

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Thursday, March 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.	BV2025-00186	2029 S 26th St	PDK Inc. c/o Crystal Trace Apts	Joel Smith
2.	BV2025-00188	304 N 15th St	Johnson, Bliss & Green, Victoria	Logan Winn
3.	BV2025-00191	3215 Jersey Court	Affordable Housing of Florida Inc.	Frank Remling
4.	BV2025-00195	115 N 14th St	Houston, David L & Wanda	Michael Waldrop
5.	BV2025-00197	815 S 13th St	Flemming, Doris & Hill, Tevin	Joel Smith
6.	BV2025-00205	1604 Avenue K Unit B	Queen Gibbs	Logan Winn

- 7. 

BV2025-00210	802 N 14th St	Phillips, John	Joel Smith
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- 8. 

BV2025-00213	2500 Peters Rd	Shiv Ft Pierce Hotel LLC	Miles Keller
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- 9. 

BV2025-00216	2114 Golfview Ct	Stewart, Christopher	Miles Keller
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d. **PUBLIC HEARINGS - NUISANCE CASES**

e. **PUBLIC HEARINGS - OTHER CASES**

- 1. 

19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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5. **OLD BUSINESS**

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

- 1. 

BV2025-00025	804 N 19th St	Voice of Truth Tabernacle Inc.	Shaun Coss
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- 2. 

BV2025-00031	1904 San Marcos Ave	Balbuena, Edgar Allan	Shaun Coss
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b. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

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:** 03/12/2026

**Re:** Case #BV2025-00186 - 2029 S 26th Street

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

**SUBJECT:**

BV2025-00186	2029 S 26th St	PDK Inc. c/o Crystal Trace Apts	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	August 4, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> PDK Inc. c/o Crystal Trace Apts. 2001 S 26th St Ft Pierce FL 34947-4743	<b>REG. AGENT:</b> Robert Liete
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**VIOLATIONS:**

IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (305.4) Interior Stairs & Walking Surfaces, IPMC 504.1 (2021) Plumbing – General, IPMC 603.1 (2021) Mechanical Appliances

**CORRECTIVE ACTIONS:**

1. Repair the hole in the wall and replace the missing drywall of the structure as required.
2. Obtain a permit to repair or replace the damaged interior sub-floor and walking surfaces in the hallway and bathroom, including the cracked tiles.
3. Repair or replace all damaged, obstructed, or leaking plumbing fixtures. (Toilet)
4. Repair/replace the A/C unit that is 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: 03/04/2026

Started On: 02/28/2026 06:38 PM

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

**4. c. 2.**

**Meeting Date:** 03/12/2026

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

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**SUBJECT:**

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

Case Initiated:	August 5, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Bliss Johnson Victoria Green 304 N 15th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/26/2026

Started On: 02/26/2026 10:43 AM

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

**4. c. 3.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00191 - 3215 Jersey Court

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**SUBJECT:**

BV2025-00191	3215 Jersey Court	Affordable Housing of Florida Inc.	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	August 6, 2025	Type of Presentation:	Regular
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**OWNER:**

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

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/26/2026

Started On: 02/26/2026 10:43 AM

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

**4. c. 4.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00195 - 115 N 14th Street

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

**SUBJECT:**

BV2025-00195	115 N 14th St	Houston, David L & Wanda	Michael Waldrop
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**CASE INFORMATION:**

Case Initiated:	August 6, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> David L & Wanda Houston 1400 Orange Ave Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required. IPMC 304.12 (2021) Exterior Handrails and Guards, IPMC 304.14 (2021) Insect Screens, IPMC 304.2 (2021) Protective Treatment, IPMC 304.5 (2021) Foundation Walls, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Interior Stairs & Walking Surfaces, IPMC 503.4 (2021) Floor Surface, IPMC 504.1 (2021) Plumbing General, IPMC 605.1 (2021) Electrical Installation, IPMC 605.2 (2021) Receptacles, IPMC 704.6.1.2 (2021) Smoke Alarms Grp-R-2,3,4

