SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Thursday, November 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.	BV2026-00115	211 Avenue A	Hatfield, James	Mitchell Wilson
2.	BV2026-00137	2943 S US Highway 1	Grimes Plaza LLC	Mitchell Wilson
3.	BV2026-00149	1215 Soltman Ave	JBM Properties LLC	Mitchell Wilson
4.	BV2026-00150	815 N 13th St	Figueroa, Hector	Mitchell Wilson
5.	BV2026-00151	1310 Edgewood Ter	Cobb-Nicholson, Latonya ; Cobb, Millie ; Cobb-Osburne, Christine	Mitchell Wilson
6.	BV2026-00156	814 S 13th St	Alvira, Ismael & Alvira, Marilyn	Mitchell Wilson

7.	BV2026-00157	1227 Avenue K, Unit A	Perumal, Rakesh & Rajappa, Sangeetha	Miles Keller
8.	BV2026-00158	508 Holly Ave, Unit B	Martin County Properties LLC	Frank Remling
9.	BV2026-00159	1605 Orange Ave	Papudo Enterprises Corp.	Mitchell Wilson
10.	BV2026-00161	2305 Avenue N	Hall, Christopher	Mitchell Wilson
11.	BV2026-00163	1371 Binney Dr, Unit B	Gargolinsk, Paul	Mitchell Wilson
12.	BV2026-00165	1908 Sunrise Blvd	Charles, Chantale	Mitchell Wilson
13.	BV2026-00169	4280 Bandy Blvd	Red Hawk Rebar LLC	Logan Winn
14.	BV2026-00175	1907 Sunrise Blvd	Lopez, Ever & Amador, Buena	Mitchell Wilson
15.	BV2026-00179	507 N 18th St, Unit A	Fernell, Dwayne	Mitchell Wilson
16.	BV2026-00180	1405 Coronado Ave	Matias, Irene	Mitchell Wilson
17.	BV2026-00184	57 Manor Dr	YES Sandhill EXP LLC	Mitchell Wilson
18.	BV2026-00186	908 Florida Ave	Martinez, Gerardo & Matute, Johana	Mitchell Wilson
19.	BV2026-00187	1713 Bayshore Dr	Cheshire, George	Mitchell Wilson
20.	BV2026-00191	1011 Boston Ave	Felicida, Ryan	Mitchell Wilson
21.	BV2026-00194	1227 Avenue K, Unit B	Perumal, Rakesh & Rajappa, Sangeetha	Miles Keller

d. **PUBLIC HEARINGS - NUISANCE CASES**

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.

BV2026-00031	714 Avenue E	Jolly, Kim	Elizabeth Beck

2.

BV2026-00046	1240 Binney Dr	MAV LLC	Elizabeth Beck

3.

BV2025-00188	304 N 15th St	Johnson, Bliss & Green, Victoria	Elizabeth Beck

4.

BV2025-00254	2702 Dunbar St	Whitty, Vera & Slater, Mildred	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: 11/12/2026

Re: Case # BV2026-00115 - 211 Avenue A

SUBJECT:

BV2026-00115	211 Avenue A	Hatfield, James	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	March 12, 2026	Type of Presentation:	Regular

OWNER:

OWNER: James Hatfield PO Box 1506 Fort Pierce, FL 34954	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 - Permit Required, IPMC 111.1.5 - Dangerous Structure (5), IPMC 111.1.5 - Dangerous Structure (7), IPMC 302.7 - Accessory Structures, IPMC 304.1 - Exterior Structure, IPMC 304.13 - Window, Skylight, Door Frames, IPMC 304.13.2 - Openable Windows, IPMC 304.15 - Exterior Doors, IPMC 304.2 - Protective Treatment, IPMC 304.4 - Exterior Structural Members, IPMC 304.7 - Roofs & Drainage, IPMC 604.3 - Electrical System Hazards, IPMC 605.4 - Wiring

CORRECTIVE ACTIONS:

1. Obtain a permit for the construction of multiple accessory structures built without a permit. If unpermitted accessory structures are removed, a permit will be required.
2. Obtain a permit to make all necessary repairs to make the structure safe again.
3. Obtain a permit to make all necessary repairs to make the structure safe again. Occupants shall vacate the structure until the condition is remedied.
4. Obtain a permit to repair, remove and/or replace all accessory structures (unsafe).
5. The exterior of the structures needs to be in sound condition.
6. Repair or replace the damaged windows and doors.
7. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
8. Replace all damaged door hardware. A permit will be required if doors or door frames are replaced.
9. Make necessary repairs to exterior structures and components of the structure that must be maintained in good condition.
10. Repair or replace all damaged exterior structural members.
11. Repair and/or damaged roof (leaking).
12. Repair/replace electrical system components constituting a hazard.
13. Obtain a permit to install/replace/repair electrical wiring. Flexible cords may not be used as

permanent wiring or run 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.

