

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Thursday, February 13, 2025 - 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.	23-982	2134 N US Hwy 1	Dover Neal Development Inc.	Logan Winn
B.	23-3067	4913 S US Hwy 1	TS Pierce SC Co Ltd	Miles Keller
C.	BV2024-00005	309 Hernando St	D & D Keys Holdings LLC	Joel Smith
D.	BV2024-00009	811 N 21st St	Gardner, Earl	Frank Remling
E.	BV2024-00039	901 Avenue D	901 Avenue D LLC	Anthony Jetmore
F.	BV2024-00043	202 N 31st St	Eloizin, Jean	Logan Winn

G.	BV2024-00046	1001 N 16th Court	Embus, Gabriela	Miles Keller
H.	BV2024-00048	2911 Admiral St	Camaratti Homes LLC	Joel Smith
I.	BV2024-00057	102 Pummelo Place	Petermeier, Elizabeth & Daniel	Logan Winn
J.	BV2024-00058	909 Boston Ave	Pulatani, Qazim & Shpejtim	Miles Keller

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

A.	22-2294	2514 Avenue Q	AG & JM LLC	Shaun Coss
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

9. **OTHER CASES**

A.	17-894	2504 Ave G	New Covenant Prayer Center	Shaun Coss
B.	17-898	1450 Bell Avenue	TSPN 19 LLC 1450 Bell Ave Owner LLC	Shaun Coss
C.	19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
D.	24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
E.	24-1365	100 Corner Dr Bldg E	Sabal Chase Essential Housing	Shaun Coss

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 Building Department at (772) 467-3712, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Hearing - Building**

**6. A.**

**Meeting Date:** 02/13/2025

**Re:** Case #23-982 - 2134 N US Highway 1

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

**Information**

**SUBJECT:**

23-982	2134 N US Hwy 1	Dover Neal Development Inc.	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	April 6, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Dover-Neal Development Inc. 4261 13th St Wyandotte MI 48192	<b>REG. AGENT:</b> Clayton Yates 426 Avenue A Ft Pierce FL 34950
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit and/or renew permit 23-4872 to repair/replace the damaged storefront wall, including but not limited to any electrical or mechanical damage. 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 or renew the expired 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: 02/06/2025 02:08 PM

Final Approval Date: 02/06/2025

**Special Magistrate Hearing - Building**

**6. B.**

**Meeting Date:** 02/13/2025

**Re:** Case #23-3067 - 4913 S US Highway 1

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

**Information**

**SUBJECT:**

23-3067	4913 S US Hwy 1	TS Pierce SC Co Ltd	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	November 30, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> TS Pierce SC Co LTD c/o Southern Mgmt & Dev LP PO Box 11229 Knoxville TN 37939	<b>REG. AGENT:</b> Clifford Walters 802 11th St West Bradenton FL 34205
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain and/or renew the permit to make all necessary repairs to rehabilitate this property. Any structural repairs 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: 02/06/2025

Started On: 02/06/2025 03:40 PM

**Special Magistrate Hearing - Building**

**6. C.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00005 - 309 Hernando St

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

**Information**

**SUBJECT:**

BV2024-00005	309 Hernando St	D & D Keys Holdings LLC	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	July 25, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> D & D Keys Holdings LLC PO Box 371929 Key Largo, FL 33037-1929	<b>REG. AGENT:</b> Dawn Debrule 56 Bass Ave Key Largo, FL 33037
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Please obtain a permit for repairing the porch. All deterioration will need to be repaired.

**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: 02/06/2025

Started On: 02/06/2025 03:51 PM

**Special Magistrate Hearing - Building**

**6. D.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00009 - 811 N 21st Street

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

**Information**

**SUBJECT:**

BV2024-00009	811 N 21st St	Gardner, Earl	Frank Remling
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**CASE INFORMATION:**

Case Initiated:	August 2, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Earl Gardner 17001 N 35th St Ft Pierce FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 305.3 (2021) Interior Surfaces, IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) Plumbing General, IPMC 603.1 (2021) Mechanical Appliances

**CORRECTIVE ACTIONS:**

1. Please repair holes in the walls that allow pests to enter and replace the missing baseboards.
2. Please treat the property for the infestation and make all necessary repairs to the structure to prevent re-infestation.
3. Please repair or replace all damaged, obstructed, or leaking plumbing fixtures.
4. All appliances shall be installed and maintained in a safe and operable working condition. Repair or replace the non-working refrigerator.

