



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION FINES

Date:	4/10/2024.		
Property address:	1985 REYNOLDS DR, FT PIERCE FL 34945		
Owner(s) of record:	QUORUM HOSPITALITY INC		
Mailing address:	1500 SE 5th AVE DANIA BEACH FL 33004.		
Property tax ID #:	2324-341-0002-020/9		
Original purchase date:	10/30/2006	Original purchase price:	\$ 518,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	MUKESH MONGA	Relationship to owner(s)	GENERAL MANAGER
Telephone #:	772 828 4100	Mobile phone #:	9544949060
E-mail:	mukeshmonga@yahoo.com	Preferred contact method:	email
What are owner(s) intentions for property:	NO CHANGE EXPECTED.		
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 2830.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2830.00
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

Mukesh Monga
 Signature of Owner or Representative

4/10/24.
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

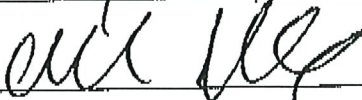
INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1985 REYNOLD DR, FT PIERCE FL 34945
Property Owner: QUORUM HOSPITALITY INC
Mailing Address: 1500 SE 5th AVE; DANIA BEACH, FL 33004
Telephone #: 772-8284100 Cell Phone #: 954-494-9060
E-Mail Address: mukeshmonga11@yahoo.com
Is the property in compliance? YES If not, please explain in the narrative of your request.

I, MUKESH MONGA, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

THE PERMIT APPLICATION WAS SUBMITTED IN THE TIMELY MANNER ON JAN 5TH 2024. A FEW EMAILS WERE EXCHANGED BETWEEN FT PIERCE BLD DEPT & OUR CONTRACTOR ABOUT THE DETAIL OF THE PERMIT.
FT PIERCE BLD DEPT REPLIED BACK WITH THE PERMIT # 24-627 ON 02/26/24 AND REQUEST FOR FEE & 2 AFFIDAVITS.
THE FEE WAS PAID & THE COMPLETED AFFIDAVITS WERE RETURNED ON THE SAME DAY 02/26/24.
THE SITE WORK HAD ALREADY BEEN COMPLETED THE BLD DEPT CLOSED THE PERMIT ON 3/14/24.
WE DID OUR LEVEL BEST TO RESOLVE THE VIOLATION ASAP.
YOU ARE KINDLY REQUESTED TO REScind THE IMPOSED FINES.

Signed:  Date: _____

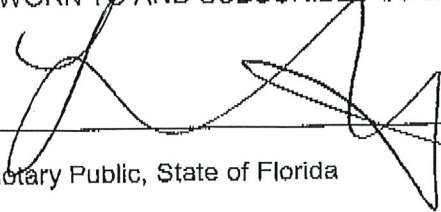
Print Name: MUKESH MONGA

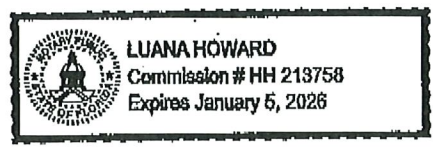
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Mukesh Monga who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced in-person as identification.

SWORN TO AND SUBSCRIBED before me this 10th day of April, 2024


Notary Public, State of Florida



Re: Permit application

From: Building shared mailbox (ftpbuiding@cityoffortpierce.com)
To: Robb@coastalchoiceconstructionllc.com
Cc: tyler@coastalchoiceconstructionllc.com; Shelley@coastalchoiceconstructionllc.com; mukeshmonga1@yahoo.com
Date: Monday, February 26, 2024 at 10:35 AM EST

Good morning,

We received your submittal,

Address: 1985 REYNOLDS DR - SITE WORK

PERMIT # 24-627

VIOLATION # 23-2293 - VIOLATION FEES WILL BE ASSESSED WITH PERMIT

[Link to pay: https://ftp-egov.asp.gov.com/Click2GovBP/index.html](https://ftp-egov.asp.gov.com/Click2GovBP/index.html)

Application will not begin to process until payment is received. Please submit attached affidavits.