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the construction that has been performed without a permit, including window installation and infills, water heater installation and converting the single family home into a multi-unit dwelling.
2. Obtain a permit to repair or replace the damaged exterior handrails and guards.
3. Replace all damaged or missing insect screens.
4. Paint or repair the exterior of the structure as required, including replacing any missing siding.
5. Obtain a permit to repair or replace the foundation.
6. Paint or repair the interior surfaces of the structure as required including missing drywall and holes in walls.
7. Obtain a permit to repair or replace the damaged interior stairs, porches, decks or other walking surfaces. Repair holes in the floor and replace any missing or cracked floor tiles.
8. The toilet room floor shall be maintained with a smooth, hard non-absorbent surface.
9. Repair or replace all damaged, obstructed, or leaking plumbing fixtures and seal sinks and fixtures properly.
10. Electrical equipment shall be properly installed and maintained.
11. Make all necessary repairs/replacements to the electrical receptacles and face plates.

12. Install, repair or replace 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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 03/04/2026

Started On: 03/01/2026 05:51 PM

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

**4. c. 5.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00197 - 815 S 13th Street

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

**SUBJECT:**

BV2025-00197	815 S 13th St	Flemming, Doris & Hill, Tevin	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	August 7, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Doris Flemming Tevin Hill 815 S 13th St Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.10 (2021) Exterior Stairs, Decks, Porches, IPMC 304.6 (2021) Exterior Walls

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the window installation performed without a permit.
2. Obtain a permit to repair or replace the damaged exterior deck, porch and stairs.
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: 03/04/2026

Started On: 02/28/2026 03:46 PM

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

**4. c. 6.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00205 - 1604 Avenue K Unit B

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

**SUBJECT:**

BV2025-00205	1604 Avenue K Unit B	Queen Gibbs	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	August 13, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Queen Gibbs 2506 Avenue J Ft Pierce FL 34947-2459	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.18.2 (2021) Windows, IPMC 305.3 (2021) Interior Surfaces, IPMC 602.3 (2021) Heat Supply, IPMC 603.1 (2021) Mechanical Appliances, IPMC 704.6.1 (2021) Smoke Alarms – Where Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair or replace the damaged window, skylight and doors. Repair or replace the front and rear doors making them seal properly and weather tight.
2. Install, repair or replace the window sash locks to provide for security. All windows need to be operable.
3. Paint or repair the interior surfaces of the structure as required. Make necessary repairs to the multiple locations where the ceiling needs repair.
4. A heating system, capable of providing heat to 68 degrees, shall be provided for all dwelling and sleeping units. Please repair or replace the HVAC system.
5. Repair or replace the AC unit that is not working properly.
6. 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: 03/04/2026

Started On: 03/03/2026 10:11 AM

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

**4. c. 7.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00210 - 802 N 14th Street

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

**SUBJECT:**

BV2025-00210	802 N 14th St	Phillips, John	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	August 15, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> John Phillips 9161 159th Ct Jupiter FL 33478	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the AC installation 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: 03/04/2026

Started On: 02/28/2026 04:16 PM

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

**4. c. 8.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00213 - 2500 Peters Road

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

**SUBJECT:**

BV2025-00213	2500 Peters Rd	Shiv Ft Pierce Hotel LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	August 18, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Shiv Ft Pierce Hotel LLC 2030 Avalon Pkway Suite 05 McDonough GA 30253-3055	<b>REG. AGENT:</b> Vijay Patel 6135 W Sitka St, 3rd Floor East Tampa FL 33634
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**VIOLATIONS:**

IPMC 304.13 (2021) Window, Skylight, Door Frames, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.6 (2021) Interior Doors, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 605.2 (2021) Receptacles, IPMC 704.1 (2021) Fire Protection – General

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair or replace the damaged windows and doors making them weather tight.
2. Paint or repair the interior surfaces of the structure as required. Make necessary repairs to the holes and dents in the walls. Replace the missing fire sprinkler escutcheons. Make necessary repairs to the water damaged flooring.
3. Repair or replace all damaged interior doors and door hardware. Repair/replace the bathroom door that does not close properly.
4. Please make all necessary repairs or replacements to the toilet that is leaking and not flushing and constitutes a plumbing system hazard.
5. Make all necessary repairs/replacements to the electrical receptacles and face plates.
6. Repair or replace all damaged, faulty or missing fire protection and life safety systems. Please note, a permit may be required.

