

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, February 12, 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.	BV2025-00022	801 S Ocean Dr	Sea Pointe Towers of Fort Pierce Condominium	Miles Keller
2.	BV2025-00138	311 N 13th St	Fig Properties Management LLC	Joel Smith
3.	BV2025-00180	2550 Avenue B	Hillside Investments LLC	Michael Waldrop
4.	BV2025-00181	1226 Easter Ave	Equifirst Properties LLC	Frank Remling
5.	BV2025-00187	527 N 10th St Unit A	Seamons, Jacob	Logan Winn

- 6.

BV2025-00188	304 N 15th St	Johnson, Bliss & Green, Victoria	Logan Winn
--------------	---------------	----------------------------------	------------
- 7.

BV2025-00189	1112 Rosedale Ave	Bowman, John; Pereyo, Johnathan & McFadden, William	Miles Keller
--------------	-------------------	---	--------------
- 8.

BV2025-00190	209 Avenue D Units A, B & C	Nole, James	Joel Smith
--------------	-----------------------------	-------------	------------
- 9.

BV2025-00191	3215 Jersey Court	Affordable Housing of Florida Inc.	Frank Remling
--------------	-------------------	------------------------------------	---------------
- 10.

BV2025-00196	2020 Delaware Ave	William Odenberg III	Logan Winn
--------------	-------------------	----------------------	------------

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.

24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
--------	-----------------	---------------------------	------------
- 3.

BV2025-00031	1904 San Marcos Ave	Balbuena, Edgar Allan	Shaun Coss
--------------	---------------------	-----------------------	------------

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

- 1.

23-2173	1206 Orange Ave	Delicieux, Edson & Dorleans, Marie	Shaun Coss
---------	-----------------	------------------------------------	------------

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: 02/12/2026

Re: Case #BV2024-00022 - 801 S Ocean Drive

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

SUBJECT:

BV2025-00022	801 S Ocean Dr	Sea Pointe Towers of Fort Pierce Condominium	Miles Keller
--------------	----------------	--	--------------

CASE INFORMATION:

Case Initiated:	August 9, 2024	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: Sea Pointe Towers of Fort Pierce Condominium 801 S Ocean Dr #101 Ft Pierce FL 34949	REG. AGENT: Arunas Stungurys, P.A.J.
--	--

VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the concrete restoration that has been performed 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: 02/02/2026

Started On: 01/26/2026 03:41 PM

Special Magistrate Hearing Building - 9:00 AM

4. c. 2.

Meeting Date: 02/12/2026

Re: Case #BV2025-00138 - 311 N 13th Street

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

SUBJECT:

BV2025-00138	311 N 13th St	Fig Properties Management LLC	Joel Smith
--------------	---------------	-------------------------------	------------

CASE INFORMATION:

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

OWNER:

OWNER: Fig Properties Management LLC 2067 SW Americana St Port St Lucie FL 34953-1706	REG. AGENT: Francis Fleurant
---	--

VIOLATIONS:

IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 604.1 (2021) Electrical Facilities Required

CORRECTIVE ACTIONS:

Obtain a permit to make all necessary repairs to make the structure fit for habitation. It is recommended that the occupants vacate the structure until the condition is remedied.

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: 02/02/2026

Started On: 01/27/2026 04:42 PM

Special Magistrate Hearing Building - 9:00 AM

4. c. 3.

Meeting Date: 02/12/2026

Re: Case #BV2025-00180 - 2550 Avenue B

SUBJECT:

BV2025-00180	2550 Avenue B	Hillside Investments LLC	Michael Waldrop
--------------	---------------	--------------------------	-----------------

CASE INFORMATION:

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

OWNER:

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

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: 01/27/2026

Started On: 01/27/2026 03:21 PM

Special Magistrate Hearing Building - 9:00 AM

4. c. 4.