Form Review

Form Started By: Isa Alvarez
Started On: 10/21/2026 03:11 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 2.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00137 - 2943 S US Highway 1

SUBJECT:

BV2026-00137	2943 S US Highway 1	Grimes Plaza LLC	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	March 24, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Grimes Plaza LLC 3203 N Indian River Dr Fort Pierce, FL 34946	REG. AGENT: Raul Rodriguez-Torres 1847 SE Port St Lucie Blvd., Port St. Lucie, FL 34946

VIOLATIONS:

FBC 105.1 - Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction that is being done without a permit including but not limited to drywall, electrical, plumbing, and any other work that is 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.

Form Review

Form Started By: Isa Alvarez Started On: 10/21/2026 03:51 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 3.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00149 - 1215 Soltman Ave

SUBJECT:

BV2026-00149	1215 Soltman Ave	JBM Properties LLC	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	March 30, 2026	Type of Presentation:	Regular

OWNER:

OWNER: JBM Properties LLC 5225 Collins Ave APT 1111 Miami, FL 33140	REG. AGENT: Yarron Benmoshe 4920 Sandshore CT San Diego, CA 92130

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the new installation of the 3 mini-split A/C units.

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: Isa Alvarez Started On: 10/21/2026 04:18 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 4.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00150 - 815 N 13th St

SUBJECT:

BV2026-00150	815 N 13th St	Figueroa, Hector	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	March 30, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Hector Figueroa 815 N 13th St. Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain the necessary permits for the construction that is currently being done on the property (plumbing, electrical, drywall, etc.).

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: Isa Alvarez Started On: 10/22/2026 10:12 AM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 5.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00151 - 1310 Edgewood Ter

SUBJECT:

BV2026-00151	1310 Edgewood Ter	Cobb-Nicholson, Latonya ; Cobb, Millie ; Cobb-Osburne, Christine	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	March 30, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Latonya Cobb-Nicholson & Millie Cobb & Christine Cobb-Osborne 6707 Blue Moon Way Rusking, FL 33573	OCCUPIED BY:

VIOLATIONS:

IPMC 304.1 - Exterior Structure, IPMC 304.13 - Window, Skylight, Door Frames, IPMC 304.13.2 - Openable Windows, IPMC 304.14 - Insect Screens, IPMC 304.18.1 - Doors, IPMC 304.7 - Roofs and Drainage, IPMC 305.3 - Interior Surfaces, IPMC 305.6 - Interior Doors, IPMC 504.1 - Plumbing- General, IPMC 504.3 - Plumbing System Hazards, IPMC 604.3 - Electrical System Hazards, IPMC 605.1 - Electrical Installation, IPMC 605.4 - Wiring, IPMC 704.6.1.2 - Smoke Alarms Grp R-2, 3, 4

CORRECTIVE ACTIONS:

1. Obtain a permit to repair/replace the exterior of the structure (soffits, fascia, etc.).
2. Obtain a permit to repair or replace the damaged window, skylight and doors.
3. Replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
4. Replace all damaged or missing insect screens.
5. Install, repair or replace the deadbolt on all exterior doors to provide for security.
6. Obtain a permit to repair or replace the damaged roof.
7. Repair and paint all holes/damaged walls inside the structure.
8. Repair or replace all damaged interior doors and door hardware.
9. Repair or replace all damaged, obstructed, or leaking plumbing fixtures.
10. The current condition of the plumbing system constitutes a hazard. Make all necessary repairs or replacements. A permit may be required.
11. Obtain a permit to repair/replace electrical system components constituting a hazard.
12. Electrical equipment shall be properly installed and maintained. A permit will be required.
13. 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.

14. 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.

