



City of Fort Pierce, Florida

Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

August 18, 2010

CEPHUS W CRUICKSHANK
2312 N 44TH ST
FT PIERCE, FL 34946

Case number: 9-1414

Property address: 409 CEDAR PL

Dear Property Owner(s):

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. Since you have not complied with the Special Magistrate's Order in a timely manner, the penalty of **\$5,520.00** has accrued and continues to accrue at **\$150.00** per day until the property comes into compliance.

If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact officer Shaun Coss at (772) 460-2200, ext. 272.

Sincerely,

Karen Bruno

Secretary to the Special Magistrate



City of Fort Pierce, Florida

Building and Code Enforcement

P.O. Box 1480

Fort Pierce, Florida 34954

TEL #: (772) 460-2200

FAX #: (772) 468-0457

July 13, 2010

CEPHUS W CRUICKSHANK
2312 N 44TH ST
FT PIERCE, FL 34946

Property address: 409 CEDAR PL

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the City Code of Ordinance, Section(s) 5-368 (1) (2) (3) (4) Property Maintenance; 23-49 (4) Affirmative Maintenance and the fine of \$150.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Secretary to the Special Magistrate

**AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3493924 07/16/2010 at 09:01 AM
OR BOOK 3213 PAGE 754 - 754 Doc Type: AFF
RECORDING: \$10.00

Book: 3165

Page: 1941

Case No: 09-00001414

IN THE MATTER OF:

409 CEDAR PL
PROPERTY ADDRESS

CEPHUS W CRUICKSHANK
2312 N 44TH ST
FT PIERCE, FL 34946

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated January 20, 2010, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-368 (1)(2)(3)(4), 23-49(4) of the Code of the City of Fort Pierce, Florida, as of the 12th day of July, 2010.

Start
Fines

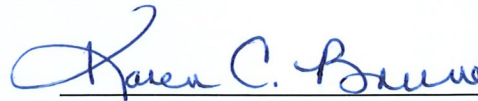


Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

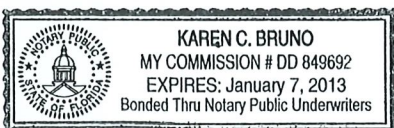
PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 12th day of July, 2010.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 9-1414

RE: Violation of Section(s): 5-368 (1) (2) (3) (4) Property Maintenance,
23-49 (4) Affirmative Maintenance

Violator: CEPHUS W CRUICKSHANK
2312 N 44TH ST
FT PIERCE, FL 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3434890 01/27/2010 at 02:01 PM
OR BOOK 3165 PAGE 1941 - 1941 Doc Type: ORD
RECORDING: \$10.00

Property Address: 409 CEDAR PL Tax ID #: 2403-705-0135-000/2
Legal Description: ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 16-K- LOTS 10
AND 12 (MAP 24/10C) (OR 498-478)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 20, 2010, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that CEPHUS W CRUICKSHANK failed to properly maintain property (structure shall be structurally sound, clean and sanitary free from rodents, insects and vermin, maintained to keep water from entering building, exterior surfaces which have been damaged by dry rot or deterioration shall be repaired or replaced in a workmanlike manner) property owner shall not permit a structure within a historic district to fall into a state of disrepair which is in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$150.00 per day.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

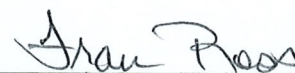
The violator is responsible for notifying the Code Enforcement Department promptly at (772) 460-2200, extension 272, when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 20th day of January, 2010.

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
27th DAY OF JANUARY, 2010.



Karen Bruno, Secretary to the Special Magistrate



Fran Ross, Esq., Special Magistrate