

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, April 9, 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.	BV2025-00228	31 Barracuda Avenue	Yes Savannas Ridge LLC	Logan Winn
2.	BV2025-00233	69 Sunfish Ave	Yes Savannas Ridge LLC	Logan Winn
3.	BV2025-00251	412 Farmers Market Rd	Ft Pierce Industrial Plaza LLC	Michael Waldrop
4.	BV2025-00253	207 N 18th Street	Euthenia Five Stars	Miles Keller
5.	BV2025-00254	2702 Dunbar St	Whitty, Vera & Slater, Mildred	Frank Remling

6.	BV2025-00258	2101 Okeechobee Rd	Okeechobee Ofc Warehouse Complex LLC	Michael Waldrop
7.	BV2025-00262	2201 Matanzas Ave	Jennings, Terry	Michael Waldrop
8.	BV2025-00273	309 N 15th Street Unit A	Ulysse, Vaneau	Frank Remling
9.	BV2025-00299	1116 N 16th Ct Unit A	Anderson, Mikler	Michael Waldrop
10.	BV2025-00314	3320 Monterrey Sq Unit 103	Magnolia Sq of Ft Pierce HOA Inc.	Frank Remling
11.	BV2025-00315	3320 Monterrey Sq Unit 102	Magnolia Sq of Ft Pierce HOA Inc.	Frank Remling
12.	BV2025-00319	508 Holly Ave	Martin County Properties LLC	Frank Remling

d. **PUBLIC HEARINGS - NUISANCE CASES**

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

0.	24-719	1102 S US Hwy 1	Jeff Biefun Holdings LLC	Elizabeth Beck
0.	24-1111	2308 Georgia Ave	DJL10 LLC	Elizabeth Beck

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: 04/09/2026

Re: Case #2025-00228 - 31 Barracuda Avenue

SUBJECT:

BV2025-00228	31 Barracuda Avenue	Yes Savannas Ridge LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 28, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Yes Savannas Ridge LLC 3030 S US Hwy 1 Ft Pierce FL 34982-6333	REG. AGENT: Cogency Global Inc. 115 N Calhoun St Suite 4 Tallahassee FL 32301
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VIOLATIONS:

FBC 105.4.1.1 (2020) Expired Permit

CORRECTIVE ACTIONS:

Renew expired electrical permit RELEC-2024-00109 or obtain a new 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: 04/01/2026

Started On: 03/29/2026 11:25 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 2.

Meeting Date: 04/09/2026

Re: Case #BV2025-00233 - 69 Sunfish Ave

SUBJECT:

BV2025-00233	69 Sunfish Ave	Yes Savannas Ridge LLC	Logan Winn
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CASE INFORMATION:

Case Initiated:	August 28, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Yes Savannas Ridge LLC 3030 S US Hwy 1 Ft Pierce FL 34982-6333	REG. AGENT: Cogency Global Inc. 115 N Calhoun St Suite 4 Tallahassee FL 32301
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VIOLATIONS:

FBC 105.4.1.1 (2020) Expired Permit

CORRECTIVE ACTIONS:

Renew expired electrical permit RELEC-2024-00074 or obtain a new 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: 04/01/2026

Started On: 03/29/2026 11:21 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 3.

Meeting Date: 04/09/2026

Re: Case #BV2025-00251 - 412 Farmers Market Road

SUBJECT:

BV2025-00251	412 Farmers Market Rd	Ft Pierce Industrial Plaza LLC	Michael Waldrop
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CASE INFORMATION:

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

OWNER: Ft Pierce Industrial Plaza LLC 3800 Galt Ocean Dr Unit 207 Ft Lauderdale FL 33308	REG. AGENT: Corporate Service Bureau Inc 1540 Glenway Dr Tallahassee FL 32301
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VIOLATIONS:

IPMC 304.1.1.5 (2021) Exterior Unsafe Conditions (5), IPMC 304.4 (2021) Exterior Structural Members, IPMC (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 all damaged exterior structural members.
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: 04/02/2026

Started On: 03/29/2026 09:21 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 4.

