

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, October 9, 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.	BV2025-00030	3550 S US Hwy 1 Lot 124	Zavarce, Laura	Frank Remling
C.	BV2025-00035	1505 Avenue H	Smith, Willie J. & Mary D	Logan Winn
D.	BV2025-00037	2510 Avenue M Unit C	Hadden, Marlene	Frank Remling
E.	BV2025-00071	1815 N 17th St	Hayling, Charles C. & Roderick C.	Logan Winn

F.	BV2025-00096	404 DeCordre Court	Golden Empire LLC	Anthony Jetmore
G.	BV2025-00097	724 Texas Court	Shotto, Patricia	Logan Winn
H.	BV2025-00116	64 Manor Dr	Yes Sandhill Exp LLC	Miles Keller

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

A.	23-2412	210 N 23rd St	Tucker, Kimberly, Jonathan, Tamara & Johnet	Shaun Coss
B.	24-212	1109 N 27th St Bldg 9 Unit 69	SP Pine Creek Village LP	Shaun Coss
C.	BV2024-00074	410 Acai Ln	St. Hilaire, Myrnise	Shaun Coss

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

A.	23-2642	2803 Ave L Bldg 3	SP Pine Creek Village LP	Shaun Coss
B.	23-2669	1109 N 27th St Bldg 9 Unit 70	SP Pine Creek Village LP	Shaun Coss
C.	23-2583	2703 Ave L Bldg 5 Unit 37	SP Pine Creek Village LP	Shaun Coss
D.	24-211	1109 N 27th St Bldg 9 Unit 70	SP Pine Creek Village LP	Shaun Coss
E.	24-529	2801 Avenue L Bldg 4 Unit 35	SP Pine Creek Village LP	Shaun Coss
F.	24-1134	1507 Avenue I	Griet LLC	Shaun Coss

9. **OTHER CASES**

10. **NEW BUSINESS**

11. **OLD BUSINESS**

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

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

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

6. A.

Meeting Date: 10/09/2025

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

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:

OWNER: Wilber & Elena Sanchez 2606 S 10th St Ft Pierce FL 34982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the replacement of 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: 08/06/2025

Started On: 08/06/2025 01:23 PM

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

6. B.

Meeting Date: 10/09/2025

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

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: 10/02/2025

Started On: 10/02/2025 07:53 AM

Special Magistrate Hearing - Building - 9:00AM

6. C.

Meeting Date: 10/09/2025

Re: Case #BV2025-00035 - 1505 Avenue H

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

Information

SUBJECT:

BV2025-00035	1505 Avenue H	Smith, Willie J. & Mary D	Logan Winn
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CASE INFORMATION:

Case Initiated:	February 21, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Willie J & Mary D. Smith 1505 Ave H Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit for the construction that has been performed without a permit. Permit required for all rafters replaced and any other renovation being done.

RECOMMENDATION:

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

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/02/2025

Started On: 10/02/2025 09:51 AM

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

6. D.

Meeting Date: 10/09/2025

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

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: 10/02/2025

Started On: 10/02/2025 07:53 AM

Special Magistrate Hearing - Building - 9:00AM

6. E.

Meeting Date: 10/09/2025

Re: Case #BV2025-00071 - 1815 N 17th Street

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

Information

SUBJECT:

BV2025-00071	1815 N 17th St	Hayling, Charles C. & Roderick C.	Logan Winn
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CASE INFORMATION:

Case Initiated:	April 4, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Charles C Hayling III Roderick C Hayling 1815 N 17th St Ft Pierce FL 34950-2147	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 304.1 (2021) Exterior Structures, IPMC 305.3 (2021) Interior Surfaces, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.2 (2021) Electrical Equipment Fire Exposed

CORRECTIVE ACTIONS:

1. Obtain a permit to repair or replace the unsafe equipment that was damaged by the fire.
2. Obtain a permit to repair/replace the exterior of the structure that was damaged by the fire.
3. Paint or repair the interior surfaces of the structure that was damaged by fire.
4. Obtain a permit to repair/replace electrical meter and electrical service that has been damaged.
5. Obtain a permit to replace all electrical equipment exposed to fire.

