

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Thursday, January 8, 2026 - 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**

4. **NEW BUSINESS**

a. **PUBLIC HEARINGS - CITATIONS**

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	BV2025-00020	606 Palm Ave	Martin County Properties LLC	Frank Remling
2.	BV2025-00037	2510 Avenue M Unit C	Hadden, Marlene	Frank Remling
3.	BV2025-00136	3006 Orange Ave	Luna, Maria	Joel Smith
4.	BV2025-00141	402 S 14th St Unit A	Tyrone Ventures LLC	Frank Remling
5.	BV2025-00148	2020 Sunrise Blvd	Taylor, Carolyn	Miles Keller

6.	BV2025-00156	1607 S 8th St	Holbert, Donovan & Devita	Miles Keller
7.	BV2025-00159	2400 S Ocean Dr Unit 7321	Peterson, Brian & Carr, Whitney	Joel Smith
8.	BV2025-00168	1504 Zephyr Ave	Altine, Lucianna	Logan Winn
9.	BV2025-00175	1985 Reynolds Dr.	Quorum Hospitality, Inc.	Miles Keller
10.	BV2025-00180	2550 Avenue B	Hillside Investments LLC	Michael Waldrop

d. **PUBLIC HEARINGS - NUISANCE CASES**

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	23-2413	210 N 23rd St	Tucker, Kimberly, Jonathan, Tamara & Johnet	Shaun Coss
2.	24-1111	2308 Georgia Ave	DJL10 LLC	Shaun Coss

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

1.	23-738	900 W Weatherbee Rd	Rangel, Teresa M & Sandra B	Shaun Coss
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6. **FINAL MATTERS**

a. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

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 - 9:00 AM

4. c. 1.

Meeting Date: 01/08/2026

Re: Case #BV2025-00020 - 606 Palm Avenue

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

SUBJECT:

BV2025-00020	606 Palm Ave	Martin County Properties LLC	Frank Remling
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CASE INFORMATION:

Case Initiated:	January 23, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Martin County Properties LLC 265 Bermuda Beach Fort Pierce FL 34949	REG. AGENT: J.B. Jones, Jr.
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VIOLATIONS:

IPMC 304.13.2 (2021) Openable Windows, IPMC 309.1 (2021) Infestation.

CORRECTIVE ACTIONS:

1. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
2. Treat the property for the infestation and make all necessary repairs to the structure to prevent re-infestation

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: 12/30/2025

Started On: 12/26/2025 08:36 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 2.

Meeting Date: 01/08/2026

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

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: 12/26/2025

Started On: 12/26/2025 09:14 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 3.

Meeting Date: 01/08/2026

Re: Case #BV2025-00136 - 3006 Orange Avenue

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

SUBJECT:

BV2025-00136	3006 Orange Ave	Luna, Maria	Joel Smith
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CASE INFORMATION:

Case Initiated:	June 10, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Maria Luna 110 Sunrise Dr Fort Pierce FL 34945	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the two walk-in coolers with electric that have been installed without a permit, and a permit for the removal of the fire suppression system, if not being used or have the fire suppression system recertified.

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

Started On: 12/26/2025 09:15 AM

Final Approval Date: 12/30/2025

Special Magistrate Hearing Building - 9:00 AM

4. c. 4.

Meeting Date: 01/08/2026

Re: Case #BV2025-00141 - 402 S 14th St Unit A

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

SUBJECT:

BV2025-00141	402 S 14th St Unit A	Tyrone Ventures LLC	Frank Remling
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CASE INFORMATION:

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

OWNER: Tyrone Ventures LLC 1961 NE Steven Ave Jensen Beach FL 34957	REG. AGENT: Eric Pratt 316 Hernando St Unit D Fort Pierce FL 34949
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VIOLATIONS:

IPMC 305.3 (2021) Interior Surfaces, IPMC 603.1 (2021) Mechanical Appliances

CORRECTIVE ACTIONS:

1. Paint or repair the interior surfaces of the structure as required, including the water damaged ceiling that has collapsed.
2. All mechanical appliances shall be installed and maintained in a safe and operable working condition, repair or replace the A/C that is leaking.

