

THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT  
*Florida*

**REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 CODE ENFORCEMENT FINES / LIENS**

Date:	August 31, 2020		
Property address:	711 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949		
Owner(s) of record:	FOND DE BLANC INC		
Mailing address:	275 SW LOST RIVER RD STUART, FL 34997		
Property tax ID #:	2401 503 0079 00015		
Original purchase date:	2/14/19	Original purchase price:	250,000 <sup>ea</sup>
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:	JERMAINE LECIERE	Relationship to owner(s):	OWNER
Telephone #:	305 988 5280	Mobile phone #:	305 988 5280
E-mail:	SUNLIFE REALTY@gmail.com	Preferred contact method:	PHONE
What are owner(s) intentions for property:	RENTAL / VACATION HOME		
Amount of Lien:		Date Fine Initiated:	
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 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

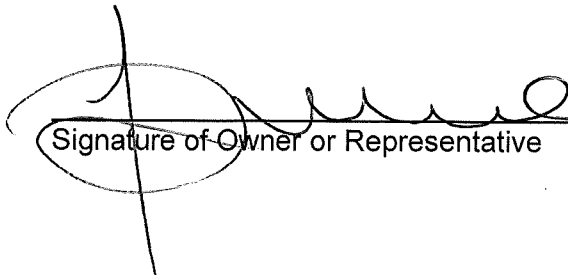
\$ 7,650.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

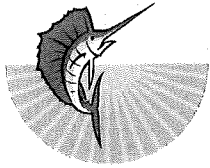
\$ 7,650.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 20.00 REBORING  
 FEES

  
 \_\_\_\_\_  
 Signature of Owner or Representative      Date

Jermaine Leciére  
 Printed Name



### REQUEST FOR REDUCTION OF PENALTY

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. 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.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 711 SOUTH OCEAN DRIVE FT PIERCE, FL 34949  
Property Owner: FOND DE BLANC INC.  
Mailing Address: 275 SW LOST RIVER RD SJAR, FL 34997  
Telephone #: 305 988 5280 Cell Phone #: 305 988 5280  
E-Mail Address: SUNLIFEREALTY@GMAIL.COM  
Is the property in compliance? YES If no, please explain in the narrative of your request.

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

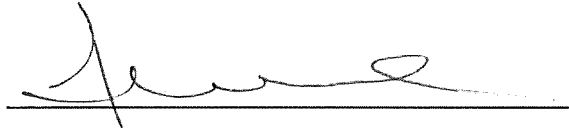
Property Address: 711 SOUTH OCEAN DRIVE FT. PIERCE, FL 34997

I acknowledge that I have been provided a copy of Rule 17 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. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(d), I understand the requirements to be met and understand that the Special Magistrate will make the final determination.

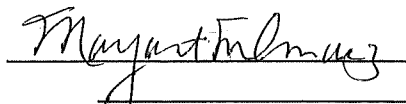
I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

 9-2-2020 Jermaine Leclerc  
Signature of Owner or Representative      Date      Printed Name

**COFP – APPLICATION PROCESS DETERMINATION**

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

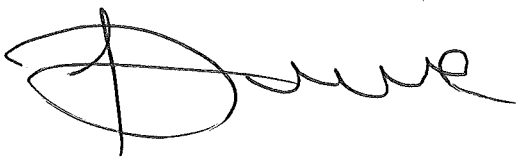
Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

 \_\_\_\_\_  
City Representative      Date      Printed Name

I, TERMAINE LECIERE, 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:

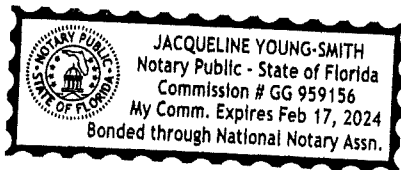
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Date: 8/31/2020

Signed: 

Print Name: TERMAINE LECIERE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE



PERSONALLY APPEARED before me, the undersigned authority Jacqueline Young-Smith 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 Drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 31st day of August, 2020.

**August 31, 2020**

**RE: 711 South Ocean Drive Fort Pierce, FL 34949**

Dear Code Enforcement Special Magistrate.

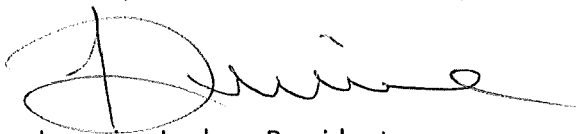
Thank you for taking the time to consider my request for a reduction and rescindment of fines associated with the above property. I appeared before the Special Magistrate in February of 2020 regarding this property for violations pertaining to building permits. As the property is titled under county record in the name of my corporation: Fond De Blanc Inc. I am dependent on contractors to do any work and pull permits for this property.

I have been through at least 4 different contractors who did not perform their due diligence under contract. Special Magistrate Ross presided over this issue and stopped the fines at the time so that these issues could be resolved. I was completely unaware that when I appeared before the Special Magistrate in February 2020 I was only appearing for permit violations and not violations of code enforcement and subsequently fees ensued and a lien was placed on my property.