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 Started By: Elizabeth Beck
Final Approval Date: 10/03/2025

Started On: 10/02/2025 01:08 PM

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

6. F.

Meeting Date: 10/09/2025

Re: Case #BV2025-00096 - 404 DeCordre Court

Information

SUBJECT:

BV2025-00096	404 DeCordre Court	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: 10/02/2025

Started On: 10/02/2025 07:53 AM

Special Magistrate Hearing - Building - 9:00AM

6. G.

Meeting Date: 10/09/2025

Re: Case #BV2025-00097 - 724 Texas Court

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

Information

SUBJECT:

BV2025-00097	724 Texas Court	Shotto, Patricia	Logan Winn
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CASE INFORMATION:

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

OWNER: Patricia Shotto 724 Texas Court Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.5 (2021) Dangerous Structure, IPMC 304.1 (2021) Exterior Structure, IPMC 304.13.1 (2021) Glazing, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.1 (2021) Interior Structure – General Requirement, IPMC 305.2 (2021) Interior Structural Members, IPMC 305.3 (2021) Interior Surfaces, 604.3.1 (2021) Electrical Equipment Water Exposed Building

CORRECTIVE ACTIONS:

1. Obtain a permit to make all necessary repairs to make the structure safe again. Occupants shall vacate the structure until the condition is remedied.
2. Obtain a permit to repair/replace the exterior of the structure.
3. Replace all damaged glazing. A permit will be required if windows and doors are replaced.
4. Obtain a permit to repair or replace all damaged exterior structural members.
5. Obtain a permit to repair or replace the damaged exterior walls.
6. Obtain a permit to repair or replace the damaged roof.
7. Obtain a permit to repair or replace the damaged interior features.
8. Obtain a permit to repair or replace all damaged interior structural members.
9. Paint or repair the interior surfaces of the structure as required.
10. Obtain a permit to replace all electrical equipment exposed to water.

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: 10/02/2025

Started On: 10/02/2025 11:45 AM

Special Magistrate Hearing - Building - 9:00AM

6. H.

Meeting Date: 10/09/2025

Re: Case #BV2025-00116 - 64 Manor Drive

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

Information

SUBJECT:

BV2025-00116	64 Manor Dr	Yes Sandhill Exp LLC	Miles Keller
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CASE INFORMATION:

Case Initiated:	May 13, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Yes Sandhill Exp LLC 5050 S Syracuse St Suite 1200 Denver CO 80237-3388	REG. AGENT: Cogency Global Inc. 115 North Calhoun St Suite 4 Tallahassee FL 32301
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Please obtain a permit to repair or replace the unsafe equipment. It is recommended that the equipment not be used until the condition is remedied. Make necessary repairs to the structure's disconnect that has a plate screwed over it.

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: 10/02/2025 10:54 AM

Final Approval Date: 10/02/2025

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

7. A.

Meeting Date: 10/09/2025

Information

SUBJECT:

23-2412	210 N 23rd St	Tucker, Kimberly, Jonathan, Tamara & Johnet	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 22, 2023	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Kimberly, Jonathan, Tamara & Johnet Tucker 207 N 22nd St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.5 (2021) Dangerous Structure and Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.4 (2021) Structural Members, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1. (2021) Unsafe Conditions, IPMC 607.1 (2021) General

FINDINGS/ORDER:

Order Determining Violation - February 9, 2024
Notice of Extension of Time - May 9, 2024
Affidavit of Non-Compliance - September 16, 2025

ACTION DATES:

1. February 8, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get a permit/correct the violations or fines may accrue.
2. May 9, 2024 - A Notice of Extension of Time - 90 days is prepared (recorded on May 13, 2024).
3. August 2, 2024 - A roof only permit is issued and later closed with a final roof inspection on November 5, 2024.
4. September 16, 2025 - An Affidavit of Non-Compliance was prepared when no permit was obtained to repair the damaged trusses.
5. September 22, 2025 - One of the owners responded to the Massey letter, contesting to the accruing fines. A hearing notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/02/2025

Started On: 10/02/2025 12:23 PM

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

7. B.

Meeting Date: 10/09/2025

Information

SUBJECT:

24-212	1109 N 27th St Bldg 9 Unit 69	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 25, 2024	Type of Presentation:	Fine Reduction
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OWNER:

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

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024
Affidavit of Non-Compliance - September 11, 2024
Affidavit of Compliance - October 2, 2024

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. September 11, 2024 - An Affidavit of Non-Compliance was prepared and recorded on May 2, 2024.
3. October 2, 2024 - An Affidavit of Compliance was prepared and recorded on April 17, 2025. Fines accrued from September 11, 2024 to October 2, 2024 and total \$2,150.00 including \$50.00 of recording fees.

