



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

October 28, 2020

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

Property address: 416 AVENUE D
Tax ID #: 2403-705-0133-000/8

Re: Case # 18-1548

Dear property owner(s):

This correspondence is to inform you that the property referenced above is in compliance with the Special Magistrate Order (copy attached) issued on September 7, 2018. However, the property did not come into compliance in a timely manner, a fine did accrue and a lien has been filed. The amount of the lien on the property is \$37,490.00.

Enclosed is our Request for a Reduction form. If you are interested in resolving the fines and lien recorded against the property, please complete the form in full and return to our office.

If you have any questions regarding this notice or regarding the enclosed documents, please call our office at (772) 467-3720.

Sincerely,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
EM: parraiz@cityoffortpierce.com



AFFIDAVIT OF COMPLIANCE

RE: 416 AVENUE D
CASE NO: 18-00001548

IN THE MATTER OF: CEPHUS CRUICKSHANK & CEPHUS JR
2312 N 44TH ST
FT PIERCE, FL 34946

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order dated September 05, 2018, as of this date: October 14, 2020.


 The fines referenced in the Order of Violation recorded in Book Page were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4185 Page 2422. **This is not a release of lien.**

 The fines imposed by an recorded in Book Page were within the time specified. No Order Assessing Fine and Imposing Lien was filed.

FURTHER AFFIANT SAYETH NOT.

DATED this 14 day of October, 2020.


Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 14th day of October, 2020.


NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4771399 10/23/2020 02:27:31 PM
OR BOOK 4496 PAGE 2249 - 2249 Doc Type: AFF
RECORDING: \$10.00



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT

Florida

March 7, 2019

Property address: 416 AVENUE D
Tax ID #: 2403-705-0133-000/8
Legal description: ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 16-K- LOTS 9 AND
11 (MAP 24/10C) (OR 1397-2226)

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

Re: Case # 18-1548

Code section(s) in violation: 16-46, 16-47, 16-48 (10) (D)

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 \$8,130.00 (includes \$30.00 recording fees) has accrued and continues to accrue at \$50.00 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 Heather Debevec at (772) 467-3149.

Sincerely,

Colleen Greer
Code Enforcement Clerk

C0083819



City of Fort Pierce

Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 467-3000
FAX #: (772) 468-0457

September 26, 2018

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

Property address: 416 AVENUE D

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) 16-46, 16-47, 16-48 (10 (D) Non-Operable Vehicle and the fine of \$50.00 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) 467-3149.

Sincerely,

Colleen Greer
Code Enforcement Clerk



AFFIDAVIT OF NON-COMPLIANCE

RE: 416 AVENUE D

CASE NO: 18-00001548

IN THE MATTER OF: CEPHUS CRUICKSHANK & CEPHUS JR
2312 N 44TH ST
FT PIERCE, FL 34946

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated September 05, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) 16-46, 16-47, 16-48(10)(D) Non – Operable Vehicle of the Code of the City of Fort Pierce, Florida, as of this date: September 26, 2018.

In accordance with the Order of Violation recorded in Book 4178 Page 555, fines in the amount of \$50.00 per day shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 26 day of September, 2018.

Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4485311 09/28/2018 10:26:07 AM
OR BOOK 4185 PAGE 2422 - 2422 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 26th day of September, 2018.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

