

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 15, 2023 - 1:30 p.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**

1. 

23-2559 PK	200 Block Orange Avenue	Paul Henry Pearson Jr.	Charmaine Kirkland
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2. 23-2162STR 1122 S Ocean Drive 213 SOUTHERN LLC Heather Debevec

3. 

23-2003 STR	2400 S Ocean Drive 2134	CAROLYN FORTUNA STEPHEN HANLEY	Heather Debevec
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4. 23- 2381 CE 1114 Rosedale Avenue CHRISTOPHER J SHAY III Heather Debevec  
DONNA SHAY

5. 

23-2382 CE	1113 Rosedale Avenue	Fernando Hurtado	Heather Debevec
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6. 

23- 2443 STR	2400 S Ocean Drive 3421	OMAR PADRON	Heather Debevec
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7. 

23-2027 STR	2400 S Ocean Drive V1024	TAMARA P OWNBY	Heather Debevec
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8. 

23-1994STR	2400 S Ocean Dr, Unit 5321	VERONICA LEAL	Heather Debevec
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9. 

23-2032 STR	2400 S Ocean Drive 2223	KURT D BERGQUIST	Heather Debevec
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10.	23-2028 STR	2400 S Ocean Drive 2311	2311 CAT 1 LLC	Heather Debevec
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4. PUBLIC HEARINGS - CITATIONS

A.	23-2537PK	Jaycee Park	Anne Derilus	Charmaine Kirkland
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B.	23-2560 PK	200 N 2nd St	Jonathan Enrique Valbuena	Charmaine Kirkland
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5. PUBLIC HEARINGS - VIOLATION CASES

A.	23-2323 CE	913 Skylark Dr	Heidi S Hulick	Isaac Saucedo
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B.	23-603 CE	2007 Avenue O	Royaleaf LLC	Isaac Saucedo
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C.	23-2317 CE	2801 Citrus Ave	James Hatfield	Isaac Saucedo
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D.	23-2314 CE	812 Beach Ct	812 Beach Court LLC	Charmaine Kirkland
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E.	23-1493 CE	411 N 2nd Street	HOUSE THAT CIDER BUILT LLC	Heather Debevec
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F.	23-2353 BTR	2425 Mohawk Avenue	BROWN AUTO BODY & PAINT INC	Heather Debevec
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G.	23-1986STR	1180 Carlton Court 204 D	DAVID J MALIZIA DONNA K MALIZIA	Heather Debevec
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H.	23-1515 STR	2400 S Ocean Drive 5512	JOHN P CATTANEO ELIZABETH W SCHLUETER	Heather Debevec
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I.	23-2704 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
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K.	23-2290 CE	2732 S US Highway 1	STEPHEN W FINK, JUDY C FINK, ELISA G HARRIS	Heather Debevec
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L.	23-2030 STR	2400 S Ocean Drive 5411	PATRICIA FUORI RICHARD FUORI	Heather Debevec
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M.	23-2188 CE	1704 Rio Vista Drive	JACQUELYN PETERS	Heather Debevec
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N.	23-2480 CE	415 Hernando Street	GRUBER REAL ESTATE INV CORP	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	23-1132 CE	2425 Mohawk Ave	Thomas D Williams and Associates, LLC	Peggy Arraiz
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B.	23-0389 CE	123 Wisteria Ave	Braulio Chilel	Peggy Arraiz
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

O.	Lot Clearing	122 N 14th St	Mood By Design LLC	Peggy Arraiz
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A.	17-2878 CE	528 N 11th St	Cephus Cruickshank	Peggy Arraiz
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A.	18-2605 CE	528 N 11th St	Cephus Cruickshank	Peggy Arraiz
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.	23- 2372CE	209 Gardenia Avenue	LAUDERDALE HOMES LLC	Heather Debevec
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B.	23-2375 CE	208 Gardenia Avenue	RAMON GARCIA MANUELA CAMPOS-GARCIA	Heather Debevec
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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 Code Enforcement Office at (772) 467-3149, 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****3. B. 1.****Meeting Date:** 11/15/2023**Re:** Case #23-2559 - 200 Block Orange Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2559 PK	200 Block Orange Avenue	Paul Henry Pearson Jr.	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	September 7, 2023	Type of Presentation:	VOIDED	
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**OWNER:**

OWNER: Paul Henry Pearson Jr	PARKING VIOLATION: 34-31 (N) Parked Opposite Direction of Traffic
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20123PK	34-31(N) Parked Wrong Way	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

Violator given 14 days to pay the fine and fees. Violator has 30 days to appeal. Failure to pay the citation will result in the citation being forwarded to the County Court where additional fees and violations will occur.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 10/12/2023 10:15 AM



**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2162 - 1122 S Ocean Drive

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information**

**SUBJECT:**

23-2162STR 1122 S Ocean Drive                      213 SOUTHERN LLC                      Heather Debevec

**CASE INFORMATION:**

Case                      August 11, 2023                      Type of Presentation:                      COMPLIED  
Initiated:

**OWNER:**

OWNER:                      REGISTERED AGENT:  
213 SOUTHERN LLC                      JEFFREY A CLONINGER  
PO BOX 3252                      PO BOX 3252  
PALM BEACH, FL 33480                      PALM BEACH, FL 33480

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.*  
*Section 22-29 – Enforcement*  
Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental through the City Clerk's Office.
2. Register the short term rental with City Clerk's office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
  2. The violator must remove all advertisements for vacation rentals within 48 hours.
  3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
  4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
  5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.
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## Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 04:35 PM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2003 - 2400 S Ocean Drive 2134

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2003 STR	2400 S Ocean Drive 2134	CAROLYN FORTUNA STEPHEN HANLEY	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	July 26, 2003	Type of Presentation:	PULLED BY STAFF	
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**OWNER:**

OWNER: CAROLYN FORTUNA STEPHEN HANLEY 2400 S OCEAN DR APT 2134 FT PIERCE, FL 34949	
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**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental through the City Clerk's office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental \$4,050.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

## Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 05:27 PM

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2381 - 1114 Rosedale Avenue

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information**

**SUBJECT:**

23- 2381 CE 1114 Rosedale Avenue      CHRISTOPHER J SHAY III Heather Debevec  
DONNA SHAY

**CASE INFORMATION:**

Case August 29, 2023      Type of Presentation:      COMPLIED  
Initiated:

**OWNER:**

OWNER:  
CHRISTOPHER J SHAY III  
DONNA SHAY  
1114 ROSEDALE AVE  
FT PIERCE, FL 34982

**VIOLATIONS:**

- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage*
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture*
- Section 30-28(c) – Responsibility for containers*
- Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions*
- Section 123-37(12) – Landscape maintenance*

**CORRECTIVE ACTIONS:**

1. Remove boxes, bags, bins, containers, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Bring in or remove the upholstered furniture, indoor styled chairs, and other indoor styled furniture.
3. Move all trash/recycling containers to the side or rear of structure on non-collection days.
4. Trim bushes to be no more than 4 feet in front of the home.
5. Mow, trim weeds from base of trees and around bushes, clean off fence lines, and trim bushes for a neat appearance.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to remove boxes, bags, bins, containers, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. The violator(s) be given 10 days to bring in or remove the upholstered furniture, indoor styled chairs, and other indoor styled furniture.
3. The violator(s) be given 10 days to move all trash/recycling containers to the side or rear of structure on non-collection days.
4. The violator(s) be given 10 days to trim bushes to be no more then 4 feet in front of the home.
5. The violator(s) be given 10 days to mow, trim weeds from base of trees and around bushes, clean off fence lines, and trim bushes for a neat appearance.
6. Failure to comply will result in a fine of \$100.00 per day being assessed.

