

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, November 13, 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.	BV2025-00120	510 N 21st St Unit A	Foliaco, Aldolfo & Sanchez, Erika	Joel Smith
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B.	BV2025-00121	510 N 21st St Unit B	Foliaco, Aldolfo & Sanchez, Erika	Joel Smith
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C.	BV2025-00150	1303 N 24th St	Sunstate Homebuyers LLC	Logan Winn
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- 7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	24-117	1708 S 8th St	Godinez, Marco & Martinez, Sylvia	Shaun Coss
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B.	24-787	2510 S Ocean Dr	Piehole LLC	Shaun Coss
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C.	24-1196	1206 N 29th St Bldg. 1 Unit 4	SP Pine Creek Village LP	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	20-2307	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
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B.	20-2308	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
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C.	23-52	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
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D.	23-54	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
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9. **OTHER CASES**

A.	BV2024-00055	209 N 9th Street	Kinnard, Kenneth	Shaun Coss
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B.	BV2024-00056	903 Avenue B	Kinnard, Kenneth	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: 11/13/2025

Re: Case #BV2025-00120 - 510 N 21st Street Unit A

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

Information

SUBJECT:

BV2025-00120	510 N 21st St Unit A	Foliaco, Adolfo & Sanchez, Erika	Joel Smith
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CASE INFORMATION:

Case Initiated:	May 20, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Adolfo Eduardo Foliaco Erika Sabrina Sanchez 7235 Sandgrace Lane Lake Worth FL 33463	ALTERNATE ADDRESS: Adolfo Eduardo Foliaco Erika Sabrina Sanchez 7236 Sandgrace Lane Lake Worth FL 33463
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the A/C system 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 \$250.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/05/2025

Started On: 11/04/2025 01:40 PM

Special Magistrate Hearing - Building - 9:00AM

6. B.

Meeting Date: 11/13/2025

Re: Case # #BV2025-00121 - 510 N 21st Street Unit B

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

Information

SUBJECT:

BV2025-00121	510 N 21st St Unit B	Foliaco, Aldolfo & Sanchez, Erika	Joel Smith
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CASE INFORMATION:

Case Initiated:	May 20, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Adolfo Eduardo Foliaco Erika Sabrina Sanchez 7235 Sandgrace Lane Lake Worth FL 33463	ALTERNATE ADDRESS: Adolfo Eduardo Foliaco Erika Sabrina Sanchez 7236 Sandgrace Lane Lake Worth FL 33463
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the A/C system 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 \$250.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/05/2025

Started On: 11/04/2025 01:59 PM

Special Magistrate Hearing - Building - 9:00AM

6. C.

Meeting Date: 11/13/2025

Re: Case BV20025-00150 - 1303 N 24th Street

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

Information

SUBJECT:

BV2025-00150	1303 N 24th St	Sunstate Homebuyers LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	June 18, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Sunstate Homebuyers LLC 373 NW Curtis St Port St Lucie FL 34983-1630	REG. AGENT: Joel Diaz
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.14 (2021) Insect Screens, IPMC 304.15 (2021) Exterior Doors, IPMC 504.1(2021) Plumbing -General, IPMC 601.2 (2021) Mechanical and Electrical Systems

CORRECTIVE ACTIONS:

1. Please obtain a permit for the interior/exterior demolition.
2. Please replace all damaged or missing insect screens.
3. Please replace all damaged door hardware. A permit will be required if doors or door frames are replaced.
4. Please obtain a permit for any plumbing work that was done inside or outside of the property.
5. Please obtain a permit for the mechanical and electrical systems that should be provided for occupancy in accordance with 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 \$250.00 per day be assessed.

Form Started By: Elizabeth Beck
Final Approval Date: 11/05/2025

Started On: 11/04/2025 12:24 PM

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

7. A.

Meeting Date: 11/13/2025

Information

SUBJECT:

24-117	1708 S 8th St	Godinez, Marco & Martinez, Sylvia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 16, 2024	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Marco Godinez Sylvia Martinez 1708 S 8th St Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024

Affidavit of Non-Compliance - August 20, 2024

Order Approving Respondent's Request for Extension of Time (60 days) - September 16, 2024

Affidavit of Non-Compliance - September 23, 2025

ACTION DATES:

1. June 13, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get a permit/correct the violations or fines may accrue.
2. August 20, 2024 - An Affidavit of Non-Compliance was prepared and fines began to accrue.
3. August 29, 2024 - A letter from the owner contesting the fines and requesting an extension was received and a hearing notice was sent for the September 12, 2024 hearing.
4. September 12, 2024 - Special Magistrate grants a 60 day extension.
5. December 30, 2024 - a driveway permit was issued. This permit expired on June 28, 2025 without any inspections.
6. September 23, 2025 - An Affidavit of Non-Compliance was prepared and fines resumed.
7. October 2, 2025 - a letter from the owner was received contesting the fines and requesting an extension. A hearing notice was sent on October 15, 2025 for the November 13, 2025 hearing.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 11/04/2025 09:17 AM

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

7. B.

Meeting Date: 11/13/2025

Information

SUBJECT:

24-787	2510 S Ocean Dr	Piehole LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 4, 2024	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Piehole LLC 1718 Coconut Dr Ft Pierce FL 34949	REG. AGENT: Tammy Vance 130 S Indian River Dr Unit 404 Ft Pierce FL 34950
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - August 15, 2024
Notice of Extension of Time (90 days) - November 25, 2024
Amended Notice of Extension of Time (90 days) - November 27, 2024
Order Approving Respondent's Request for Extension of Time (90 days) - April 10, 2025
Affidavit of Non-Compliance - September 11, 2025

ACTION DATES:

1. August 15, 2024 - Special Magistrate Hearing - the Special Magistrate provided 90 days to get the permit or fines may accrue.
2. November 27, 2024 - An Amended Notice of Extension of Time (90 days) was recorded.
3. February 25, 2025 - An email was received requesting an extension of time and a hearing notice was sent March 10, 2025 for the April 10, 2025 hearing.
4. April 10, 2025 - Special Magistrate grants a 90 day extension.
5. September 11, 2025 - Affidavit of Non-Compliance was prepared and fines began to accrue.
6. September 29, 2025 - An email was received from the restaurant owners contesting the fines and requesting a further extension. A hearing notice for the October 15, 2025 hearing was sent for the November 13, 2025 hearing.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 11/04/2025 08:15 AM

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

7. C.

Meeting Date: 11/13/2025

Information

SUBJECT:

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

Case Initiated:	May 24, 2024	Type of Presentation:	Massey Hearing
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OWNER:

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

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

FINDINGS/ORDER:

Order Determining Violation - November 8, 2024
Affidavit of Non-Compliance - January 16, 2025
Order Approving Respondent's Request for Extension of Time (90 days) - March 13, 2025
Order Approving Respondent's Request for Extension of Time (90 days) - July 10, 2025

ACTION DATES:

1. November 8, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. January 16, 2025 - An Affidavit of Non-Compliance was recorded.
3. February 2, 2025 - An email was received from the property manager contesting the fines and requesting an extension.
4. February 3, 2025 - A hearing notice for the March 13, 2025 hearing was mailed.
5. March 13, 2025 - Special Magistrate grants a 90 day extension.
6. June 12 & 13, 2025 - An email was received from the property manager requesting a further extension. A hearing notice for the July 10, 2025 hearing was sent.
7. October 7, 2025 - An email was received from the property manager requesting a further extension. A hearing notice for the November 13, 2025 was sent on October 15, 2025.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 11/04/2025 07:15 AM

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

8. A.

Meeting Date: 11/13/2025

Information

SUBJECT:

20-2307	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 8, 2020	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - April 21, 2021

Notice of Extension of Time 90 days - July 14, 2021

Affidavit of Non-Compliance - January 12, 2022

Order Approving Respondent's Request for Extension of Time - April 19, 2022

Order Denying Respondent's Request for Extension of Time - April 19, 2023

Order Assessing Fine and Imposing Lien - April 19, 2023

Affidavit of Compliance - August 11, 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?
 - Four cases that are before the Special Magistrate today.
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:

Reduce the lien to the administrative costs incurred by the City of Fort Pierce.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 10/26/2025 11:01 AM

Administrative Cost Estimator

11/3/2025

Property Address: 429 N 20th St Unit A (20-2307)

Date case originated: 10/8/2020

Date case complied: 7/18/2025

Total time: 57 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

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>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>12</u>	\$6.00
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Filing Fees	\$10.00	<u>8</u>	\$80.00
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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
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Each additional Hearing	\$75.00	<u>1</u>	\$75.00
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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: \$1,374.25



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9-1-25		
Property address:	429 North 20th St. Apt. A, Fort Pierce, FL		
Owner(s) of record: ?	Sham Johnson		
Mailing address:	4268 Lake Tahoe Circle WPB, FL 33409		
Property tax ID #:	2409-603-0042-00018		
Original purchase date:	10-3-2018	Original purchase price:	27,500
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Sham Johnson	Relationship to owner(s):	owner
Telephone #:	351-644-7998	E-Mail:	SIJ361@hotmail.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	\$ <u>92,070</u>	\$ <u>175.00</u>