**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: 02/06/2025

**Special Magistrate Hearing - Building**

**6. E.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00039 - 901 Avenue D

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

**Information**

**SUBJECT:**

BV2024-00039	901 Avenue D	901 Avenue D LLC	Anthony Jetmore
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**CASE INFORMATION:**

Case Initiated:	September 3, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 901 AVE D LLC 10225 SW GREEN RIDGE LN PALM CITY FL 34990-5025	<b>REG. AGENT:</b> HOWARD WELLES
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 111.1.1 (2021) Unsafe Structure

**CORRECTIVE ACTIONS:**

Please obtain a permit to make all necessary repairs to make the structure safe again. It is recommended that the occupants vacate the structure until the condition is remedied.

**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: 02/06/2025

Started On: 02/06/2025 03:23 PM

**Special Magistrate Hearing - Building**

**6. F.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00043 - 202 N 31st Street

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

**Information**

**SUBJECT:**

BV2024-00043	202 N 31st St	Eloizin, Jean	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	September 9, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean Eloizin 3400 Ave Villandry Delray Beach FL 33445	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Please obtain a permit for the conversion of a storage shed to a living space with plumbing and electric.

**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: 02/06/2025 04:42 PM

Final Approval Date: 02/06/2025

**Special Magistrate Hearing - Building**

**6. G.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00046 - 1001 N 16th Court

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

**Information**

**SUBJECT:**

BV2024-00046	1001 N 16th Court	Embus, Gabriela	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	September 17, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Gabriela Embus 3301 N Country Club Dr Aventura FL 33180	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.13 (2021) Window, Skylight, Door Frames, IPMC 304.13.2 (2021) Openable Windows, IPMC 304.18.2 (2021) Windows, IPMC 305.3 (2021) Interior Surfaces, IPMC 305.4 (2021) Interior Stairs & Walking Surfaces, IPMC 309.1 (2021) Infestation, IPMC 504.1 (2021) Plumbing General, IPMC 504.3 (2021) Plumbing System Hazards, IPMC 603.1 (2021) Mechanical Appliance, IPMC 604.3 (2021) Electrical System Hazards, IPMC 605.1 (2021) Electrical Installation

**CORRECTIVE ACTIONS:**

1. Please obtain a permit to repair or replace the damaged windows and/or doors that do not open properly, do not seal making weather tight, and/or broken windows.
2. Please replace all damaged window hardware to make it openable and operable. A permit will be required if windows are replaced.
3. Please install, repair or replace the window sash locks to provide for security.
4. Please repair holes in walls, trim that is missing, gaps allowing pests in, possible structure damage in bathroom under tile floor seems to be bowing, tiles are breaking, flooring has gaps around base boards, missing transitions, trip hazards.
5. Please obtain a permit to repair or replace the damaged interior flooring that is broken, missing transitions.
6. Please treat the property for the infestation and make all necessary repairs to the structure to prevent re-infestation.
7. Please repair or replace all damaged, obstructed, or leaking plumbing or obtain a permit for installation of plumbing without permit/ permit required for laundry room with drain and water installed causing sewer gas smell in home.
8. The current condition of the plumbing system constitutes a hazard. Please make all

necessary repairs or replacements including but not limited to the broken faucet handle, rusted water heater, and the installation of the plumbing to the washing machine drain.

9. All mechanical appliances shall be installed and maintained in a safe and operable working condition.

10. Please obtain a permit to repair/replace electrical system components constituting a hazard.

11. Electrical equipment shall be properly installed and maintained. Wire nuts showing from fan installed on cord to wall outlet, outdoor light fixture hanging down, outlet in bedroom hanging out of wall.