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### Form Review

Form Started By: Heather Debevec

Started On: 09/29/2023 05:12 PM

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2382 - 1113 Rosedale Avenue

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2382 CE	1113 Rosedale Avenue	Fernando Hurtado	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 29, 2023	Type of Presentation:	COMPLIED	
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**OWNER:**

OWNER: FERNANDO HURTADO 1113 ROSEDALE AVE FT PIERCE, FL 34982	
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**VIOLATIONS:**

Section 30-28(c) – Responsibility for containers  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Remove buckets, bins, containers, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to move all trash/recycling containers to the side or rear of structure on non-collection days.
2. The violator(s) be given 10 days to remove buckets, bins, containers, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Failure to comply will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 10/05/2023 11:43 AM

**Special Magistrate Hearing**

**3. B. 6.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2443 - 2400 S Ocean Drive 3421

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23- 2443 STR	2400 S Ocean Drive 3421	OMAR PADRON	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	September 8, 2023	Type of Presentation:	COMPLIED	
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**OWNER:**

OWNER: OMAR PADRON 50 SW 130TH AVE MIAMI, FL 33184	
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**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

## Form Review

Form Started By: Heather Debevec

Started On: 09/21/2023 08:52 AM

**Special Magistrate Hearing**

**3. B. 7.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2027 - 2400 S Ocean Drive V1024

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2027 STR	2400 S Ocean Drive V1024	TAMARA P OWNBY	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 14, 2023	Type of Presentation:	COMPLIED	
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**OWNER:**

OWNER: TAMARA P OWNBY 185 KNIGHT HOLLOW WAY LAKE LURE, NC 28746	
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**VIOLATIONS:**

- Sec. 22-19(a) – Imposed.
- Section 22-29 – Enforcement
- Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental through the City Clerk's office.
2. Register the short term rental with City Clerk's office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental \$4,950.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

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## Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 05:07 PM

**Special Magistrate Hearing**

**3. B. 8.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-1994 - 2400 S Ocean Dr, Unit 5321

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-1994STR	2400 S Ocean Dr, Unit 5321	VERONICA LEAL	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	July 26, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: VERONICA LEAL 3101 NE 47TH CT APT 607 FT LAUDERDALE, FL 33308	
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**VIOLATIONS:**

- Sec. 22-19(a) – Imposed.
- Section 22-29 – Enforcement
- Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt with the City Clerk's office.
2. Register the short term rental with the City Clerk's Office

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds a violation exist, that the following be ordered:

- In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 be assessed due to the violation being irreparable and irreversible in nature be paid within thirty (30) days.
- The violator must remove all advertisements for short term rentals within 48 hours.
- A short-term or vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
- Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed and all utilities to the premises be suspended while the violation exists.

## Form Review

Form Started By: Heather Debevec

Started On: 09/07/2023 11:51 AM

**Special Magistrate Hearing**

**3. B. 9.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2032 - 2400 S Ocean Drive 2223

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2032 STR	2400 S Ocean Drive 2223	KURT D BERGQUIST	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 11, 2023	Type of Presentation:	Continued	
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**OWNER:**

OWNER: KURT D BERGQUIST 2601 KNOLLWOOD CT N SAINT PAUL, MN 55109	
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**VIOLATIONS:**

- Sec. 22-19(a) – Imposed.
- Section 22-29 – Enforcement
- Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental through the City Clerk's office.
2. Register the short term rental with City Clerk's office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental \$4,950.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

## Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 05:54 PM

**Special Magistrate Hearing**

**3. B. 10.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2028 - 2400 S Ocean Drive 2311

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2028 STR	2400 S Ocean Drive 2311	2311 CAT 1 LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 11, 2023	Type of Presentation:	Short Term Rental	
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**OWNER:**

OWNER: 2311 CAT 1 LLC 1375 WAXWING PL LOUISVILLE, KY 40223	
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**VIOLATIONS:**

Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Register the short term rental with City Clerk’s office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month’s rental \$3,960.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for short term rentals within 48 hours.
3. A short-term registration must be obtained before any future advertisements are posted, or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 09/21/2023 08:17 AM



**Special Magistrate Hearing****4. A.****Meeting Date:** 11/15/2023**Re:** Case# 23-2537 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2537PK	Jaycee Park	Anne Derilus	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	September 2, 2023	Type of Presentation:	Citation	
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**OWNER:**

OWNER: Anne Derilus	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20122PK	34-31(E) Parking Prohibited Limited	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

n/a

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 11/08/2023

Started On: 10/11/2023 05:00 PM

**Special Magistrate Hearing****4. B.****Meeting Date:** 11/15/2023**Re:** Case #23-2560 - 200 N 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2560 PK	200 N 2nd St	Jonathan Enrique Valbuena	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	September 7, 2023	Type of Presentation:	Citation	
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**OWNER:**

OWNER: Jonathan Enrique Valbuena	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20124PK	34-31(N) Parked Opposite Direction of Traffic	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

n/a

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 10/12/2023 10:45 AM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2323 - 913 Skylark Dr

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2323 CE	913 Skylark Dr	Heidi S Hulick	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	August 15, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: Heidi S Hulick 913 Skylark Dr Fort Pierce, FL 34982	
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**VIOLATIONS:**

- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
- Section 30-28(c) – Responsibility for containers
- IPMC 304.2 Protective treatment.
- Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

1. Please remove all trash, generator, tires, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Please remove all wooden furniture located throughout property. All indoor furniture must be kept indoors at all times.
3. Please move all trash/recycling containers to the side or rear of structure on non-collection days.
4. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
5. Please trim all overgrown bushes, trees, shrubs, and grass.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to remove all outside storage, indoor furniture, pressure washer or paint the structure, address all landscaping issues and move garbage cans to side or back of house.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

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### **Form Review**

Form Started By: Isaac Saucedo

Started On: 10/12/2023 02:38 PM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-603 - 2007 Avenue O

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-603 CE	2007 Avenue O	Royaleaf LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 13, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Royaleah LLC P.O. Box 13712 Fort Pierce, FL 34979	<b>REGISTERED AGENT:</b> Donovan Simms 1550 SW 38th St Fort Pierce, FL 32972
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
 Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
2. Please remove all non-operable vehicles located on property.
3. Please remove all trash, wood, metal, bricks, tools, toilets and any other ites in the above-mentioned ordinance and store out of public view, a garage, or shed.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists:

1. The violator(s) be given 10 days to pressure wash and paint home, remove all non-operable vehicles, and remove all outside storage.
2. Failure to comply all violations will result in a fine of \$150.00 per day being assessed.

**Form Review**

Form Started By: Isaac Saucedo  
 Final Approval Date: 11/08/2023

Started On: 10/03/2023 09:21 AM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2317 - 2801 Citrus Ave

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2317 CE	2801 Citrus Ave	James Hatfield	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	August 15, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: JAMES HATFIELD PO BOX 1506 FT PIERCE, FL 34954	
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**VIOLATIONS:**

Section 123-37(12) – Landscape maintenance  
 IPMC 304.2 Protective treatment.  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 IPMC 302.7 Accessory structures.

**CORRECTIVE ACTIONS:**

1. Please trim all overgrown bushes, trees, shrubs, and grass.
2. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
3. Please properly dispose of concrete located in front of home and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
4. Please repair fence where deterioration has occurred. A permit may be required. If you have any questions, please contact the Planning Department via email at [Planning@cityoffortpierce.com](mailto:Planning@cityoffortpierce.com)

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists:

1. The violator(s) be given 10 days to address all landscaping issues, pressure wash and paint home, address all outside storage and repair the fence.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

## Form Review

Form Started By: Isaac Saucedo  
Final Approval Date: 11/08/2023

Started On: 10/03/2023 10:04 AM

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 11/15/2023

**Re:** Case# 23-2314 - 812 Beach Ct

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2314 CE	812 Beach Ct	812 Beach Court LLC	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 15, 2023	Type of Presentation:	Regular	
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**OWNER:**

<b>OWNER:</b> 812 Beach Court LLC 812 Beach Court Fort Pierce, FL 34950	<b>REGISTERED AGENT:</b> Valiere Stelus 812 Beach Court Fort Pierce, FL 34950
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**VIOLATIONS:**

- IPMC 304.1 Exterior structure – General
- Section 125-322(b)(5) – Fence maintenance – Permit required
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture

**CORRECTIVE ACTIONS:**

1. Please repair rotten wood throughout home. A building permit may be required please contact at the following (772) 467-3718.
2. Please remove wooden fence. A building permit is required please contact at the following (772) 467-3718.
3. Please remove, tools, buckets, coolers, batteries, milk crates and other items located throughout the home.
4. Please bring in or remove the sofa, desk chair, doors, bedroom furniture and any other indoor furniture located throughout the home.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 10 days to comply with the outside storage and indoor furniture violations.
2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address the rotten wood and fence violations.
3. Failure to comply will result in a fine of \$100.00 per day being assessed

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### **Form Review**

Form Started By: Charmaine Kirkland

Started On: 10/12/2023 11:28 AM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-1493 - 411 N 2nd Street

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-1493 CE	411 N 2nd Street	HOUSE THAT CIDER BUILT LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 23, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: HOUSE THAT CIDER BUILT LLC 527 INDIGO AVE WELLINGTON, FL 33414	REGISTERED AGENT: JONATHAN NOLLI 411 2ND STREET FT PIERCE, FL 34950
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**VIOLATIONS:**

Sec. 125-197 (e)(4)5(i)- Edgartown Settlement (ES) Zoning District.