Thank you!

From: Robb Imperato <Robb@coastalchoiceconstructionllc.com>
Sent: Tuesday, January 9, 2024 6:00 PM
To: Building shared mailbox <ftpbuiding@cityoffortpierce.com>

Cc: Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>; Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com <mukeshmonga11@yahoo.com>
Subject: Re: Permit application

You don't often get email from robb@coastalchoiceconstructionllc.com. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately.

work is completed - drainage/ asphalt patching at Hampton cost was \$45,000

Thanks

Robb C Imperato

Managing Member

Coastal Choice Construction LLC

3170 N. Federal Highway #215

Lighthouse Point, Fl. 33064

CGC 057221

954.242.8001 Cell

954.532.1058 Office

Sent from my iPhone

On Jan 9, 2024, at 3:54 PM, Building shared mailbox <fbuiding@cityoffortpierce.com> wrote:

is all the work completed?

The original permit for 1990 Reynolds Dr came in at \$550,000. How much of that was for the drainage on 1985 Reynolds Dr?

From: Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Sent: Tuesday, January 9, 2024 2:53 PM

To: Building shared mailbox <fbuiding@cityoffortpierce.com>; Robb Imperato <Robb@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com <mukeshmonga11@yahoo.com>

Subject: RE: Permit application

You don't often get email from tyler@coastalchoiceconstructionllc.com. [Learn why this is important](#)

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Good afternoon,

Please see attached for the approved drainage plans.
For the job cost, it was included in the original price. Are you looking for the original valuation or something else?

Thank You,

Tyler Mitchell

Superintendent

Coastal Choice Construction

3170 North Federal Highway, #215, Lighthouse Point, FL 33064

954-994-9975 (Cell)

954-532-1058 (Office)

From: Building shared mailbox <ftpbuilding@cityoffortpierce.com>

Sent: Monday, January 8, 2024 3:24 PM

To: Robb Imperato <Robb@coastalchoiceconstructionllc.com>; Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com

Subject: Re: Permit application

Yes, if you have it handy. That would help. What would be the job cost on your side of the property?

From: Robb Imperato <Robb@coastalchoiceconstructionllc.com>

Sent: Monday, January 8, 2024 11:22 AM

To: Building shared mailbox <ftpbuilding@cityoffortpierce.com>; Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; mukeshmonga11@yahoo.com <mukeshmonga11@yahoo.com>

Subject: Re: Permit application

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Good Morning,

I understand your confusion, let me try and explain - South Florida Water Management required the site drainage go from the Home2 Suites project - 1990 Reynolds Drive (site work permit 21-1176) across Reynolds Drive through the Hampton Inn

parking lot to the lake to the south of the Hampton Inn parking lot located at 1985 Reynolds Drive. This work was all shown in the approved Home2 Suites plans and included in that job cost. We can send you an electronic copy of that plan if that would help you.

Thanks

Robb Imperato

Managing Member

Coastal Choice Construction LLC

3170 N. Federal Highway #215

Lighthouse Point, FL 33064

CGC 057221

Cell (954)242-8001

Office (954)532-1058

From: Building shared mailbox <ftpbuilding@cityoffortpiere.com>

Sent: Monday, January 8, 2024 9:48 AM

To: Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; Robb Imperato <Robb@coastalchoiceconstructionllc.com>

Subject: Re: Permit application

Good morning,

1990 Reynolds Dr is on a separate address and parcel. I'm not understanding how 1985 Reynolds Rd was included on their permit.

Please provide plans and job valuation along with missing forms for your site work to be permitted separately in compliance with violation case.

From: Tyler Mitchell <tyler@coastalchoiceconstructionllc.com>

Sent: Friday, January 5, 2024 3:56 PM

To: Building shared mailbox <ftpbuilding@cityoffortpiere.com>

Cc: Shelley Huddle <Shelley@coastalchoiceconstructionllc.com>; Robb Imperato <Robb@coastalchoiceconstructionllc.com>

Subject: Permit application

You don't often get email from tyler@coastalchoiceconstructionllc.com. [Learn why this is important](#)

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Good afternoon,

I have attached a permit application for some site work that was done while building an hotel next door. I have also attached an order that we have received to hopefully speed the process up.