RECOMMENDATION:

To be determined.

Attachments

Fine Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/03/2025

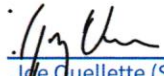
Started On: 10/02/2025 11:42 PM



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	9/22/25		
Property address:	1109 N 27TH ST BLDG 9 UNIT 69		
Owner(s) of record:	SP Pine Creek Village LP		
Mailing address:	31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675		
Property tax ID #:	2404-608-0120-000/9		
Original purchase date:	8/18/2022	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:	Joseph Ouellette	Relationship to owner(s)	Owner Representative
Telephone #:	(202) 505 9477	Mobile phone #:	(703) 401 6343
E-mail:	jouellette@standard-communities.com	Preferred contact method:	
What are owner(s) intentions for property:			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN \$ 2,130.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 1,130.00
 DOLLAR AMOUNT I AGREE TO PAY \$ 1,000.00


 Joe Ouellette (Sep 23, 2025 09:09:52 EDT)
 Signature of Owner or Representative

09/23/25
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1109 N 27TH ST BLDG 9 UNIT 69

Property Owner: SP Pine Creek Village LP

Mailing Address: 31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675

Telephone #: (202) 505 9477 Cell Phone #: (703) 401 6343

E-Mail Address: jouellette@standard-communities.com

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

24-00000212

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Joseph Ouellette, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I respectfully request a reduction of the penalty associated with this lien. All the necessary repairs have been completed and now the unit is in compliance. The delay in completing the work was due to unforeseen circumstances beyond our control. Ownership remains committed to maintaining the property in full compliance with all applicable codes and regulations.

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: 
Joseph Ouellette (Sep 23, 2025 09:09:52 EDT)

Date: 09/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided <input type="checkbox"/> Proof of proxy YES / NO	
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____ <input type="checkbox"/> Nuisance abatement lien # _____ <input type="checkbox"/> Demolition lien # _____	
REQUEST TYPE:	
<input type="checkbox"/> Fast Track <input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____	

SO 10/2/25

Administrative Cost Estimator

10/3/2025

Property Address: 1109 N 27th St Bldg 9 Unit 69

Date case originated: 1/25/2024

Date case complied: 10/2/2024

Total time: 9 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>10</u>	\$6.00
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Certified Mail:	\$7.25	<u>2</u>	\$14.50
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>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
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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> </u>	\$0.00
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Total Estimated Cost: \$771.00

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

7. C.

Meeting Date: 10/09/2025

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: 10/02/2025

Started On: 10/02/2025 07:53 AM

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

8. A.

Meeting Date: 10/09/2025

Information

SUBJECT:

23-2642	2803 Ave L Bldg 3	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 25, 2023	Type of Presentation:	Lien Reduction
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OWNER:

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

IPMC 304.6 (2021) Exterior Walls

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - January 12, 2024

Affidavit of Non-Compliance - March 29, 2024

Order Assessing Fine and Imposing Lien - May 1, 2024

Affidavit of Compliance - May 28, 2024

Fines accrued from March 29, 2024 to May 28, 2024. Fines total \$6,160.00, including \$60.00 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?
 - 11
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - 2, plus 5 additional reductions being considered today.

5. Whether granting of the reduction is in the best interest of the City?

- To be determined by the Special Magistrate.

RECOMMENDATION:

To be determined.

Attachments

Lien Reduction Request

Admin Costs

Form Review

Form Started By: Elizabeth Beck

Started On: 10/02/2025 05:31 PM

Final Approval Date: 10/03/2025



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9/22/2025				
Property address:	2803 AVENUE L BLDG 3				
Owner(s) of record:	SP Pine Creek Village LP				
Mailing address:	31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675				
Property tax ID #:	2404-608-0120-000/9				
Original purchase date:	8/18/2022	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:	Joseph Ouellette		Relationship to owner(s)	Owner Representative	
Telephone #:	(202) 505 9477		E-Mail:	jouellette@standard-communities.com	
Type of Lien	<input checked="" type="checkbox"/> Building Lien				

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 6,140.00	\$ 1,000.00


Joe Ouellette (Sep 23, 2025 09:10:46 EDT)

