

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, September 11, 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.	BV2025-00030	3550 S US Hwy 1 Lot 124	Zavarce, Laura	Frank Remling
B.	BV2025-00037	2510 Avenue M Unit C	Hadden, Marlene	Frank Remling
C.	BV2025-00096	404 DeCordre Court Unit A	Golden Empire LLC	Anthony Jetmore

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

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

9. **OTHER CASES**

A.

BV2024-00074	410 Acai Ln	St. Hilaire, Myrnise	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: 09/11/2025

Re: Case #BV2025-00030 - 3550 S US Highway 1 Lot 124

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

Information

SUBJECT:

BV2025-00030	3550 S US Hwy 1 Lot 124	Zavarce, Laura	Frank Remling
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CASE INFORMATION:

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

OWNER: Laura Pernalette Zavarce 3550 S US Hwy 1 Lot 124 Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction of the wooden structure being built 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: 09/04/2025

Started On: 09/03/2025 04:32 PM

Special Magistrate Hearing - Building - 9:00AM

6. B.

Meeting Date: 09/11/2025

Re: Case #BV2025-00037 - 2510 Avenue M Unit C

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

Information

SUBJECT:

BV2025-00037	2510 Avenue M Unit C	Hadden, Marlene	Frank Remling
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CASE INFORMATION:

Case Initiated:	February 24, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Marlene Hadden 5722 Place Lake Dr Ft Pierce FL 34951-3137	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.13.2 (2021) Openable Windows, IPMC 304.7 (2021) Roofs & Drainage, IPMC 504.1 (2021) Plumbing - General, IPMC 605.3 (2021) Luminaires

CORRECTIVE ACTIONS:

1. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
2. Obtain a permit to repair or replace the damaged roof.
3. Repair or replace all damaged, obstructed, or leaking plumbing fixtures.
4. Provide luminaires as required by this chapter.

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: 09/04/2025

Started On: 09/03/2025 04:58 PM

Special Magistrate Hearing - Building - 9:00AM

6. C.

Meeting Date: 09/11/2025

Re: Case #BV2025-00096 - 404 DeCordre Court Unit A

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

Information

SUBJECT:

BV2025-00096	404 DeCordre Court Unit A	Golden Empire LLC	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	April 25, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Golden Empire LLC 18901 W Dixie Hwy Miami FL 33180-2635	REG. AGENT: Anna Karlov-Arango
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of a new roof.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/04/2025

Started On: 09/03/2025 05:21 PM

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

9. A.

Meeting Date: 09/11/2025

Information

SUBJECT:

BV2024-00074	410 Acai Ln	St. Hilaire, Myrnise	Shaun Coss
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CASE INFORMATION:

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

OWNER: Myrnise St. Hilaire 410 Acai Ln Ft Pierce, FL 34981	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - March 13, 2025
Notice of Extension of Time (60 days) - July 1, 2025

ACTION DATES:

1. March 13, 2025 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. July 1, 2025 - Notice of Extension of Time (60 days) was recorded.
3. August 27, 2025 - a letter was received from the owner requesting a further extension. A hearing notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 09/04/2025

Started On: 09/03/2025 05:30 PM