The original project was a home2 suites on 1990 reynolds drive.

The work that was done for this address was done under permit number: 21-1176

Please let us know if there is anything else you need to get the ball rolling.

Thank You,
Tyler Mitchell
Superintendent

Coastal Choice Construction
3170 North Federal Highway, #215, Lighthouse Point, FL 33064
954-994-9975 (Cell)
954-532-1058 (Office)



Affidavit of Plan Review Compliance.pdf
184.5KB



Debris Form.pdf
161.6KB



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

CODE IN EFFECT
 FBC 8TH EDITION (2023)

PERMIT FOR CONSTRUCTION

Issued Date: 2/26/24

Permit No: 24-627

This is to certify that: GUORUM HOSPITALITY

Has permission to construct/replace: SITE WORK - DRAINAGE

At: 1985 BENOLOIS DR Contractor: COASTAL CHOICE CONSTRUCTION

The permit holder shall conform to all terms and conditions of the permit on file with the Building Department and to all applicable Florida State Statutes, Building Codes, and City of Fort Pierce Ordinances regulating contracting and construction.

This permit card, approved permit application, approved plans and all supporting documents shall be displayed on the jobsite in a conspicuous location and available for all inspections until all work is complete, and all required inspections have been approved.

Work shall commence within 6 months. An approved inspection is required within 180 days and every 180 days thereafter until all required inspections have been approved.

For new construction or a change of use and/or occupancy, a Certificate of Occupancy must be obtained prior to any occupancy.

The permit holder shall comply with all permit conditions, including but not limited to obtaining separate permits when required. Violating any of the terms or conditions above will result in immediate revocation of this permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Post this permit card—See back of permit card for inspection instructions.

Status Detail

Parcel ID:

2324-341-0002-020/9

Address:

1985 REYNOLDS DR

Application Date:

02/26/24

Owner:

QUORUM HOSPITALITY INC

Application Number:

24 - 627

Application Type:

SITE WORK

Valuation:

\$45,000

Square Footage:

00000000

Tenant Name:

HOME2SUITES

Application Status:

APPROVED

Tenant Unit Number:

General Contractor:

COASTAL CHOICE CONSTRUCTION LL

Zoning Description:

GENERAL COMMERCIAL

Structure Detail

Application Fees

Parcel ID:
2324-341-0002-020/9

Address:
1985 REYNOLDS DR

Application Date:
02/26/24

Owner:
QUORUM HOSPITALITY INC

Application Number:
24 - 627

Application Type:
SITE WORK

No fees payable online for this application.

Total:
\$0.00

Fees payable online.

Paying fees prior to authorization will be subject to reversal.

Fee Description	Permit/Inspection Description	Amount Charged	Amount Due	
CREDIT CARD PROCESSING	CREDIT CARD PROCESSING	\$34.65	\$0.00	-
PERMIT FEES	SITE WORK (000-000/STW-00)	\$563.00	\$0.00	-
*PLAN CHECK FEE	*PLAN CHECK FEE	\$113.00	\$0.00	-
SURCHARGE DBPR %	SURCHARGE DBPR %	\$10.14	\$0.00	-
SURCHARGE DCA %	SURCHARGE DCA %	\$6.76	\$0.00	-
Total		\$727.55	\$0.00	\$0.00

Showing 1 to 5 of 5 entries

Pay Selected Fees



CITY OF FORT PIERCE, FLORIDA
 BUILDING DEPARTMENT
 APPLICATION FOR BUILDING PERMIT
 (772) 467-3718
 flpbuiding@cityoffortpierce.com