**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.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/06/2025 03:01 PM

**Special Magistrate Hearing - Building**

**6. H.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00048 - 2911 Admiral Street

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

**Information**

**SUBJECT:**

BV2024-00048	2911 Admiral St	Camaratti Homes LLC	Joel Smith
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**CASE INFORMATION:**

Case Initiated:	September 19, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Camaratti Homes LLC 2903 SE Pine Valley Port St Lucie, FL 34952-5755	<b>REG. AGENT:</b> Lulich & Attorneys, P.A. 1069 Main St Sebastian FL 32958
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Please obtain a permit for the renovation work being done, including soffit, fascia, stucco, plumbing and any other renovation 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: 02/06/2025

Started On: 02/06/2025 04:47 PM

**Special Magistrate Hearing - Building**

**6. I.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00057 - 102 Pummelo Place

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

**Information**

**SUBJECT:**

BV2024-00057	102 Pummelo Place	Petermeier, Elizabeth & Daniel	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	September 25, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Elizabeth & Daniel Petermeier 102 Pummelo Place Ft Pierce FL 34981	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Please obtain a permit for the screen room and electrical work that has been performed without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/06/2025 04:59 PM

**Special Magistrate Hearing - Building**

**6. J.**

**Meeting Date:** 02/13/2025

**Re:** Case #BV2024-00058 - 909 Boston Avenue

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

**Information**

**SUBJECT:**

BV2024-00058	909 Boston Ave	Pulatani, Qazim & Shpejtim	Miles Keller
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**CASE INFORMATION:**

Case Initiated:	9/30/2024	Type of Presentation:	Regular
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**OWNER:**

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

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Please obtain a permit for the construction that has been performed without a permit including but not limited to the addition of 3 electrical meters and sub panels and interior demolition. The permit must match the entire scope of work.

**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: 02/06/2025 02:49 PM

Final Approval Date: 02/06/2025

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**Information**

**SUBJECT:**

22-2294	2514 Avenue Q	AG & JM LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 20, 2022	Type of Presentation:	Fine Reduction
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**OWNER:**

OWNER: AG & JM LLC 5141 NW Dunn Rd Ft Pierce FL 34981	REG. AGENT: Segundo Maldonado
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**VIOLATIONS:**

IPMC 111.1.1 (2021) Unsafe Structure, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.3 (2021) Structure Unfit for Human Occupancy, IPMC 111.1.5(3) (2021) Dangerous Structure or Premises, IPMC 111.1.5(6) (2021) Dangerous Structure or Premises, IPMC 304.1 (2021) Exterior Structure, IPMC 304.1.1(5) (2021) Unsafe Conditions (Structure Members), IPMC 304.1.1(7) (2021) Unsafe Conditions (Exterior Walls), IPMC 304.2 (2021) Protective Treatment, IPMC 304.3 (2021) Premises Identification, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 304.13 (2021) Windows, Doors & Frames, IPMC 304.13.1 (2021) Glazing, IPMC 305.1 (2021) Interior Structure, IPMC 305.1.1(4) (2021) Interior Structure – Unsafe Conditions, IPMC 305.2 (2021) Structural Members, IPMC 305.3 (2021) Interior Surfaces, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604.1 (2021) Facilities Required, IPMC 604.3.2.1 (2021) Fire Damaged Electrical Equipment

**FINDINGS/ORDER:**

Order Determining Violation - December 20, 2022  
Affidavit of Non-Compliance - June 1, 2023  
Affidavit of Compliance - June 11, 2024

**ACTION DATES:**

1. December 20, 2022 - Special Magistrate Hearing - owner provided 60 days to get a permit or fines may accrue.
2. June 1, 2023 - Affidavit of Non-Compliance was prepared and recorded on June 2, 2023. Fines began on June 1, 2023 and as of July 10, 2023 total \$3,920.00 including \$20.00 in recording fees.
3. June 12, 2023 - Letter from the registered agent contesting the fines and requesting a hearing.

