

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Thursday, July 11, 2024 - 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**

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

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-3076	306 Mockingbird Ave	Perry R Postlethwaite	Miles Keller
B.	24-262	2831 Reynolds Dr (Pool)	Sataya Group LLC	Miles Keller
C.	24-607	2831 Reynolds Dr (Spa)	Sataya Group LLC	Joel Smith
D.	24-337	1405 N 25th St Units 1-6	NM and HM Inc.	Logan Winn
E.	24-495	2302 Sunrise Blvd 2-204	Gross, Gail	Kevin Young

F.	24-529	2801 Avenue L Bldg 4-35	SP Pine Creek Village LP	Frank Remling
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G.	24-536	1713 Bayshore Dr	Cheshier, George	Kevin Young
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H.	24-640	2306 Delaware Ave Unit A	IQI 15820-39 LLC	Anthony Jetmore
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I.	24-641	2306 Delaware Ave Unit B	IQI 15820-39 LLC	Anthony Jetmore
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J.	24-668	3324 S US Hwy 1	St. Mary's Hospitality Group LLC	Miles Keller
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K.	24-714	706 S 13th St	Avila, Honoria & Villa, Reyna	Logan Winn
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	23-148	705 S 29th St Unit 12C	Orange Apartments LLC	Shaun Coss
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B.	23-1642	2005 Avenue P	Henri, Raphael H	Shaun Coss
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C.	23-2225	1109 N 27th St Bldg 9-72	SP Pine Creek Village LP	Shaun Coss
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D.	23-2645	2805 Ave L Bldg 2	SP Pine Creek Village LP	Shaun Coss
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9. **OTHER CASES**

A.	17-898	1450 Bell Avenue	TSPN 19 LLC 1450 Bell Ave Owner LLC	Shaun Coss
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B.	23-263	2400 S Ocean Dr Bldg 2300	Catamaran I Inc.	Shaun Coss
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10. **NEW BUSINESS**

11. **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 - Building

6. A.

Meeting Date: 07/11/2024

Re: Case #23-3076 - 306 Mockingbird Ave

Information

SUBJECT:

23-3076	306 Mockingbird Ave	Perry R Postlethwaite	Miles Keller
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CASE INFORMATION:

Case Initiated:	January 29, 2024	Type of Presentation:	Regular
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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
OCCUPANT: Perry R Postlethwaite 306 Mockingbird Ave Ft Pierce FL 34982	

VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for installation of windows, a front door, and siding along with electrical and plumbing work being 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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 06/28/2024

Started On: 06/28/2024 10:29 PM

Special Magistrate Hearing - Building

6. B.

Meeting Date: 07/11/2024

Re: Case #24-262 - 2831 Reynolds Drive (Pool)

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-262	2831 Reynolds Dr (Pool)	Sataya Group LLC	Miles Keller
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CASE INFORMATION:

Case Initiated:	January 30, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Sataya Group LLC 2861 Reynolds Dr Ft Pierce FL 34945	REG. AGENT: Sachit Patel
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VIOLATIONS:

IPMC 303.1 (2021) Swimming Pools, IPMC 303.2 (2021) Enclosures

CORRECTIVE ACTIONS:

1. Make necessary repairs and secure the pool handrail/ladder that is loose.
2. Make necessary repairs to the pool gate that does not latch properly.
3. Repair/replace the pool fence that is bent and damaged.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 03:23 PM

Special Magistrate Hearing - Building

6. C.

Meeting Date: 07/11/2024

Re: Case #24-607 - 2831 Reynolds Drive (Spa)

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-607	2831 Reynolds Dr (Spa)	Sataya Group LLC	Joel Smith
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CASE INFORMATION:

Case Initiated:	March 4, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Sataya Group LLC 2861 Reynolds Dr Ft Pierce FL 34945	REG. AGENT: Sachit Patel
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VIOLATIONS:

IPMC 303.1 (2021) Swimming Pools

CORRECTIVE ACTIONS:

Repair/replace the loose handrail for the spa/hot tub.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 03:33 PM

Special Magistrate Hearing - Building

6. D.

Meeting Date: 07/11/2024

Re: Case #24-337 - 1405 N 25th Street

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-337	1405 N 25th St Units 1-6	NM and HM Inc.	Logan Winn
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CASE INFORMATION:

Case Initiated:	February 6, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: NM and HM Inc. 6980 NW Denargo St Port St Lucie FL 34983	REG. AGENT: Nazir Mustafa
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit or revise permits 23-4357 through 23-4362; to include the duct and electrical work done outside the scope of those permits.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck

Started On: 07/01/2024 05:00 PM

Final Approval Date: 07/08/2024

Special Magistrate Hearing - Building

6. E.

Meeting Date: 07/11/2024

Re: Case #24-495 - 2302 Sunrise Blvd 2-204

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-495	2302 Sunrise Blvd 2-204	Gross, Gail	Kevin Young
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CASE INFORMATION:

Case Initiated:	February 21, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Gail P Gross 2302 Sunrise Blvd 2-204 Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5 (9) (2021) Dangerous Structure or Premises, IPMC 305.3 (2021) Interior Surfaces, IPMC 604.1 (2021) Facilities Required, IPMC 604.3 (2021) Electrical System Hazards, IPMC 604.3.1 (2021) Abatement of Electrical Hazards Associated with Water Exposure, IPMC 604.3.1.1 (2021) Electrical Equipment, IPMC 604.3.2.1 (2021) Electrical Equipment,

CORRECTIVE ACTIONS:

Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures, drywall, framing, and any other damage not readily seen. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

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 \$100.00 per day be assessed.