**CORRECTIVE ACTIONS:**

1. Reduce the area utilized for exterior Restaurant/Pub use to 800 sq.ft. or obtain a conditional use permit through Planning and Zoning to extend the area allowed to be utilized for exterior Restaurant/Pub use.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists,

1. The violator(s) be given 30 days to either reduce the outside use area to 800 sq. ft or obtain a conditional use permit.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 06/27/2023 09:28 AM

**Special Magistrate Hearing**

**5. F.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2353 - 2425 Mohawk Avenue

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2353 BTR	2425 Mohawk Avenue	BROWN AUTO BODY & PAINT INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 29, 2023	Type of Presentation:	R/D
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**OWNER:**

<b>VIOLATOR:</b> BROWN AUTO BODY & PAINT INC 2425 MOHAWK AVE FT PIERCE, FL 34946	<b>OWNER:</b> THOMAS D WILLIAMS & ASSOCIATES LLC 2446 SE 11TH ST POMPANO BEACH, FL 33062
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**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt from the city Clerk's Office.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists:

1. Sec. 22-19(a) – Imposed and Section 22-29 – Enforcement requiring a Business Tax Receipt was in violation but was cured as of today's date. (R/D)

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 09/08/2023 04:28 PM

**Special Magistrate Hearing**

**5. G.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-1986 - 1180 Carlton Court 204 A/D

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-1986STR	1180 Carlton Court 204 D	DAVID J MALIZIA DONNA K MALIZIA	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	July 25, 2023	Type of Presentation:	Short Term Rental	
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**OWNER:**

OWNER: DAVID J MALIZIA DONNA K MALIZIA 1200 MARINER BAY BLVD FT PIERCE, FL 34949	
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**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
 Section 22-29 – Enforcement  
 Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental through the City Clerk's office.
2. Register the short term rental with City Clerk's office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental of \$4,500.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all

utilities to the premises be suspended while the violation exists.

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## Form Review

Form Started By: Heather Debevec

Started On: 09/20/2023 01:15 PM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing**

**5. H.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-1515 - 2400 S Ocean Drive 5512

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-1515 STR	2400 S Ocean Drive 5512	JOHN P CATTANEO ELIZABETH W SCHLUETER	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	June 16, 2023	Type of Presentation:	Short Term Rental
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**OWNER:**

OWNER: JOHN P CATTANEO ELIZABETH W SCHLUETER 200 ANTEBELLUM LN MOUNT JULIET, TN 37122	
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**VIOLATIONS:**

- Sec. 22-19(a) – Imposed.
- Section 22-29 – Enforcement
- Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Cease renting and obtain a business tax receipt through the City Clerk's office.
2. Register the rental with the City Clerk's office.

**RECOMMENDATION:**

- The City requests that if the Special Magistrate finds a violation exists:
1. A fine equal to one month's rental (\$2070.00) be assessed.
  2. All advertisements for short term rentals are to be removed until a registration and business tax receipt is issued.
  3. Should the owner fail to comply with any requirement issued by the Special Magistrate that fine of \$250.00 per day be assessed.
  4. The City also requests that should the owner fail to comply with the Special Magistrate's Order, that all utilities to the premises be suspended while the violation exists.

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 06/30/2023 04:14 PM

**Special Magistrate Hearing**

5. I.

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2704 - 2827 S Indian River Drive

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2704 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	October 13, 2023	Type of Presentation:	Short Term Rental	
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**OWNER:**

OWNER: 2827 S INDIAN RIVER DR LLC 4200 NW 16TH ST LAUDERHILL, FL 33313	REGISTERED AGENT: REGISTERED AGENTS INC 7901 4TH ST N STE 300 ST PETERSBURG, FL 33702
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**VIOLATIONS:**

Sec. 22-506. (i) Parking (2)(6) - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Not allowing more vehicles than approved for, which is 8.
2. Not allowing vehicles to park on the grass.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. All vehicles parked on the property must comply with the allowed use, which is 8.
2. All vehicles parked on the property must be properly parked per the parking diagram and not vehicles may be parked on the grass.
3. In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 per violation, to total \$10,000.00, be assessed due to the violations being irreparable and irreversible in nature, to be paid within thirty (30) days.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 10/06/2023 03:26 PM



**Special Magistrate Hearing**

**5. K.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2290 - 2732 S US Highway 1

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2290 CE	2732 S US Highway 1	STEPHEN W FINK, JUDY C FINK, ELISA G HARRIS	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 11, 2023	Type of Presentation:	Regular	
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**OWNER:**

OWNER: STEPHEN W FINK JUDY C FINK ELISA G HARRIS 400 S DIXIE HWY HOLLYWOOD, FL 33020	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Remove, bring in, or place in a shed pallets, boards, and other loose items on the property.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to remove, bring in, or place in a shed pallets, boards, and other loose items on the property.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 10/05/2023 01:26 PM

**Special Magistrate Hearing**

**5. L.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2030 - 2400 S Ocean Drive 5411

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2030 STR	2400 S Ocean Drive 5411	PATRICIA FUORI RICHARD FUORI	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 11, 2023	Type of Presentation:	Short Term Rental	
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**OWNER:**

OWNER: PATRICIA FUORI RICHARD FUORI 2400 S OCEAN DR 5411 FT PIERCE, FL 34949	
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**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
 Section 22-29 – Enforcement  
 Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Obtain a business tax receipt for the short term rental through the City Clerk's office.
2. Register the short term rental with City Clerk's office.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental \$4,320.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all

utilities to the premises be suspended while the violation exists.

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## **Form Review**

Form Started By: Heather Debevec

Started On: 09/21/2023 03:26 PM

Final Approval Date: 11/08/2023

**Special Magistrate Hearing**

**5. M.**

**Meeting Date:** 11/15/2023

**Re:** Case# 23-2188 - 1704 Rio Vista Drive

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2188 CE	1704 Rio Vista Drive	JACQUELYN PETERS	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 4, 2023	Type of Presentation:	Regular	
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**OWNER:**

OWNER: JACQUELYN PETERS 1704 RIO VISTA DR FT PIERCE, FL 34949	
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**VIOLATIONS:**

IPMC 304.3 Address identification.  
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement  
 Section 30-28(c) – Responsibility for containers  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 IPMC 302.7 Accessory Structures.

**CORRECTIVE ACTIONS:**

1. Place house numbers to be visible from the roadway.
2. Refrain from parking in the front yard.
3. Store trash, yard, and recycle bins to the side or rear of the home.
4. Remove, bring in, or place in a shed poles, pipes, buckets, ladders, containers, and other loose items from the front porch, yard, and driveway areas.
5. Repair any and all loose paneling of the wooden fence.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. Section IPMC 302.7 Accessory Structures and IPMC 304.3 Address identification were in violation but cured as of today's date. (R/D)
2. The violator(s) be given 10 days to refrain from parking in the front yard, properly store all trash/recycling bins, and remove all outside storage.
3. Failure to comply will result in a fine of \$100.00 per day being assessed.

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## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 09/27/2023 03:45 PM

**Special Magistrate Hearing**

**5. N.**

**Meeting Date:** 11/15/2023

**Re:** Case #23-2480 - 415 Hernando Street

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2480 CE	415 Hernando Street	GRUBER REAL ESTATE INV CORP	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	September 8, 2023	Type of Presentation:	R/D	
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**OWNER:**

OWNER: GRUBER REAL ESTATE INV CORP 1860 OLD OKEECHOBEE RD #204 WEST PALM BEACH, FL 33409	REGISTERED AGENT: DAVID GRUBER OAK RIDGE BUSINESS PARK 1860 OLD OKEECHOBEE ROAD STE 204 WEST PALM BEACH, FL 33409
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**VIOLATIONS:**

IPMC 304.3 Address identification.