4. July 18, 2023 - Special Magistrate Hearing - fines were stopped and the case was continued until the permit is closed.
5. June 11, 2024 - Case is complied. Affidavit of Compliance is prepared and recorded on July 17, 2024. Fines accrued from June 1, 2023 to July 18, 2023, and total \$4,730.00.
6. February 4, 2025 - Fine reduction request is received.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Admin Costs  
Fine Reduction Request  
3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/05/2025 04:04 PM

# Administrative Cost Estimator

2/5/2025

Property Address: 2514 Ave Q

Date case originated: 7/20/2022

Date case complied: 6/11/2024

Total time: 23 months

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: 2  
 Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.60	<u>6</u>	\$3.60
Certified Mail:	\$7.25	<u>1</u>	\$7.25

Photographs (per page)	\$0.50	<u>11</u>	\$5.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$50.00	<u>11</u>	\$550.00
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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.

Lien Reduction Request Hearing	\$250.00	<u>          </u>	\$0.00
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**Total Estimated Cost: \$1,106.35**



REQUEST FOR A REDUCTION OR RESCINDMENT OF  
BUILDING VIOLATION FINES

Date:	02/04/2025			
Property address:	2514 Ave C			
Owner(s) of record:	AJ & JM LLC			
Mailing address:	5141 NW SUNN RD			
Property tax ID #:				
Original purchase date:	07/20/22	Original purchase price:	\$70,000.00	
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:	Sogunda Maldonado		Relationship to owner(s)	manager
Telephone #:	917 682 9809		Mobile phone #:	917 682 9809
E-mail:			Preferred contact method:	917 682 9809
What are owner(s) intentions for property:	Sale			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price?	\$260,000.00
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	\$260,000.00

AMOUNT OF FINE / LIEN

\$ 4730.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 4230.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 500.00

Sogunda Maldonado  
Signature of Owner or Representative

02/4/2025  
Date

Waived Riths 10 Day Notice 02/4/2025 [Signature]

## 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: 2514 Ave B

Property Owner: AS & JM LLC

Mailing Address: 5141 NW Donna Rd Fort Pierce FL 34981

Telephone #: 917 682 9809 Cell Phone #: 917 682 9809

E-Mail Address: Smhomes14@gmail.com

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

I, Segundo Maldonado, 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 submitted The permit To The city as The city instructed me to, but I couldn't start The work until The city approved The permit. So when The permit was submitted The city also asked For The plans To be reviewed and The delayed us From being able To start because we didn't have The authorization From The city of Fort Pierce at The Time They approved The permit. We started The work immediately but when we came To court we brought The paper where we proved That we had submitted The Documents and That we hadn't been able To start because They hadn't approved The permit.

Signed: Segundo Maldonado Date: 02/4/2025

Print Name: SEGUNDO MALDONADO

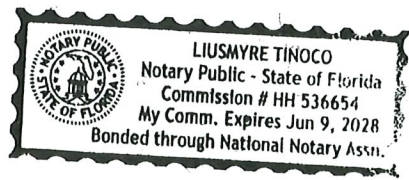
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority SEGUNDO MALDONADO 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 FLA DL# M435796690290 as identification.

SWORN TO AND SUBSCRIBED before me this 04 day of Feb, 20 25.

[Signature]  
\_\_\_\_\_  
Notary Public, State of Florida



**FINE REDUCTION HEARING**  
**February 13, 2025**  
**Case #22-2294**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**
  
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 current owner bought the home with an existing violation due to a fire. Approximately 10 months after purchasing the property, a hired contractor started the DPCR process. A building permit was applied for on April 28, 2023 and was finally issued on July 12, 2023. All trade inspections were approved and a final building inspection was approved on June 11, 2024.**
  
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? **0 (zero).**

**Special Magistrate Hearing - Building**  
**Meeting Date: 02/13/2025**

**9. A.**

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**Information**

**SUBJECT:**

17-894	2504 Ave G	New Covenant Prayer Center	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 28, 2017	Type of Presentation:	Extension of Time
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**OWNER:**

<b>OWNER:</b> New Covenant Prayer Center 1304 N 20th St Ft Pierce FL 34950	<b>REG. AGENT:</b> Bishop Stafford Fisher
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**VIOLATIONS:**

Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - July 20, 2018

Order Approving Respondent's Request for Extension of Time (90 days) - November 9, 2018

Order Approving Respondent's Request for Extension of Time (90 days) - February 20, 2019