Form Review

Final Approval Date: 07/08/2024

Special Magistrate Hearing - Building

6. F.

Meeting Date: 07/11/2024

Re: Case #24-529 - 2801 Avenue L Bldg 4-35

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-529	2801 Avenue L Bldg 4-35	SP Pine Creek Village LP	Frank Remling
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CASE INFORMATION:

Case Initiated:	February 26, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: SP Pine Creek Village LP 31899 Del Obispo St Suite 150 San Juan Capistrano CA 92675	REG. AGENT: Registered Agent Solutions, Inc. 2894 Remington Green Lane Suite A Tallahassee FL 32308
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VIOLATIONS:

IPMC 304.7 (2021) Roofs and Drainage, IPMC 305.3 (2021) interior Surfaces

CORRECTIVE ACTIONS:

1. Repair/replace the roof that is leaking into the unit.
2. Make necessary repairs to the water damaged drywall and ceiling.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 05:43 PM

Special Magistrate Hearing - Building

6. G.

Meeting Date: 07/11/2024

Re: Case #24-536 - 1713 Bayshore Drive

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-536	1713 Bayshore Dr	Cheshier, George	Kevin Young
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CASE INFORMATION:

Case Initiated:	February 8, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: George Chesier 1713 Bayshore Dr Ft Pierce FL 34949	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the dock pilings installed 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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 02:17 PM

Special Magistrate Hearing - Building

6. H.

Meeting Date: 07/11/2024

Re: Case #24-640 - 2306 Delaware Ave Unit A

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-640	2306 Delaware Ave Unit A	IQI 15820-39 LLC	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	March 8, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: IQI 15820-39 LLC 8152 Northwest 14th Place Miami FL 33147	REG. AGENT: IQI Enterprises, Inc. 4300 N University Dr Suite F-100 #1013 Lauderhill FL 33351
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VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck

Started On: 07/01/2024 04:26 PM

Final Approval Date: 07/08/2024

Special Magistrate Hearing - Building

6. I.

Meeting Date: 07/11/2024

Re: Case #24-641 - 2306 Delaware Ave Unit B

Submitted For: Paul Thomas, Building Official, Building

Information

SUBJECT:

24-641	2306 Delaware Ave Unit B	IQI 15820-39 LLC	Anthony Jetmore
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CASE INFORMATION:

Case Initiated:	March 8, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: IQI 15820-39 LLC 8152 Northwest 14th Place Miami FL 33147	REG. AGENT: IQI Enterprises, Inc. 4300 N University Dr Suite F-100 #1013 Lauderhill FL 33351
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VIOLATIONS:

IPMC 111.1.1 (2021) Unsafe Structures, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Window, Skylight and Door Frames, IPMC 304.13.1 (2021) Glazing, IPMC 305.1 (2021) General, IPMC 305.1.1 (2021) Unsafe Conditions, IPMC 305.3 (2021) Interior Surfaces

CORRECTIVE ACTIONS:

Obtain a permit to repair/replace all fire damaged wiring, electrical fixtures drywall, soffit and fascia. Any structural damage will require signed and sealed repair plans designed by a registered design professional.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 04:33 PM

Special Magistrate Hearing - Building

6. J.

Meeting Date: 07/11/2024

Re: Case #24-668 - 3224 S US Highway 1

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-668	3324 S US Hwy 1	St. Mary's Hospitality Group LLC	Miles Keller
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CASE INFORMATION:

Case Initiated:	March 12, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: St. Mary's Hospitality Group LLC 3224 S US Highway 1 Ft Pierce FL 34982	REG. AGENT: Koozhampala Joseph
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the renovation work being done without a permit, including the replacement of handrails.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 06/28/2024 09:51 PM

Special Magistrate Hearing - Building

6. K.

Meeting Date: 07/11/2024

Re: Case #24-714 - 706 S 13th Street

Submitted For: Shaun Coss, Assistant Director of Building, Building

Information

SUBJECT:

24-714	706 S 13th St	Avila, Honoria & Villa, Reyna	Logan Winn
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CASE INFORMATION:

Case Initiated:	March 21, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Honoria Avila Reyna Villa 706 S 13th St Ft Pierce FL 34950	OCCUPIED BY:
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VIOLATIONS:

FBC 105.1 (2020) Permit Required

CORRECTIVE ACTIONS:

Obtain a permit for the windows installed and the siding replaced 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 \$100.00 per day be assessed.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 04:47 PM