Section 30-28(c) – Responsibility for containers

Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Place unit identification to be visible.
2. Move all trash/recycling containers to the side or rear of structure on non-collection days.
3. Trim bushes to be no more than 4 feet in front of the building.
4. Remove buckets, wood scraps, tires, clothing, containers and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. Code Section IPMC 304.3 - Address identification, 30-28(c) – Responsibility for containers, 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions and 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage were in violation but were cured as of today's date. (R/D)

## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 11/08/2023

Started On: 09/27/2023 04:25 PM

**Special Magistrate Hearing**  
**Meeting Date: 11/15/2023**

**6. A.**

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**Information**

**SUBJECT:**

23-1132 CE	2425 Mohawk Ave	Thomas D Williams and Associates, LLC	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	April 28, 2023	Type of Presentation:	Massey
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**OWNER:**

VIOLATOR: Thomas D Williams and Associates LLC 2446 SE 11th ST Pompano Beach, FL 33062-7029	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles

**FINDINGS/ORDER:**

On August 16, 2023, Special Magistrate Judge Pelletier found owners in violation and granted them 10 days to comply or daily fine of \$250.00.

**ACTION DATES:**

September 8, 2023 - Affidavit of Non-Compliance issued  
October 3, 2023 - 20 day letter sent to owner  
October 11, 2023 - Affidavit of Compliance issued  
October 23, 2023 - Request for Massey hearing received  
Balance as of 10/25/23: \$8,030.00

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card  
Request  
Request  
Massey Criteria

Order Determining Violation  
Approved Telephonic Hearing  
Confirming exhibits

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**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 11/08/2023

Started On: 10/24/2023 09:35 AM

### Property Identification

Site Address: 2425 MOHAWK AVE  
Sec/Town/Range: 33/34S/40E  
Parcel ID: 1428-702-0068-000-6  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 9604  
Map ID: 14/33N  
Zoning: SF Low Den

### Ownership

Thomas D Williams and Associates LLC  
2446 SE 11th ST  
Pompano Beach, FL 33062-7029

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 3533-2103; 3980-1932)

### Current Values

Just/Market Value: \$243,400  
Assessed Value: \$156,924  
Exemptions: \$0  
Taxable Value: \$156,924



**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.

### Total Areas

Finished/Under Air (SF): 1,446  
Gross Sketched Area (SF): 3,057  
Land Size (acres): 0.84  
Land Size (SF): 36,400

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	150	160

Sources/links:

**From:** [Peggy Arraiz](#)  
**To:** [Katherine Calderon](#)  
**Cc:** [Janey Vanderhorst](#); [Heather Debevec](#)  
**Subject:** FW: Tom Williams case@23-1132  
**Date:** Monday, October 23, 2023 12:55:19 PM

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Please schedule Mr. Williams for a Massey hearing.

Thanks!

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**Margaret M. (Peggy) Arraiz | Director of Community Response | City of Fort Pierce**

Code Enforcement / Animal Control / Parking Enforcement  
Phone: 772.467.3148 | 100 North U.S. 1 Fort Pierce

[Website](#) | [Facebook](#) | [Survey](#)



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**From:** Tom Williams <[tdub5153@gmail.com](mailto:tdub5153@gmail.com)>  
**Sent:** Monday, October 23, 2023 12:53 PM  
**To:** Peggy Arraiz <[parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)>  
**Subject:** Tom Williams case@23-1132

You don't often get email from [tdub5153@gmail.com](mailto:tdub5153@gmail.com). [Learn why this is important](#)

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Peggy,

I hope this email finds you well.

My tenant ( Marquis Brown ) and I are appealing the fines before a lien is filed. We do NOT agree that the property did not come into compliance in a timely manner.

It is our belief that the Code Enforcement Officer did not input the correct information. The vehicles in question actually were in compliance the entire time and no fine should be enforced.

Please view the attached is a letter from Marquis Brown stating his view.

We are sorry that this matter has occurred and we thought we were doing everything asked of us to rectify the situation.

\$8,000.00 is a massive amount for low income people...I'll bet the majority of the U.S.population doesn;t have \$8,000.00 sitting in their bank account. The amount of these fines are outrageous and I think the city should be ashamed of themselves. I have owned this house for 10 years now and have paid my property taxes in good standing contributing to the welfare of the City. Although I take complete responsible because I am owner...I have no control over other people's actions or lack of them and feel it's not really fair to me.

I would ask that someone would show some leniency for such a minor offense that is not hurting someone.

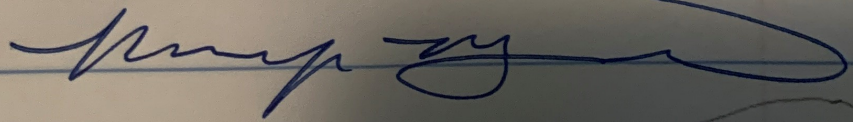
Thank you for your consideration.

Tom Williams  
954-294-1763

10/22/23

To whom it may concern,

I Marquis Brown Tentend at  
2425 Mohawk Ave Fort Pierce FL 34945  
Writing in regards to a violation  
that I was in about a Silver  
Toyota Coroll that was in yard  
back in the month of August and  
it was removed when I was  
asked and no one came to  
check was it gone and came  
back 2 months later and trying  
to fine me for the same thing  
but another vehicle which had a  
tag. So I would like to atten  
a hear about the total of the  
violations.





**MASSEY HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 23-00001132

Address: 2425  
MOHAWK AVE

Hearing Date: November 15, 2023

**1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:**

Minor

**2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):**

All vehicles on property were tagged and operable

**3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:**

1 other CE case which is complied, 1 CE citation for another vehicle



CASE #: 23-00001132

Violator: THOMAS D WILLIAMS AND ASSOCIATES, LLC  
 2446 SE 11TH ST  
 POMPANO BEACH, FL 33062

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 5235347 08/25/2023 12:10:08 PM  
 OR BOOK 5035 PAGE 2892 - 2892 Doc Type: ORD  
 RECORDING: \$10.00

Property Address: 2425 MOHAWK AVE  
 Tax ID #: 1428-702-0068-000/6  
 Legal Description: SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N)  
 RE: Violation of Section(s): Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 16, 2023, 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 THOMAS D WILLIAMS AND ASSOCIATES, LLC is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
  - a. Remove or provide proof of valid registration and operability for the primer gray Toyota in the backyard.
2. In the event the violation is not remedied within 10 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00 per day.
3. 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. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED THIS 25 DAY OF August, 2023.

  
 Claudette A. Pelletier, Esq., Special Magistrate

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

25 DAY OF August, 2023.

  
 Katherine Calderon, Code Enforcement Clerk

CC: THOMAS D. WILLIAMS, 2446 SE 11<sup>TH</sup> ST. POMPANO BEACH, FL 33062

# FORT PIERCE

CODE ENFORCEMENT

## REQUEST TO APPEAR TELEPHONICALLY FOR SPECIAL MAGISTRATE HEARING

All fields must be completed for your request to be processed.

### Contact Information

Name:	TOM WILLIAMS
Street Address:	2446 SE 11th St
City, State, Zip:	Pompano Beach FL 33062
Phone Number:	954-294-1763
Alternative Phone Number:	N/A
E-Mail Address:	Tdub5153@gmail.com
Reason for Request:	Bad Back plus 3 hours of driving

### Case Information

Case #:	23-00002353	0000	23-1132
Address of Violation:	2425 Wink Ave Ft. Pierce		
Hearing Date / Time:	11/15		34946

- I respectfully request to appear before the Special Magistrate via telephone for the reason stated above.
- I understand that I must be available to receive a phone call at the date and time assigned for this matter to be heard.
- I understand and agree that failure to answer the phone call will constitute a waiver of my right to appear at the Special Magistrate Hearing, and the Special Magistrate may conduct the hearing and rule on the matter in my absence.
- I have provided a valid email address at which I agree to receive photographs or other evidence from the City regarding the Special Magistrate Hearing.
- I understand it is my sole responsibility to provide any evidence or documentation I wish presented at the Special Magistrate Hearing in support of my defense to the violation(s).
- I have provided a copy of my state issued driver's license or identification card to this request.

Tom Williams  
Signature

10/30/23  
Date

*Handwritten initials in red ink*

**From:** [Tom Williams](#)  
**To:** [Katherine Calderon](#)  
**Subject:** Re: Exhibits for Hearing  
**Date:** Thursday, November 9, 2023 10:29:50 AM  
**Attachments:** [image001.png](#)  
[image001.png](#)

---

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

yes..got it

On Thu, Nov 9, 2023, 10:24 AM Katherine Calderon <[kcalderon@cityoffortpierce.com](mailto:kcalderon@cityoffortpierce.com)> wrote:

Good morning,

Please see the approved Request to Appear Telephonically along with some of the exhibits that will be presented. Please confirm receipt.