09/23/25

Joe Ouellette

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: 2803 AVENUE L BLDG 3

Parcel ID #: 2404-608-0120-000/9

Property Owner: SP Pine Creek Village LP

Mailing Address: 31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675

Telephone #: (202) 505 9477 Cell Phone #: 703 401 6343

E-Mail Address: jouellette@standard-communities.com

Number of Applications: 6

23-00002642

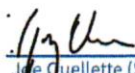
REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Joseph Ouellette, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I respectfully request a reduction of the penalty associated with this lien. All the necessary repairs have been completed and now the unit is in compliance. The delay in completing the work was due to unforeseen circumstances beyond our control. Ownership remains committed to maintaining the property in full compliance with all the applicable codes and regulations.

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: 
Joe Ouellette (Sep 23, 2025 09:10:46 EDT)

Date: 09/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided <input type="checkbox"/> Proof of proxy YES / NO	
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____ <input type="checkbox"/> Nuisance abatement lien # _____ <input type="checkbox"/> Demolition lien # _____	
REQUEST TYPE:	
<input type="checkbox"/> Fast Track <input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____	



Administrative Cost Estimator

10/2/2025

Property Address: 2803 Ave L Bldg 3

Date case originated: 9/25/2023

Date case complied: 5/28/2024

Total time: 8 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>12</u>	\$7.20
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Certified Mail:	\$7.25	<u>2</u>	\$14.50
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Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Follow up and Inspections	\$50.00	<u>13</u>	\$650.00
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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: \$1,483.20

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

8. B.

Meeting Date: 10/09/2025

Information

SUBJECT:

23-2669	1109 N 27th St Bldg 9 Unit 70	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 7, 2023	Type of Presentation:	Lien Reduction
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OWNER:

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

IPMC 502.1 (2021) Dwelling Units, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 505.3 (2021) Supply, IPMC 305.3 (2021) Interior Surfaces

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - January 12, 2024

Affidavit of Non-Compliance - March 18, 2024

Order Assessing Fine and Imposing Lien - May 1, 2024

Affidavit of Compliance - November 27, 2024

Fines accrued from March 18, 2024 to November 27, 2024. Fines total \$25,460.00, including \$60.00 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?
 - 11
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?

- 2, plus 5 additional reductions being considered today.
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: 10/03/2025

Started On: 10/02/2025 08:04 PM

Administrative Cost Estimator

10/2/2025

Property Address: 1109 N 27th St Bldg 9 Unit 70 - Case 23-2669

Date case originated: 10/7/2023

Date case complied: 11/27/2024

Total time: 13 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>14</u>	\$8.40
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Certified Mail:	\$7.25	<u>2</u>	\$14.50
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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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: \$1,085.40



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9/22/2025		
Property address:	1109 N 27TH ST BLDG 9 UNIT 70		
Owner(s) of record:	SP Pine Creek Village LP		
Mailing address:	31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675		
Property tax ID #:	2404-608-0120-000/9		
Original purchase date:	8/18/2022	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:	Joseph Ouellette	Relationship to owner(s)	Owner Representative
Telephone #:	(202) 505 9477	E-Mail:	jouellette@standard-communities.com
Type of Lien	<input checked="" type="checkbox"/> Building Lien		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 5,540.00	\$1,000.00


Signature (Sep 23, 2025 09:10:10 EDT)

09/23/25

Joe Ouellette

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: 1109 N 27TH ST BLDG 9 UNIT 70

Parcel ID #: 2404-608-0120-000/9

Property Owner: SP Pine Creek Village LP

Mailing Address: 31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675

Telephone #: (202) 505 9477 Cell Phone #: 703 401 6343

E-Mail Address: jouellette@standard-communities.com

Number of Applications: 6

23-00002669

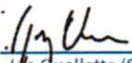
REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Joseph Ouellette, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I respectfully request a reduction of the penalty associated with this lien. All the necessary repairs have been completed and the unit is in compliance. Ownership remains committed to maintaining the property in full compliance with all the applicable codes and regulations and asks for leniency on an otherwise extraordinary fine amount for an affordable housing complex.