Special Magistrate Hearing - Building
Meeting Date: 07/11/2024

8. A.

Information

SUBJECT:

23-148	705 S 29th St Unit 12C	Orange Apartments LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 24, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Orange Apartments LLC 5403 W Gray St Tampa FL 33609	REG. AGENT: REGISTERED AGENT SOLUTIONS, INC. 2894 Remington Green Lane Suite A Tallahassee FL 32308
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VIOLATIONS:

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

FINDINGS/ORDER:

Order Determining Violation - May 17, 2023
Notice of Extension of Time 60 days - July 20, 2023
Affidavit of Non-Compliance - October 10, 2023
Order Approving Respondent's Request for Extension of Time - November 21, 2023
Order Assessing Fine and Imposing Lien - February 28, 2024
Affidavit of Compliance - May 2, 2024

ACTION DATES:

1. May 17, 2023 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. July 20, 2023 - A Notice of Extension of Time of 60 days was granted.
3. October 10, 2023 - An Affidavit of Non-Compliance was recorded, and a fine of \$100.00 per day began to accrue.
4. October 19, 2023 a letter from the manager was received by the Building Department requesting a further extension of time to comply.
5. November 21, 2023 - Special Magistrate granted an extension of 60 days along with a stay of the fines for that period of time.
6. January 21, 2024 - Fines resumed since no permit had been obtained.
7. February 28, 2024 - A lien was prepared and recorded on March 6, 2024.
8. April 8, 2024 - a permit was issued.
9. May 2, 2024 - the permit received an approved final inspection and an Affidavit of Compliance was prepared, complying the case for this date. Fines accrued from October 9, 2023 to November 21, 2023, and again from January 21, 2024 to May 2, 2024, totaling \$14,

550.00 including \$50.00 in recording fees.

10. June 3, 2024 - A Lien Reduction Request was received.

RECOMMENDATION:

To be determined.

Attachments

7 Criteria

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 07/02/2024 08:17 AM

Final Approval Date: 07/08/2024

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 23-148

Date: July 11, 2024

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	A permit was finally obtained for the water heater, inspected and closed.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	A plumbing contractor obtained the necessary permit to comply this case.
3.) The length of time necessary to bring the property into compliance:	1 year, 3 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	8
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	13; 10 complied before a hearing; 1 complied with an outstanding lien; 2 not complied active cases.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	There was a long delay in getting a plumbing contractor to obtain the necessary permit. The owner's representative states that there are also management changes that contributed to delays.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	1

Administrative Cost Estimator

7/2/2024

Property Address: 705 S 29th St Unit 12C

Date case originated: 1/24/2023

Date case complied: 5/2/2024

Total time: 15 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 1
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees (add 1 for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$50.00	<u>9</u>	\$450.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Assistant Director of Building	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,265.05



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION LIENS

Date:	May 29, 2024				
Property address:	705 South 29th St. #120, Fort Pierce, FL 34947				
Owner(s) of record:	Registered Agent Solutions Inc				
Mailing address:	2894 Remington Green Ln. #A, Talkhwaee, FL 32308				
Property tax ID #:	7408-434-0001-000/8				
Original purchase date:		Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Thomas Chapman		Relationship to owner(s)	Agent for Owner	
Telephone #:			Mobile phone #:	703-946-0102	
E-mail:	T.Chapman@amalle.net		Preferred contact method:	email	
What are owner(s) intentions for property:					
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice) 24-00000760 24-00000758		
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

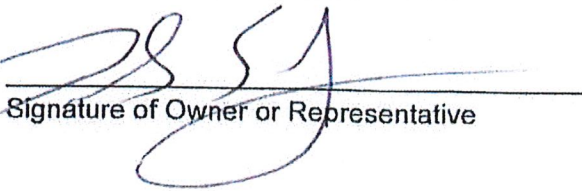
\$ 14,550

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 14,550

DOLLAR AMOUNT I AGREE TO PAY

\$ 0


 Signature of Owner or Representative

5/29/2024
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate), contact Katherine Calderon (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 (772-467-3712) 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 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 705 S. 29th St., Fort Pierce, FL 34947
Property Owner: Registered Agent Solutions
Mailing Address: 2894 Remington Green Ln. #A, Tallahassee, FL 32308
Telephone #: _____ Cell Phone #: _____
E-Mail Address: T.Chapman@amc11c.net

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

I, Thomas Chapman, 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:

This instance is from a previous Maintenance person replacing a water heater in an emergency without a permit. Unfortunately, in the interim the onsite staff, the upper management, the owner representatives have all changed since this violation was opened. Unfortunately due to this, this violation fell off of the radar and we weren't aware of it.

In addition, the ownership has now hired a third party to assist us in handling any maintenance issues before they become an issue with the city. (Continued on next page) →

Signed:

Date: 5/31/2024

Print Name:

Thomas S. Chapman

STATE OF FLORIDA

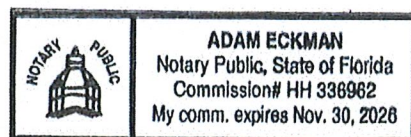
COUNTY OF ~~ST. LUCIE~~ Palm Beach

PERSONALLY APPEARED before me, the undersigned authority

Thomas Chapman 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 FL PL as identification.