Best Regards,

**[Katherine Calderon](#) | Executive Assistant | City of Fort Pierce**

Community Response Divisions

**Code Enforcement & Animal Control**

Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



**From:** Katherine Calderon  
**Sent:** Wednesday, November 1, 2023 10:19 AM  
**To:** Tom Williams <[tdub5153@gmail.com](mailto:tdub5153@gmail.com)>  
**Subject:** RE: Tom Williams

Your request has been approved. We will give you a call between **1:30pm-4:30pm** on **Nov 15, 2023**.

Best Regards,

**Katherine Calderon** | Executive Assistant | City of Fort Pierce

Community Response Divisions

**Code Enforcement & Animal Control**

Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



---

**From:** Tom Williams <[tdub5153@gmail.com](mailto:tdub5153@gmail.com)>  
**Sent:** Tuesday, October 31, 2023 3:00 PM  
**To:** Katherine Calderon <[kcalderon@cityoffortpierce.com](mailto:kcalderon@cityoffortpierce.com)>  
**Subject:** Tom Williams

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

## Katherine Calderon

---

**From:** Tom Williams <tdub5153@gmail.com>  
**Sent:** Thursday, November 9, 2023 10:30 AM  
**To:** Katherine Calderon  
**Subject:** Re: Exhibits for Hearing (2nd email)  
**Attachments:** image001.gif

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

yes..got it

thx

On Thu, Nov 9, 2023, 10:26 AM Katherine Calderon <[kcalderon@cityoffortpierce.com](mailto:kcalderon@cityoffortpierce.com)> wrote:

Please see the attached and confirm receipt.

Best Regards,

**Katherine Calderon | Executive Assistant | City of Fort Pierce**

Community Response Divisions

**Code Enforcement & Animal Control**

Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



**Special Magistrate Hearing**  
**Meeting Date:** 11/15/2023

**6. B.**

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**Information**

**SUBJECT:**

23-0389 CE	123 Wisteria Ave	Braulio Chilel	Peggy Arraiz
------------	------------------	----------------	--------------

**CASE INFORMATION:**

Case Initiated:	February 14, 2023	Type of Presentation:	Massey
-----------------	-------------------	-----------------------	--------

**OWNER:**

VIOLATOR: Braulio Chilel 123 Wisteria Ave Fort Pierce, FL 3498	
-------------------------------------------------------------------------	--

**VIOLATIONS:**

Section 24-19, 24-20, 24-21(4) – Nuisance as an object / Parking on other than pavement

**FINDINGS/ORDER:**

On May 03, 2023, Special Magistrate Judge Pelletier found owners in violation and granted them 10 days to comply or daily fine of \$50.00.

**ACTION DATES:**

June 06, 2023 - Affidavit of Non-Compliance issued  
June 28, 2023 - 20 day letter sent to owner  
September 14, 2023 - Affidavit of Compliance issued  
October 03, 2023 - Request for Massey hearing received  
Balance as of 10/25/23: \$5,040.00

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card  
Massey Criteria  
Request

---

**Form Review**

Form Started By: Katherine Calderon

Started On: 10/24/2023 09:35 AM

Final Approval Date: 11/08/2023

### Property Identification

Site Address: 123 Wisteria AVE  
Sec/Town/Range: 22/35S/40E  
Parcel ID: 2422-504-0074-000-8  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 29998  
Map ID: 24/22N  
Zoning: SF Moderat

### Ownership

Braulio Chilel  
123 Wisteria Ave  
Fort Pierce, FL 34982

### Legal Description

SUNSET PARK BLK 5 LOT 4-LESS W 17.34 FT- AND W 22.24 FT OF LOT 5  
(OR 1760-1874)

### Current Values

Just/Market Value: \$176,900  
Assessed Value: \$45,715  
Exemptions: \$25,000  
Taxable Value: \$20,715

### 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.



### Total Areas

Finished/Under Air (SF): 1,080  
Gross Sketched Area (SF): 1,940  
Land Size (acres): 0.18  
Land Size (SF): 7,722

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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



**MASSEY HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 23-0389

Address: 123  
WISTERIA AVE

Hearing Date: November 15, 2023

**1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:**

Minor

**2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):**

Refrained from parking in front yard

**3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:**

None

We would like to appeal the fine  
\$15,040

10-9-2023

Maria Chilel

**RECEIVED**

OCT 03 2023

**CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control**

**Special Magistrate Hearing**  
**Meeting Date: 11/15/2023**

7. 0.

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**Information**

**SUBJECT:**

Lot Clearing	122 N 14th St	Mood By Design LLC	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	Multiple	Type of Presentation:	Lien Reduction
-----------------	----------	-----------------------	----------------

**OWNER:**

VIOLATOR: Mood By Design LLC 9341 Bay DR Surfside, FL 33154	
----------------------------------------------------------------------	--

**VIOLATIONS:**

Multiple lot clearing liens

**FINDINGS/CASE FOLLOW-UP:**

<u>LIEN TYPE:</u> LOT CLEARING #1	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$3,698.35	\$0.00	\$3,698.35
ADMINISTRATION FEES	\$1,300.00	\$0.00	\$650.00
INTEREST	\$571.55	\$0.00	\$285.77
PENALTIES	\$95.26	\$0.00	\$47.63
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$5,915.15	\$0.00	\$4,931.75

**REDUCTION CRITERIA:**

October 24, 2023 - First Request for Reduction received

**RECOMMENDATION:**

Staff recommends reducing the lien to \$4,931.75, to cover the hard costs, administration fees, interest, penalties and Special Magistrate fee.

---

**Attachments**

Property Card  
7 Criteria  
Request  
List of Invoices  
Request

---

**Form Review**

Form Started By: Katherine Calderon

Started On: 11/08/2023 01:32 PM

### Property Identification

Site Address: 122 N 14th ST  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-508-0003-000-1  
Jurisdiction: Fort Pierce

Use Type: 0000  
Account #: 21451  
Map ID: 24/09N  
Zoning: SF Moderat

### Ownership

Mood By Design LLC  
9341 Bay DR  
Surfside, FL 33154

### Legal Description

WOODMOUNT S/D LOT 3

### Current Values

Just/Market Value: \$23,100  
Assessed Value: \$6,255  
Exemptions: \$0  
Taxable Value: \$6,255

#### 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](#)



### Total Areas

Finished/Under Air (SF): 0  
Gross Sketched Area (SF): 0  
Land Size (acres): 0.17  
Land Size (SF): 7,446

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA

Case #: 23-  
00001754

Violator: MOOD BY DESIGN LLC

Address: 122 N 14TH 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	N/A
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	Vendor cut the property.
3.) The length of time necessary to bring the property into compliance	N/A
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	Previous owner had 4 CE cases – complied, 21 LC cases - 10 Involuntary LC
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	None



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OCT 24 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control

**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 appropriate application form (code lien / nuisance abatement lien / demolition lien) 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 18 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: 122 N 14 street

Parcel ID #: 2409 - 508 - 0003 - 000 - 1

Property Owner: Mood by Design LLC

Mailing Address: 9341 Bay Dr SURFSIDE FL 33154

Telephone #: 954 830 0343 Cell Phone #: 954 830 0343

E-Mail Address: Mood by design LLC @ gmail.com

Number of Applications: 1



OCT 24 2023

**REDUCTION OF LIEN APPLICATION**

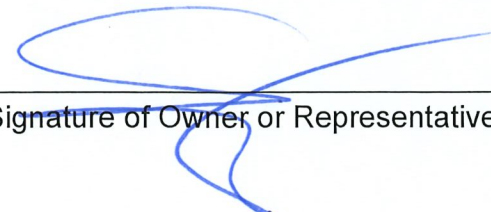
CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

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:	10/24/23		
Property address:	122 N 14th ST		
Owner(s) of record:	Mood By Design LLC		
Mailing address:	9341 BAY DR SURFSIDE FL 33154		
Property tax ID #:	2409-508-0003-000-1		
Original purchase date:	10/3/2023	Original purchase price:	\$16,600
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:	Sandra Souss	Relationship to owner(s):	OWNER
Telephone #:	954.830.0343	E-Mail:	MOODBYDESIGNLLC@gmail
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 3,077.68	\$ 0
Administrative Fees	\$ 1,650.40	\$ 0
Interest	\$ 2,151.47	\$ 0
Penalties	\$ 429.55	\$ 0
<b>TOTAL AMOUNT</b>	<b>\$ 7,309.10</b>	<b>\$ 0</b>


10/24/2023
Sandra Souss

Signature of Owner or Representative      Date      Printed Name

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sandra Sousa, 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:

We acquired this property on a tax deed auction.  
On the title search these liens did not show up.  
We want to establish a business relationship with  
the City of Fort Pierce and help develop and properly maintain  
it from now on.


PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 18 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. 18(h). 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: 10/24/2023

**FOR OFFICE USE ONLY:**

RECEIVED DATE: 10/24/23  


OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy      YES / NO

REDUCTION TYPE:

Code lien # \_\_\_\_\_       Nuisance abatement lien # 1       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_

Tax Deed File No. 22-281  
Property Identification No. 2409-508-0003-000/1  
Original Owners of Record: GULF & SOUTHERN CORPORATION

# TAX DEED

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 5251139 10/04/2023 03:04:22 PM  
OR BOOK 5053 PAGE 1455 - 1455 Doc Type: TXDEED  
RECORDING:

Doc Stamp: \$116.20

## State of Florida

ST. LUCIE COUNTY

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered **2016/2379** issued on **6/1/16**, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **2nd day of October, 2023**, offered for sale as required by law for cash to the highest bidder and was sold to **MOOD BY DESIGN LLC** whose address is **9341 BAY DR SURFSIDE, FL 33154**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this **2nd day of OCTOBER, 2023**, in the County of St. Lucie, State of Florida, in consideration of the sum of **(\$16,600.00) SIXTEEN THOUSAND SIX HUNDRED DOLLARS ONLY**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

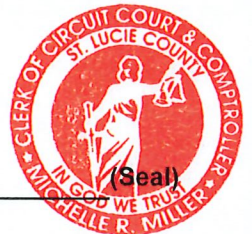
WOODMOUNT S/D LOT 3 (OR 627-2388: 2760-2390)

Witness:

  
VERA SMITH

  
MIGUELINA SEDA

  
SHARON MANGALSINGH, Deputy Clerk  
MICHELLE R. MILLER, Clerk & Comptroller  
ST. LUCIE COUNTY, Florida



ST. LUCIE COUNTY

The foregoing instrument was, by **SHARON MANGALSINGH** sworn to or affirmed and subscribed before **ANGELA RIGGINS** by means of () physical presence or () online notarization on this **2nd day of OCTOBER, 2023**.

Witness my hand and office seal date aforesaid.

  
ANGELA RIGGINS, Notary Public



Invoice Inquiry

Customer ID . . . : 853 Name: 122 N 14TH ST  
 Last statement . : 5/16/23 Addr: 240950800030001  
 Last invoice . . : 10/19/23 FT PIERCE, FL 34950  
 Current balance . : 8,309.10  
 Pending . . . . . : .00 Status: A ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
-	10/19/23	40378	.00	1000.00	1000.00
-	7/28/23	40271	.00	1100.00	1100.00
-	2/28/22	39091	.00	400.00	400.00
-	9/16/21	38533	.00	900.00	900.00
-	10/30/18	35157	.00	350.00	350.00
-	12/06/16	32034	.00	150.00	150.00
-	12/20/10	24335	.00	204.24	204.24
-	1/26/10	23045	.00	152.12	152.12

More...

F3=Exit F12=Cancel

Invoice Inquiry

Customer ID . . . : 853 Name: 122 N 14TH ST  
 Last statement . : 5/16/23 Addr: 240950800030001  
 Last invoice . . : 10/19/23 FT PIERCE, FL 34950  
 Current balance . : 8,309.10  
 Pending . . . . . : .00 Status: A ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
-	8/10/09	22424	.00	152.12	152.12
-	11/30/05	18195	.00	146.91	146.91
-	7/19/05	17931	.00	149.14	149.14
-	12/28/04	17375	.00	146.91	146.91
-	8/11/04	16959	.00	146.91	146.91
-	9/10/03	15612	.00	146.90	146.90
-	3/26/98	4338	.00	163.18	163.18
-	10/31/97	3451	.00	163.18	163.18

More...

F3=Exit F12=Cancel

Invoice Inquiry

Customer ID . . . : 853 Name: 122 N 14TH ST  
 Last statement . : 5/16/23 Addr: 240950800030001  
 Last invoice . . : 5/30/97 FT PIERCE, FL 34950  
 Current balance . : 7,620.12  
 Pending . . . . . : .00 Status: A ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
-	5/30/97	2510	.00	1700.00	1700.00
-	1/29/97	1904	.00	997.50 <i>un/lin</i>	<del>1497.50</del>
-	10/31/96	1424	.00	.00	<del>2300.00</del> <i>paid</i>

Bottom

F3=Exit F12=Cancel



RECEIVED

OCT 24 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control

**REQUEST FOR REDUCTION OF PENALTY**

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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.
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Property Address: 122 N 14 street

Parcel ID #: 2409 - 508 - 0003 - 000 - 1

Property Owner: Mood by Design LLC

Mailing Address: 9341 Bay Dr SURFSIDE FL 33154

Telephone #: 954 830 0343 Cell Phone #: 954 830 0343

E-Mail Address: Mood by design LLC @ gmail.com

Number of Applications: 1



OCT 24 2023

**REDUCTION OF LIEN APPLICATION**

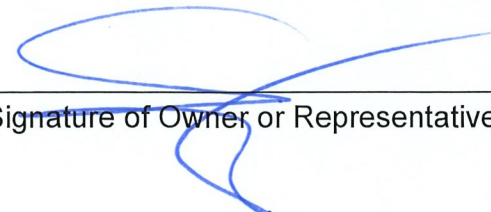
CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

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:	10/24/23		
Property address:	122 N 14th ST		
Owner(s) of record:	Mood By Design LLC		
Mailing address:	9341 BAY DR SURFSIDE FL 33154		
Property tax ID #:	2409-508-0003-000-1		
Original purchase date:	10/3/2023	Original purchase price:	\$16,600
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:	Sandra Souss	Relationship to owner(s):	OWNER
Telephone #:	954.830.0343	E-Mail:	MOODBYDESIGNLLC@gmail
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 3,077.68	\$ 0
Administrative Fees	\$ 1,650.40	\$ 0
Interest	\$ 2,151.47	\$ 0
Penalties	\$ 429.55	\$ 0
<b>TOTAL AMOUNT</b>	<b>\$ 7,309.10</b>	<b>\$ 0</b>


10/24/2023
Sandra Souss

Signature of Owner or Representative      Date      Printed Name

REQUEST FOR REDUCTION OF PENALTY – STATEMENT

I, Sandra Sousa, 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:

We acquired this property on a tax deed auction.  
On the title search these liens did not show up.  
We want to establish a business relationship with  
the City of Fort Pierce and help develop and properly maintain  
it from now on.


PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 18 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. 18(h). 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: 10/24/2023

**FOR OFFICE USE ONLY:**

RECEIVED DATE: 10/24/23  


OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy      YES / NO

REDUCTION TYPE:

Code lien # \_\_\_\_\_       Nuisance abatement lien # 1       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_

Tax Deed File No. 22-281  
Property Identification No. 2409-508-0003-000/1  
Original Owners of Record: GULF & SOUTHERN CORPORATION

# TAX DEED

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 5251139 10/04/2023 03:04:22 PM  
OR BOOK 5053 PAGE 1455 - 1455 Doc Type: TXDEED  
RECORDING:

Doc Stamp: \$116.20

## State of Florida

ST. LUCIE COUNTY

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered **2016/2379** issued on **6/1/16**, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **2nd day of October, 2023**, offered for sale as required by law for cash to the highest bidder and was sold to **MOOD BY DESIGN LLC** whose address is **9341 BAY DR SURFSIDE, FL 33154**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

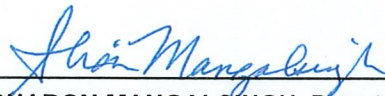
Now, on this **2nd day of OCTOBER, 2023**, in the County of St. Lucie, State of Florida, in consideration of the sum of **(\$16,600.00) SIXTEEN THOUSAND SIX HUNDRED DOLLARS ONLY**, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

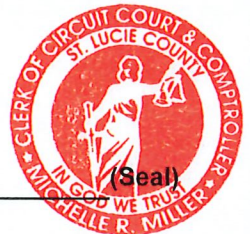
WOODMOUNT S/D LOT 3 (OR 627-2388: 2760-2390)

Witness:

  
VERA SMITH

  
MIGUELINA SEDA

  
SHARON MANGALSINGH, Deputy Clerk  
MICHELLE R. MILLER, Clerk & Comptroller  
ST. LUCIE COUNTY, Florida



ST. LUCIE COUNTY

The foregoing instrument was, by **SHARON MANGALSINGH** sworn to or affirmed and subscribed before **ANGELA RIGGINS** by means of () physical presence or () online notarization on this **2nd day of OCTOBER, 2023**.