**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.

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 03/04/2026

Started On: 02/28/2026 04:37 PM

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

**4. c. 9.**

**Meeting Date:** 03/12/2026

**Re:** Case #BV2025-00216 - 2114 Golfview Court

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

**SUBJECT:**

BV2025-00216	2114 Golfview Ct	Stewart, Christopher	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	August 19, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Christopher Stewart 2114 Golfview Court Ft Pierce FL 4950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the driveway and sidewalk 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: 03/04/2026

Started On: 02/28/2026 06:21 PM

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

**4. e. 1.**

**Meeting Date:** 03/12/2026

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**SUBJECT:**

19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	November 20, 2019	Type of Presentation:	Status Update
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**OWNER:**

<b>OWNER:</b> Bobby & Wanda Johnson 4767 Selvitz Rd Ft Pierce FL 34981	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 (2017) Permit Required, Section 105.4.1.2 (2017) Expired Permit

**FINDINGS/ORDER:**

- Order Determining Violation - April 21, 2021
- Notice of Extension of Time - October 18, 2021
- Affidavit of Non-Compliance - January 20, 2022
- Order Approving Respondent's Request for Extension of Time (1 year) - April 19, 2022
- Affidavit of Non-Compliance - May 11, 2023
- Massey Hearing - July 18, 2023
- Order of Extension (90 days) - October 17, 2023
- Order of Extension (30 days) - February 8, 2024
- Order of Extension (90 days) - August 15, 2024

**ACTION DATES:**

1. April 20, 2021 - Special Magistrate Hearing - the owner was provided 180 days to obtain/renew permits or fines may accrue.
2. October 18, 2021 - A Notice of Extension of Time (90 days) was granted.
3. January 20, 2022 - An Affidavit of Non-Compliance was recorded on and a fine of \$100.00 per day began to accrue. The fines total \$4,130.00 (\$30.00 of which is recording fees) as of March 1, 2022.
4. April 19, 2022 - Special Magistrate Massey Hearing - An Order Approving an Extension of Time (1 year) and the fines that started on January 20, 2022 will be allowed to accumulate for 1 day to January 21, 2022, but can restart after the extension period if the violation is not complied.
5. May 11, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
6. May 31, 2023 - A letter was received from Attorney Shayna Baer contesting the fines.

7. June 20, 2023 - A letter from the owner verifying that Attorney Shayna Baer can represent the owner regarding this case was signed.
8. July 18, 2023 - Massey Hearing stopping the fines for 60 days to allow the owner to formalize an action plan and to start making necessary applications to cure the violations.
9. September 14, 2023 - Virtual Meeting with Shayna Baer to discuss the City's expectation of outstanding violations.
10. September 15, 2023- Reached agreement with the owner in which they provided the development review form, property warranty deed, topographic survey, proposed site plan, location map, statement from ETM Solutions, LLC regarding proposed use and hours of operation. It was also agreed that the stormwater/drainage conceptual plan, dust plan/statement, landscape plan, site lighting, traffic plan/statement, and wetlands/open space report will be provided to the Planning Department. Once provided it will be scheduled for TRC. Building Department will provide a list of required permits during TRC. Once TRC Approval is received, the owner will have 45 days to submit permit applications for required permits.
11. October 17, 2023 - This case was provided a 90 day extension and continued to the February 8, 2024 Special Magistrate Hearing Agenda.
12. February 8, 2024 - This case was provided a 30 day extension.
13. March 5, 2024 - A TRC Application was received and was put on the agenda for the April 18, 2024 TRC Meeting.
14. April 24, 2024 - The outcome of TRC is pending. The project can move forward to The Planning Board and City Commission for final approval, once the Planner receives satisfactory notices regarding the response.
15. May 28, 2024 - the owner responded to TRC comments which have to be reviewed. A DPCR was applied for but cannot be approved until approved by the City Commission.
16. June 20, 2024 - Per the Planner - the owner still has outstanding comments that need to be addressed. This case should have been scheduled for the July Special Magistrate but was moved to the August Special Magistrate.
17. August 12, 2024 - Site plan was presented to the Planning Board.
18. August 15, 2024 - 90 Day Extension was provided by the Special Magistrate to allow for the site plan to be presented to the City Commission.
19. September 16, 2024 - Site Plan presented to the City Commission.
20. November 15, 2024 - Permit CBLDG-2024-00410 applied for.
21. December 4, 2024 - Revisions submitted.
22. December 12, 2024 - Scheduled for the SM for a Status Hearing.
23. February 13, 2025 - SM continued the case until August 14, 2025 to allow time for preparation, submittal and approval of revisions and issuance of the permit.
24. August 14, 2025 - SM continued the case until February 12, 2026 to allow for approval of permits from other permitting agencies.