SWORN TO AND SUBSCRIBED before me this 31st day of May, 2024.

as
Notary Public, State of Florida



(Continued from previous
Page)

We understand and appreciate the efforts that the city has put in on this and other violations to provide a quality place to live within the City of Ft. Pierce and to provide better facilities within the community. With that said, we would like to request the full amount of the lien be rescinded or waived.

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 705 South 29th St., Fort Pierce, 34947

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(a,b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

[Signature]
Signature of Owner or Representative

5/21/2024
Date

COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

[Signature]
Shaun Coss, Building Department Coordinator

6/4/24
Date

Special Magistrate Hearing - Building
Meeting Date: 07/11/2024

8. B.

Information

SUBJECT:

23-1642	2005 Avenue P	Henri, Raphael H	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 6, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Raphael H Henri 1251 209th Terr Miami Beach FL 33179	OCCUPIED BY:
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VIOLATIONS:

IPMC 309.1 (2021) Infestation, IPMC 304.7 (2021) Roofs and Drainage, IPMC 504.1 (2021) General, IPMC 301.13.2 (2021) Openable Windows, IPMC 304.18.1 (2021) Doors, IPMC 605.1 (2021) Installation, IPMC 704.2.1.2 (2021) Smoke Alarms – Groups R-2, R-4 and I-1

FINDINGS/ORDER:

Order Determining Violation - October 18, 2023
Affidavit of Non-Compliance - January 22, 2024
Order Assessing Fine and Imposing Lien - February 21, 2024
Affidavit of Compliance - May 31, 2024

ACTION DATES:

1. October 18, 2023 - Special Magistrate Hearing - the Special Magistrate provided 30 days to get the permit or fines may accrue.
2. January 22, 2024 - An Affidavit of Non-Compliance was recorded, and a fine of \$150.00 per day began to accrue.
3. February 21, 2024 - a lien was prepared and recorded, February 27, 2023.
4. May 31, 2024 - the non-permitted cited violations were inspected and the case was complied on this date. The cited item that required a permit was previously complied.
5. June 21, 2024 - A Lien Reduction Request was received.

RECOMMENDATION:

To be determined.

Attachments

7 Criteria
Lien Reduction Request
Admin Costs

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/02/2024 10:43 AM

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 23-1642

Date: July 11, 2024

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	All cited violations were addressed, including obtaining a permit for the cited plumbing violations.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	A plumbing contractor obtained the necessary permit to comply the plumbing violation.
3.) The length of time necessary to bring the property into compliance:	1 year
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	4
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	4; 3 complied before a hearing; 1 complied with an outstanding lien
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner was experiencing financial difficulties which created delays in getting the property complied.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	1



REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION LIENS

Date:	6/21/24		
Property address:	2005 Ave P Fort Pierce, FLORIDA		
Owner(s) of record:	Raphaël Hermann Henri		
Mailing address:	1251 NE 209 Terrace, Miami FL 33179		
Property tax ID #:	2404-609-0048-000-3		
Original purchase date:	9/18/2017	Original purchase price:	\$63,000.00
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Raphaël H. Henri	Relationship to owner(s):	
Telephone #:	786.587.9728	Mobile phone #:	786.587.9728
E-mail:	raphael.henri18@gmail.com	Preferred contact method:	E-mail
What are owner(s) intentions for property:			
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 \$ 19,530.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 18,880.00

DOLLAR AMOUNT I AGREE TO PAY \$ 650.00

Raphaël H. Henri
 Signature of Owner or Representative

6/21/24
 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), contact Katherine Calderon (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 (772-467-3712) 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 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 2005 Ave P Fort Pierce FL
Property Owner: Raphaël Hermann Henri
Mailing Address: 1251 NE 209 Terrace, Miami FL 33179
Telephone #: 786.587.9728 Cell Phone #: 786.587.9728
E-Mail Address: raphael.henri18@gmail.com
Is the property in compliance? Yes. If not, please explain in the narrative of your request.

I, Raphaël Hermann Henri, 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:

I could not afford to fix the house on a timely manner

- 1) I have to pay a 63,000.00. The monthly payment is \$840.00 (Interest rate = 15.5%)
loan for
- 2) To repair the property, I took \$7,000. The monthly payment is \$450.00.
- 3) I just replace the AC unit for \$4,300.
- 4) My yearly tax is 1,484.86 (2023)
- 5) The utility for the month of June \$79.82
- 6) The lawn service is \$70/month
The interest rate is 15.5%.
- 7) The property was vacant since May 2023. My expenses for 23-24 are over \$23,058.00

Signed: Raphaël H. Henri Date: 6/21/24

Print Name: Raphaël H. Henri

STATE OF FLORIDA

COUNTY OF ST. LUCIE

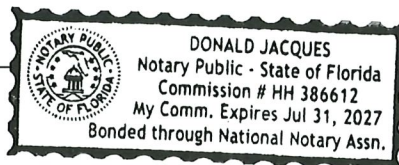
PERSONALLY APPEARED before me, the undersigned authority

RAPHAEL H HENRI who acknowledged before me that the information contained herein is true and correct. He or She is is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 21st day of JUNE, 2024.

