

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 16, 2023 - 1:30 p.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**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	23-817 STR	1604 Binney Drive	ANDREW KISSOON LAKRAM ROSHINI	Heather Debevec
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2.	23-824 STR	1821 Seaway Drive	STRICKLAND BG 3 LLC	Heather Debevec
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3.	23-1149 Ce	3550 S US Highway 1 Lot 108	MANATEE MOBILE HOME PARK LLC	Heather Debevec
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4.	23-1057 CE	1909 Avenue P	ERVIN E MCMILLIAN KATHY M THOMPSON BOBBY MCMILLAN	Heather Debevec
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5.	23-1156 PK	South Causeway Park	Jennifer F Black	Larry Stephens
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6.	23-1161 PK	South Causeway Park	Anna Elaine Bach	Larry Stephens
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7.	23-1020 PK	100 Orange Ave	Damali Queen Chrisma Johnson-Scott	Larry Stephens
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8.	23-1048 CE	1240 Binney Drive	ELODE VINCENT (TR)	Heather Debevec
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9.	23-1167 PK	Jaycee Park	Theresa Cecelia Strohmenger	Larry Stephens
10.	23-1162 PK	Jaycee Park	Antonio Salgado Dela Torre	Larry Stephens
11.	23-1086 PK	Marine Way	Patricia Litiery Rocha Lima Andrade	Larry Stephens
12.	23-592 CE	2003 Avenue O	Angela Hodge-Jones	Isaac Saucedo

4. PUBLIC HEARINGS - CITATIONS

A.	23-1561 PK	Boston Ave	Joshua D. Clark Kristal L. Clark	Larry Stephens
B.	23-1159 PK	South Causeway Park	Katelin Janelle Johnson	Larry Stephens
C.	23-1165 PK	Jaycee Park	Jonathan Alvaro Olivera	Larry Stephens
D.	23-1085 PK	Jaycee Park	Jane M Monachino	Larry Stephens
E.	23-1117PK	100 Atlantic Avenue	Jonathan Richard Jenkins	Charmaine Kirkland

5. PUBLIC HEARINGS - VIOLATION CASES

A.	23-22 CE	405 Decordre Ct A & B	Ermith Lazarre	Isaac Saucedo
B.	23-1011 CE	2807 Avenue E	Helen Alexander Gracie Gordon	Isaac Saucedo
C.	23-1006 CE	2705 Avenue E	Rossana T Zagal	Isaac Saucedo
D.	23-995 CE	2508 Avenue J	Jacqueline M Brown	Isaac Saucedo
E.	23-1010 CE	2801 Avenue E	Daniel Alejandro Gonzalez Tolentino Morgan Faye Newcomb	Isaac Saucedo
F.	22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec

G.	23-776 STR	1501 Pine Hollow Drive	YOHESMIRA BERNAL	Heather Debevec
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H.	23-821 STR	1705 S Ocean Drive	KEVIN T CREWS (TR) KEVIN T CREWS	Heather Debevec
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I.	23-1132 CE	2425 Mohawk Avenue	THOMAS D WILLIAMS AND ASSOCIATES, LLC	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-1587 CE	604 S 24th St	Emetro Zuniga	Isaac Saucedo
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B.	23-0374 CE	117 Wisteria Ave	Ruben Castro, Jannely Castro	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

A.	23-563	617 Orange Ave	Rock Ministries of the Treasure Coast Inc	Jenifer Crespo-Martinez
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

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 Code Enforcement Office at (772) 467-3149, 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

3. B. 1.

Meeting Date: 08/16/2023

Re: Case # 23-817 - 1604 Binney Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-817 STR	1604 Binney Drive	ANDREW KISSOON LAKRAM ROSHINI	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 7, 2023	Type of Presentation:	PULLED BY STAFF
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OWNER:

OWNER: ANDREW KISSOON LAKRAM ROSHINI 5235 NW JAKE CT PORT ST LUCIE, FL 34986	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with City Clerk’s office or remove all ads and cease renting.