As we all know it has been exceedingly difficult to get any work done during the past six months due to the Covid-19 pandemic. The property is now under compliance and I respectfully ask for a rescindment of fines, fees, and liens.

I have enclosed the documents associated with the hearing that was conducted in February of 2020 that were emailed to Mr. Coss to support my endeavors to find adequate assistance to maintain the above property.

Thank you and I look forward to your kind recognition and resolution.

A handwritten signature in black ink, appearing to read "Jermaine", written over a circular stamp or mark.

Jermaine Leclerc, President  
Fond De Blanc Inc.  
275 SW Lost River Road  
Stuart, FL 34997

Dear Mr. Coss

RE: 711 South Ocean Drive

Thank you for taking the time to help me remedy the violations at the above referenced property. Please see the timeline of events to help understand my efforts in trying to find help to do this work. I have included all emails and records for supporting evidence as I could not file permits as the owner as discussed with you in July 2019. I believe I have done my due diligence in trying to hire local licensed contractors who did not complete the work I have asked to be completed to help remedy this situation.

1. April 2019 -Entered into agreement with Rick's Home Improvement LLC based in Ft Pierce, FL who started work for me and said they would file permits and did not (however took my money) Entered into agreement with Total Roofing who filed permits and completed roof work.
2. May 2019 - Fired Rick's Home Improvement. Entered into agreement with GSC Remodeling Solutions with Devin Ganesh. 2<sup>nd</sup> Contractor who did not file permit (however took my money). Fired GSC remodeling solutions
3. July 2019 - Entered into agreement with 3<sup>rd</sup> Contractor Eamon Walsh who recently filed permits in January of 2020.
4. July 2019 – Spoke to you personally at the building department regarding the contractors that were hired who did not file permits and how work was started and not completed.
5. December 2019 – Spoke with Chad in Code enforcement who called and spoke to you and said he would give me 90 days to get permits to do the work needed for soffit and other repairs as the fines had not yet accrued.

Thank you for taking the time to understand the difficulty of this project.

Jermaine  
305-988-5280

# RICK'S HOME MAINTENANCE, LLC.

Mike Hall  
 3251 Oleander Ave  
 Ft. Pierce Fl. 34982  
 Office # 772-302-3789  
 Cell # 772-940-9776  
 Rick Cell # 772- 321-3708

Licensed & Insured

Name Jermaine LeClerc  
 Address 711 South Ocean Dri  
 Ft. Pierce, Fl  
 Phone 305-988-5280  
 Appt. date / time 03/18/19  
 10:30 AM

Email: [sunliferealty@gmail.com](mailto:sunliferealty@gmail.com)

## Estimate

<b>KITCHENS: Units 1 &amp; 4 LABOR \$1000 ea</b>	<b>\$ 2,000.00</b>	<b>KITCHENS 2 &amp; 3 LABOR \$1750 ea</b>
Remove old cabinets & prep for new	\$ 150.00	Remove all old & wing walls, prep walls &
Install GFI recepticles & refr recepticle	\$ 100.00	structure for new install GFI recept's.
Patch & Paint walls	\$ 200.00	refrig. outlets, Patch & paint walls. Install
Install new cabinets / counter tops (home depot)	\$ 300.00	new cabinets & counter tops. Install new
Install sink & fixtures & appliances	\$ 250.00	sink, plumbing & fixtures & appliances
<b>MATERIAL ESTIMATED COST \$1500 EA</b>	<b>\$ 3,000.00</b>	<b>MATERIALS ESTIMATED COST \$3000 ea</b>
Cabinets & counter tops, lights, drywall,		Sink, counter tops, cabinets, paint, caulk
patches, paint, caulk, water supply lines		plumbing drains, water supply lines
		Lighting, GFI outlets and patch materials.
<b>BATHROOMS 1,2,3 &amp; 4 LABOR \$2000 ea</b>	<b>\$ 8,000.00</b>	
Demo old tile & walls, remove sink & toilet	\$ 500.00	<b>ALL UNITS: OTHER ROOMS \$400 ea</b>
(to be reused), units 2 & 3 remove tub install floor,		Touch up & repair walls throughout units,
reconstruct wall units 1 & 4 make 36"		adjust doors & lube windows. Closing
door opening & shower step, install concrete		off the 2 doors & final cleaning
board / green board. ? Upgrade shower	\$ 500.00	
valve install new, Tile shower floor & walls,	\$ 100.00	<b>ALL UNITS: OTHER ROOMS</b>
pain walls & ceiling.	\$ 900.00	<b>MATERIALS ESTIMATED COST \$200 ea</b>
<b>MATERIALS ESTIMATED COST</b>	<b>\$ 6,000.00</b>	
<b>BATHROOMS 1, 2, 3, &amp; 4 \$1500 ea</b>		
Tile, shower controller valve, plumbing		

	<b>LABOR</b>
	<b>MATERIALS</b>
	<b>TOTAL</b>

**DESCRIPTION:**

Remodel 4 units.

Estimated by \_\_\_\_\_ Mike

Approved by \_\_\_\_\_