Donald Jacques

Notary Public, State of Florida



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 2005 Ave P

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(a,b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

Raphael H. Henry
Signature of Owner or Representative

6/21/24
Date

COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

Shaun Goss
Shaun Goss, Building Department Coordinator

6/26/24
Date

Administrative Cost Estimator

7/2/2024

Property Address: 2005 Ave P

Date case originated: 6/6/2023

Date case complied: 5/31/2024

Total time: 12 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees (add 1 for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Assistant Director of Building	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,055.05

Special Magistrate Hearing - Building
Meeting Date: 07/11/2024

8. C.

Information

SUBJECT:

23-2225	1109 N 27th St Bldg 9-72	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 31, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: SP Pine Creek Village LP 31899 Del Obispo St Suite 150 San Juan Capistrano CA 92673	REG. AGENT: Registered Agent Solutions, Inc. 2894 Remington Green Lane Suite A Tallahassee FL 32308
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VIOLATIONS:

IPMC 604.3 (2021) Electrical System Hazards, IPMC 305.3 (2021) Interior Surfaces, IPMC 502.1 (2021) Dwelling Units

FINDINGS/ORDER:

Order Determining Violation - November 21, 2023
Affidavit of Non-Compliance - March 8, 2024
Amended Affidavit of Non-Compliance - May 15, 2024
Order Assessing Fine and Imposing Lien - May 1, 2024
Affidavit of Compliance - May 28, 2024

ACTION DATES:

1. November 21, 2023 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. March 8, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. May 1, 2024 - Order Assessing Fine and Imposing Lien - was prepared and recorded on May 8, 2024.
3. May 15, 2024 - an Amended Affidavit of Non-Compliance was recorded correcting the city name only of the recipient.
5. May 28, 2024 - Property was reinspected and complied. Fines stopped accruing on this date. An Affidavit of Compliance was prepared and recorded on May 30, 2024. Fines total \$8,140.00 including \$40.00 of recording fees.
5. June 21, 2024 - Lien Reduction Request received.

RECOMMENDATION:

To be determined.

Attachments

7 Criteria

Admin Costs

Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck

Started On: 07/02/2024 09:24 AM

Final Approval Date: 07/08/2024

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 23-2225

Date: July 11, 2024

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The cited violations were eventually corrected.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	The maintenance staff corrected the cited items.
3.) The length of time necessary to bring the property into compliance:	10 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	8
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	30; 19 complied before a hearing; 1 complied within time supplied by an Order; 3 complied with an outstanding lien; 2 not complied with an active order; 2 not complied with a lien; 3 not complied new or newly scheduled cases.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner's representative states that there have been changes in management that has lead to delays in compliance.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	5

Administrative Cost Estimator

7/2/2024

Property Address: 1109 N 27th St 9-72

Date case originated: 7/31/2023

Date case complied: 5/28/2024

Total time: 10 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings:
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>8</u>	\$4.80
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees (add 1 for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>10</u>	\$500.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Assistant Director of Building	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,304.55



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION LIENS

Date:	May 29, 2024				
Property address:	705 South 29th St. #120, Fort Pierce, FL 34947				
Owner(s) of record:	Registered Agent Solutions Inc				
Mailing address:	2894 Remington Green Ln. #A, Tallahassee, FL 32308				
Property tax ID #:	7408-434-0001-000/8				
Original purchase date:		Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Thomas Chapman		Relationship to owner(s)	Agent for Owner	
Telephone #:			Mobile phone #:	703-946-0102	
E-mail:	T.Chapman@amelle.net		Preferred contact method:	email	
What are owner(s) intentions for property:					
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice) 24-00000760 24-00000758		
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

\$ 14,550

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 14,550

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Signature of Owner or Representative

5/29/2024
 Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate), contact Katherine Calderon (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 (772-467-3712) 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 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 705 S. 29th St., Fort Pierce, FL 34947
Property Owner: Registered Agent Solutions
Mailing Address: 2894 Remington Green Ln. #A, Tallahassee, FL 32308
Telephone #: _____ Cell Phone #: _____
E-Mail Address: T.Chapman@amc11c.net

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

(Continued from previous)
Page

We understand and appreciate the efforts that the city has put in on this and other violations to provide a quality place to live within the City of Ft. Pierce and to provide better facilities within the community. With that said, we would like to request the full amount of the lien be rescinded or waived.