RECOMMENDATION:

The City requests that a fine of \$5000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/14/2023 08:04 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 08/16/2023

Re: Case# 23-824 - 1821 Seaway Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-824 STR	1821 Seaway Drive	STRICKLAND BG 3 LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: STRICKLAND BG 3 LLC 1157 INTERLOCHEN BLVD WINTER HAVEN, FL 33884	REGISTERED AGENT: ACCOUNTING & TAX EDGE LLC 864 1ST STREET S WINTER HAVEN, FL 33880
OTHER: STRICKLAND BG 3 LLC 1811 BAYSHORE DR FT PIERCE, FL 34949	

VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/05/2023 05:05 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 08/16/2023

Re: Case # 23-1149 - 3550 S US Highway 1 Lot 108

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1149 Ce	3550 S US Highway 1 Lot 108	MANATEE MOBILE HOME PARK LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 28, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: MANATEE MOBILE HOME PARK LLC 49 SW FLAGLER AVE STE 201 STUART, FL 34994	REGISTERED AGENT: BRADLEY P DRESSLER 49 SW FLAGLER AVE SUITE 201 STUART, FL 34994
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VIOLATIONS:

Section 123-37(12) –Landscape maintenance

CORRECTIVE ACTIONS:

1. Remove the dead debris and trim the bushes to give a clean appearance.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/11/2023 04:09 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 08/16/2023

Re: Case # 23-1057 - 1909 Avenue P

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1057 CE	1909 Avenue P	ERVIN E MCMILLIAN KATHY M THOMPSON BOBBY MCMILLAN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: ERVIN E MCMILLIAN KATHY M THOMPSON BOBBY MCMILLAN PO BOX 3991 FT PIERCE, FL 34948	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/10/2023 05:17 PM

Special Magistrate Hearing
Meeting Date: 08/16/2023

3. B. 5.

Information

SUBJECT:

23-1156 PK	South Causeway Park	Jennifer F Black	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jennifer F Black	
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GENERAL INFO:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19416 PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/23/2023 03:39 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 08/16/2023

Re: Case# 23-1161 South Causeway Park

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1161 PK	South Causeway Park	Anna Elaine Bach	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Anna Elaine Bach	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19426 PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/24/2023 10:07 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 08/16/2023

Re: Case# 23-1020 100 Orange Ave

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1020 PK	100 Orange Ave	Damali Queen Chrisma Johnson-Scott	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 10, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Damali Queen Chrisma Johnson-Scott	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18182 PK	34-35(L) Restricted	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/06/2023

Started On: 05/25/2023 10:27 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 08/16/2023

Re: Case # 23-1048 - 1240 Binney Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1048 CE	1240 Binney Drive	ELODE VINCENT (TR)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	Continued
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OWNER:

OWNER: ELODE VINCENT (TR) 824 OLD COUNTRY RD SE PALM BAY, FL 3290	
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VIOLATIONS:

*IPMC 702.4 Emergency escape openings (covered windows)
IPMC 304.7 Roofs and drainage.*

CORRECTIVE ACTIONS:

1. Remove or open the shutters around the home.
2. Repair the trim on the front of the home near the front door area.
3. Obtain a permit from the Building Department and repair the roof where the tarp remnants and bricks are.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/02/2023 04:18 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 08/16/2023

Re: Case# 23-1167 Jaycee Park

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1167 PK	Jaycee Park	Theresa Cecelia Strohmenger	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Theresa Cecelia Strohmenger	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19420 PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/24/2023 09:27 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 08/16/2023

Re: Case# 23-1162 Jaycee Park

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1162 PK	Jaycee Park	Antonio Salgado Dela Torre	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Antonio Salgado Dela Torre	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19422 PK	34-31(C) Restricted (Boat Trailer Only)	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/24/2023 09:34 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 08/16/2023

Re: Case# 23-1086 Marine Way

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1086 PK	Marine Way	Patricia Litiery Rocha Lima Andrade	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 16 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Patricia Litiery Rocha Lima Andrade	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19414 PK	34-31(E) No Parking Anytime	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/06/2023

Started On: 05/25/2023 10:34 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 08/16/2023

Re: Case # 23-592 - 2003 Avenue O

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-592 CE	2003 Avenue O	Angela Hodge-Jones	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 13, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Angela Hodge-Jones 3910 Clarks Ln Baltimore, MD 21215	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please refrain from parking vehicles on grass at all times.
2. Please pressure wash and paint home where molding, chipping or deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/11/2023

Started On: 04/04/2023 06:33 AM

Special Magistrate Hearing

4. A.

Meeting Date: 08/16/2023

Re: Case# 23-1561 Boston Ave

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1561 PK	Boston Ave	Joshua D. Clark Kristal L. Clark	Larry Stephens
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CASE INFORMATION:

Case Initiated:	May 30, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Joshua D. Clark Kristal L. Clark	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19443 PK	34-31(N) Opposite Diretion	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens