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: 
Joseph Ouellette (Sep 23, 2025 09:10:28 EDT)

Date: 09/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____
	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

SC 10/2/25

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

8. C.

Meeting Date: 10/09/2025

Information

SUBJECT:

23-2583	2703 Ave L Bldg 5 Unit 37	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 14, 2023	Type of Presentation:	Lien Reduction
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OWNER:

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

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 305.3 (2021) Interior Surfaces, IPMC 603.1 (2021) Mechanical Appliances, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.2.1 (2021) Electrical Equipment

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - February 9, 2024

Affidavit of Non-Compliance - April 23, 2024

Order Assessing Fine and Imposing Lien - June 26, 2024

Amended Order Assessing Fine and Imposing Lien - July 11, 2024

Affidavit of Compliance - April 7, 2025

Fines accrued from April 23, 2024 to April 7, 2025. Fines total \$34,980.00, including \$80.00 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?
 - 11

4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - 2, plus 5 additional reductions being considered today.
5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 10/02/2025 06:38 PM

Final Approval Date: 10/03/2025

Administrative Cost Estimator

10/2/2025

Property Address: 2703 Ave L Bldg 5 Unit 37

Date case originated: 9/14/2023

Date case complied: 4/7/2025

Total time: 19 months

Number of Hearings

Violation Hearings: 2

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>16</u>	\$9.60
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Certified Mail:	\$7.25	<u>2</u>	\$14.50
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>8</u>	\$80.00
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Follow up and Inspections	\$50.00	<u>12</u>	\$600.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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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: \$1,456.60



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9/22/2025		
Property address:	2703 Ave L Bldg 5 Unit 37		
Owner(s) of record:	SP Pine Creek Village LP		
Mailing address:	31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675		
Property tax ID #:	2404-608-0120-000/9		
Original purchase date:	8/18/2022	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:	Joseph Ouellette	Relationship to owner(s)	Owner Representative
Telephone #:	(202) 505 9477	E-Mail:	jouellette@standard-communities.com
Type of Lien	<input checked="" type="checkbox"/> Building Lien		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 34,940.00.	\$ 1,000.00


Joe Ouellette (Sep 23, 2025 09:11:04 EDT)

09/23/25

Joe Ouellette

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: 2703 Ave L Bldg 5 Unit 37

Parcel ID #: 2404-608-0120-000/9

Property Owner: SP Pine Creek Village LP

Mailing Address: 31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675

Telephone #: (202) 505 9477 Cell Phone #: 703 401 6343

E-Mail Address: jouellette@standard-communities.com

Number of Applications: 6

23-00002583


REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Joseph Ouellette, 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:

A permit to complete the required repairs was pulled, however, there was an administrative error and the incorrect address was listed on the permit application. As a result, the permit did not reflect the correct address and daily fines accrued even though repairs were being made. The repairs have been completed and the unit is back in full compliance. Ownership respectfully requests that this administrative error be considered and asks for leniency on an otherwise extraordinary fine amount for an affordable housing complex.

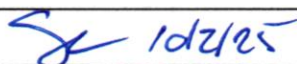
PLEASE INITIAL:

- 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: 
Joe Ouellette (Sep 23, 2025 09:11:04 EDT)

Date: 09/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided <input type="checkbox"/> Proof of proxy YES / NO	
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____ <input type="checkbox"/> Nuisance abatement lien # _____ <input type="checkbox"/> Demolition lien # _____	
REQUEST TYPE:	
<input type="checkbox"/> Fast Track <input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____	

 10/2/25

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

8. D.

Meeting Date: 10/09/2025

Information

SUBJECT:

24-211	1109 N 27th St Bldg 9 Unit 70	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 25, 2024	Type of Presentation:	Lien Reduction
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OWNER:

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

FBC 105.1 (2020) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - June 14, 2024

Affidavit of Non-Compliance - April 4, 2025

Order Assessing Fine and Imposing Lien - May 14, 2025

Affidavit of Compliance - May 28, 2025

Fines accrued from April 3, 2025 to May 28, 2025. Fines total \$5,560.00, including \$60.00 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?
 - 11
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - 2, plus 5 additional reductions being considered today.

5. Whether granting of the reduction is in the best interest of the City?

- To be determined by the Special Magistrate.

RECOMMENDATION:

To be determined.