Witness my hand and office seal date aforesaid.

  
ANGELA RIGGINS, Notary Public



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**Information**

**SUBJECT:**

17-2878 CE	528 N 11th St	Cephus Cruickshank	Peggy Arraiz
------------	---------------	--------------------	--------------

**CASE INFORMATION:**

Case Initiated:	November 15, 2017	Type of Presentation:	Reduction Request
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**OWNER:**

VIOLATOR: Cephus Cruickshank 2312 N 44th St Fort Pierce, FL 34946	
----------------------------------------------------------------------------	--

**VIOLATIONS:**

IPMC 304.2 Protective Treatment, IPMC 304.5 Foundation Walls, IPMC 304.13 Window, skylight, and door frames

**FINDINGS/CASE FOLLOW-UP:**

On February 7, 2018, Special Magistrate Ross ordered the violator 10 days to comply or \$150.00 fine per day.

- March 7, 2018 - Affidavit of Non Compliance issued, fines started
- March 30, 2018 - Affidavit of Compliance issued, fines stopped
- August 3, 2018 - Order Assessing Fine and Imposing Lien filed
- October 13, 2023 - Request for Reduction received
- Amount of Lien: \$3,480.00

**REDUCTION CRITERIA:**

1. Gravity/Seriousness of violation - Moderate
2. Actions to correct - Painted home, replaced stucco, repaired windows
3. Length of time to correct - 4 months, 15 days
4. Previously found in violation - At least 17
5. Prior notices of violation - At least 17
6. Extenuating factors - N/A
7. Pending violations - Multiple

**RECOMMENDATION:**

To be determined

---

## Attachments

Property Card  
7 Criteria  
Request

---

## Form Review

Form Started By: Katherine Calderon  
Final Approval Date: 11/09/2023

Started On: 08/28/2023 09:38 AM

### Property Identification

Site Address: 528 N 11th ST  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-501-0149-000-5  
Jurisdiction: Fort Pierce

Use Type: 0800  
Account #: 21159  
Map ID: 24/09N  
Zoning: Medium Den

### Ownership

Cephus Cruickshank  
2312 N 44th St  
Fort Pierce, FL 34946

### Legal Description

LINCOLN PARK NO 2 BLK 5 W 105 FT OF LOT 17 (OR 1377-583)

### Current Values

Just/Market Value:	\$102,000
Assessed Value:	\$36,009
Exemptions:	\$0
Taxable Value:	\$36,009

#### 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](#)



### Total Areas

Finished/Under Air (SF):	1,144
Gross Sketched Area (SF):	1,224
Land Size (acres):	0.1
Land Size (SF):	4,462

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA

Case #: 17-2878    Violator: CEPHUS CRUICKSHANK    Address: 528 N 11TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Painted home, replaced stucco, repaired windows
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	N/A
3.) The length of time necessary to bring the property into compliance	4 months, 15 days
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	At least 17
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	At least 17
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	Multiple



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

RECEIVED

OCT 13 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:	10/12/2023		
Property address:	528 N 11 <sup>th</sup> St		
Owner(s) of record:	Cephus Cruickshank		
Mailing address:	2312 N 44TH ST FORT PIERCE FL 34946		
Property tax ID #:	2409-501-0149-000-5		
Original purchase date	03-27-2001	Original purchase price:	\$3,000 <sup>00</sup>
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:	JACQUES CHESTER	Relationship to owner(s)	REAL ESTATE BROKER OF RECORD
Telephone #:	407 765 5730	E-Mail:	JACQUES.CHESTER@ZBREALETY.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) <b>Case# 17-2878</b>	\$ 3,450.00	\$ <u>0</u>
Recording Fees	\$ 30.00	\$ <u>0</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>0</u>
Administrative Fees	\$ _____	\$ <u>0</u>
Interest	\$ _____	\$ <u>0</u>
Penalties	\$ _____	\$ <u>0</u>
<b>TOTAL AMOUNT</b>	<b>\$ 3,480.00</b>	\$ <u>0</u>


10-13-23
JACQUES CHESTER  
 \_\_\_\_\_  
 Signature of Owner or Representative      Date      Printed Name



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

RECEIVED

OCT 13 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control

**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: 528 N 12TH ST FORT PIERCE FL

Parcel ID #: 2409-501-0149-000-5

Property Owner: CEPHUS CRUICKSHANK

Mailing Address: 2312 N 44TH ST FORT PIERCE FL 34946

Telephone #: \_\_\_\_\_ Cell Phone #: 407.765.5730

E-Mail Address: JACQUES.CHESTER@CBREALTY.COM

Number of Applications: 2

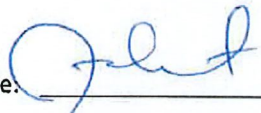
**REQUEST FOR REDUCTION OF PENALTY - STATEMENT**

I, JACQUES CHESTER, 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:

I AM THE REAL ESTATE BROKER OF RECORD AND MY OFFICE IS HANDLING THE LIQUIDATION OF MR. CRUICKSHANK PROPERTIES ~~11/14~~ TO SATISFY THE TERMS OF HIS BANKRUPTCY. UNDERSTANDING THE COMPLEXITY OF HIS PORTFOLIO, REDUCING THESE LIENS WILL OPEN A PATHWAY TO REMOVE THESE PROPERTIES FROM THE HANDS OF A NON-COMPLIANT OWNER INTO THE HANDS OF BUYERS THAT HAVE INTENSION TO REVITALIZE ~~OUR~~ OUR COMMUNITIES.

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: 10-13-23

<b>FOR OFFICE USE ONLY:</b>	<b>RECEIVED DATE:</b> <u>10/16/23</u>
<b>OWNERSHIP INFORMATION:</b>	<u>Mrs. M. M. M. M. M.</u>
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
<b>REDUCTION TYPE:</b>	
<input checked="" type="checkbox"/> Code lien # <u>2</u>	<input type="checkbox"/> Nuisance abatement lien # _____
	<input type="checkbox"/> Demolition lien # _____
<b>REQUEST TYPE:</b>	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 1897733 OR BOOK 1377 PAGE 583  
Recorded: 03/30/01 15:33

\* DOC ASSUMP: \$ 0.00  
\* Doc Tax : \$ 21.00  
\* Int Tax : \$ 0.00

### QUITCLAIM DEED

Notice: This is a legally binding document. Consult your attorney if you do not understand any part of it.

THIS QUITCLAIM DEED, is made on the 27 day of March, 20<sup>01</sup><sub>01</sub>,  
by and between, Gloria Harrell ("First Party") whose  
residence and/or mailing address is 2800 Kingston Ter. Atlanta, Ga. 30344  
and Cephus Cruickshank ("Second Party") whose  
residence and/or mailing address is 2312 N. 44 St. Fort Pierce, Fl 34946.

In consideration for the sum of Three Thousand DOLLARS  
(\$ 3,000.00) paid by the Second Party, the First Party does hereby remise, release and forever quitclaim to the Second  
Party any right, title, interest and claim which the First Party has in and to the following described real property, together with any  
improvements thereon:

**Description of Property (including any improvements)**

Lot 17 Block 5 of Lincoln Park Addition # 2 to  
the City of Fort Pierce, FLA. as recorded in  
plat Book 3 on page 4 of St. Lucie County  
Records

Add release of Dower, Curtesy or other Spousal Rights, if applicable:

TO HAVE AND TO HOLD the above described property unto the Second Party, and the Second Party's executors, adminis-  
trators, successors and assigns forever.

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

IN WITNESS WHEREOF, the First Party has signed and sealed this Quitclaim Deed on the above date.

Witnesses:

Phyllis Tolbert  
Patrick Sans

First Party  
Gloria Harrell (L.S.)  
Second Party  
\_\_\_\_\_  
(L.S.)





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**Information**

**SUBJECT:**

18-2605 CE	528 N 11th St	Cephus Cruickshank	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	October 13, 2018	Type of Presentation:	Reduction Request
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**OWNER:**

VIOLATOR: Cephus Cruickshank 2312 N 44th St Fort Pierce, FL 34946	
----------------------------------------------------------------------------	--

**VIOLATIONS:**

IPMC 304.2 Protective Treatment

**FINDINGS/CASE FOLLOW-UP:**

On December 14, 2018, Special Magistrate Ross ordered the violator 10 days to comply or \$50.00 fine per day.