Started On: 07/10/2023 10:53 AM

Special Magistrate Hearing
Meeting Date: 08/16/2023

4. B.

Information

SUBJECT:

23-1159 PK	South Causeway Park	Katelin Janelle Johnson	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Katelin Janelle Johnson	
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GENERAL INFO:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19418 PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/24/2023 08:19 AM

Special Magistrate Hearing

4. C.

Meeting Date: 08/16/2023

Re: Case# 23-1165 Jaycee Park

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1165 PK	Jaycee Park	Jonathan Alvaro Olivera	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jonathan Alvaro Olivera	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19424 PK	34-31(C) Restricted (Boat trailer only)	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/24/2023 10:00 AM

Special Magistrate Hearing

4. D.

Meeting Date: 08/16/2023

Re: Case# 23-1085 Jaycee Park

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1085 PK	Jaycee Park	Jane M Monachino	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jane M Monachino	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19413 PK	34-31(C) Restricted Boat trailer only	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Larry Stephens
Final Approval Date: 07/05/2023

Started On: 05/24/2023 03:18 PM

Special Magistrate Hearing

4. E.

Meeting Date: 08/16/2023

Re: Case #23-1117 - 100 Atlantic Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1117PK	100 Atlantic Avenue	Jonathan Richard Jenkins	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 18, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jonathan Richard Jenkins	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18853PK	34-31(P) Handicap	\$250.00	\$10.00	\$18.00	\$278.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 08/09/2023

Started On: 05/24/2023 02:56 PM

Special Magistrate Hearing

5. A.

Meeting Date: 08/16/2023

Re: Case # 23-22 - 405 Decordre Ct A & B

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-22 CE	405 Decordre Ct A & B	Ermith Lazarre	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 11, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Ermith Lazarre 3406 Menendez St Fort Pierce, FL 34947	
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VIOLATIONS:

- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
- Section 30-28(c) – Responsibility for containers
- IPMC 304.2 Protective treatment.
- Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please remove all wood, tools, gas cans, trash, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Please remove all mattresses, seats and all other indoor furniture located on yard. All indoor furniture must be kept indoors at all times.
3. Please move all trash/recycling containers to the side or rear of structure on non-collection days.
4. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
5. Please cut all overgrown bushes, trees, shrubs and grass.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/11/2023

Started On: 03/16/2023 09:58 AM

Special Magistrate Hearing

5. B.

Meeting Date: 08/16/2023

Re: Case# 23-1011 - 2807 Avenue E

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1011 CE	2807 Avenue E	Helen Alexander Gracie Gordon	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Helen Alexander Gracie Gordon 2807 Avenue E Fort Pierce, FL 34947	
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VIOLATIONS:

- IPMC 304.2 Protective treatment.
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
- IPMC 702.4 Emergency escape openings (covered windows)
- Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
2. Please remove all plywood, boxes, trash and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Please remove all indoor furniture located throughout yard. All Indoor furniture must be kept indoors at all times.
4. Please remove all shutters located on windows throughout home.
5. Please trim tree located in front yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/26/2023

Started On: 06/20/2023 02:35 PM

Special Magistrate Hearing

5. C.

Meeting Date: 08/16/2023

Re: Case # 23-1006 - 2705 Avenue E

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1006 CE	2705 Avenue E	Rossana T Zagal	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Rossana T Zagal (TR) 9 Piedmont A Delray Beach, FL 33484	
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VIOLATIONS:

IPMC 304.2 Protective treatment
 Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where molding, chipping, or deterioration has occurred.
2. Please trim bushes down to 4ft located in front yard.
3. Please remove storage bins, mats and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 07/26/2023

Started On: 06/16/2023 10:09 AM

Special Magistrate Hearing

5. D.

Meeting Date: 08/16/2023

Re: Case # 23-995 - 2508 Avenue J

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-995 CE	2508 Avenue J	Jacqueline M Brown	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Jacqueline M Brown 2508 Avenue J Fort Pierce, FL 34947	
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VIOLATIONS:

- IPMC 304.6 Exterior walls.
- IPMC 302.7 Accessory structures.
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage.
- IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please repair all rotten wood located throughout home. A permit may be required. If you have any questions, please contact the building department at (772) 467-3718.
2. Please remove or repair fence where deterioration has occurred. A permit may be required. If you have any questions, please contact the building department at (772) 467-3718.
3. Please remove coolers, trash, storage bins, wood and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
4. Please pressure wash and paint home where molding, chipping or deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 14 days to obtain a permit and comply with all permit conditions or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/26/2023