### **RECOMMENDATION:**

As of March 4, 2026, there have been no updates to the Fort Pierce permitting status. Status update required from the respondent prior to making a recommendation to the Special Magistrate.

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### **Attachments**

3 Criteria

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 02/26/2026

Started On: 02/26/2026 10:46 AM

**MASSEY HEARING  
July 18, 2023  
Case #19-3145**

**CONTESTING OF FINE/NON-COMPLIANCE**

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? **A permit for electrical service was obtained and closed. The permit application for the temporary trailer was rejected by the Engineering Dept. in October , 2021 and was finally closed in September, 2022 due to inactivity. The permit application for the Container already installed was rejected in the Planning Dept. in October 2019 and never received approval.**
  
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. 1.

Meeting Date: 03/12/2026

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**SUBJECT:**

BV2025-00025	804 N 19th St	Voice of Truth Tabernacle Inc.	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	January 29, 2025	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Voice of Truth Tabernacle Inc. PO Box 103 Fort Pierce FL 34954-0103	<b>REG. AGENT:</b> Gail D Ingraham 2603 Ave Q Fort Pierce FL 34950
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**VIOLATIONS:**

IPMC 302.7 (2021) Accessory Structure, IPMC 304.1 (2021) Exterior Structure, IPMC 304.2 (2021) Protective Treatment, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 506.2 (2021) Sanitary Drainage System Maintenance, IPMC 603.1 (2021) Electrical Equipment - Water Exposed

**FINDINGS/ORDER:**

Order Determining Violation - June 12, 2025  
Notice of Extension of Time - August 29, 2025  
Affidavit of Non-Compliance - January 5, 2026

**ACTION DATES:**

1. July 12, 2025 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. August 29, 2025 - Notice of Extension of Time (90 days) was recorded.
3. January 5, 2026 - An Affidavit of Non-Compliance was prepared and fines began to accrue.
4. February 3, 2026, 2026 - A letter was received contesting the fines. A Massey Hearing Notice was mailed February 24, 2026.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 03/04/2026

Started On: 02/26/2026 10:55 AM



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

**5. a. 2.**

**Meeting Date:** 03/12/2026

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**SUBJECT:**

BV2025-00031	1904 San Marcos Ave	Balbuena, Edgar Allan	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> Edgar Allan Balbuena 2714 S 35th St Ft Pierce FL 34981-6040	<b>OCCUPIED BY:</b>
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**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  
Affidavit of Non-Compliance - February 12, 2026

**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.
5. February 12, 2026 - Owner/representative was not present for the Massey Hearing. An Affidavit of Non-Compliance was prepared and recorded. Fines began accruing on this date.
6. February 17, 2026 - A Massey Hearing Notice was sent for the March 12, 2026 Hearing.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/26/2026

Started On: 02/26/2026 11:36 AM