Sham Johnson

Signature of Owner or Representative

9-1-25

Date

Sham Johnson

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:

429 North 20th St. Fort Pierce #1.

Parcel ID #:

Property Owner:

Sharon Johnson

Mailing Address:

4268 Lake Tahoe Circle, W.P. Bd #1.

Telephone #:

Cell Phone #:

(361) 644-7998

E-Mail Address:

SJ561@hotmail.com

Number of Applications:

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

Sharrn Johnson, 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:

see attached.

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: Johnson

Date: 9-23-25

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: 10/16/25

Subject: Special Magistrate

Im attaching a heartfelt request for a reduction of fines and the removal of a lien on my property. I purchased this property as a long term investment for residual income after retirement. Unfortunately it came with overwhelming financial difficulties that has depleted my savings requiring additional loans. The fines and penalties tied to the property at this point is unaffordable not to mention has far exceeded the property current value.

As a single mother preparing to send my child to college this is a HUGE burden! This current situation place me at risk of Bankruptcy or COMPLETELY loosing the property despite my best efforts to manage and rectify everything responsibly.

Im asking the city of Fort Pierce (St Lucie Co) to please , please consider my situation with fairness, compassion and a lil empathy. I work a 9 to 5 , not a big time (big money) investor so im hoping (praying the reduction reflects that . I was born and raised here . I believe in the strength and humanity of the city and court system., do i trust that you will weigh my request with understanding. Lastly id like to add that i secured a reputable, licensed GC (General Contractor) who successfully completed the demolition work that's ready to assist me in the near future with my rebuilding when im ready the right way !!

Sincerely
Sharon Johnson

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

8. B.

Meeting Date: 11/13/2025

Information

SUBJECT:

20-2308	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 8, 2020	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2017) Permit Required

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - April 21, 2021

Notice of Extension of Time 90 days - July 14, 2021

Affidavit of Non-Compliance - January 12, 2022

Order Approving Respondent's Request for Extension of Time - April 19, 2022

Order Denying Respondent's Request for Extension of Time - April 19, 2023

Order Assessing Fine and Imposing Lien - April 19, 2023

Affidavit of Compliance - August 11, 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?
 - Four cases that are before the Special Magistrate today.
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:

Reduce the lien to the administrative costs incurred by the City of Fort Pierce.

Attachments

Lien Reduction Request Application
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 10/26/2025 11:21 AM



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9-1-25		
Property address:	429 N 20 th St. Fort Pierce, Fl. Apt A		
Owner(s) of record:	Sharrn Johnson		
Mailing address:	4268 Lake Tahoe Circle		
Property tax ID #:	2409-603-0042-00018		
Original purchase date:	10/13/2018	Original purchase price:	27,500
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Sharrn Johnson	Relationship to owner(s)	owner.
Telephone #:	361-644-7998	E-Mail:	545561@hotmail.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	\$ _____	\$ _____

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:

429 North 20th Street, Ft. Pierce, Fl. ^{Apt A}

Parcel ID #:

Property Owner:

Sharrn Johnson

Mailing Address:

4208 Lake Tahoe Circle

Telephone #:

561-644-7998

Cell Phone #:

561-644-7998

E-Mail Address:

SJ3361@hotmail.com

Number of Applications:

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sharon Johnson, 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:

See attached

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: _____

Sharon Johnson

Date: _____

9-23-25

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: see 10/16/25

Subject: Special Magistrate

Im attaching a heartfelt request for a reduction of fines and the removal of a lien on my property. I purchased this property as a long term investment for residual income after retirement. Unfortunately it came with overwhelming financial difficulties that has depleted my savings requiring additional loans. The fines and penalties tied to the property at this point is unaffordable not to mention has far exceeded the property current value.

As a single mother preparing to send my child to college this is a HUGE burden! This current situation place me at risk of Bankruptcy or COMPLETELY loosing the property despite my best efforts to manage and rectify everything responsibly.

Im asking the city of Fort Pierce (St Lucie Co) to please , please consider my situation with fairness, compassion and a lil empathy. I work a 9 to 5 , not a big time (big money) investor so im hoping (praying the reduction reflects that . I was born and raised here . I believe in the strength and humanity of the city and court system., do i trust that you will weigh my request with understanding. Lastly id like to add that i secured a reputable, licensed GC (General Contractor) who successfully completed the demolition work that's ready to assist me in the near future with my rebuilding when im ready the right way !!

