purchase price: | 04/01/2020 |
| 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: | Anthony Martinez | Relationship to owner(s) | owner |
| Telephone #: | 305 469 4446 | E-Mail: | anthonybeachtown |
| Type of Lien | <input checked="" type="checkbox"/> Building Lien @gmail.com | | |

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

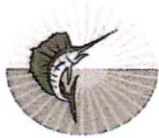
6/9/25

Anthony Martinez

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: 1215 Boston Ave Ft Pierce, FL 34950

Parcel ID #: 2409 807 0001 000 5

Property Owner: National Debt Relief Services, Inc.

Mailing Address: 12856 SW 31 ct Miramar, FL 33027

Telephone #: 305 469 4446 Cell Phone #: 305 469 4446

E-Mail Address: anthonybeachtown@gmail.com

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Anthony Martinez, 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:

Property has been brought into compliance. We are now able to provide housing to new and old residents of the City of Ft Pierce. My family and I appreciate working with the City of Ft Pierce employees. We are grateful for the opportunity to reduce amount of lien.

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: 6/9/25

FOR OFFICE USE ONLY:

RECEIVED DATE:

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

Code lien # _____ Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____

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

9. A.

Meeting Date: 08/14/2025

Information

SUBJECT:

| | | | |
|--------|------------|----------------------------|------------|
| 17-894 | 2504 Ave G | New Covenant Prayer Center | Shaun Coss |
|--------|------------|----------------------------|------------|

CASE INFORMATION:

| | | | |
|-----------------|----------------|-----------------------|-------------------|
| Case Initiated: | April 28, 2017 | Type of Presentation: | Extension of Time |
|-----------------|----------------|-----------------------|-------------------|

OWNER:

| | |
|--|---------------------------------------|
| OWNER: New Covenant Prayer Center 1304 N 20th St Ft Pierce FL 34950 | REG. AGENT: Bishop Stafford Fisher |
|--|---------------------------------------|

VIOLATIONS:

Section 5-1.105.1 Permit Required

FINDINGS/ORDER:

Order Determining Violation - July 20, 2018

Order Approving Respondent's Request for Extension of Time (90 days) - November 9, 2018

Order Approving Respondent's Request for Extension of Time (90 days) - February 20, 2019

Affidavit of Non- Compliance - May 22, 2019

Affidavit of Non- Compliance - January 22, 2025

Order Approving Respondent's Request for Extension of Time (90 days) - February 14, 2025

ACTION DATES:

1. July 20, 2018 - Special Magistrate Hearing - 90 days provided to obtain the permit or fines may accrue.
2. November 9, 2018 - Special Magistrate Hearing to consider and extension of time - a 90 day extension was approved by the Special Magistrate.
3. February 20, 2019 - Special Magistrate Hearing to consider and extension of time - a 90 day extension was approved by the Special Magistrate.
4. May 22, 2019 - Affidavit of Non-Compliance is recorded and fines begin to accrue.
5. July 16, 2019 - Special Magistrate Hearing - fines were stopped and case was continued.
6. November 9, 2020. Re-roof permit issued. Final approved inspection on April 1, 2021.
7. May 27, 2021 - Stucco permit issued. Final approved inspection on September 7, 2021.
8. January 22, 2025 - Affidavit of Non-Compliance was recorded and fines resumed.
9. January 29, 2025 - letter received from registered agent contesting the fines. A Massey Hearing letter was mailed.

10. February 13, 2025 - Special Magistrate Massey Hearing - fines were stopped and an extension of 90 days was approved.
11. June 3, 2025 - A letter requesting a further extension was received.
12. July 11, 2025 - A hearing notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/05/2025

Started On: 08/05/2025 12:55 PM

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

9. B.

Meeting Date: 08/14/2025

Information

SUBJECT:

| | | | |
|---------|-------------------|------------------------|------------|
| 19-3145 | 4060 Selvitz Road | Johnson, Bobby & Wanda | Shaun Coss |
|---------|-------------------|------------------------|------------|

CASE INFORMATION:

| | | | |
|-----------------|-------------------|-----------------------|---------------|
| Case Initiated: | November 20, 2019 | Type of Presentation: | Status Update |
|-----------------|-------------------|-----------------------|---------------|

OWNER:

| | |
|---|---------------------|
| OWNER: Bobby & Wanda Johnson 4767 Selvitz Rd Ft Pierce FL 34981 | OCCUPIED BY: |
|---|---------------------|

VIOLATIONS:

Section 5-1.105.1 (2017) Permit Required, Section 105.4.1.2 (2017) Expired Permit

FINDINGS/ORDER:

Order Determining Violation - April 21, 2021
Notice of Extension of Time - October 18, 2021
Affidavit of Non-Compliance - January 20, 2022
Order Approving Respondent's Request for Extension of Time (1 year) - April 19, 2022
Affidavit of Non-Compliance - May 11, 2023
Massey Hearing - July 18, 2023
Order of Extension (90 days) - October 17, 2023
Order of Extension (30 days) - February 8, 2024
Order of Extension (90 days) - August 15, 2024

ACTION DATES:

1. April 20, 2021 - Special Magistrate Hearing - the owner was provided 180 days to obtain/renew permits or fines may accrue.
2. October 18, 2021 - A Notice of Extension of Time (90 days) was granted.
3. January 20, 2022 - An Affidavit of Non-Compliance was recorded on and a fine of \$100.00 per day began to accrue. The fines total \$4,130.00 (\$30.00 of which is recording fees) as of March 1, 2022.
4. April 19, 2022 - Special Magistrate Massey Hearing - An Order Approving an Extension of Time (1 year) and the fines that started on January 20, 2022 will be allowed to accumulate for 1 day to January 21, 2022, but can restart after the extension period if the violation is not complied.

5. May 11, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
6. May 31, 2023 - A letter was received from Attorney Shayna Baer contesting the fines.
7. June 20, 2023 - A letter from the owner verifying that Attorney Shayna Baer can represent the owner regarding this case was signed.
8. July 18, 2023 - Massey Hearing stopping the fines for 60 days to allow the owner to formalize an action plan and to start making necessary applications to cure the violations.
9. September 14, 2023 - Virtual Meeting with Shayna Baer to discuss the City's expectation of outstanding violations.
10. September 15, 2023- Reached agreement with the owner in which they provided the development review form, property warranty deed, topographic survey, proposed site plan, location map, statement from ETM Solutions, LLC regarding proposed use and hours of operation. It was also agreed that the stormwater/drainage conceptual plan, dust plan/statement, landscape plan, site lighting, traffic plan/statement, and wetlands/open space report will be provided to the Planning Department. Once provided it will be scheduled for TRC. Building Department will provide a list of required permits during TRC. Once TRC Approval is received, the owner will have 45 days to submit permit applications for required permits.
11. October 17, 2023 - This case was provided a 90 day extension and continued to the February 8, 2024 Special Magistrate Hearing Agenda.
12. February 8, 2024 - This case was provided a 30 day extension.
13. March 5, 2024 - A TRC Application was received and was put on the agenda for the April 18, 2024 TRC Meeting.
14. April 24, 2024 - The outcome of TRC is pending. The project can move forward to The Planning Board and City Commission for final approval, once the Planner receives satisfactory notices regarding the response.
15. May 28, 2024 - the owner responded to TRC comments which have to be reviewed. A DPCR was applied for but cannot be approved until approved by the City Commission.
16. June 20, 2024 - Per the Planner - the owner still has outstanding comments that need to be addressed. This case should have been scheduled for the July Special Magistrate but was moved to the August Special Magistrate.
17. August 12, 2024 - Site plan was presented to the Planning Board.
18. August 15, 2024 - 90 Day Extension was provided by the Special Magistrate to allow for the site plan to be presented to the City Commission.
19. September 16, 2024 - Site Plan presented to the City Commission.
20. November 15, 2024 - Permit CBLDG-2024-00410 applied for.
21. December 4, 2024 - Revisions submitted.
22. December 12, 2024 - Scheduled for the SM for a Status Hearing.
23. February 13, 2025 - SM continued the case until August 14, 2025 to allow time for preparation, submittal and approval of revisions and issuance of the permit.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/05/2025

Started On: 08/05/2025 12:55 PM

MASSEY HEARING
July 18, 2023
Case #19-3145

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate.

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? A permit for electrical service was obtained and closed. The permit application for the temporary trailer was rejected by the Engineering Dept. in October , 2021 and was finally closed in September, 2022 due to inactivity. The permit application for the Container already installed was rejected in the Planning Dept. in October 2019 and never received approval.

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).

Special Magistrate Hearing - Building - 9:00AM

9. C.

Meeting Date: 08/14/2025

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 | Shaun Coss |
|--------------|---------------|------------------|------------|

CASE INFORMATION:

| | | | |
|-----------------|-------------------|-----------------------|-------|
| Case Initiated: | February 10, 2025 | Type of Presentation: | Other |
|-----------------|-------------------|-----------------------|-------|

OWNER:

| | |
|---|---------------------|
| OWNER: Steven Giordano 5427 NW Consumer Ave Ft Pierce FL 34983-2310 | OCCUPIED BY: |
|---|---------------------|

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:

Set aside the Order Determining Violation recorded in OR Book 5338, Page 1671.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 08/06/2025

Started On: 08/06/2025 02:26 PM