Affidavit of Non- Compliance - May 22, 2019

Affidavit of Non- Compliance - January 22, 2025

**ACTION DATES:**

1. July 20, 2018 - Special Magistrate Hearing - 90 days provided to obtain the permit or fines may accrue.
2. November 9, 2018 - Special Magistrate Hearing to consider and extension of time - a 90 day extension was approved by the Special Magistrate.
3. February 20, 2019 - Special Magistrate Hearing to consider and extension of time - a 90 day extension was approved by the Special Magistrate.
4. May 22, 2019 - Affidavit of Non-Compliance is recorded and fines begin to accrue.
5. July 16, 2019 - Special Magistrate Hearing - fines were stopped and case was continued.
6. November 9, 2020. Re-roof permit issued. Final approved inspection on April 1, 2021.
7. May 27, 2021 - Stucco permit issued. Final approved inspection on September 7, 2021.
8. January 22, 2025 - Affidavit of Non-Compliance was recorded and fines resumed.
9. January 29, 2025 - letter received from registered agent contesting the fines.

**RECOMMENDATION:**

To be determined.

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/05/2025 05:06 PM

**Special Magistrate Hearing - Building**

**9. B.**

**Meeting Date:** 02/13/2025

**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.**

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/06/2025 01:33 PM

**Special Magistrate Hearing - Building**

**9. C.**

**Meeting Date:** 02/13/2025

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**Information**

**SUBJECT:**

19-3145	4060 Selvitz Road	Johnson, Bobby & Wanda	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	November 20, 2019	Type of Presentation:	Status Update
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**OWNER:**

<b>OWNER:</b> Bobby & Wanda Johnson 4767 Selvitz Rd Ft Pierce FL 34981	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 5-1.105.1 (2017) Permit Required, Section 105.4.1.2 (2017) Expired Permit

**FINDINGS/ORDER:**

Order Determining Violation - April 21, 2021  
Notice of Extension of Time - October 18, 2021  
Affidavit of Non-Compliance - January 20, 2022  
Order Approving Respondent's Request for Extension of Time (1 year) - April 19, 2022  
Affidavit of Non-Compliance - May 11, 2023  
Massey Hearing - July 18, 2023  
Order of Extension (90 days) - October 17, 2023  
Order of Extension (30 days) - February 8, 2024  
Order of Extension (90 days) - August 15, 2024

**ACTION DATES:**

1. April 20, 2021 - Special Magistrate Hearing - the owner was provided 180 days to obtain/renew permits or fines may accrue.
2. October 18, 2021 - A Notice of Extension of Time (90 days) was granted.
3. January 20, 2022 - An Affidavit of Non-Compliance was recorded on and a fine of \$100.00 per day began to accrue. The fines total \$4,130.00 (\$30.00 of which is recording fees) as of March 1, 2022.
4. April 19, 2022 - Special Magistrate Massey Hearing - An Order Approving an Extension of Time (1 year) and the fines that started on January 20, 2022 will be allowed to accumulate for 1 day to January 21, 2022, but can restart after the extension period if the violation is not complied.
5. May 11, 2023 - An Affidavit of Non-Compliance was recorded and fines began to accrue.