Attachments

Lien Reduction Request

Admin Costs

Form Review

Form Started By: Elizabeth Beck

Started On: 10/02/2025 05:30 PM

Final Approval Date: 10/03/2025



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9/22/2025		
Property address:	1109 N 27TH ST BLDG 9 UNIT 70		
Owner(s) of record:	SP Pine Creek Village LP		
Mailing address:	31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675		
Property tax ID #:	2404-608-0120-000/9		
Original purchase date:	8/18/2022	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:	Joseph Ouellette	Relationship to owner(s)	Owner Representative
Telephone #:	(202) 505 9477	E-Mail:	jouellette@standard-communities.com
Type of Lien	<input checked="" type="checkbox"/> Building Lien		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 5,540.00	\$1,000.00


Joe Ouellette (Sep 23, 2025 09:10:10 EDT)

09/23/25

Joe Ouellette

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: 1109 N 27TH ST BLDG 9 UNIT 70

Parcel ID #: 2404-608-0120-000/9

Property Owner: SP Pine Creek Village LP

Mailing Address: 31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675

Telephone #: (202) 505 9477 Cell Phone #: 703 401 6343

E-Mail Address: jouellette@standard-communities.com

Number of Applications: 6

24-00000211

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Joseph Ouellette, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I respectfully request a reduction of the penalty associated with this lien. All the necessary repairs have been completed and now the unit is in compliance. The delay in completing the work was due to unforeseen circumstances beyond our control. Ownership remains committed to maintaining the property in full compliance with all applicable codes and regulations.

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: 
Joseph Ouellette (Sep 23, 2025 09:10:10 EDT)

Date: 09/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____
<input type="checkbox"/> Demolition lien # _____	
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

Signature 10/2/25

Administrative Cost Estimator

10/2/2025

Property Address: 1109 N 27th St Bldg 9 Unit 70 - Case 24-211

Date case originated: 1/25/2024

Date case complied: 5/28/2025

Total time: 16 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>12</u>	\$7.20
Certified Mail:	\$7.25	<u>2</u>	\$14.50

Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Follow up and Inspections	\$50.00	<u>9</u>	\$450.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

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

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,282.20

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

8. E.

Meeting Date: 10/09/2025

Information

SUBJECT:

24-529	2801 Avenue L Bldg 4 Unit 35	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 26, 2024	Type of Presentation:	Lien Reduction
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OWNER:

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

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - July 12, 2024

Notice of Extension of Time (30 days) - August 28, 2024

Affidavit of Non-Compliance - February 4, 2025

Order Assessing Fine and Imposing Lien - March 19, 2025

Affidavit of Compliance - June 25, 2025

Fines accrued from February 4, 2025 to June 25, 2025. Fines total \$14,180.00 (including \$80.00 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?
 - 11
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?

- 2, plus 5 additional reductions being considered today.
5. Whether granting of the reduction is in the best interest of the City?
- To be determined by the Special Magistrate.

RECOMMENDATION:

To be determined.

Attachments

Lien Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/03/2025

Started On: 10/03/2025 07:07 AM



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9/22/2025		
Property address:	2801 AVENUE L BUILDING 4 UNIT 35		
Owner(s) of record:	SP PINE CREEK VILLAGE LP		
Mailing address:	31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675		
Property tax ID #:	2404-608-0120-000/9		
Original purchase date:	8/18/2022	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:	Joseph Ouellette	Relationship to owner(s)	Owner Representative
Telephone #:	(202) 505 9477	E-Mail:	jouellette@standard-communities.com
Type of Lien	<input checked="" type="checkbox"/> Building Lien		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 14,140.00	\$ 1,000.00


 Joe Ouellette (Sep 23, 2025 09:09:23 EDT)

09/23/25

Joe Ouellette

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: 2801 AVENUE L BUILDING 4 UNIT 35

Parcel ID #: 2404-608-0120-000/9

Property Owner: SP PINE CREEK VILLAGE LP

Mailing Address: 31899 Del Obispo Street, Suite 150 - San Juan Capistrano, CA 92675

Telephone #: (202) 505 9477 Cell Phone #: 703 401 6343

E-Mail Address: jouellette@standard-communities.com

Number of Applications: 6

24-00000529

REQUEST FOR REDUCTION OF PENALTY – STATEMENT


I, Joseph Ouellette, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I respectfully request a reduction of the penalty imposed. Necessary permits were pulled and all repairs are completed.