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: 12/30/2025

Started On: 12/30/2025 08:42 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 5.

Meeting Date: 01/08/2026

Re: Case# BV2025-00148 - 2020 Sunrise Boulevard

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

SUBJECT:

BV2025-00148	2020 Sunrise Blvd	Taylor, Carolyn	Miles Keller
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CASE INFORMATION:

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

OWNER: Carolyn Taylor 2020 Sunrise Blvd Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction that has been performed without a permit including demolition, installing fascia, electrical work and any other work 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 \$250.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/30/2025

Started On: 12/30/2025 09:20 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 6.

Meeting Date: 01/08/2026

Re: Case #BV2025-00156 - 1607 S 8th Street

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

SUBJECT:

BV2025-00156	1607 S 8th St	Holbert, Donovan & Devita	Miles Keller
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CASE INFORMATION:

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

OWNER: Donovan & Devita Holbert 1607 S 8th St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of the freestanding solar panels and any electrical work 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 \$250.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/30/2025

Started On: 12/30/2025 09:29 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 7.

Meeting Date: 01/08/2026

Re: Case #BV2025-00159 - 2400 S Ocean Drive Unit 7321

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

SUBJECT:

BV2025-00159	2400 S Ocean Dr Unit 7321	Peterson, Brian & Carr, Whitney	Joel Smith
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CASE INFORMATION:

Case Initiated:	June 27, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Brian Peterson Whitney Carr 2400 S Ocean Dr Unit 7321 Ft Pierce FL 34949	OCCUPIED BY:
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VIOLATIONS:

FBC 105.4.1.1 (2020) Expired Permit

CORRECTIVE ACTIONS:

Permit CMECH-2024-00157 for an AC change out has expired. Please renew your permit or obtain a new permit, complete all work as required and obtain approval for all required inspections.

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: 12/30/2025

Started On: 12/30/2025 08:01 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 8.

Meeting Date: 01/08/2026

Re: Case #BV2025-00168 - 1504 Zephyr Avenue

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

SUBJECT:

BV2025-00168	1504 Zephyr Ave	Altine, Lucianna	Logan Winn
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CASE INFORMATION:

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

OWNER: Lucianna Alltine 1504 Zephyr Ave Fort Pierce FL 349982	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for enclosing the carport 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: 12/30/2025

Started On: 12/27/2025 07:00 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 9.

Meeting Date: 01/08/2026

Re: Case #BV2025-00175 - 1985 Reynolds Drive

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

SUBJECT:

BV2025-00175	1985 Reynolds Dr.	Quorum Hospitality, Inc.	Miles Keller
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CASE INFORMATION:

Case Initiated:	July 10, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Quorum Hospitality, Inc. 1500 SE 5th Ave Dania Beach FL 33004-4543	REG. AGENT: Hampton Inn & Suites
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VIOLATIONS:

IPMC 303.1 (2021) Pool/Spa Maintenance, IPMC 303.2 (2021) Pool/Spa Enclosures, IPMC 304.19 (2021) Gates, IPMC 604.3.1 (2021) Electrical Equipment Exposed to Water

CORRECTIVE ACTIONS:

1. Obtain a permit to repair/replace the pool/spa. Including depth markers broken/ faded and decking that is unlevel and missing bricks.
2. Install, repair or replace the pool barrier as required.
3. Repair or replace all damaged gates and/or gate hardware.
4. Obtain a permit to replace all electrical equipment exposed to water, including the non-working timer.

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: 12/30/2025

Started On: 12/27/2025 07:18 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 10.