Meeting Date: 02/12/2026

Re: Case #BV2025-00181 - 1226 Easter Avenue

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

SUBJECT:

BV2025-00181	1226 Easter Ave	Equifirst Properties LLC	Frank Remling
--------------	-----------------	--------------------------	---------------

CASE INFORMATION:

Case Initiated:	July 29, 2025	Type of Presentation:	Regular
-----------------	---------------	-----------------------	---------

OWNER:

OWNER: Equifirst Properties LLC 801 Northpoint Parkway Suite 141 West Palm Beach, FL 33407-1815	REG. AGENT: Carey Law Group, P.A. 1801 Indian Road, Suite 103 West Palm Beach FL 33499
---	--

VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 305.3 (2020) Interior Surfaces

CORRECTIVE ACTIONS:

1. Obtain a permit for the drywall that was removed and will be replaced.
2. Make necessary repairs to the ceiling and wall damaged by a water leak.

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: 02/02/2026

Started On: 01/26/2026 04:31 PM

Special Magistrate Hearing Building - 9:00 AM

4. c. 5.

Meeting Date: 02/12/2026

Re: Case #BV2025-00187 - 527 N 10th St Unit A

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

SUBJECT:

BV2025-00187	527 N 10th St Unit A	Seamons, Jacob	Logan Winn
--------------	----------------------	----------------	------------

CASE INFORMATION:

Case Initiated:	August 4, 2025	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: Jacob Seamons 1059 S 2910 E St George UT 84790-5690	OCCUPIED BY:
--	---------------------

VIOLATIONS:

IPMC 304.13 (2021) Windows, Skylight, Door Frames, IPMC 605.1 (2021) Electrical Installation

CORRECTIVE ACTIONS:

1. Obtain a permit to repair or replace the damaged bathroom window.
2. Electrical equipment shall be properly installed and maintained. Make necessary repairs to the lights on front porch, damaged electrical receptacles and replace the missing covers for both electrical breaker panels.

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: 02/02/2026

Started On: 01/27/2026 07:55 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 6.

Meeting Date: 02/12/2026

Re: Case #BV2025-00188 - 304 N 15th Street

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

SUBJECT:

BV2025-00188	304 N 15th St	Johnson, Bliss & Green, Victoria	Logan Winn
--------------	---------------	----------------------------------	------------

CASE INFORMATION:

Case Initiated:	August 5, 2025	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: Bliss Johnson Victoria Green 304 N 15th St Ft Pierce FL 34950	OCCUPIED BY:
---	---------------------

VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the front porch's new support columns and handrails 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: 02/02/2026

Started On: 01/27/2026 10:18 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 7.

Meeting Date: 02/12/2026

Re: Case #BV2025-00189 - 1112 Rosedale Avenue

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

SUBJECT:

BV2025-00189	1112 Rosedale Ave	Bowman, John; Pereyo, Johnathan & McFadden, William	Miles Keller
--------------	-------------------	---	--------------

CASE INFORMATION:

Case Initiated:	August 5, 2025	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: John F Bowman (Lf Est) Jonathan Pereyo William J McFadden 1112 Rosedale Ave Ft Pierce FL 34982	OCCUPIED BY:
---	---------------------

VIOLATIONS:

FBC 105.4.1.1 (2020) Expired Permit Required

CORRECTIVE ACTIONS:

Renew expired permit RBLDG-2024-00608 or obtain a new permit for the new roof installation

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: 01/26/2026 10:42 AM

Final Approval Date: 02/02/2026

Special Magistrate Hearing Building - 9:00 AM

4. c. 8.

Meeting Date: 02/12/2026

Re: Case #BV2025-00190 - 209 Avenue D Units A, B & C

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

SUBJECT:

BV2025-00190	209 Avenue D Units A, B & C	Nole, James	Joel Smith
--------------	-----------------------------	-------------	------------

CASE INFORMATION:

Case Initiated:	August 6, 2025	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: James Nole 1501 Thumbpoint Dr Fort Pierce FL 34949	OCCUPIED BY:
---	---------------------

VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structure, IPMC 304.10 (2021) Exterior Stairways, Decks, Porches, & Balconies, IPMC 304.6 (2021) Exterior Walls

CORRECTIVE ACTIONS:

1. Obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.
2. Obtain a permit to repair or replace the damaged exterior stairways, decks, porches and balconies.
3. Obtain a permit to repair or replace the damaged exterior walls.