Sincerely
Sharon Johnson

Administrative Cost Estimator

11/3/2025

Property Address: 429 N 20th St Unit B (20-2308)

Date case originated: 10/8/2020

Date case complied: 7/18/2025

Total time: 57 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 2
 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>12</u>	\$6.00
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Filing Fees	\$10.00	<u>9</u>	\$90.00
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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>1</u>	\$75.00

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: \$1,385.45

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

8. C.

Meeting Date: 11/13/2025

Information

SUBJECT:

23-52	429 N 20th St Unit A	Johnson, Sharon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 10, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure-General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.3 Address Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - April 19, 2023
Notice of Extension of Time 90 days - December 19, 2023
Affidavit of Non-Compliance - March 27, 2024
Order Approving Respondent's Request for Extension of Time - 60 days - June 14, 2024
Order Denying Respondent's Request for Extension of Time - November 12, 2024
Order Assessing Fine and Imposing Lien - January 9, 2025
Affidavit of Compliance - August 12, 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?
 - Four cases that are before the Special Magistrate today.
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:

Reduce the lien to the administrative costs incurred by the City of Fort Pierce.

Attachments

Admin Costs

Lien Reduction Request Ap

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

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

Administrative Cost Estimator

11/3/2025

Property Address: 429 N 20th St Unit A (23-52)

Date case originated: 1/10/2023

Date case complied: 7/18/2025

Total time: 30 months

Number of Hearings

Violation Hearings: 1
Massey Hearings: 2
Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>11</u>	\$6.60
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>10</u>	\$5.00
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Filing Fees	\$10.00	<u>9</u>	\$90.00
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Follow up and Inspections	\$50.00	<u>14</u>	\$700.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

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

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: \$1,633.85



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9-1-25		
Property address:	429 N 20 th St. Fort Pierce, Fl. Apt A		
Owner(s) of record:	Sharrn Johnson		
Mailing address:	4268 Lake Tahoe Circle		
Property tax ID #:	2409-603-0042-00018		
Original purchase date:	10/13/2018	Original purchase price:	27,500
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Sharrn Johnson	Relationship to owner(s)	owner.
Telephone #:	361-644-7998	E-Mail:	545561@hotmail.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	\$ _____	\$ _____

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:

429 North 20th Street, Ft. Pierce, Fl. ^{Apt A}

Parcel ID #:

Property Owner:

Sharrn Johnson

Mailing Address:

4208 Lake Tahoe Circle

Telephone #:

561-644-7998

Cell Phone #:

561-644-7998

E-Mail Address:

SJ361@hotmail.com

Number of Applications:

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sharon Johnson, 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:

See attached

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: _____

Sharon Johnson

Date: _____

9-23-25

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: see 10/16/25

Subject: Special Magistrate

Im attaching a heartfelt request for a reduction of fines and the removal of a lien on my property. I purchased this property as a long term investment for residual income after retirement. Unfortunately it came with overwhelming financial difficulties that has depleted my savings requiring additional loans. The fines and penalties tied to the property at this point is unaffordable not to mention has far exceeded the property current value.

As a single mother preparing to send my child to college this is a HUGE burden! This current situation place me at risk of Bankruptcy or COMPLETELY loosing the property despite my best efforts to manage and rectify everything responsibly.

Im asking the city of Fort Pierce (St Lucie Co) to please , please consider my situation with fairness, compassion and a lil empathy. I work a 9 to 5 , not a big time (big money) investor so im hoping (praying the reduction reflects that . I was born and raised here . I believe in the strength and humanity of the city and court system., do i trust that you will weigh my request with understanding. Lastly id like to add that i secured a reputable, licensed GC (General Contractor) who successfully completed the demolition work that's ready to assist me in the near future with my rebuilding when im ready the right way !!

Sincerely
Sharon Johnson

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

8. D.

Meeting Date: 11/13/2025

Information

SUBJECT:

23-54	429 N 20th St Unit B	Johnson, Sharon	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 10, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Sharon Johnson 4268 Lake Tahoe Cir West Palm Beach FL 33409	OCCUPIED BY:
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VIOLATIONS:

FBC105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.3 (2021) Address Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Doors, IPMC 304.18 (2021) Building Security, IPMC 304.18.1 (2021) Doors, IPMC 305.1 General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Stairs and Walking Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - April 19, 2023
Notice of Extension of Time 90 days - December 19, 2023
Affidavit of Non-Compliance - March 27, 2024
Order Approving Respondent's Request for Extension of Time - 60 days - June 14, 2024
Order Denying Respondent's Request for Extension of Time - November 12, 2024
Order Assessing Fine and Imposing Lien - January 9, 2025
Affidavit of Compliance - August 12, 2025

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
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3. Whether there is a current code enforcement action on this property or any other property under common ownership?
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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:

Reduce the lien to the administrative costs incurred by the City of Fort Pierce.