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 705 South 29th St., Fort Pierce, 34947

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(a,b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

[Signature]
Signature of Owner or Representative

5/31/2024
Date

COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

[Signature]
Shaun Coss, Building Department Coordinator

6/4/24
Date

Special Magistrate Hearing - Building
Meeting Date: 07/11/2024

8. D.

Information

SUBJECT:

23-2645	2805 Ave L Bldg 2	SP Pine Creek Village LP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 25, 2023	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: SP Pine Creek Village LP 31899 Del Obispo St Suite 150 San Juan Capistrano CA 92675	REG. AGENT: Registered Agent Solutions Inc. 2894 Remington Green Ln Suite A Tallahassee FL 32308
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VIOLATIONS:

IPMC 304.6 (2021) Exterior Walls

FINDINGS/ORDER:

Order Determining Violation - January 12, 2024
Affidavit of Non-Compliance - March 28, 2024
Order Assessing Fine and Imposing Lien - May 1, 2024
Affidavit of Compliance - May 28, 2024

ACTION DATES:

1. January 12, 2024 - Special Magistrate Hearing - owner was provided 60 days to get a permit or fines may accrue.
2. March 28, 2024 - An Affidavit of Non-Compliance was recorded and fines began to accrue.
3. May 1, 2024 - an Order Assessing Fine and Imposing Lien - was recorded.
4. May 28, 2024 - Property was reinspected and complied. Fines stopped accruing on this date. Affidavit of Compliance was prepared and recorded on May 30, 2024. Fines total \$6,140.00 including \$40.00 of recording fees.
5. June 21, 2024 - Lien Reduction Request received.

RECOMMENDATION:

To be determined.

Attachments

Admin Costs
Lien Reduction Request

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/08/2024

Started On: 07/01/2024 09:17 PM

Administrative Cost Estimator

7/2/2024

Property Address: 2805 Ave L Bldg 2

Date case originated: 9/25/2023

Date case complied: 5/28/2024

Total time: 8 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings:
 Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.60	<u>7</u>	\$4.20
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees (add 1 for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>5</u>	\$250.00
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Covers investigator's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u> </u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Assistant Director of Building	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>1</u>	\$150.00
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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Application Fee for Lien Reduction	\$250.00	<u>1</u>	\$250.00
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Total Estimated Cost: \$1,052.95



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 BUILDING VIOLATION LIENS

Date:	06/21/2024		
Property address:	2805 Avenue L Bldg # 2		
Owner(s) of record:	SP Pine Creek Village LP		
Mailing address:	31899 Del Obispo St. #150, San Juan Capistrano, CA		
Property tax ID #:	2404-608-0120-000/9		92675
Original purchase date:		Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Tom Chapman	Relationship to owner(s):	Agent for owner
Telephone #:	703-946-0102	Mobile phone #:	703-946-0102
E-mail:	T. Chapman @ AMCLLC.	Preferred contact method:	e-mail
What are owner(s) intentions for property:	net Affordable Housing		
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice) 23-2583, 24-529, 24-925, 24-212, 24-211
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price? 24-1196
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

\$ 6,140.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 6,140.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Signature of Owner or Representative

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), contact Katherine Calderon (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 (772-467-3712) 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 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address:

2805 Avenue L Bldg. #2

Property Owner:

SP Pine Creek Village LP

Mailing Address:

31899 Del Obispo St. #150, San Juan Capistrano, CA 92675

Telephone #:

Cell Phone #:

703-946-0102

E-Mail Address:

T.Chapman@AMC11c.net

Is the property in compliance?

If not, please explain in the narrative of your request.

I, Thomas Chapman, 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:

Unfortunately, when this violation was issued, the agent for the owner, myself, and the asset manager, were not assigned to this property. My understanding is that this was a repair to keep bats from entering a building. The property did a fix to cure the violation originally by adding sealant. The inspector returned and requested a wood barrier. This request was not passed to upper management in a timely manner leading to the length of time to cure. The on site manager that was in charge of this violation is no longer with the property and a company has been hired to track

Signed: [Signature] Date: 6/24/24

Print Name: Thomas S Chapman

STATE OF FLORIDA
COUNTY OF ST. LUCIE Broward

PERSONALLY APPEARED before me, the undersigned authority Thomas Chapman 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 FLDL as identification.

SWORN TO AND SUBSCRIBED before me this 24 day of June, 2024.

[Signature]
Notary Public, State of Florida



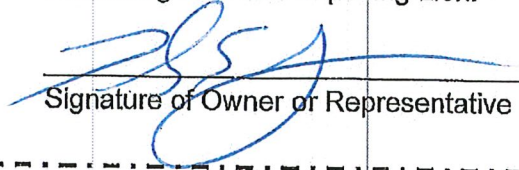
OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 2805 Avenue L Bldg 2

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(a,b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.


