



CASE #: 96-6085

Violator: THE LOVE CENTER REGENERATION
 MINISTRIES AND FELLOWSHIP INC
 PO BOX 2384
 FT PIERCE, FL 34954

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5212607 07/03/2023 08:41:41 AM
 OR BOOK 5012 PAGE 250 - 250 Doc Type: ORD
 RECORDING: \$10.00

Property Address: 909 N 13TH ST

Tax ID #: 2404-813-0032-000/5

Legal Description: WILLIE JOHNSON S/D BLK 2 LOT 18 AND E 5 FT OF VAC ALLEY ADJ ON W

ORDER ON CODE ENFORCEMENT LIEN REDUCTION HEARING
REDUCING AMOUNT OWED WITH REVERSION


THIS CAUSE came before the Special Magistrate on June 21, 2023, upon request of the Owner, THE LOVE CENTER REGENERATION pursuant to the Rules of Procedure of the Special Magistrate to request a reduction of the fines that accrued due to failure to comply with the Order Determining Violation that resulted in an Order Assessing Fine and Imposing Lien recorded in the public records in Book 3213 Page 761-762. The Special Magistrate, having heard testimony and having considered the evidence presented and arguments made and being otherwise advised in the premises, finds that:

1. The request qualifies for a reduction as provided for in the Rules of Procedure of the Special Magistrate; and
2. The liens, inclusive of all fines, any costs incurred by the City to provide remediation or abatement, plus the related administration charges have amount to the sum of \$25,768.50; and
3. Sufficient testimony and evidence were presented to support a reduction in the incurred expenses.

Accordingly it is ORDERED as follows:

1. The liens amounting to the sum of \$25,768.50 are hereby reduced to the amount of \$5,000.00, inclusive of the \$250.00 application fee, and the Owner shall pay to the City of Fort Pierce, Florida, at 100 N US Hwy 1, Fort Pierce, FL 34950, said sum within 24 months of the date of this Order.
2. If the Owner fails to pay to the City of Fort Pierce, Florida said sum of \$5,000.00 within said time period, the amount owed by the Owner will revert back to the original amount of \$25,768.50.
3. The Owner is responsible for notifying the Community Response Department of the City of Fort Pierce, Florida at 772-467-3720, when the above stated sum is paid.
4. The Owner has 30 days in which to appeal the decision of the Special Magistrate to the Fort Pierce City Commission.

DONE AND ORDERED this 27 day of June, 2023.


 Fran O. Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
 MAILED TO THE RESPONDENT ON THIS

27 DAY OF June, 2023.


 Jenifer Crespo-Martinez, Code Enforcement Clerk



RECEIVED

APR 12 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

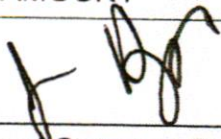
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	3/28/2023		
Property address:	909 N 13 th St		
Owner(s) of record:	The Love Center Regeneration Ministries and Fellowship Inc		
Mailing address:	907 North 13th St. Ft. Pierce, Fl. 34950		
Property tax ID #:	2404-813-0031-000-8	2404-813-0032-000/5	
Original purchase date:		Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Jerome Rhyant	Relationship to owner(s)	President
Telephone #:	772-370-1995	E-Mail:	info@truthmattersusa.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) # 96-6085	\$ 25,500.00	\$ 10,000.00
Recording Fees	\$ 18.50	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 25,518.50	\$ 10,000.00


3-29-23
Jerome Rhyant
 Signature of Owner or Representative Date Printed Name

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

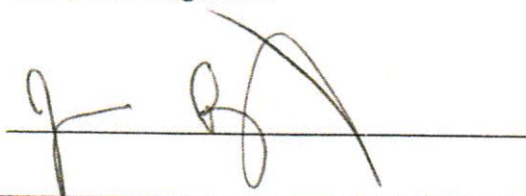
I, Jerome Rhyant, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

The Love Center Regeneration Ministries And Fellowship Inc. President, Jerome Rhyant was never notified of fines or liens against the property therefore we were unable to respond because we had NO knowledge. The Love Center has owned the property since Dec. 24th 1996. I am requesting a dismissal of all fines. Thank you.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature:



Date:

3/29/23

FOR OFFICE USE ONLY:

RECEIVED DATE:

(STAMP)

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

Code lien # _____ Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____



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.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address:

909 N. 13th St. Fort Pierce, Fl. 34950

Parcel ID #:

Property Owner:

The Love Center Regeneration Ministries And Fellowship Inc.

Mailing Address:

907 N. 13th St. Fort Pierce, Fl. 34950

Telephone #:

772-460-2445

Cell Phone #:

772-370-1995

E-Mail Address:

info@tree-trimmers-usa.com

Number of Applications:

1

* Doc Assump: \$ 0.00
 * Doc Tax : \$ 0.70
 * Int Tax : \$ 0.00

(ret) Love Center Regeneration Inc.
 P.O. Box 2384
 Ft. Pierce FL 34950

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1520614 OR BOOK 1052 PAGE 0911
 Recorded: 12-26-96 01:46 P.M.