Meeting Date: 04/09/2026

Re: Case #BV2025-00253 - 207 N 18th Street

SUBJECT:

BV2025-00253	207 N 18th Street	Euthenia Five Stars	Miles Keller
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CASE INFORMATION:

Case Initiated:	September 8, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Euthenia Five Stars PO Box 13504 Ft Pierce FL 34979	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the electrical service repairs 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: 04/02/2026

Started On: 03/29/2026 10:46 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 5.

Meeting Date: 04/09/2026

Re: Case #BV2025-00254 - 2702 Dunbar Street

SUBJECT:

BV2025-00254	2702 Dunbar St	Whitty, Vera & Slater, Mildred	Frank Remling
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CASE INFORMATION:

Case Initiated:	September 9, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Vera Whitty Mildred Slater 2702 Dunbar St Ft Pierce FL 34947	OCCUPIED BY:
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VIOLATIONS:

IPMC 111.1.5.3 (3) (2021) Dangerous Structure or Premises

CORRECTIVE ACTIONS:

Make necessary repairs to make the structure safe again.

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: 04/02/2026

Started On: 03/29/2026 11:10 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 6.

Meeting Date: 04/09/2026

Re: Case #BV2025-00258 - 2101 Okeechobee Boulevard

SUBJECT:

BV2025-00258	2101 Okeechobee Rd	Okeechobee Ofc Warehouse Complex LLC	Michael Waldrop
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CASE INFORMATION:

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

OWNER: Okeechobee Office Warehouse Complex LLC 626 Old Dixie Hwy SW Vero Beach FL 34962-4536	REG. AGENT: Bryn & Associates, P.A. 2 South Biscayne Blvd Suite 2680 Miami FL 33131
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the concrete ramp at the entrance of the property.

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: 04/02/2026

Started On: 03/31/2026 09:11 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 7.

Meeting Date: 04/09/2026

Re: Case #BV2025-00262 - 2201 Matanzaz Ave

SUBJECT:

BV2025-00262	2201 Matanzas Ave	Jennings, Terry	Michael Waldrop
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CASE INFORMATION:

Case Initiated:	September 22, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Terry Jennings 2201 Matanzaz Ave Ft Pierce FL 34946-5534	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 304.6 (2021) Exterior Walls, IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

1. Obtain a permit for the demolition, plumbing, electrical, framing and drywall repairs that have been performed without a permit.
2. Obtain a permit to make all necessary repairs to make the structure fit for habitation again. It is recommended that the occupants vacate the structure until the condition is remedied. Make necessary repairs where the plumbing leaks, to the HVAC that is not functioning, to the open walls, rotten studs, and deteriorated drywall.
3. Obtain a permit to repair or replace the damaged exterior walls.
4. Paint or repair the interior surfaces of the structure as required. Repair or replace missing drywall, flooring, baseboards and trim.

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: 04/02/2026

Started On: 03/30/2026 06:01 PM

Special Magistrate Hearing Building- 9:00 AM

4. c. 8.

Meeting Date: 04/09/2026

Re: Case #BV2025-00273 - 309 N 15th Street Unit A

SUBJECT:

BV2025-00273	309 N 15th Street Unit A	Ulysse, Vaneau	Frank Remling
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CASE INFORMATION:

Case Initiated:	September 29, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Vaneau Ulysse 309 N 15th Street Ft Pierce, FL 49950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.4.1 (2020) Expired Permit

CORRECTIVE ACTIONS:

Renew expired electrical permit RELEC2024-00030 or obtain a new 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: 04/03/2026

Started On: 03/29/2026 09:49 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 9.

Meeting Date: 04/09/2026

Re: Case #BV2025-00299 - 1116 N 16th Ct Unit A

SUBJECT:

BV2025-00299	1116 N 16th Ct Unit A	Anderson, Mikler	Michael Waldrop
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CASE INFORMATION:

Case Initiated:	October 15, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Mikler Anderson PO Box 260544 Pembroke Pines FL 3026-7544	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation

CORRECTIVE ACTIONS:

1. Obtain a permit for the construction that has been performed without a permit including but not limited to sewer and water supply line repairs, tub conversion to shower, drywall, water heater and A/C installation.
2. Paint or repair the interior surfaces of the structure as required. Make necessary repairs water damaged drywall, insulation, wood studs and trim, etc.
3. Treat the property for all pest 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: 04/02/2026

Started On: 03/29/2026 08:28 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 10.

