

# DRAFT

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Thursday, May 14, 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.	BV2026-00102	728 Cedar Place	Sanders Savings LLC	Mitchell Wilson
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2.	BV2025-000238	909 Boston Ave	Pulatani, Qazim & Shpejtim	Michael Waldrop
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3.	BV2025-00240	1010 S 7 <sup>TH</sup> ST	DMS Property USA LLC	Logan Winn
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4.	BV2025-00267	423 N 18 <sup>th</sup> St	Hill, Jessie	Miles Keller
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5.	BV2025-00272	3001 Avenue B	JHC Ventures LLC	Joel Smith
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6.	BV2025-00274	142 Mockingbird Ave	Yes Savannas Ridge LLC	Joel Smith
7.	BV2025-00282	1026 Sunrise Blvd.	Gonzalez, Cody & Maria	Joel Smith
8.	BV2025-00292	930 Skylark Dr	Hatfield, James	Miles Keller
9.	BV2025-00300	2831 Reynolds Dr	Satya Group LLC	Miles Keller
10.	BV2025-00302	1009 Sunrise Blvd.	New Millionaires, Inc.	Logan Winn
11.	BV2025-00308	427 N 20th St	Cooper, Javarius	Mitchell Wilson
12.	BV2025-00378	803 Avenue M	Abreu, Josiah	Joel Smith

d. **PUBLIC HEARINGS - NUISANCE CASES**

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

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:** 05/14/2026

**Re:** Case #BV2026-00102 - 728 Cedar Place

**SUBJECT:**

BV2026-00102	728 Cedar Place	Sanders Savings LLC	Mitchell Wilson
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**CASE INFORMATION:**

Case Initiated:	March 9, 2026	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sanders Savings LLC 2701 Essex Ct Fort Pierce, FL 34946	<b>REG. AGENT:</b> Anthony Sanders
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.5 (2021) Foundation Walls, IPMC 304.6 (2021) Exterior Walls

**CORRECTIVE ACTIONS:**

1. Obtain a permit to properly repair and/or demolish structure (collapsing).
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.
3. Obtain a permit to repair or replace all damaged exterior structural members.
4. Obtain a permit to repair or replace the foundation.
5. 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: 05/07/2026

Started On: 05/03/2026 11:31 AM

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

**4. c. 2.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00238 - 909 Boston Avenue

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**SUBJECT:**

BV2025-000238	909 Boston Ave	Pulatani, Qazim & Shpejtim	Michael Waldrop
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**CASE INFORMATION:**

Case Initiated:	8/28/2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Qazim & Shpejtim Pulatani 909 Boston Ave Ft Pierce FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.4.1.1 Expired Permit

**CORRECTIVE ACTIONS:**

Renew expired permit RELEC-2024-00046 for the 200-amp electrical panel changeout 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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/07/2026

Started On: 05/05/2026 12:28 PM



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

**4. c. 3.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00240 - 1010 S 7th Street

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**SUBJECT:**

BV2025-00240	1010 S 7 <sup>TH</sup> ST	DMS Property USA LLC	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> DMS Property USA LLC 1401 Emerald Terr Ft Pierce FL 34982	<b>REG. AGENT:</b> Professional Tax & Insurance Inc. 1489 N Military Trail Suite 214 West Palm Beach FL 33409
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**VIOLATIONS:**

FBC 105.4.1.1 Expired Permit

**CORRECTIVE ACTIONS:**

Renew your expired permit RELEC-2025-00016 for electrical service upgrade or obtain a new has expired. Please renew your permit 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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/07/2026

Started On: 05/05/2026 02:29 PM

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

**4. c. 4.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00267 - 423 N 18th Street

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**SUBJECT:**

BV2025-00267	423 N 18 <sup>th</sup> St	Hill, Jessie	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	September 24, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jessie Hill 108 N 39 <sup>th</sup> St Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.1 (2021) Electrical Installation, IPMC 605.4 (2021) Wiring

**CORRECTIVE ACTIONS:**

1. Obtain a permit for all necessary electrical repairs needed.
2. Obtain a permit to repair/replace electrical system components constituting a hazard.
3. Electrical equipment shall be properly installed and maintained.
4. 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.

**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: 05/07/2026

Started On: 05/04/2026 02:14 PM



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

**4. c. 5.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00272 - 3001 Avenue B

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**SUBJECT:**

BV2025-00272	3001 Avenue B	JHC Ventures LLC	Joel Smith
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**CASE INFORMATION:**

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

<b>OWNER:</b> JHC Ventures LLC 11604 Renaissance View Court Tampa FL 33626-2682	<b>REG. AGENT:</b> Thompson, Jaglal & Sutton, P.A. 4767 New Broad St Orlando FL 32814
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**VIOLATIONS:**

FBC 105.4.1.1 (2020) Expired Permit

**CORRECTIVE ACTIONS:**

Renew expired re-roof permit RBLDG-2025-00111 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.