Meeting Date: 01/08/2026

Re: Case #BV2025-00180 - 2550 Avenue B

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

SUBJECT:

BV2025-00180	2550 Avenue B	Hillside Investments LLC	Michael Waldrop
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CASE INFORMATION:

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

OWNER: Hillside Investments LLC 5410 Echo Pines Cir W Fort Pierce FL 34951	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the fence being constructed 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: 12/30/2025

Started On: 12/27/2025 10:56 AM

Special Magistrate Hearing Building - 9:00 AM

5. a. 1.

Meeting Date: 01/08/2026

SUBJECT:

23-2413	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:	Fine Reduction
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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
Affidavit of Compliance - November 5, 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.

6. October 9, 2025 - Special Magistrate Massey Hearing - the Special Magistrate stops the accrual of fines and provides a 90 day extension to comply this case.
7. November 5, 2025 - An Affidavit of Compliance is prepared for compliance on this date. Fines accrued from September 16, 2025 to October 9, 2025 and they total \$2,370.00 (\$70.00 in recording fees).
8. December 8, 2025 - Fine Reduction Request received and a hearing notice was sent December 10, 2025.

RECOMMENDATION:

To be determined.

Attachments

Fine Reduction Request
Admin Costs
3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/30/2025

Started On: 12/30/2025 01:20 PM



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	12-8-2025				
Property address:	210 N th 23rd st Fort Pierce, FL 34950				
Owner(s) of record:	Kimberly Tucker				
Mailing address:	207 N th 22nd st Fort Pierce, FL 34950				
Property tax ID #:	241960200210002				
Original purchase date:			Original purchase price:		
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Kimberly Tucker		Relationship to owner(s)	self	
Telephone #:			Mobile phone #:	772-828-5131	
E-mail:			Preferred contact method:	cell	
What are owner(s) intentions for property:	complete				
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


\$ _____

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ _____

DOLLAR AMOUNT I AGREE TO PAY

\$ 0



 Signature of Owner or Representative

12-8-2025

 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

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

Property Address: 210 Nth 23rd St Ft Pierce, FL 34950

Property Owner: Kimberly Tucker

Mailing Address: 207 Nth 22nd St Ft Pierce, FL 34950

Telephone #: _____ Cell Phone #: 772-828-5131

E-Mail Address: Kim.gibbs443@gmail.com

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

I, Kimberly Tucker, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

My name is Kimberly Tucker And I'm Ask the MAsesty to waive the property fines because we were not aware of any permit wasn't pull for the trust I was told we have complete with all of the property compliance of the violations. I AM on Social Security I CAN NOT AFFORD ANY FINE'S, AND we have complied to All fixtures and permits of the court's

Thank you

Signed: [Signature] Date: 12-8-2025

Print Name: Kimberly Tucker

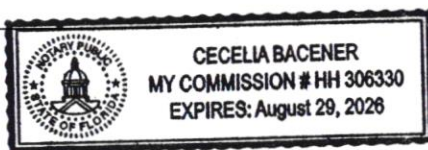
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Kimberly Monique Tucker who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced F.I.D.L. T351-451-74-000-0 as identification.

SWORN TO AND SUBSCRIBED before me this 8th day of December, 2025.

[Signature]
Notary Public, State of Florida



Administrative Cost Estimator

12/30/2025

Property Address: 210 N 23rd Street

Date case originated: 8/22/2023

Date case complied: 11/5/2025

Total time: 26 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 3

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.60	<u>9</u>	\$5.40
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Certified Mail:	\$7.25	<u>2</u>	\$14.50
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Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>7</u>	\$70.00
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Follow up and Inspections	\$50.00	<u>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>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> </u>	\$0.00
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Total Estimated Cost: \$1,268.90

FINE REDUCTION HEARING

January 8, 2026

Case #23-2413

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

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Initially, a permit for roof replacement only was obtained and closed. At a later date, the permit for the truss replacement was also obtained, inspected and closed.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **0 (zero).**

Special Magistrate Hearing Building - 9:00 AM

5. a. 2.