GENERAL WARRANTY DEED

THIS DEED, made on the 24 day of December, 1996 between Keilier B. Dixon, a.k.a. Gertrude B. Dixon whose Post Office Address is 10930 Pine Creek Lane, Pt. St. Lucie, Florida and Love Center Regeneration Ministries, Inc. (Grantee), whose Post office address is 1502 -Unit A, Delaware Ave. 34950 and whose Tax I.D. No. is 65-0618494,

WITNESSETH, that Grantor, for and in consideration of the sum of \$ 0, (zero dollars) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in St. Lucie County, Florida:

Lot 19, Block 2 Willie Johnson Subdivision & East 1/2 adjacent alley on West
 OR Book 462 Page 887
 911 N. 13th St.
 Tax Parcel Identification No. 2402-813-0033-000/2
 Which has an appraised value of \$35,000

And Grantor covenants with Grantee that, except as noted, at the time of the delivery of this deed:

1. Grantor was well seized of the aforesaid premises;
2. Grantor had good right and title to convey;
3. The premises are free from all encumbrances to Grantee except as follows:
 "NONE"
4. Grantee shall have the peaceable and quiet possession thereof;
5. Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever; and
6. Grantor will make such further assurance to perfect the fee simple title in Grantee and Grantee's heirs, executors, administrators and assigns as may be reasonably required.

Signed in the presence of:

Gerome Rhyant Jerry R. Dixon
 Witness Witness
Gerome Rhyant Irene Yvette Dixon
 350 Weatherbee Rd 5050 1st Ave S #2
 Ft. Pierce FL 34982 St. Pete, FL 33707 (address)

Keilier B. Dixon
 Grantor - Keilier B. Dixon
 a.k.a. Gertrude B. Dixon



Ronald Lee Cason
 My Commission CC581711
 Expires Sep. 02, 2000

Ronald Cason
 Notary Public, State of Florida
 Print name: Ronald Cason Commission No.: CC581711
 My commission expires: 9/2/2000

**CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FL**

CASE NOS.: 96-6085

**CITY OF FORT PIERCE BUILDING AND
CODE ENFORCEMENT DEPARTMENT**

Petitioner(s),

VS.

**JEAN P. BAPTISTE
909 North 13th Street**

Respondent.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3493931 07/16/2010 at 09:01 AM
OR BOOK 3213 PAGE 761 - 762 Doc Type: ORD
RECORDING: \$18.50

ORDER ON IMPOSITION OF LIEN

THIS CAUSE came before the Code Enforcement Board at its regular monthly meeting on February 11, 2009, upon the Petition of the Building and Code Enforcement Department for the City of Fort Pierce to impose a lien in accordance with CEB Rule 16 and Code Section 2-247. Having considered evidence through testimony and submission of documents, having further heard that the department recommends that the pending fine, otherwise \$25,000.00, should be reduced to \$250.00 upon condition that it be payable in 30 days, and the Respondent being in agreement with such recommendation, and being otherwise advised in the premises, the following findings of fact are made

1. After a period of noncompliance, the property came into compliance on December 17, 1997, at which time there was an accrued fine of \$25,000.00.

2. The gravity of the original violation is deemed to be minor in character.
3. The original violation was committed and corrected by a prior owner of the property, not the current owner.
4. There are no other previous violations committed by Respondent.

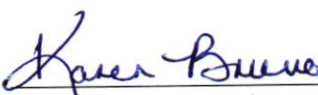
A motion having been made and seconded upon and incorporating the above findings, **it is accordingly**

ORDERED that a lien be filed in the public records of the County in the sum of \$25,000.00, except that such lien shall be deemed satisfied, extinguished, voided or rendered moot in the event the violator makes payment to the City in the sum of \$250.00, in lieu of such lien amount, with said payment to be made within 30 days hereinafter, as declared on this 11th day of ~~June~~ 2010. *February, 2009. (KB)*


Thomas Knott, Chair
Code Enforcement Board

CERTIFICATE OF SERVICE

The undersigned certifies that a copy hereof has been furnished to all interested parties of record, including **JEAN P. BAPTISTE**, 11496 54th Street North, West Palm Beach, FL 33411 on the 16th day of ~~June~~ 2010. *July (KB)*


Board Representative

Special Magistrate Hearing
Meeting Date: 06/21/2023

9.A.