- December 27, 2018 - Affidavit of Non Compliance issued, fines started
- February 26, 2019 - Order Assessing Fine and Imposing Lien filed
- June 28, 2019 - Affidavit of Compliance issued, fines stopped
- October 13, 2023 - Request for Reduction received
- Amount of Lien: \$9,190.00

**REDUCTION CRITERIA:**

1. Gravity/Seriousness of violation - Moderate
2. Actions to correct - Removed wood from windows, painted door, pressure washed property
3. Length of time to correct - 8 months, 15 days
4. Previously found in violation - At least 17
5. Prior notices of violation - At least 17
6. Pending violations - Multiple

**RECOMMENDATION:**

To be determined

---

## Attachments

Property Card  
Request  
7 Criteria

---

## Form Review

Form Started By: Katherine Calderon  
Final Approval Date: 11/09/2023

Started On: 08/28/2023 09:38 AM

### Property Identification

Site Address: 528 N 11th ST  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-501-0149-000-5  
Jurisdiction: Fort Pierce

Use Type: 0800  
Account #: 21159  
Map ID: 24/09N  
Zoning: Medium Den

### Ownership

Cephus Cruickshank  
2312 N 44th St  
Fort Pierce, FL 34946

### Legal Description

LINCOLN PARK NO 2 BLK 5 W 105 FT OF LOT 17 (OR 1377-583)

### Current Values

Just/Market Value:	\$102,000
Assessed Value:	\$36,009
Exemptions:	\$0
Taxable Value:	\$36,009

### 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](#)



### Total Areas

Finished/Under Air (SF):	1,144
Gross Sketched Area (SF):	1,224
Land Size (acres):	0.1
Land Size (SF):	4,462

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



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

**RECEIVED**

OCT 13 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:	10/12/2023		
Property address:	528 N 11 <sup>th</sup> St		
Owner(s) of record:	Cephus Cruickshank		
Mailing address:	2312 N 44 <sup>TH</sup> ST FORT PIERCE FL 34946		
Property tax ID #:	2409-501-0149-000-5		
Original purchase date:	03-27-2001	Original purchase price:	\$3,000 <sup>00</sup>
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:	JACQUES CHESTER	Relationship to owner(s)	REAL ESTATE BROKER OF RECORD
Telephone #:	407-765-5730	E-Mail:	JACQUES.CHESTER@CBREALTY.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) <u>Case# 18-2605</u>	\$ 9,150.00	\$ <u>Ø</u>
Recording Fees	\$ 40.00	\$ <u>Ø</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>Ø</u>
Administrative Fees	\$ _____	\$ <u>Ø</u>
Interest	\$ _____	\$ <u>Ø</u>
Penalties	\$ _____	\$ <u>Ø</u>
<b>TOTAL AMOUNT</b>	<b>\$ 9,190.00</b>	\$ <u>Ø</u>

  
 Signature of Owner or Representative      10-13-23      Date      JACQUES CHESTER      Printed Name



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

RECEIVED

OCT 13 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control

**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: 528 N 12TH ST FORT PIERCE FL

Parcel ID #: 2409-501-0149-000-5

Property Owner: LEPHUS CRUICKSHANK

Mailing Address: 2312 N 44TH ST FORT PIERCE FL 34946

Telephone #: \_\_\_\_\_ Cell Phone #: 407.765.5730

E-Mail Address: JACQUES.CHESTER@CBREALTY.COM

Number of Applications: 2

**REQUEST FOR REDUCTION OF PENALTY - STATEMENT**

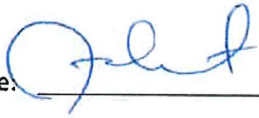
I, JACQUES CHESTER, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

I AM THE REAL ESTATE BROKER OF RECORD AND MY OFFICE IS HANDLING THE LIQUIDATION OF MR. CRUICKSHANK PROPERTIES ~~#1711~~ TO SATISFY THE TERMS OF HIS BANKRUPTCY. UNDERSTANDING THE COMPLEXITY OF HIS PORTFOLIO, REDUCING THESE LIENS WILL OPEN A PATHWAY TO REMOVE THESE PROPERTIES FROM THE HANDS OF A NON-COMPLIANT OWNER INTO THE HANDS OF BUYERS THAT HAVE INTENSION TO REVITALIZE ~~OUR~~ OUR COMMUNITIES.

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: \_\_\_\_\_

10-13-23

**FOR OFFICE USE ONLY:**

RECEIVED DATE: 10/16/23

OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy      YES / NO

*Mrs. [unclear]*

REDUCTION TYPE:

Code lien # 2       Nuisance abatement lien # \_\_\_\_\_       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 1897733 OR BOOK 1377 PAGE 583  
Recorded: 03/30/01 15:33

\* DOC ASSUMP: \$ 0.00  
\* Doc Tax : \$ 21.00  
\* Int Tax : \$ 0.00

### QUITCLAIM DEED

Notice: This is a legally binding document. Consult your attorney if you do not understand any part of it.

THIS QUITCLAIM DEED, is made on the 27 day of March, 2001  
by and between, Gloria Harrell ("First Party") whose  
residence and/or mailing address is 2800 Kingston Ter. Atlanta, Ga. 30344  
and Cephus Cruickshank ("Second Party") whose  
residence and/or mailing address is 2312 N. 44 St. Fort Pierce, Fl 34946.

In consideration for the sum of Three Thousand DOLLARS  
(\$ 3,000.00 ) paid by the Second Party, the First Party does hereby remise, release and forever quitclaim to the Second  
Party any right, title, interest and claim which the First Party has in and to the following described real property, together with any  
improvements thereon:

**Description of Property (including any improvements)**

Lot 17 Block 5 of Lincoln Park Addition # 2 to  
the City of Fort Pierce, FLA. as recorded in  
plat Book 3 on page 4 of St. Lucie County  
Records

Add release of Dower, Curtesy or other Spousal Rights, if applicable:

**TO HAVE AND TO HOLD** the above described property unto the Second Party, and the Second Party's executors, adminis-  
trators, successors and assigns forever.

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

**IN WITNESS WHEREOF**, the First Party has signed and sealed this Quitclaim Deed on the above date.

Witnesses:

Phyllis Tolbert  
Patrick Sans

First Party  
Gloria Harrell (L.S.)  
Second Party  
\_\_\_\_\_  
(L.S.)







LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA

Case #: 18-2605    Violator: CEPHUS CRUICKSHANK    Address: 528 N 11TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Removed wood from windows, painted door, pressure washed property
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	N/A
3.) The length of time necessary to bring the property into compliance	8 months, 15 days
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	At least 17
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	At least 17
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	Multiple

**Special Magistrate Hearing**

**10. A.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2372 - 209 Gardenia Avenue

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23- 2372CE	209 Gardenia Avenue	LAUDERDALE HOMES LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 29, 2023	Type of Presentation:	R&D	
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**OWNER:**

<b>OWNER:</b> LAUDERDALE HOMES LLC 3101 N FEDERAL HWY # 606 FORT LAUDERDALE, FL 33306	<b>REGISTERED AGENT:</b> LAW OFFICE OF MILLER & MILLER 3101 NORTH FEDERAL HIGHWAY#606 FT PIERCE, FL 34982
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**VIOLATIONS:**

- Section 30-28(c) – Responsibility for containers
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

1. Move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Remove clothing, bags, boards, boxes, tires, plastic pieces, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Mow and clean off fence lines.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. Section 30-28(c) – Responsibility for containers, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage and Section 123-37(12) – Landscape maintenance existed but were cured as of this date. (R/D)

**Form Review**

Form Started By: Heather Debevec

Started On: 09/19/2023 05:42 PM

Final Approval Date: 11/02/2023



**Special Magistrate Hearing**

**10. B.**

**Meeting Date:** 11/15/2023

**Re:** Case # 23-2375 - 208 Gardenia Avenue

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2375 CE	208 Gardenia Avenue	RAMON GARCIA MANUELA CAMPOS-GARCIA	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
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**OWNER:**

OWNER: RAMON GARCIA MANUELA CAMPOS-GARCIA 208 GARDENIA AVE FT PIERCE, FL 34982	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Refrain from parking in the front yard.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to relocate the vehicle(s) from the front yard.
2. Failure to comply will result in a fine of \$50.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/02/2023

Started On: 09/19/2023 05:12 PM