Form Review

Form Started By: Isa Alvarez Started On: 10/21/2026 04:37 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 6.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00156 - 814 S 13th St

SUBJECT:

BV2026-00156	814 S 13th St	Alvira, Ismael & Alvira, Marilyn	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 2, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Ismael Alvira & Marilyn Alvira 814 S 13th St. Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required, IPMC 111.1.3 - Structure Unfit for Human Occupancy

CORRECTIVE ACTIONS:

1. Obtain a permit to properly repair, replace, and/or demolish unsafe back structure(s).
2. Obtain a permit to make all necessary repairs to make the structure(s) 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: Isa Alvarez Started On: 10/22/2026 10:38 AM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 7.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00157 - 1227 Avenue K - Unit A

SUBJECT:

BV2026-00157	1227 Avenue K, Unit A	Perumal, Rakesh & Rajappa, Sangeetha	Miles Keller

CASE INFORMATION:

Case Initiated:	April 2, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Rakesh Perumal Sangeetha Rajappa 2372 Jasper Hill Dr San Ramon, CA 94582	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the electrical service change that has been performed without a permit for Unit A.

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: Isa Alvarez Started On: 10/22/2026 11:41 AM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 8.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00158 - 508 Holly Ave, Unit B

SUBJECT:

BV2026-00158	508 Holly Ave, Unit B	Martin County Properties LLC	Frank Remling

CASE INFORMATION:

Case Initiated:	April 2, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Martin County Properties LLC 265 Bermuda Beach Fort Pierce, FL 34949	REG.AGENT: JB Jones, Jr. 540 SW Siesta Way Stuart, FL 34994

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Re-install central heat and air to this unit.

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: Isa Alvarez Started On: 10/22/2026 11:53 AM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 9.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00159 - 1605 Orange Ave

SUBJECT:

BV2026-00159	1605 Orange Ave	Papudo Enterprises Corp.	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 3, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Papudo Enterprises Corp. 9066 SW 73rd Ct. APT 2105 Miami, FL 33156	REG. AGENT: Mehech Musalem Luis Felip 9066 SW 73rd Ct. APT 2105 Miami, FL 33156

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the 2 new mini-split A/C's and any other work that has been 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: Isa Alvarez Started On: 10/21/2026 04:27 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 10.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00161 - 2305 Avenue N

SUBJECT:

BV2026-00161	2305 Avenue N	Hall, Christopher	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 6, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Christopher Hall 1509 N 24th St Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

IPMC 304.13 - Window, Skylight, Door Frames, IPMC 304.13.2 - Openable Windows, IPMC 304.14 - Insect Screens, IPMC 304.15 - Exterior Doors, IPMC 304.7 - Roofs and Drainage

CORRECTIVE ACTIONS:

1. Repair or replace the damaged windows and doors. A permit may be required.
2. Replace all damaged windows hardware to make it openable and operable. A permit will be required.
3. Replace all damaged or missing insect screens.
4. Replace all damaged door hardware. A permit will be required if doors or door frames are replaced.
5. Repair or replace the damaged/leaky roof and replace all rotten wood on fascia/soffits.

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: Isa Alvarez Started On: 10/22/2026 12:16 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 11.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00163 - 1371 Binney Dr, Unit B

SUBJECT:

BV2026-00163	1371 Binney Dr, Unit B	Gargolinsk, Paul	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 7, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Paul Gargolinsk 1371 Binney Dr. Apt B Fort Pierce, FL 34949	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction that is currently being done in the back of structure (repairing roof, etc.).

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: Isa Alvarez Started On: 10/22/2026 12:36 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 12.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00165 - 1908 Sunrise Blvd

SUBJECT:

BV2026-00165	1908 Sunrise Blvd	Charles, Chantale	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 7, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Chantale Charles 1908 Sunrise Blvd Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction that has been performed without a permit (enclosure of screen porch and/or repair of the screen porch enclosure).

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: Isa Alvarez Started On: 10/22/2026 12:42 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

4. c. 13.

Meeting Date: 11/12/2026

Re: Case # BV2026-00169 - 4280 Bandy Blvd

SUBJECT:

BV2026-00169	4280 Bandy Blvd	Red Hawk Rebar LLC	Logan Winn

CASE INFORMATION:

Case Initiated:	April 8, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Red Hawk Rebar LLC 255 Alhambra Cir Suite 500 Coral Gables, FL 33134	REG. AGENT: CT Corporation System 1200 S Pine St. Plantation, FL 33324

VIOLATIONS:

FBC105.1 - Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the construction that has been performed without a permit. A Stocking permit is 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.

Form Review

Form Started By: Isa Alvarez Started On: 10/22/2026 08:35 AM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

4. c. 14.