Meeting Date: 01/08/2026

SUBJECT:

24-1111	2308 Georgia Ave	DJL10 LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 16, 2024	Type of Presentation:	Massey/Extension of Time
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OWNER:

OWNER: DJL10 LLC 14750 SW 172nd St Miami, FL 33187	REGISTER AGENT: Dimitri Jean-Louis
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - September 16, 2024
Affidavit of Non-Compliance - November 19, 2025

ACTION DATES:

1. September 16, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. September 4, 2024 - Residential Repair permit applied for (issued April 28, 2025). A separate permit for windows was issued January 27, 2025 and expired July 26, 2025 without any inspections.
3. November 19, 2025 - An Affidavit of Non-Compliance was prepared and fines began.
4. December 1, 2025 - a letter was received from the owner contesting the fines.
5. December 9, 2025 - A Massey Hearing Notice was mailed.

RECOMMENDATION:

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 12/30/2025

Started On: 12/30/2025 09:41 AM

Special Magistrate Hearing Building - 9:00 AM

5. b. 1.

Meeting Date: 01/08/2026

SUBJECT:

23-738	900 W Weatherbee Rd	Rangel, Teresa M & Sandra B	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 16, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Teresa M & Sandra B Rangel 900 W Weatherbee Rd Ft Pierce FL 34982	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 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 305.3 (2021) Interior Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1. (2021) Unsafe Conditions

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - November 21, 2023
Affidavit of Non-Compliance - April 30, 2025
Affidavit of Compliance - May 28, 2025
Order Assessing Fine and Imposing Lien - August 14, 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?

- None on record.
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: 12/30/2025

Started On: 12/30/2025 05:02 PM

Administrative Cost Estimator

12/30/2025

Property Address: 900 W Weatherbee Rd

Date case originated: 3/16/2023

Date case complied: 5/28/2025

Total time: 26 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
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Certified Mail:	\$7.25	<u>1</u>	\$7.25
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>6</u>	\$300.00
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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: \$1,112.85

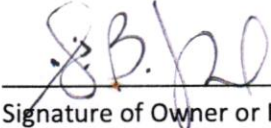


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	10/28/2025		
Property address:	900 W. Weatherbee Road Fort Pierce FL 34982		
Owner(s) of record:	Saundra Rangel		
Mailing address:	900 W. Weatherbee Road Fort Pierce FL 34982		
Property tax ID #:	2433-802-0091-000-2		
Original purchase date:	08/30/2011	Original purchase price:	72500
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:	Saundra Rangel	Relationship to owner(s)	Owner
Telephone #:	772-240-0608	E-Mail:	SaundraBRangel@outlook.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ <u>2,230.00</u>	10/28/25 \$ <u>2,230.00</u> \$650.00
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ <u>2,230.00</u>	10/28/25 \$ <u>2,230.00</u> \$650.00


10/28/2025
Saundra Rangel

 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 paid 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: 900 W. Weatherbee Road Fort Pierce, FL 34982

Parcel ID #: 2433-802-0091-000-2

Property Owner: Sandra Rangel

Mailing Address: 900 W. Weatherbee Road Fort Pierce, FL 34982

Telephone #: _____ Cell Phone #: 772-240-0608

E-Mail Address: SandraBRangel@outlook.com

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, Saundra Rangel, 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:

The property was assessed some fines in the process of repairing a vehicular impact the home sustained. The fines occurred as a result of a final permit not being closed/inspected. As soon as the County sent the notice we corrected the fault - we reinstated the permit and completed the final inspections promptly. I would like to kindly request a lien reduction to the County - the amount is too much to afford at this moment. Any consideration is appreciated.

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

10/28/25

Signature: _____

S. Rangel

Date: _____

10/28/25

FOR OFFICE USE ONLY:

RECEIVED DATE:

(STAMP)

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: _____

11/5/25