Information

SUBJECT:

96-6085 CE	909 N 13th St	Love Center Regeneration Ministries and Fellowship Inc	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	October 29, 1996	Type of Presentation:	Request for Rehearing
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OWNER:

OWNER: The Love Center Regeneration Ministries and Fellowship Inc PO Box 2384 Fort Pierce, FL 34954	
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VIOLATIONS:

Code Enforcement Lien

FINDINGS/ORDER:

LIEN TYPE:	AMOUNT DUE	APPLICANT REQUEST	STAFF RECOMMENDATION
CE LIEN			
CITY INCURRED FEES	\$25,500.00	\$0.00	\$10,000.00
RECORDING FEES	\$18.50	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$25,768.50	\$0.00	\$10,250.00

ACTION DATES:

April 12, 2023 - Request for Reduction received

April 19, 2023 - Special Magistrate ordered the liens totaling \$25,768.50 be reduced to \$5,000.00 payable in 24 months.

Review of the case found that the seven criteria to be considered were not verbally expressed to be included in the record.

RECOMMENDATION:

Staff recommends vacating the original order dated April 24, 2023, and upon the rehearing, Staff recommends reducing the liens totaling \$25,768.50 be reduced to \$10,250.00 payable in 24 months.

Attachments

Request

Property Card
Map
Lien
Property Card from 2009
Administration Costs
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/02/2023

Started On: 04/12/2023 08:33 AM

PROPERTY RECORD CARD

Jean P Bapiste Record: 1 of 1

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 909 N 13th St
 Sec/Town/Range: 04 :35S :40E
 Map ID: 24/04H
 Zoning: C2

ParcelID: 2404-813-0032-000-5
 Account #: 17890
 Land Use: Vac Res
 City/Cnty: FORT PIERCE



Ownership and Mailing

Owner: Jean P Bapiste
 Address: 11496 54th St North
 West Palm Beach FL 33411

Legal Description

WILLIE JOHNSON S/D BLK 2 LOT 18 AND E 5 FT OF VAC ALLEY
 ADJ ON W (ORDN J-206 OR 1036-1522) (OR 2320-
More...

Sales Information

Date	Price	Code	Deed
7/18/2005	54000	00	WD
7/18/2005	85000	00	WD
4/26/2004		02	OA
3/10/1994	0	02	PR

Assessment 2008 Final	Total Land and Building
2008 Final: 6200	Land Value: 6200 Acres: 0.15
Assessed: 6200	Building Value: 0
Ag.Credit: 0	Finished Area: 0 SqFt
Exempt: 0	
Taxable: 6200	
Taxes: 144.03	

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View: -	RoofCover: -	RoofStruct: -
ExtType: -	YearBlt: -	Frame: -
Grade: -	EffYrBlt: -	PrimeWall: -
StoryHght: -	No.Units: -	SecWall: -

Interior Features

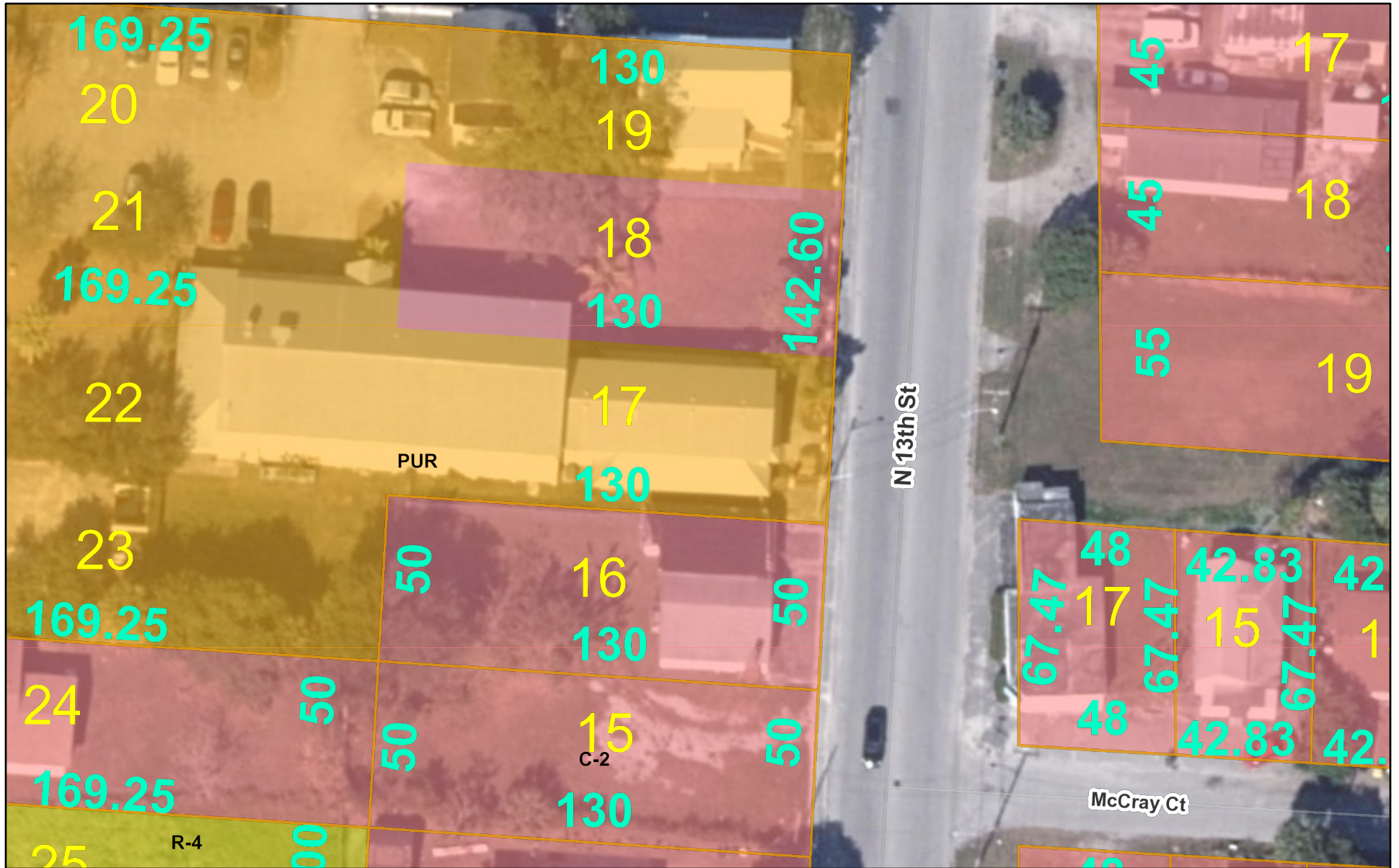
BedRooms: -	Electric: -	PrmIntWall: -
FullBath: -	HeatType: -	AvgHI/FI: -
1/2Bath: -	HeatFuel: -	Prm.Flors: -
%A/C: -	%Heated: -	%Sprinkled: -