Meeting Date: 11/12/2026

Re: Case # BV2026-00175 - 1907 Sunrise Blvd

SUBJECT:

BV2026-00175	1907 Sunrise Blvd	Lopez, Ever & Amador, Buena	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 13, 2026	Type of Presentation:	Regular

OWNER:

OWNER:	OCCUPIED BY:
Ever Francisco Lopez Buena Ventura Amador 1907 Sunrise Blvd Fort Pierce, FL 34950	

VIOLATIONS:

FBC 105.1 - Permit Required, FBC 105.4.1.1 - Expired Permit

CORRECTIVE ACTIONS:

1. Obtain all required permits for the construction that has been performed on the property (demolition, pavilion, roof, fence, electrical, plumbing, mechanical, etc.).
2. Renew your permit 23-1228, 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: Isa Alvarez
Started On: 10/22/2026 09:06 AM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

Meeting Date: 11/12/2026

Re: Case # BV2026-00179 - 507 N 18th St, Unit A

SUBJECT:

BV2026-00179	507 N 18th St, Unit A	Fernell, Dwayne	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 15, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Dwayne Fernell 316 N 15th St Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain permits for the installation of the new windows and any other work that has been performed on the property 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: Isa Alvarez
Started On: 10/22/2026 12:51 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

Meeting Date: 11/12/2026

Re: Case # BV2026-00180 - 1405 Coronado ave

SUBJECT:

BV2026-00180	1405 Coronado Ave	Matias, Irene	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 15, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Irene Matias 1405 Coronado Ave Fort Pierce, FL 34982	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain all required permits for the new addition at the back of the structure. If the new addition is demolished, a permit will 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.

Form Review

Form Started By: Isa Alvarez Started On: 10/22/2026 12:57 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 17.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00184 - 57 Manor Dr

SUBJECT:

BV2026-00184	57 Manor Dr	YES Sandhill EXP LLC	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 16, 2026	Type of Presentation:	Regular

OWNER:

OWNER: YES Sandhill EXP LLC 5050 S Syracuse St, Suite 1200 Denver, CO 80237	REG. AGENT: Cogency Global Inc. 115 N Calhoun St, Suite 4 Tallahassee, FL 32301

VIOLATIONS:

FBC 105.4.1.1 – Expired Permit

CORRECTIVE ACTIONS:

Renew your permit RPLMG-2024–00143, 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: Isa Alvarez Started On: 10/22/2026 02:16 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

4. c. 18.

Meeting Date: 11/12/2026

Re: Case # BV2026-00186 - 908 Florida Ave

SUBJECT:

BV2026-00186	908 Florida Ave	Martinez, Gerardo & Matute, Johana	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 17, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Gerardo Martinez & Johana Matute 908 Florida Ave Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the new wood canopy or fixed awning.

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: Isa Alvarez Started On: 10/22/2026 09:54 AM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **4. c. 19.**

Meeting Date: 11/12/2026

Re: Case # BV2026-00187 - 1713 Bayshore Dr

SUBJECT:

BV2026-00187	1713 Bayshore Dr	Cheshire, George	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 17, 2026	Type of Presentation:	Regular

OWNER:

OWNER: George Cheshire 1713 Bayshore Dr Fort Pierce, FL 34949	OCCUPIED BY:

VIOLATIONS:

FBC 105.4.1.1 – Expired Permit

CORRECTIVE ACTIONS:

Renew your permit RBLDG-2025-00651, 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: Isa Alvarez Started On: 10/22/2026 02:26 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

4. c. 20.

Meeting Date: 11/12/2026

Re: Case # BV2026-00191 - 1011 Boston Ave

SUBJECT:

BV2026-00191	1011 Boston Ave	Felicida, Ryan	Mitchell Wilson

CASE INFORMATION:

Case Initiated:	April 17, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Ryan Felicida 1011 Boston Ave Fort Pierce, FL 34950	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the installation of the two air-conditioning units.

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: Isa Alvarez
Started On: 10/22/2026 02:31 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

Meeting Date: 11/12/2026

Re: Case # BV2026-00194 - 1227 Avenue K, Unit B

SUBJECT:

BV2026-00194	1227 Avenue K, Unit B	Perumal, Rakesh & Rajappa, Sangeetha	Miles Keller

CASE INFORMATION:

Case Initiated:	April 20, 2026	Type of Presentation:	Regular

OWNER:

OWNER: Rakesh Perumal Sangeetha Rajappa 2372 Jasper Hill Dr San Roman, CA 94582	OCCUPIED BY:

VIOLATIONS:

FBC 105.1 – Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the electrical service replacement 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: Isa Alvarez Started On: 10/22/2026 02:37 PM

Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

5. a. 1.