Meeting Date: 04/09/2026

Re: Case BV2025-00314 - 3320 Monterrey Sq Unit 103

SUBJECT:

BV2025-00314	3320 Monterrey Sq Unit 103	Magnolia Sq of Ft Pierce HOA Inc.	Frank Remling
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CASE INFORMATION:

Case Initiated:	November 5, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Magnolia Square of FP HOA Inc. 333 17th St Suite A Vero Beach FL 34960	REG. AGENT: Vesta Property Services 1860 82nd Ave Suite 104 Vero Beach FL 32966
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit to repair or replace the damaged exterior porch wall between units and replace missing and/or damaged siding on these 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: 04/02/2026

Started On: 03/29/2026 10:28 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 11.

Meeting Date: 04/09/2026

Re: Case BV2025-00315 - 3320 Monterrey Sq Unit 102

SUBJECT:

BV2025-00315	3320 Monterrey Sq Unit 102	Magnolia Sq of Ft Pierce HOA Inc.	Frank Remling
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CASE INFORMATION:

Case Initiated:	November 5, 2025	Type of Presentation:	Regular
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OWNER:

OWNER: Magnolia Square of FP HOA Inc. 333 17th St Suite A Vero Beach FL 34960	REG. AGENT: Vesta Property Services 1860 82nd Ave Suite 104 Vero Beach FL 32966
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit to repair or replace the damaged exterior porch wall between units and replace missing and/or damaged siding on these 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: 04/02/2026

Started On: 03/29/2026 10:28 AM

Special Magistrate Hearing Building- 9:00 AM

4. c. 12.

Meeting Date: 04/09/2026

Re: Case #BV2025-00319 - 508 Holly Avenue

SUBJECT:

BV2025-00319	508 Holly Ave	Martin County Properties LLC	Frank Remling
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CASE INFORMATION:

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

OWNER: Martin County Properties LLC 265 Bermuda Beach Dr Ft Pierce FL 34949	REG. AGENT: J. B. Jones, Jr. 540 SW Siesta Way Stuart FL 34994
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VIOLATIONS:

IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) Interior Surfaces, IPMC 504.1 (2021) Plumbing – General

CORRECTIVE ACTIONS:

1. Obtain a permit to repair or replace the damaged exterior walls.
2. Obtain a permit to repair or replace the damaged roof.
3. Repair holes that are in the drywall.
4. Repair or replace all damaged, obstructed, or leaking plumbing fixtures.

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: 04/02/2026

Started On: 03/30/2026 05:42 PM

Special Magistrate Hearing Building- 9:00 AM

5. a. 0.

Meeting Date: 04/09/2026

SUBJECT:

24-719	1102 S US Hwy 1	Jeff Biefun Holdings LLC	Elizabeth Beck
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CASE INFORMATION:

Case Initiated:	March 21, 2024	Type of Presentation:	Fine Reduction
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OWNER:

OWNER: Jeff Biegun Holdings LLC 15835 Corporate Rd N Jupiter FL 33478	REG. AGENT: Slinkman & Wynne 1015 W Indiantown Rd 101A Jupiter FL 33458
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - August 16, 2024
Affidavit of Non-Compliance - November 26, 2024
Affidavit of Compliance - January 22, 2026

ACTION DATES:

1. August 15, 2024 - Special Magistrate Hearing - the Special Magistrate provided 90 days to get the permit or fines may accrue.
2. November 26, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. December 16, 2024 - A response from the owner's counsel contesting the fines and requesting a hearing is received. Counsel could not attend the January 9, 2025 hearing and the hearing is set for February 13, 2025.
4. February 13, 2025 - Special Magistrate Massey Hearing - fines were stopped on this date and the case was continued to the March 13, 2025 hearing. Counsel was unavailable for March 13, 2025 hearing, therefore this case was moved to the April 10, 2025 hearing for a possible Fine Reduction hearing if the case is complied.
5. January 22, 2026 - Final inspections on the mechanical permit were approved. An Affidavit of Compliance was prepared for this date. Fines accrued from November 26, 2024 to February 13, 2025 totaling \$7,950.00 including \$50.00 in recording fees.
6. March 17, 2026 - A hearing notice for the Fine Reduction Hearing was sent.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs

Fine Reduction Request

Form Review

Form Started By: Elizabeth Beck

Final Approval Date: 03/17/2026

Started On: 03/17/2026 01:04 PM

Administrative Cost Estimator

3/17/2026

Property Address: 1102 S US Highway 1

Date case originated: 3/21/2024

Date case complied: 1/22/2026

Total time: 22 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 2
 Fine Reduction Hearing: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>14</u>	\$8.40
Certified Mail:	\$7.25	<u>2</u>	\$14.50

Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>16</u>	\$800.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>2</u>	\$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	<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: \$1,515.40



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	2/23/2024		
Property address:	1102 S US Hwy 1, Ft Pierce, FL		
Owner(s) of record:	Jeff Biegum Holdings, LLC		
Mailing address:	15835 Corporate Rd N. Jupiter, FL 33478		
Property tax ID #:			
Original purchase date:	Original purchase price:	2.1M	
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:	Jeff Biegum	Relationship to owner(s)	Same
Telephone #:	use mobile	Mobile phone #:	561-262-9098
E-mail:	Jeff@RJSRacing.com	Preferred contact method:	Cell
What are owner(s) intentions for property:	Currently vacant trying to lease		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price? 2.
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price? N/A

AMOUNT OF FINE / LIEN

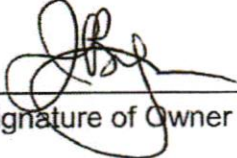
\$ 7950.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 7950.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$ _____


 Signature of Owner or Representative

2/23/2024
 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 Part 5 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1102 S US Hwy 1, Ft Pierce, FL

Property Owner: JEFF BREGUN Holdings, LLC

Mailing Address: 15835 Corporate Rd N.

Telephone #: use Cell Cell Phone #: 561-262-9098

E-Mail Address: Jeff@BISRacing.com

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

I, Jeff Beigun, 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:

See attached

Signed: [Signature] Date: 2/23/2026

Print Name: JEFFERLY BEIGUN

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jeff Beigun 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 _____ as identification.

SWORN TO AND SUBSCRIBED before me this 23rd day of February, 2026.

[Signature]
Notary Public, State of Florida



To Whom it May Concern,

I'm asking the city to waive the fine that was assessed to my property (1102 S. US Hwy 1, Ft. Pierce) causing a direct financial hardship for me & my company as the delay was not a direct result of my actions. Not to mention the property has been vacant for some time now. My company is faced with a mortgage payment of over \$9000.00 a month, property taxes of \$42,000.00 and insurance cost of 13,500.00 for 2026. If there were costs incurred by the City related to this fine, I am agreeable to paying these, please advise me what they are.

The cause of the delay: we were unable to find a company to install the smoke detectors in the air conditioning. Personally, I have never experienced requests like this.

After finding someone who said they could install the smoke detectors after about 45 days it was apparent they were unable to complete the job. We were forced to once again shop for a contractor. The time delay wasn't due to a lack of effort for trying.

Sincerely

Jeff Biegun

Jeff Biegun Holdings, LLC

Special Magistrate Hearing Building- 9:00 AM

5. a. 0.

Meeting Date: 04/09/2026

SUBJECT:

24-1111	2308 Georgia Ave	DJL10 LLC	Elizabeth Beck
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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
Affidavit of Non-Compliance - February 9, 2026

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.
6. January 8, 2026 - Special Magistrate Massey Hearing - Special Magistrate provided 30 days to renew the permit
7. February 9, 2026 - The permit had not been renewed. An Affidavit of Non-Compliance was prepared and the fines restarted. A Massey Notice was sent on February 11, 2026.
8. February 17, 2026 - The permit was renewed.
7. February 23, 2026 - an email was received from the owner contesting the fines. A hearing notice was sent on March 19, 2026.

RECOMMENDATION:

The City recommends staying the accrual of fines for 30 days to allow for renewal of the expired permit. If the permit is not renewed within 30 days, fines will resume. If the permit is renewed, fines will continue to be stayed while there are active permits. If either permit is not properly closed, fines will resume upon expiration of the permit(s).

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 03/19/2026

Started On: 03/19/2026 02:42 PM