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: 02/02/2026

Started On: 01/27/2026 11:03 AM

Special Magistrate Hearing Building - 9:00 AM

4. c. 9.

Meeting Date: 02/12/2026

Re: Case #BV2025-00191 - 3215 Jersey Court

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

SUBJECT:

BV2025-00191	3215 Jersey Court	Affordable Housing of Florida Inc.	Frank Remling
--------------	-------------------	------------------------------------	---------------

CASE INFORMATION:

Case Initiated:	August 6, 2025	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: Affordable Housing of Florida Inc. PO Box 1506 Ft Pierce FL 34954	REG. AGENT: James Hatfield 122 Queen Guinivere Court Ft Pierce 34949
--	--

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 605.1 (2021) Electrical Installation

CORRECTIVE ACTIONS:

1. Obtain a permit for the A/C unit that has been replaced without a permit.
2. Replace all damaged or missing insect screens.
3. Replace all damaged door hardware. Repair or replace exterior doors making them weather tight. A permit will be required if doors or door frames are replaced.
4. Repair or replace all damaged, obstructed, or leaking plumbing fixtures.
5. Repair all receptacles that are not working properly.

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: 02/02/2026

Started On: 01/27/2026 02:17 PM

Special Magistrate Hearing Building - 9:00 AM

4. c. 10.

Meeting Date: 02/12/2026

Re: Case #BV2025-00196 - 2020 Delaware Avenue

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

SUBJECT:

BV2025-00196	2020 Delaware Ave	William Odenberg III	Logan Winn
--------------	-------------------	----------------------	------------

CASE INFORMATION:

Case Initiated:	August 7, 2025	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: William Oldenberg 1098 Eagle Hills Way Eagle, ID 83616-5216	OCCUPIED BY:
--	---------------------

VIOLATIONS:

IPMC 302.3 (2021) Sidewalks and Driveways, IPMC 302.7 (2021) Accessory Structures, IPMC 304.13.1 (2021) Glazing, IPMC 304.6 (2021) Exterior Walls, IPMC 305.3 (2021) Interior Surfaces, IPMC 605.1(2021) Electrical Installation, IPMC 605.4 (2021) Wiring, IPMC 704.6.1 (2021) Smoke Alarms

CORRECTIVE ACTIONS:

1. Make necessary repairs to the kitchen floor.
2. Make necessary repairs to the rear patio cover.
3. Replace all damaged glazing. A permit will be required if windows and doors are replaced. Multiple windows need to be repaired or replaced.
4. Obtain a permit to repair or replace the damaged exterior walls. Make necessary repairs to the corners of the carport.
5. Paint or repair the interior surfaces of the structure as required. Make necessary repairs to the wall behind the shower head and the tile around the tub.
6. Electrical equipment shall be properly installed and maintained. Replace the missing cover on the back door's light fixture.
7. Obtain a permit to install/replace/repair electrical wiring. Flexible cords may not be used as permanent wiring or be ran through doors, windows, cabinets, walls, floors or ceilings. The receptacle on back patio needs weather tight cover.
8. Install interconnected smoke alarms 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 \$250.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/02/2026

Started On: 01/26/2026 07:39 AM

Special Magistrate Hearing Building - 9:00 AM

5. a. 1.

Meeting Date: 02/12/2026

SUBJECT:

23-2413	210 N 23rd St	Tucker, Kimberly, Jonathan, Tamara & Johnet	Shaun Coss
---------	---------------	---	------------

CASE INFORMATION:

Case Initiated:	August 22, 2023	Type of Presentation:	Fine Reduction
-----------------	-----------------	-----------------------	----------------

OWNER:

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

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.
9. January 12, 2026 - Owner was not present at the January 8, 2026 hearing. This case was re-scheduled for the February 12, 2026 hearing and a notice was sent.