Meeting Date: 11/12/2026

SUBJECT:

BV2026-00031	714 Avenue E	Jolly, Kim	Elizabeth Beck

CASE INFORMATION:

Case Initiated:	January 29, 2026	Type of Presentation:	Massey Hearing

OWNER:

OWNER: Kim Jolly 7481 NW 35th St Lauderhill FL 33319	OCCUPIED BY:

VIOLATIONS:

IPMC 304.1 (2021) Exterior Structure, IPMC 304.10 (2021) Exterior Stairway, Decks, Porches and Balconies, IPMC 304.13.1 (2021) Glazing, IPMC 304.15 (2021) Exterior Doors, IPMC 304.18.1 (2021) Doors, IPMC 304.2 Protective Treatment, IPMC 304.4 (2021) Exterior Structural Members, IPMC 304.5 (2021) Foundation Walls, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 605.1 (2021) Electrical Installation

FINDINGS/ORDER:

Order Determining Violation - July 9, 2026
Affidavit of Non-Compliance - September 16, 2026

ACTION DATES:

1. July 9, 2026 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. September 16, 2026 - Affidavit of Non-Compliance - was recorded and fines began to accrue.
3. October 2, 2026 - Letter requesting a further extension received. Massey/Extension of Time Hearing Notice sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Isa Alvarez
Started On: 10/22/2026 03:19 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM

5. a. 2.

Meeting Date: 11/12/2026

SUBJECT:

BV2026-00046	1240 Binney Dr	MAV LLC	Elizabeth Beck

CASE INFORMATION:

Case Initiated:	February 4, 2026	Type of Presentation:	Massey Hearing

OWNER:

OWNER: MAV LLC 1240 Binney Dr Ft Pierce FL 34949	REG. AGENT: Miguel Villacres 2900 NW 77th Ct Miami FL 33122

VIOLATIONS:

FBC 105.1 Permit Required

FINDINGS/ORDER:

Order Determining Violation - July 9, 2026
Affidavit of Non-Compliance - September 16, 2026

ACTION DATES:

1. July 9, 2026 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. September 16, 2026 - Affidavit of Non-Compliance - was recorded and fines began to accrue.
3. October 6, 2026 - Letter requesting a further extension received. Massey/Extension of Time Hearing Notice sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Isa Alvarez
Started On: 10/22/2026 02:59 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **5. a. 3.**

Meeting Date: 11/12/2026

SUBJECT:

BV2025-00188	304 N 15th St	Johnson, Bliss & Green, Victoria	Elizabeth Beck

CASE INFORMATION:

Case Initiated:	August 5, 2025	Type of Presentation:	Massey Hearing

OWNER:

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

VIOLATIONS:

FBC 105.1 - Permit Required

FINDINGS/ORDER:

Order Determining Violation - March 12, 2026
Affidavit of Non-Compliance – September 16, 2026

ACTION DATES:

1. March 12, 2026 - Special Magistrate Hearing - the Special Magistrate provided 180 days to get the permit or fines may accrue.
2. September 16, 2026 - Affidavit of Non-Compliance - was recorded and fines began to accrue.
3. September 22, 2026 - Letter requesting a further extension received. Massey/Extension of Time Hearing Notice sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Isa Alvarez Started On: 10/22/2026 03:50 PM
Final Approval Date: 11/04/2026

Special Magistrate Hearing Building - 9:00 AM **5. a. 4.**

Meeting Date: 11/12/2026

SUBJECT:

BV2025-00254	2702 Dunbar St	Whitty, Vera & Slater, Mildred	Elizabeth Beck

CASE INFORMATION:

Case Initiated:	September 9, 2025	Type of Presentation:	Massey Hearing

OWNER:

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

VIOLATIONS:

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

FINDINGS/ORDER:

Order Determining Violation - April 9, 2026
Extension of Time (90 days) - June 1, 2026
Affidavit of Non-Compliance – September 15, 2026

ACTION DATES:

1. April 9, 2026 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. June 1, 2026 - Extension of Time (90 days) granted.
3. September 15, 2026 - Affidavit of Non-Compliance - was recorded and fines began to accrue.
4. September 18, 2026 - Letter requesting a further extension received. Massey/Extension of Time Hearing Notice sent.

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Isa Alvarez Started On: 10/22/2026 04:16 PM
Final Approval Date: 11/04/2026