Signature of Owner or Representative

6/21/24
Date

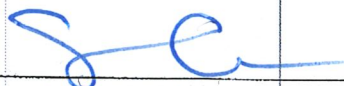
COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

Please schedule for a hearing


Shaun Coss, Building Department Coordinator

6/25/24
Date

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 23-2645

Date: July 11, 2024

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The cited violation was corrected properly.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	The maintenance staff contacted the inspector to correct the violation properly.
3.) The length of time necessary to bring the property into compliance:	8 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	8
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	30; 19 complied before a hearing; 1 complied within time supplied by an Order; 3 complied with an outstanding lien; 2 not complied with an active order; 2 not complied with a lien; 3 not complied new or newly scheduled cases.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The initial repair done was not acceptable and had to be redone properly.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	5

Special Magistrate Hearing - Building

9. A.

Meeting Date: 07/11/2024

Re: Case #17-898 - 1450 Bell Avenue

Information

SUBJECT:

17-898	1450 Bell Avenue	TSPN 19 LLC 1450 Bell Ave Owner LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 5, 2017	Type of Presentation:	Status/Massey Hearing
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OWNER:

OWNER: TSPN 18 LLC 1450 Bell Ave Owner LLC 1100 Biscayne Boulevard Miami FL 33132	REG. AGENT: Yehonatan Missika (TSPN 18 LLC) 1100 Biscayne Blvd Miami FL 33132
REG. AGENT: VCORP Services, LLC (1450 Bell Ave Owner LLC) 5011 South State Rd 7, Suite 106 Davie, FL 33314	PREVIOUS OWNER: RAILSIDE LLC 44th-47th Realty Associates LLC 1 Paragon Dr, Suite 260 Montvale, NJ 07645

VIOLATIONS:

The Code of Ordinances has been recodified since the Order Determining Violation was entered. Below are the section numbers originally cited and the replacement section numbers:

Previous Section: 5-1.101.2.1 Unsafe Building

Current Section: IPMC 111.1.1 (2021) Unsafe Structure

Previous Section: 5-1.105.1 Permit Required

Current Section: FBC 105.1 (2023) Permit Required

Previous Section: 5-1.105.4.1.2 Expired Permit

Current Section: FBC 105.4.1.2 (2023) Expired Permit

Previous Section: 22-79 Compliance with Conditions of Approval

Current Section: 125-240 Compliance with Conditions of Approval

CORRECTIVE ACTIONS:

**Order Determining Violation August 3, 2017, nunc pro tunc August 2, 2017:
Status of violations updated July 8, 2024, except as noted below.**

1. Obtain a permit and approved final inspection for the irrigation system. ****COMPLIED****
2. Renew permit 15-3025 for re-roofing the office and loading dock area and supply an original signed and sealed inspection certification from John Foster. Renew permit 16-1785 for the site work permit. ****COMPLIED****
3. **a) Comply with all outstanding issues from the Engineering and Planning Departments including all conditions specified in the Conditional Use approval dated 10/5/15.** This includes providing a certified as-built drawing; providing a Contractor's or Engineer's final certification; removing the southern row of spaces and installing the 10 foot landscaping buffer to plan, or, the submittal of a revision to make the spaces compliant, detail of where the 10 foot landscape buffer is located ****OUTSTANDING as of 12/27/2023 - Notice provided during review of DPCR 23-20001369**** **b) and approval or revocable license agreement from St. Lucie County for the landscape buffer if it is located on the right of way; **OUTSTANDING as of 6/19/2024** **c) rehabilitation/replacement of the palm trees installed at the south east corner of the "planning area" that are dead or dying; installing a stop bar and stop sign at the west driveway apron as required; painting directional arrows; removing the driveway apron at the west side of the property where a landscape buffer was planned; installing the vegetative hedge within the western landscape buffer as required by City Code Section 22-187(4); and, providing access to the property to allow Planning Staff to perform an inspection of the installation of trees and parking spaces striped internally on the site. **COMPLIED****
4. Submit a revised, detailed scope of electrical work for permit 17-425 for electrical work intended to take place in the condemned structure, or include this work in the phase-two comprehensive plan described below. ****COMPLIED****
5. **a) Submit a comprehensive plan for phase-two, which may include a 2000 s.f +/- addition to the facility as well as planning for a 1500 s.f. future restaurant including landscaping and site modifications; **WITHDRAWN**** **b)The phase-two comprehensive plan must address all other outstanding violations including, having an Engineer complete an evaluation of all structures on the property; **COMPLIED**** **c) building numbering; construction, rehabilitation and demolition of structures to address the change of use and to cure all deficiencies constituting condemnation; and, the removal of millings. **OUTSTANDING****
6. **Renew expired permits intended to cure the above violations including but not limited to permits 18-4329, 19-1905, 19-1906, 23-1209 and 23-3153 **OUTSTANDING -Previously cited for this violation, these are permits that have expired since Order Determining Violation was entered.****

RECOMMENDATION:

1. August 2, 2017 Special Magistrate Ross found Railside LLC responsible for the violations referenced above and gave them 30 days to obtain a permit and approved final inspection for the irrigation system, renew permit 15-3028 and 16-1785. Also 90 days to submit a revised scope of electrical work for permit 17-425 and submit a comprehensive plan for phase two of development. Failure to comply to this order in the time allotted will result in assessing a fine of \$250.00 per day for each order until all violations are corrected.
2. November 7, 2017 Shaun Coss, Building Department Investigator, exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of the extension, the owner will have to go before the Special

Magistrate to request another extension.