RECOMMENDATION:

To be determined.

Attachments

Fine Reduction Request
Admin Costs
3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/12/2026

Started On: 01/12/2026 03:57 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
Majesty 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 fines, 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

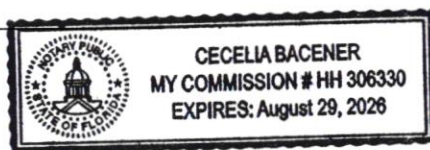
STATE OF FLORIDA

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.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



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: 4

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class: \$0.60 9 \$5.40

Certified Mail: \$7.25 2 \$14.50

Photographs (per page) \$0.50 8 \$4.00

Filing Fees \$10.00 7 \$70.00

Follow up and Inspections \$50.00 12 \$600.00

Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00 2 \$150.00

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

Assistant Director of Building \$75.00 1 \$75.00

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

City Attorney (per hour) \$125.00 1 \$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 1 \$150.00

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

Lien Reduction Request Hearing \$250.00 \$0.00

Total Estim \$1,343.90

FINE REDUCTION HEARING
February 12, 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: 02/12/2026

SUBJECT:

24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
--------	-----------------	---------------------------	------------

CASE INFORMATION:

Case Initiated:	February 15, 2024	Type of Presentation:	Extension of Time
-----------------	-------------------	-----------------------	-------------------

OWNER:

OWNER: Joyce A Cohen Kroll (TR) 1881 SW Buttercup Ave Port St Lucie FL 34953	OCCUPIED BY:
--	---------------------

VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 304.1 (2021) Exterior Structure - General, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies

FINDINGS/ORDER:

Order Determining Violation - June 14, 2024
Notice of Extension of Time (90 days) - August 14, 2024
Order Approving Respondent's Request for Extension of Time (60 days) - February 14, 2025
Order Approving Respondent's Request for Extension of Time (90 days) - June 12, 2025
Affidavit of Non-Compliance - December 9, 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 14, 2024 - A Notice of Extension of Time (90 days) was recorded.
3. November 13, 2024 - An email from the owner's son was received requesting more time to obtain a permit.
4. January 16, 2025 - a Hearing Notice was sent for the February 13, 2025 Special Magistrate Hearing was sent.
5. February 7, 2025 - a letter from Purpose Built Engineering was received requesting time to prepare signed and sealed drawings.
6. February 14, 2025 - Special Magistrate Hearing requesting additional time to comply. 60 additional days were provided by Special Magistrate's Order.
7. April 21, 2025 - Owner's son requested additional time.
8. May 13, 2025 - A hearing notice was sent.
9. June 12, 2025 - Special Magistrate Hearing requesting additional time to comply. 60 additional days were provided by Special Magistrate's Order.

10. December 9, 2025 - An Affidavit of Non-Compliance recorded and fines began on this date.
11. December 18, 2025 - An email from the owner's son was received contesting the fines was received.
12. January 13, 2026 - A hearing notice was sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 01/29/2026

Started On: 01/29/2026 03:50 PM

Special Magistrate Hearing Building - 9:00 AM

5. a. 3.

Meeting Date: 02/12/2026

SUBJECT:

BV2025-00031	1904 San Marcos Ave	Balbuena, Edgar Allan	Shaun Coss
--------------	---------------------	-----------------------	------------

CASE INFORMATION:

Case Initiated:	February 11, 2025	Type of Presentation:	Extension of Time
-----------------	-------------------	-----------------------	-------------------

OWNER:

OWNER: Edgar Allan Balbuena 2714 S 35th St Ft Pierce FL 34981-6040	OCCUPIED BY:
--	---------------------

VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - July 10, 2025
Notice of Extension of Time (90 days) - September 17, 2025

ACTION DATES:

1. July 10, 2025 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. September 17, 2025 - Notice of Extension of Time (90 days) was recorded.
3. January 8, 2026 - A request came for a further extension to obtain the permit.
4. January 14, 2026 - A Massey Hearing Notice was mailed. There are no fines accruing at this time.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 02/02/2026

Started On: 01/29/2026 03:20 PM

Special Magistrate Hearing Building - 9:00 AM

5. b. 1.