PERMIT # 24-627
 FBC (2023) 8th Edition
 PIN # 159721

Building Department Project Manager:
 PROJECT MANAGER
 CESAR

*Property Address 1985 Reynolds Drive *Date 1/3/24
 Parcel ID# 2324-341-0002-0209 *# of plans submitted previously submitted & approved
 (located on your tax bill) 206-0003-000-9 *# of CD's submitted # 21-1176
 *Owner Name Quorum Hospitality *Owner Address 191 SW 19th Ct, Dania Beach, FL 33314
 Phone # (954) 494-9060 Fax # () Cell # (954) 336-9872
 Email Address dan.p.cole@gmail.com

*Required Information

\$ 95,000 PERMIT

Type of permit Sitework *Valuation \$ 0 - paid by Home & Suites
 *Description of Work: Drainage piping for the Home & Suites per the South Florida Water Management District and per the approved plan that was submitted with permit # 21-1176

Architect: _____
 Phone () - Fax () - Email Address _____
 Engineer: Laventure & Associates
 Phone (772) 348-6430 Fax () - Email Address gatorrrensn.com

*CONTRACTOR/APPLICANT INFORMATION:

City License # CGC 057221 State License # CGC057221
 Company Name Coastal Choice Construction LLC Qualifier Robb Imperato
 Address 3170 N Federal Hwy, Ste 215 City/State Light House Point Zip 33064
 Phone # (954) 572-1058 Fax # () Cell # (954) 242-8001
 Email Address Robb@CoastalChoiceConstructionLLC.com

Occupancy C Construction Type _____ # of Units _____ # of Stories _____
 Sq. Ft. Conditioned Space _____ Total Sq. Ft. _____

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city ordinances, state statutes and other applicable rules and regulations have been satisfied. I am also verifying that all sets of plans submitted are identical.

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, wells, pools, furnaces, boilers, heaters, tanks, and air conditioners etc.

Owner's Affidavit: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER:
 YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.
 IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Must be signed by owner Agent and applicant

[Signature]
 Signature of Owner

[Signature]
 Signature of Agent

State of Florida, County of Broward
 Affirmed to and subscribed before me this 5 day of Jan, 2024 by Robb Imperato
 personally known to me or who has produced as identification

(Signature of Owner or Agent (including contractor))
 State of Florida, County of Broward
 Affirmed to and subscribed before me this 5 day of January
20 24, by Dilip Patel
 personally known to me or who has produced as identification.

Notary Signature Shelley Huddle
 Notary (print name) **SHELLEY HUDDLE**
 Comm.: # **HH 299817**

Notary Signature Shelley Huddle
 Notary (print name) **SHELLEY HUDDLE**
 Comm.: # **HH 299817**
 Expires: **November 7, 2028**
 Notary Public - State of Florida

Construct on documents submitted to the Florida energy code submitted becomes an integral part of the plan and must pass final inspection. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies. **SIGNATURE OF THE APPLICANT MUST BE NOTARIZED.** If owner/builder, applicant must sign in person. **BUILDING PERMIT** includes Building, Electrical, Plumbing, Mechanical and Sewer only. All other trades require separate applications.

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

FEE SIMPLE TITLEHOLDER, BONDING COMPANY AND MORTGAGE LENDER INFORMATION IS REQUIRED WHEN THE AGGREGATE VALUE (TOTAL COST OF ALL IMPROVEMENTS AND NOT JUST WORK AUTHORIZED BY THE INDIVIDUAL PERMIT) IS \$5,000 OR MORE (EXCEPT IN A REPAIR/REPLACEMENT < \$15,000). PLEASE ADDRESS ALL ITEMS.