3. January 18, 2018 received request for another extension of time from Alexander Gonano, legal counsel.
4. March 21, 2018 Special Magistrate issued a 90 day extension to apply for the application and an additional 90 day to obtain a permit and comply to permit conditions. Failure to come into compliance within this time period will result in being assessed \$250.00 per day until the property comes into compliance.
5. September 19, 2018 Special Magistrate extended the case for 90 days and rescheduled for January 16, 2019.
6. January 16, 2019 Special Magistrate extended the case for 90 days and rescheduled for April 16, 2019.
7. April 16, 2019, Special Magistrate extended the case for 90 days. Several requests for continuances were granted after this hearing.
8. October 15, 2019, Special Magistrate extended the case for 45 days to allow for a stipulated agreement to be made with City staff.
9. December 18, 2019, Special Magistrate denied the request for extension of time and fines began.
10. April 9, 2020, Lien was filed
11. September 17, 2021, Release of lien was recorded pursuant to Order from St. Lucie County Circuit Court.
12. Property was sold on May 17, 2022.
13. June 21, 2022 - the Special Magistrate approved an extension of 90 days, removed the former owner of responsibility for the violation and named the current owner as the responsible party. The owner was to return to the Special Magistrate in September for an update and to determine if fines should begin.
14. October 18, 2022 - Special Magistrate Massey Hearing - This case was continued 90 days.
15. January 17, 2023 - Special Magistrate Massey Hearing - This case was continued to the July 18, 2023 hearing.
16. July 18, 2023 - Special Magistrate Massey Hearing - Respondent provided action plan and timeline with first phase plans prepared within 160 to 200 days, construction 60 to 120 days following the preparation of plans. SM continued the case to the February 8, 2024 hearing with discretion to staff to pull if the applicant is compliant with the timeline.
17. December 4, 2023 - DPCR application 23-20001369 for renovations submitted. Staff agreed that the plan was compliant with the timeline for phase one renovations and the item was pulled from the February 8, 2024 hearing.
18. December 27, 2023 - DPCR application 23-20001369 was rejected by Engineering. Revisions have not been submitted as of 6/11/24.
19. June 2, 2024 - Action plan and timeline agreed upon at the July 18, 2023 SM Hearing, 320 total days, has expired and case is rescheduled for June 13, 2024 SM Hearing.
20. June 6, 2024 - DPCR application 24-20000654 for sitework for parking lot, drainage, dry detention submitted. Pending review with Public Works and Solid Waste. Rejected by Engineering on July 5, 2024. Respondent cannot respond to comments until all reviews are completed.
21. June 13, 2024- Item was pulled at the SM Hearing due to the hearing notice not being sent to the updated mailing address.

Recommendation to be determined at the hearing.

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/01/2024

Started On: 07/01/2024 08:23 AM

Special Magistrate Hearing - Building
Meeting Date: 07/11/2024

9. B.

Information

SUBJECT:

23-263	2400 S Ocean Dr Bldg 2300	Catamaran I Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 8, 2023	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Catamaran I Inc. 835 20th Place Vero Beach FL 32960	REG. AGENT: Peter Mollengarden, Esq. 9121 N Military Tr Suite 200 Palm Beach Gardens FL 33410
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VIOLATIONS:

IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 309.1 (2021) Infestation, FBC 105.1 (2020) Permit Required

FINDINGS/ORDER:

Order Determining Violation - March 22, 2023
Notice of Extension of Time (90 days) - May 30, 2023
Affidavit of Non-Compliance - August 29, 2023
Order Approving Respondent's Request for Extension of Time - October 18, 2023
Affidavit of Non-Compliance - January 24, 2024
Order Approving Respondent's Request for Extension of Time (60 days) - April 12, 2024

ACTION DATES:

1. March 22, 2023 - Special Magistrate Hearing - the owner was provided graduated time periods to complete each phase of compliance.
2. May 30, 2023 - A Notice of Extension of Time providing an additional 90 days to comply was recorded.
3. August 29, 2023 - Affidavit of Non-Compliance was prepared and recorded on August 30, 2023
4. September 15, 2023 - A letter contesting the fines was received.
5. October 18, 2023 - Special Magistrate Massey Hearing - 90 day extension and stay of the fines was approved.
6. January 24, 2024 - Affidavit of Non-Compliance was recorded and fines restarted.
7. February 9, 2024 - letter received contesting the fines.
8. April 11, 2024 - Special Magistrate Extension of Time Hearing - 60 day extension and stay of the fines was approved. According to this Order fines would resume after the expiration of this extension.

9. June 11, 2024 - An email contesting the fines was received.

RECOMMENDATION:

To be determined.

Attachments

3 Criteria

Form Review

Form Started By: Elizabeth Beck
Final Approval Date: 07/01/2024

Started On: 07/01/2024 06:17 PM

MASSEY HEARING
October 17, 2023
Case #23-263

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Serious.**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **The owner's association has treated the property for the termite infestation.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **1 (one).**