The property is in compliance and has been reinspected by the Building Department. Ownership remains committed to maintaining the property in full compliance with all applicable codes and regulations and asks for leniency on an otherwise extraordinary fine amount for an affordable housing complex.

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: 
Joe Ouellette (Sep 23, 2025 09:09:23 EDT)

Date: 09/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided <input type="checkbox"/> Proof of proxy YES / NO	
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____ <input type="checkbox"/> Nuisance abatement lien # _____ <input type="checkbox"/> Demolition lien # _____	
REQUEST TYPE:	
<input type="checkbox"/> Fast Track <input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____	

Administrative Cost Estimator

10/3/2025

Property Address: 2801 Ave L Bldg 4 Unit 35

Date case originated: 2/26/2024

Date case complied: 6/25/2025

Total time: 16 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense			
Regular 1st Class:	\$0.60	<u>12</u>	\$7.20
Certified Mail:	\$7.25	<u>2</u>	\$14.50
Photographs (per page)	\$0.50	<u>2</u>	\$1.00
Filing Fees	\$10.00	<u>6</u>	\$60.00
Follow up and Inspections	\$50.00	<u>8</u>	\$400.00
<small>Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.</small>			
Building Dept. Assistant			
Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00
<small>Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.</small>			
Assistant Director of Building	\$75.00	<u>1</u>	\$75.00
<small>Covers review of initial notice, review of case file for recommendation and review with attorney</small>			
City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
<small>Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.</small>			
Hearings	\$150.00	<u>1</u>	\$150.00
<small>Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.</small>			
Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00

Total Estimated Cost: \$1,232.70

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

8. F.

Meeting Date: 10/09/2025

Information

SUBJECT:

24-1134	1507 Avenue I	Griet LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 16, 2024	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Griet LLC PO BOX 13175 Ft Pierce, FL 34979	REGISTER AGENT: Roy Mildner 423 Delaware Ave Ft. Pierce, FL 34979
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - September 16, 2024

Notice of Extension of Time - November 27, 2024

Affidavit of Non-Compliance - March 11, 2025

Order Assessing Fine and Imposing Lien - April 10, 2025

Affidavit of Compliance - June 9, 2025

Fines accrued from March 11, 2025 to June 9, 2025. Fines total \$9,170.00 (including \$70.00 in recording fees).

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - 1, the current case being considered.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?

- None on record.
5. Whether granting of the reduction is in the best interest of the City?
- To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 10/02/2025

Started On: 10/02/2025 03:41 PM

Administrative Cost Estimator

10/2/2025

Property Address: 1507 Avenue I

Date case originated: 5/16/2024

Date case complied: 6/9/2025

Total time: 13 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.60	<u>6</u>	\$3.60
Certified Mail:	\$7.25	<u>2</u>	\$14.50

Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>7</u>	\$70.00
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Follow up and Inspections	\$50.00	<u>9</u>	\$450.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

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

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

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,290.10




REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9/23/25		
Property address:	1507 Avenue I, Fort Pierce, FL 34951		
Owner(s) of record:	Greit LLC		
Mailing address:	2005 SW Driftwood St Port Saint Lucie, FL 34953		
Property tax ID #:	240481500040006		
Original purchase date:	1/5/2018	Original purchase price:	66,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Devon Gibbs	Relationship to owner(s)	Owner of Greit LLC
Telephone #:	772-224-0095	E-Mail:	Devgibbs@hotmail.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	\$ _____	\$ _____
TOTAL AMOUNT	\$ _____	\$ _____


9/23/25
Devon Gibbs

 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: 1507 Avenue I, Fort Pierce, FL 34956

Parcel ID #: 240481500040006

Property Owner: Greit LLC

Mailing Address: 2005 SW Driftwood St
Port Saint Lucie, FL 34953

Telephone #: 772-224-0095 Cell Phone #: 772-224-0095

E-Mail Address: Devgibbs@hotmail.com

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Devon Gibbs, 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 tried to comply in a timely manner by hiring GC Rod Waller last June 2024. I don't know what took him so long to get plans and permits approved. Ultimately, I had the deck demolished to come into compliance and stop fines. I'd much appreciate simply settling for City costs

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: 9/23/25

FOR OFFICE USE ONLY:	RECEIVED DATE:
OWNERSHIP INFORMATION:	
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____
<input type="checkbox"/> Demolition lien # _____	
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