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**Form Review**

Form Started By: Elizabeth Beck

Started On: 05/04/2026 04:50 PM

Final Approval Date: 05/07/2026

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

**4. c. 6.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00274 - 142 Mockingbird Ave

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**SUBJECT:**

BV2025-00274	142 Mockingbird Ave	Yes Savannas Ridge LLC	Joel Smith
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**CASE INFORMATION:**

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

<b>OWNER:</b> Yes Savannas Ridge LLC 3030 S US Highway 1 Ft Pierce FL 34982	<b>REG. AGENT:</b> Cogency Global, Inc., Reg. Agent 115 N Calhoun St Suite 4 Tallahassee FL 32301
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**VIOLATIONS:**

FBC 105.4.1.1 Expired Permit

**CORRECTIVE ACTIONS:**

Renew expired permit RPLMG-2024-00080 for the installation of a water meter and expansion valve 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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/07/2026

Started On: 05/04/2026 10:24 AM

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

**4. c. 7.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00282 - 1026 Sunrise Boulevard

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**SUBJECT:**

BV2025-00282	1026 Sunrise Blvd.	Gonzalez, Cody & Maria	Joel Smith
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**CASE INFORMATION:**

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

<b>OWNER:</b> Cody & Maria Gonzalez 1026 Sunrise Blvd 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 construction that has been performed without a permit. Permitting is required for the renovation being done.

**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: 05/07/2026

Started On: 05/04/2026 09:52 AM

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

**4. c. 8.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00292 - 930 Skylark Drive

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**SUBJECT:**

BV2025-00292	930 Skylark Dr	Hatfield, James	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	October 8, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> James Hatfield P.O. Box 4447 Ft Pierce FL 34948	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.7 Roofs and Drainage

**CORRECTIVE ACTIONS:**

Obtain a permit to repair or replace the damaged roof.

**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: 05/07/2026

Started On: 05/05/2026 12:58 PM

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

**4. c. 9.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00300 - 2831 Reynolds Drive

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**SUBJECT:**

BV2025-00300	2831 Reynolds Dr	Satya Group LLC	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	October 17, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Satya Group LLC 2861 Reynolds Dr Ft Pierce FL 34945	<b>REG. AGENT:</b> Sachit Patel
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**VIOLATIONS:**

IPMC 303.2 Pool/Spa Enclosures

**CORRECTIVE ACTIONS:**

Install, repair or replace the pool barrier as required. pool gate not closing properly or latching.

**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: 05/07/2026

Started On: 05/04/2026 11:49 AM

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

**4. c. 10.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00302 - 1009 Sunrise Boulevard

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**SUBJECT:**

BV2025-00302	1009 Sunrise Blvd.	New Millionaires, Inc.	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	October 17, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> New Millionaires Inc. 12856 SW 31ST CT Miramar FL 33027	<b>REG. AGENT:</b> Belinda Villoch
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**VIOLATIONS:**

FBC 105.4.1.1 Expired Permit

**CORRECTIVE ACTIONS:**

Renew your expired permit RMECH-2025-00065 for A/C changeout 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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 05/07/2026

Started On: 05/03/2026 05:12 PM

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

**4. c. 11.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00308 - 427 N 20th Street

**SUBJECT:**

BV2025-00308	427 N 20th St	Cooper, Javarius	Mitchell Wilson
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**CASE INFORMATION:**

Case Initiated:	October 28, 2025	Type of Presentation:	Regular
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**OWNER:**

OWNER: Javarius Cooper 427 N 20th St Ft Pierce FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structure, IPMC 304.1.1.1(1) (2021) Exterior Unsafe Condition, IPMC 304.10 (2021) Exterior Stairway, Decks, Porches and Balconies, IPMC 304.13 (2021) Window, Skylight, Door Frames, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.15 (2021) Exterior Doors, IPMC 304.18.1 (2021) Doors, IPMC 304.2 (2021) Protective Treatment, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.1 (2021) Interior Structure – General Requirements, IPMC 305.1.1.1 (2021) Interior Unsafe Conditions(1), IPMC 305.2 (2021) Interior Structural Members, IPMC 305.4 (2021) Interior Stairs & Walking Surfaces, IPMC 505.1 (2021) Water System - General, IPMC 601.2 (2021) Mechanical and Electrical Systems - General, IPMC 604.1 (2021) Electrical Facilities Required, IPMC 604.3.2 (2021) Electrical Equipment Fire Exposed, IPMC 704.6.1.2 (2021) Smoke Alarms Group R-2, 3, 4

**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 window, skylight and doors.
4. Replace all damaged window hardware to make them openable and operable. A permit will be required if windows are replaced.
5. Replace all damaged door hardware. A permit will be required if doors or door frames are replaced.
6. Install, repair or replace the deadbolt to provide for security.
7. Paint or repair the exterior of the structure as required.
8. Obtain a permit to repair or replace all damaged exterior structural members.
9. Obtain a permit to repair or replace the damaged exterior walls.
10. Obtain a permit to repair or replace the damaged roof.
11. Obtain a permit to repair or replace the damaged interior features.
12. Obtain a permit to repair or replace all damaged interior structural members.
13. Obtain a permit to repair or replace the damaged interior stairs, porches, decks or other walking surfaces.
14. Plumbing fixtures shall be properly connected to a sanitary drainage system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water.
15. Mechanical and electrical systems shall be provided for occupancy in accordance with this chapter.
16. Provide for and maintain the electrical supply for the building.
17. Obtain a permit to replace all electrical equipment exposed to fire.
18. 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: 05/07/2026

Started On: 05/05/2026 09:53 AM

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

**4. c. 12.**

**Meeting Date:** 05/14/2026

**Re:** Case #BV2025-00378 - 803 Avenue M

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**SUBJECT:**

BV2025-00378	803 Avenue M	Abreu, Josiah	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	December 23, 2025	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Josiah Abreu 916 N 10th 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 construction that has been performed without a permit, including but not limited to interior demolition, framing, plumbing, electric, and the installation of trusses and a new roof.

**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: 05/07/2026

Started On: 05/04/2026 05:29 PM