Started On: 06/20/2023 01:27 PM

Special Magistrate Hearing

5. E.

Meeting Date: 08/16/2023

Re: Case # 23-1010 - 2801 Avenue E

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1010 CE	2801 Avenue E	Daniel Alejandro Gonzalez Tolentino Morgan Faye Newcomb	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Daniel A Gonzalez Tolentino Morgan Faye Newcomb 3156 Turtle CV West Palm Beach, FL 33411	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement.
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please refrain from parking vehicles on grass at all times.
2. Please pressure wash and paint home were molding, chipping or deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/26/2023

Started On: 06/20/2023 02:01 PM

Special Magistrate Hearing

5. F.

Meeting Date: 08/16/2023

Re: Case# 22-3354 - 314 N 18th Ct

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: TRUMAN PERDUE SYLVIA A JONES 314 N 18TH CT FT PIERCE, FL 34950	
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VIOLATIONS:

- IPMC 304.7 Roofs and drainage.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Repair the roof where the tarps are. You will need to speak to the Building Department for permit requirements and information.
2. Repair the trim where it is deteriorating and rotting.
3. Paint the trim and gables where the paint is peeling and fading.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/12/2023

Started On: 01/24/2023 10:02 AM

Special Magistrate Hearing

5. G.

Meeting Date: 08/16/2023

Re: Case # 23-776- 1501 Pine Hollow Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-776 STR	1501 Pine Hollow Drive	YOHESMIRA BERNAL	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: YOHESMIRA BERNAL 2824 ADELAIDE COURT ORLANDO, FL 32824	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to obtain their STR/VR permit or a fine equal to one month's rental (\$3,480.00) be assessed. All future rentals be terminated immediately. All advertisements for short-term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/09/2023

Started On: 05/05/2023 04:50 PM

Special Magistrate Hearing

5. H.

Meeting Date: 08/16/2023

Re: Case # 23-821 - 1705 S Ocean Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-821 STR	1705 S Ocean Drive	KEVIN T CREWS (TR) KEVIN T CREWS	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: KEVIN T CREWS (TR) KEVIN T CREWS 1705 SOUTH OCEAN DR FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

CORRECTIVE ACTIONS:

1. Register the short term rental with the city Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to obtain the STR/VR permit or a fine of \$5,000.00 be assessed. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/09/2023

Started On: 05/05/2023 04:37 PM

Special Magistrate Hearing

5. I.

Meeting Date: 08/16/2023

Re: Case # 23-1132 - 2425 Mohawk Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

23-1132 CE	2425 Mohawk Avenue	THOMAS D WILLIAMS AND ASSOCIATES, LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 28, 2023	Type of Presentation:	Repeat
Order of Violation:	January 18, 2023		Violator (phone)

OWNER:

OWNER: THOMAS D WILLIAMS AND ASSOCIATES, LLC 2446 SE 11TH ST POMPANO BEACH, FL 33062	REGISTERED AGENT: THOMAS D WILLIAMS 2446 SE 11TH STREET POMPANO BEACH, FL 33062
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VIOLATIONS:

Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles

CORRECTIVE ACTIONS:

1. Remove or provide proof of valid registration and operability for the primer gray Toyota in the backyard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$250 per day be assessed due to the repeat violation.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/12/2023

Started On: 04/19/2023 03:35 PM

Special Magistrate Hearing
Meeting Date: 08/16/2023

6. A.

Information

SUBJECT:

22-1587 CE	604 S 24th St	Emetro Zuniga	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	May 18, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Emetrio Zuniga 604 S 24th St Fort Pierce, FL 34950	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
IPMC 304.1 Exterior structure – General.
IPMC 304.2 Protective treatment.

FINDINGS/ORDER:

On December 7, 2022, Special Magistrate found violator 10 days to comply or be fined daily \$150.

ACTION DATES:

December 7, 2022 - Special Magistrate gave violator 10 days to comply or fine of \$150 daily.
March 14, 2023 - Affidavit of Non-Compliance sent to violator
April 4, 2023 - Massey Letter sent
April 10, 2023 - Massey request received from owner
August 14, 2023 - Affidavit of Compliance sent
Balance as of 8/14/23: \$22,970.00

RECOMMENDATION:

TBD

Attachments

Property Card
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/26/2023

Started On: 05/16/2023 04:41 PM

Property Identification

Site Address: 604 S 24th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-710-0016-000-6
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 22387
Map ID: 24/09S
Zoning: SF Moderat