Fee Simple Titleholder's Not a Fee Simple Owner
 Name (if other than owner): _____
 Address: _____
 City: _____ State: _____ Zip: _____

Bonding Company Not Applicable
 Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

Mortgage Lender's Not Applicable
 Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

OFFICIAL USE ONLY
 Is the property located in a Special Flood Hazard Area (Floodplain) per the current Flood Insurance Rate Map (FIRM)?
 Yes No

Flood Zone	Reviewed by	Determination			
Permit Fee	\$ 563	Other <u>DF</u>	\$ 563	Plan Review Fee	\$ 113
State Surcharge	\$ 6.76/10.14	Other <u>CR</u>	\$ 62.80	Raising Fee	\$
Subcontractor	\$	Hand Review Fee	\$	Other	\$
Total Amount Due at Issuance	\$ 1318.30				

OPCRN

Active Code Violation No Yes
 Case # 23-2298
 Case Type BV

2/26/24



THE SUNSHINE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

Debris Removal and Homeowners Association Affidavit

Owner: Quorum Hospitality

Property Address: 1905 Reynolds Blvd

Permit # 24-627 Contractor: Coastal Choice Construction LLC

As per City Ordinances 30-25, 24-19, 24-20, 24-21 and as a condition of obtaining any permit for construction, repair or renovation

I understand and accept full responsibility for the prompt removal of all debris and construction materials from the property for which I am seeking to obtain a building permit in accordance with the Code of Ordinances of the City.

Initials RCF

I agree that no debris or construction materials will be placed on any public property or on any public right-of-way except as may be specifically authorized by the Code of Ordinances.

Initials RCF

I further understand that prior to a final inspection for the project completion or issuance of a Certificate of Occupancy (or Certificate of Completion), all debris and construction materials shall be removed from the property or the Inspector will not approve the final inspection. Additional reinspection fees shall apply.

Initials RCF

I understand and accept full responsibility for debris removal at my own expense in accordance with the City Code of Ordinances.

Initials RCF

I hereby acknowledge that I have read and understand the above statements and I further understand that any violation of the terms of this affidavit shall be reported to the City of Fort Pierce Building Department for action and possible stop work order.

Initials RCF

It is the owner and contractor's responsibility to verify approval for any work through the Homeowners Association and/or Condominium Association, if applicable. The City will not be held liable for disputes between the Homeowners Association, Condominium Association, owner and/or contractor.

Initials RCF

2/26/24
 Date

[Signature]
 Contractor or Owner/Builder's Signature



FORT PIERCE
BUILDING DEPARTMENT
Florida

Affidavit of Plan Review Compliance

Permit # 24-627

I, Robb Imperato, acting as owner or agent of the below named contractor, do hereby attest that I have reviewed and accept the applicable building permit procedures and submittal checklists, which are available online at <https://www.cityoffortpierce.com/991/Building-Permit-Procedures-and-Submittal> and at the City of Fort Pierce Building Department. Further, I attest that the submitted permit application, including attachments, drawings, or other requirements of the completed permit application as provided for on the applicable permit submittal checklist(s), accurately reflect the scope of work to be completed at

1985 Reynolds Drive

(please print street address)

Scope of work submitted:

- Building Electrical Flood Gas Mechanical Plumbing

I acknowledge that failure to submit an accurate scope of work may result in a technical code review rejection, even if the application is initially deemed complete by the Fort Pierce Building Department. Revision fees may apply for such rejections.

[Signature]
Contractor Signature

[Signature]
Owner or Agent Signature (including contractor)

STATE OF FLORIDA, COUNTY OF Broward

STATE OF FLORIDA, COUNTY OF Broward

NOTARY PUBLIC

The foregoing instrument was acknowledged before me

this 26 day of Feb, 2024

by Robb Imperato

Personally Known or Produced Identification

Type of Identification Produced: [Signature]
SHELLEY HUDDLE
Comm. # HH299817
Expires: November 7, 2026
Notary Public - State of Florida

Notary (print name): Shelley Huddle

NOTARY PUBLIC

The foregoing instrument was acknowledged before me

this 26 day of Feb, 2024

by Robb Imperato

Personally Known or Produced Identification

Type of Identification Produced: [Signature]
SHELLEY HUDDLE
Comm. # HH 299817
Expires: November 7, 2026
Notary Public - State of Florida

Notary (print name): Shelley Huddle