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	Land Information				
							No.	Land Use	Type	Measure	Depth
							1	0000-Vac Res	BI -Front Ft	50	130

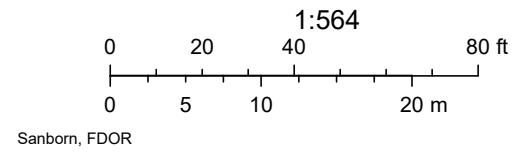
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Saint Lucie County Property Appraiser



4/18/2023

- Comparable Search
 — Highway
 — Minor Arterial
 — Ramp
 — Other
 ■ AG1
 ■ C-1
 ■ C-3
 ■ C-5
— Street Centerline
 — Major Arterial
 — Collector
 — Local
 — FP Zoning
 ■ AR1
 ■ C-2
 ■ C-4
 ■ C-6
— Freeway
 — ROW



Property Identification

Site Address: 907 N 13th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-813-0031-000-8
Jurisdiction: Fort Pierce

Use Type: 7100
Account #: 17889
Map ID: 24/04S
Zoning: Planned Un

Ownership

The Love Center Regeneration Ministries
and Fellowship Inc
PO Box 2384
Fort Pierce, FL 34954

Legal Description

WILLIE JOHNSON S/D BLK 2 LOTS 17, 18, 19, 20, 21 AND 22 AND VAC ALLEY LYG BTW LOTS AND LOT 23 AND W 5 FT OF VAC ALLEY ADJ ON E (1.18 AC - 51,401 SF) (ORDN J-206 OR 1036-1522) (OR 1036-1522: 1052-911,1443: 1118-1905: 1443: 2780-1338, 1339: 3055-2197)

Current Values

Just/Market Value: \$864,800
Assessed Value: \$632,346
Exemptions: \$632,346
Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 13,950
Gross Sketched Area (SF): 15,553
Land Size (acres): 1.18
Land Size (SF): 51,401

Property taxes are subject to change upon change of ownership.

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

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

Building Design Wind

Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Administrative Cost Estimator

04/19/2023

Property Address: 909 N 13th Street (96-6085)

Date case originated: 10/29/1996

Date case complied: 12/17/1997

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>5</u>	\$2.65
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Certified Mail:	\$7.05	<u>2</u>	\$14.10
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Photographs (per page)	\$0.50	<u>17</u>	\$8.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>1</u>	\$10.00
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Months Open	\$50.00	<u>13</u>	\$650.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

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

Hearings	\$150.00	<u>3</u>	\$450.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

Total Estimated Cost: \$1,735.25



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 96-
00006085

Violator: THE LOVE CENTER
REGENERATION

Address: 909 N 13TH ST

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Corrected by prior owner
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	Building was remodeled
3.) The length of time necessary to bring the property into compliance	6 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	None
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	None
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
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	Active LC on 3111 Avenue D

C0118821