6. May 31, 2023 - A letter was received from Attorney Shayna Baer contesting the fines.
7. June 20, 2023 - A letter from the owner verifying that Attorney Shayna Baer can represent the owner regarding this case was signed.
8. July 18, 2023 - Massey Hearing stopping the fines for 60 days to allow the owner to formalize an action plan and to start making necessary applications to cure the violations.
9. September 14, 2023 - Virtual Meeting with Shayna Baer to discuss the City's expectation of outstanding violations.
10. September 15, 2023- Reached agreement with the owner in which they provided the development review form, property warranty deed, topographic survey, proposed site plan, location map, statement from ETM Solutions, LLC regarding proposed use and hours of operation. It was also agreed that the stormwater/drainage conceptual plan, dust plan/statement, landscape plan, site lighting, traffic plan/statement, and wetlands/open space report will be provided to the Planning Department. Once provided it will be scheduled for TRC. Building Department will provide a list of required permits during TRC. Once TRC Approval is received, the owner will have 45 days to submit permit applications for required permits.
11. October 17, 2023 - This case was provided a 90 day extension and continued to the February 8, 2024 Special Magistrate Hearing Agenda.
12. February 8, 2024 - This case was provided a 30 day extension.
13. March 5, 2024 - A TRC Application was received and was put on the agenda for the April 18, 2024 TRC Meeting.
14. April 24, 2024 - The outcome of TRC is pending. The project can move forward to The Planning Board and City Commission for final approval, once the Planner receives satisfactory notices regarding the response.
15. May 28, 2024 - the owner responded to TRC comments which have to be reviewed. A DPCR was applied for but cannot be approved until approved by the City Commission.
16. June 20, 2024 - Per the Planner - the owner still has outstanding comments that need to be addressed. This case should have been scheduled for the July Special Magistrate but was moved to the August Special Magistrate.
17. August 12, 2024 - Site plan was presented to the Planning Board.
18. August 15, 2024 - 90 Day Extension was provided by the Special Magistrate to allow for the site plan to be presented to the City Commission.
19. September 16, 2024 - Site Plan presented to the City Commission.
20. November 15, 2024 - Permit CBLDG-2024-00410 applied for.
21. December 4, 2024 - Revisions submitted.
22. December 12, 2024 - Scheduled for the SM for a Status Hearing.

**RECOMMENDATION:**

To be determined.

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**Attachments**

3 Criteria

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/06/2025 01:31 PM

MASSEY HEARING  
July 18, 2023  
Case #19-3145

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate.
  
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? A permit for electrical service was obtained and closed. The permit application for the temporary trailer was rejected by the Engineering Dept. in October , 2021 and was finally closed in September, 2022 due to inactivity. The permit application for the Container already installed was rejected in the Planning Dept. in October 2019 and never received approval.
  
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? 0 (zero).

**Special Magistrate Hearing - Building**  
**Meeting Date: 02/13/2025**

**9. D.**

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**Information**

**SUBJECT:**

24-438	308 Hernando St	Kroll (TR), Joyce A Cohen	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	February 15, 2024	Type of Presentation: Request for Extension	
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**OWNER:**

<b>OWNER:</b> Joyce A Cohen Kroll (TR) 1881 SW Buttercup Ave Port St Lucie FL 34953	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required, IPMC 304.1 (2021) Exterior Structure - General, IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies

**FINDINGS/ORDER:**

Order Determining Violation - June 14, 2024  
Notice of Extension of Time (90 days) - August 14, 2024

**ACTION DATES:**

1. June 13, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get a permit/correct the violations or fines may accrue.
2. August 14, 2024 - A Notice of Extension of Time (90 days) was recorded
3. November 13, 2024 - An email from the owner's son was received requesting more time to obtain a permit.
4. January 16, 2025 - a Hearing Notice was sent for the February 13, 2025 Special Magistrate Hearing was sent.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

Started On: 02/06/2025 07:31 AM

**Special Magistrate Hearing - Building**  
**Meeting Date: 02/13/2025**

**9. E.**

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**Information**

**SUBJECT:**

24-1365	100 Corner Dr Bldg E	Sabal Chase Essential Housing	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 18, 2024	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Sabal Chase Essential Housing c/o TMO Acquisitions LLC 2 Cooper Street 14th Floor Camden, NJ 08101	<b>Register Agent:</b> CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324
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**VIOLATIONS:**

IPMC 304.10 (2021) Stairways, Decks, Porches and Balconies, IPMC 304.2 (2021) Protective Treatment, IPMC 304. 13.2 (2021) Openable Windows

**FINDINGS/ORDER:**

Order Determining Violation - November 8, 2024  
Affidavit of Non-Compliance - January 16, 2025

**ACTION DATES:**

1. November 8, 2024 - Special Magistrate Hearing - the Special Magistrate provided 60 days to get the permit or fines may accrue.
2. January 16, 2025 - An Affidavit of Non-Compliance was prepared, recorded and fines began.
3. January 29, 2025 - email received from property manager contesting the accruing fines.

**RECOMMENDATION:**

To be determined.

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**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/06/2025

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