Attachments

Lien Reduction Request Application
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 10/26/2025 05:56 PM



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	9-1-25		
Property address:	429 N. 20th St. Fort Pierce Fl. Apt B		
Owner(s) of record:	Shann Johnson		
Mailing address:	4268 Lake Tahoe Circle, WRBd Fl.		
Property tax ID #:	2409-603-0042-0008		
Original purchase date:	10/3/2018	Original purchase price:	27,500
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Shann Johnson	Relationship to owner(s)	owner
Telephone #:	361-644-7998	E-Mail:	SHJ361@hotmail.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	\$ _____	\$ _____

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:

Fort Pierce, FL
429 North 20th Street Apt B

Parcel ID #:

Property Owner:

Sharon Johnson

Mailing Address:

4268 Lake Tahoe Circle, W. P. Beach
FL

Telephone #:

561-644-7998

Cell Phone #:

561-644-7998

E-Mail Address:

S4J561@hotmail.com

Number of Applications:

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sharon Johnson, 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:

See attached.

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: Sharon Johnson

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: <u>See 10/16/25</u>	

Subject: Special Magistrate

Im attaching a heartfelt request for a reduction of fines and the removal of a lien on my property. I purchased this property as a long term investment for residual income after retirement. Unfortunately it came with overwhelming financial difficulties that has depleted my savings requiring additional loans. The fines and penalties tied to the property at this point is unaffordable not to mention has far exceeded the property current value.

As a single mother preparing to send my child to college this is a HUGE burden! This current situation place me at risk of Bankruptcy or COMPLETELY loosing the property despite my best efforts to manage and rectify everything responsibly.

Im asking the city of Fort Pierce (St Lucie Co) to please , please consider my situation with fairness, compassion and a lil empathy. I work a 9 to 5 , not a big time (big money) investor so im hoping (praying the reduction reflects that . I was born and raised here . I believe in the strength and humanity of the city and court system., do i trust that you will weigh my request with understanding. Lastly id like to add that i secured a reputable, licensed GC (General Contractor) who successfully completed the demolition work that's ready to assist me in the near future with my rebuilding when im ready the right way !!

Sincerely
Sharon Johnson

Administrative Cost Estimator

11/3/2025

Property Address: 429 N 20th St Unit B (23-54)

Date case originated: 1/10/2023

Date case complied: 7/18/2025

Total time: 30 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 2
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>11</u>	\$6.60
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>10</u>	\$5.00
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Filing Fees	\$10.00	<u>9</u>	\$90.00
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Follow up and Inspections	\$50.00	<u>14</u>	\$700.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

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

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
--------------------------	----------	----------	----------

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: \$1,633.85

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

9. A.

Meeting Date: 11/13/2025

Information

SUBJECT:

BV2024-00055	209 N 9th Street	Kinnard, Kenneth	Shaun Coss
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CASE INFORMATION:

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

OWNER: Kenneth Kinnard 17380 Hammock Ln Ft Pierce FL 34987	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 10, 2025
Notice of Extension of Time (90 days) - June 11, 2025

ACTION DATES:

1. April 10, 2025 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. June 11, 2025 - A Notice of Extension of Time (90 days) was recorded.
3. October 1, 2025 - a request for a further extension of time was received. A hearing notice for the November 13, 2025 hearing was sent on October 16, 2025.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 11/04/2025 10:26 AM

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

9. B.

Meeting Date: 11/13/2025

Information

SUBJECT:

BV2024-00056	903 Avenue B	Kinnard, Kenneth	Shaun Coss
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CASE INFORMATION:

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

OWNER: Kenneth Kinnard 17380 Hammock Ln Ft Pierce FL 34987	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - April 10, 2025
Notice of Extension of Time (90 days) - June 11, 2025

ACTION DATES:

1. April 10, 2025 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. June 11, 2025 - A Notice of Extension of Time (90 days) was recorded.
3. October 1, 2025 - a request for a further extension of time was received. A hearing notice for the November 13, 2025 hearing was sent on October 16, 2025.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 11/04/2025

Started On: 11/04/2025 11:08 AM