Meeting Date: 02/12/2026

SUBJECT:

23-2173	1206 Orange Ave	Delicieux, Edson & Dorleans, Marie	Shaun Coss
---------	-----------------	------------------------------------	------------

CASE INFORMATION:

Case Initiated:	July 26, 2023	Type of Presentation:	Lien Reduction Hearing
-----------------	---------------	-----------------------	------------------------

OWNER:

OWNER: Edson Delicieux Marie Dorleans 2114 N 43rd St Ft Pierce FL 34946	OCCUPIED BY:
--	---------------------

VIOLATIONS:

IPMC 111.1 (2021) Unsafe Structures, 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 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.15 (2021) Doors, 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

FINDINGS/CASE FOLLOWUP::

Order Determining Violation - January 12, 2024

Affidavit of Non-Compliance - May 13, 2024

Order Assessing Fine and Imposing Lien - June 26, 2024

Affidavit of Compliance - January 6, 2026

Fines accrued from May 13, 2024 to January 6, 2026. Fines total \$60,330.00, including \$30.00 in recording fees.

REDUCTION CRITERIA:

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

property under common ownership?

- No

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

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

- To be determined by the Special Magistrate.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 01/28/2026 03:09 PM

Final Approval Date: 02/02/2026

Property Address: 1206 Orange Avenue

Date case originated: 7/26/2023

Date case complied: 1/6/2026

Total time: 29 months

Number of Hearings

Violation Hearings: 3

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class: \$0.60 10 \$6.00

Certified Mail: \$7.25 1 \$7.25

Photographs (per page) \$0.50 15 \$7.50

Filing Fees \$10.00 6 \$60.00

Follow up and Inspections \$50.00 13 \$650.00

Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00 1 \$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 1 \$75.00

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

City Attorney (per hour) \$125.00 1 \$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 1 \$150.00

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

Lien Reduction Request Hearing \$250.00 1 \$250.00

Total Estim \$1,555.75



REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien.

Date:	1-12-2026		
Property address:	1206 Orange Avenue		
Owner(s) of record:	Edson Delicieux		
Mailing address:	2114 N 43rd Street Fort Pierce, FL 34946		
Property tax ID #:	2409-517-0001-000-5		
Original purchase date:	08-01-2014	Original purchase price:	\$25,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Edson Delicieux	Relationship to owner(s)	Self
Telephone #:	(772) 271-8001	E-Mail:	mteger38@yahoo.fr
Type of Lien	<input type="checkbox"/> Building Lien		

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ _____	\$ <u>2000</u>

Edson Delicieux 01-12-26 EDSON DELICIEUX
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: 1200 Orange Avenue Fort Pierce, FL 34950

Parcel ID #: 24-09-577-0001-000-5

Property Owner: Edson Delicieux

Mailing Address: 2114 N 43rd Street Fort Pierce, FL 34946

Telephone #: _____ Cell Phone #: (772) 271-8001

E-Mail Address: mteger38@yahoo.fr

Number of Applications: _____

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Edson Delicieux, 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:

To pay \$2,000.00.

I ~~spen~~ lost a lot money in ~~I have~~ this building to remodeling, I don't have money, this is why I offer \$2000

PLEASE INITIAL:



I acknowledge that I have been provided a copy of Part 5.4 of the Rules of Procedure for the Special Magistrate.

ED



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: Edson Delicieux

Date: 01-12-26

FOR OFFICE USE ONLY:

RECEIVED DATE:

(STAMP)

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

Code lien # 23-2113 Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____

2/1/26