Ownership

Emetrio Zuniga
512 S 24th St
Fort Pierce, FL 34950

Legal Description

FRANKLIN PARK ADDN BLK 1 LOTS 22 AND 23 (OR 1619-2464)

Current Values

Just/Market Value: \$113,200
Assessed Value: \$40,724
Exemptions: \$0
Taxable Value: \$40,724



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 1,343
Gross Sketched Area (SF): 1,343
Land Size (acres): 0.35
Land Size (SF): 15,100

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:



**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-00001587 Address: 604 S 24TH ST Hearing Date: July 19, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Property still not in compliance

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

1 other Code Enforcement case (Case# 09-1814)

Special Magistrate Hearing
Meeting Date: 08/16/2023

6. B.

Information

SUBJECT:

23-0374 CE	117 Wisteria Ave	Ruben Castro, Jannely Castro	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 24, 2023	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Ruben Castro Jannely Castro 117 Wisteria AVE Fort Pierce, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

FINDINGS/ORDER:

On May 03, 2023, Special Magistrate Pelletier found that the violation existed and ordered 10 days to comply or \$100.00 fine daily.

ACTION DATES:

February 24, 2023 - Case initiated
October 19, 2022 - Special Magistrate Pelletier found that the violation existed and ordered 10 days to comply or \$100.00 fine daily.
June 1, 2022 - Affidavit of Non-Compliance sent to owner
June 20, 2023 - Massey letter sent
June 22, 2023 - Affidavit of Compliance sent to owner
June 27, 2023 - Massey request received from owner

RECOMMENDATION:

To be determined

Attachments

Property Card

Massey Criteria
Administration Fees

Form Review

Form Started By: Katherine Calderon

Started On: 07/13/2023 01:18 PM

Property Identification

Site Address: 326 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-509-0029-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21485
Map ID: 24/09N
Zoning: Medium Den

Ownership

Errol Stewart
Errol Stewart Jr
326 N 15th ST
Fort Pierce, FL 34950

Legal Description

KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY ADJ ON E (OR 3582-1127: 3649-448)

Current Values

Just/Market Value: \$81,100
Assessed Value: \$14,168
Exemptions: \$14,168
Taxable Value: \$0



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 896
Gross Sketched Area (SF): 896
Land Size (acres): 0.2
Land Size (SF): 8,690

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-00001970 Address: 326 N 15TH ST Hearing Date: October 19, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Was complied with IPMC 702.4 Emergency escape openings (covered windows) by Oct. 19, 2022 (SMH) Affidavit of Partial Compliance completed on December 16, 2022

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Administrative Cost Estimator

06/20/2023

Property Address: 326 N 15th Street (22-1970)

Date case originated: 6/17/2022

Date case complied: not complied

Total time: _____ months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: _____

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>22</u>	\$11.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Director of Community Response	\$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>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Special Magistrate Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,551.76

Special Magistrate Hearing
Meeting Date: 08/16/2023

8. A.

Information

SUBJECT:

23-563	617 Orange Ave	Rock Ministries of the Treasure Coast Inc	Jenifer Crespo-Martinez
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CASE INFORMATION:

Case Initiated:	January 24, 2023	Type of Presentation:	Alarm Appeal
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OWNER:

VIOLATOR: Rock Ministries of the Treasure Coast Inc PO Box 37 Vero Beach, FL 32961	
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VIOLATIONS:

14-24 Excessive False Alarm Signals

FINDINGS/ORDER:

Date of Alarm	Alarm Time	Alarm Description	False Alarm #	Total Due
07/25/2019	13:54 hrs	Side Door North	2	\$100.00
09/07/2019	10:29 hrs	Side Door South	3	\$200.00
05/12/2021	10:57 hrs	Main Entrance Door	4	\$200.00
11/14/2021	16:14 hrs	Main Entry Door	5	\$400.00
03/14/2022	14:45 hrs	Main Entry Door	6	\$200.00
04/30/2022	11:17 hrs	Main Entry Door	7	\$400.00
09/29/2022	03:31 hrs	Main Entry Door	8	\$400.00
10/09/2022	18:24 hrs	Side Door South	9	\$500.00
10/15/2022	01:36 hrs	Motion Detector	10	\$500.00
10/19/2022	12:10 hrs	Motion Inside	11	\$500.00
			Total	\$3,400.00

ACTION DATES:

January 20, 2023 - Initial Appeal Request submitted to Crywolf
January 24, 2023 - Appeal Request received from Crywolf

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/15/2023

Started On: 02/28/2023 04:45 PM