

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, September 18, 2024 - 9:00 a.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.	24-1288 CE	803 Avenue G	SGHK Forgione Holdings LLC	Manuel Fernandez Jr.
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2.	24-1289 CE	805 Avenue G	SGHK Forgione Holdings LLC	Manuel Fernandez Jr.
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3. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**
LTCL-2024-14 2609 Citrus Ave Isaac Saucedo

4. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**
LTCL-2024-106 1501 Avenue J (2404-810-0007-000-2) Manuel Fernandez Jr

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	24-1105 CE	2207 Avenue N	Leon Coplin Nyoka S Coplin Linda York	Manuel Fernandez Jr.
B.	24-1046 CE	903 Boston Ave	Ida A Paul	Manuel Fernandez Jr.
C.	24-1309 CE	2002 Avenue N	Brittany B Pratt	Charmaine Kirkland
D.	24-1317 CE	2009 Avenue N	Lisa McCutchen and Stanley L Jennings	Charmaine Kirkland
E.	24-0767 CE	2811 Sunrise Blvd	Earl S Hamby (TR)	Charmaine Kirkland

7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	21-2879 CE	1140 Avenue D	Cephus Cruickshank	Isaac Saucedo
B.	21-544 CE	1140 Avenue D	Cephus Cruickshank	Isaac Saucedo

9. **OTHER CASES**

- A. **CASE NO.:** USB-2024-000150 **VIOLATION LOCATION (ADDRESS PID):** 2706 S 10th St **INVESTIGATING OFFICER:** Isaac Saucedo
- B. **CASE NO.:** LTCL-2024-158207 **VIOLATION LOCATION (ADDRESS PID):** N 27th Street **INVESTIGATING OFFICER:** Charmaine Kirkland
- C. **CASE NO.:** LTCL-2024-00120 **VIOLATION LOCATION (ADDRESS PID):** TBD (2404-608-0096-000-1) **INVESTIGATING OFFICER:** Charmaine Kirkland
- D. **CASE NO.:** LTCL-2024-000159 **VIOLATION LOCATION (ADDRESS PID):** 600 Edwards RD **INVESTIGATING OFFICER:** Charmaine Kirkland

- | | | | |
|----|--------------------------------------|--|---|
| E. | CASE NO.:
LTCL-2024-000152 | VIOLATION LOCATION (ADDRESS
PID):
2504 Avenue J | INVESTIGATING
OFFICER:
Charmaine Kirkland |
| F. | CASE NO.:
LTCL-2024-000161 | VIOLATION LOCATION (ADDRESS
PID):
Tumblin Kling RD (2434-331-0008-000-2) | INVESTIGATING
OFFICER:
Charmaine Kirkland |
| G. | CASE NO.:
LTCL-2024-000166 | VIOLATION LOCATION (ADDRESS
PID):
815 Tumblin Kling RD | INVESTIGATING
OFFICER:
Charmaine Kirkland |
| H. | CASE NO.:
LTCL-2024-00156 | VIOLATION LOCATION (ADDRESS
PID):
N 24th ST (2404-710-0040-000-8) | INVESTIGATING OFFICER:
Charmaine Kirkland |

10. **NEW BUSINESS**

11. **OLD BUSINESS**

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: 09/18/2024

Re: Case # 24-1288 - 803 Avenue G

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

24-1288 CE	803 Avenue G	SGHK Forgione Holdings LLC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	June 14, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: SGHK Forgione Holdings LLC 1060 NE 27th WAY Pompano Beach, FL 33062	REGISTERED AGENT: Michael Forgione 1060 N E 27th WAY Pompano Beach, FL 33062
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VIOLATIONS:

IPMC 304.6 Exterior Walls

RECOMMENDATION:

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

1. The violator(s) be given 30 days to do the following
 - Repair the soffit and fascia where it has begun to deteriorate.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/01/2024 09:33 AM

Final Approval Date: 09/16/2024

Special Magistrate Hearing

3. B. 2.

Meeting Date: 09/18/2024

Re: Case # 24-1289 - 805 Avenue

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

24-1289 CE	805 Avenue G	SGHK Forgione Holdings LLC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	June 14, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: SGHK Forgione Holdings LLC 1060 NE 27th WAY Pompano Beach, FL 33062	REGISTERED AGENT: Michael Forgione 1060 N E 27th WAY Pompano Beach, FL 33062
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VIOLATIONS:

IPMC 304.6 Exterior Walls

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 30 days to do the following:
 - Repair the soffit and fascia where it has begun to deteriorate.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 09/16/2024

Started On: 08/01/2024 10:51 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 09/18/2024

Re: Case# LTCL-2024-14 - 2609 Citrus Ave

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-14	2609 Citrus Ave	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing - CONTINUED	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 24, 2024	NOV SERVICE METHOD: Certified/Regular Mail/ Property Posted
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NTA ISSUED DATE: August 16, 2024	NTA SERVICE METHOD: Certified/Regular Mail/ Property Posted
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POSTING DATE: August 16, 2024	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: Anchise Hector 2609 Citrus AVE Fort Pierce, FL 34947	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b)(i-ii) - Nuisances: Landscaping requirements - for less than 3-acre properties.

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until September 4th, 2024 to:
 - Cut all grass and weeds as needed. Trim all trees, shrubs and bushes and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 08/27/2024

Started On: 08/13/2024 07:09 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 09/18/2024

Re: Case# LTCL-2024-106 - 1501 Avenue J

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-106	1501 Avenue J (2404-810-0007-000-2)	Manuel Fernandez Jr

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing - COMPLIED	

DATE CASE ESTABLISHED:

August 12, 2024

NOV SERVICE METHOD:

Certified and regular mailing and posted the property.

NTA ISSUED DATE:

August 23, 2024

NTA SERVICE METHOD:

Certified and regular mailing and posted the property.

POSTING DATE:

August 25, 2024

LAST INSPECTION DATE:

September 3, 2024

OWNER:

OWNER INFO:

Pride Motors LLC
3275 Stevens Creek Blvd STE 130
San Jose, CA 95117

ADDITIONAL PARTY INFO:

Luiz Felipe Pacheco Marchiori
855 El Camino Real STE #13A
Palo Alto, CA 94301

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community;and
2. That the nuisance be addressed through the City's Nuisance A batement program.
3. The violator(s) be given until September 04, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation;and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date or deed will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 09/04/2024

Started On: 08/22/2024 08:45 AM

Special Magistrate Hearing

6. A.

Meeting Date: 09/18/2024

Re: Case # 24-1105 - 2207 Avenue N

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

24-1105 CE	2207 Avenue N	Leon Coplin Nyoka S Coplin Linda York	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	May 17, 2024	Type of Presentation:	Regular
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OWNER:

Leon Coplin Nyoka S Coplin Linda York 1404 N 43rd ST Fort Pierce, FL 34947	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) - Nuisance as an object / Outside Storage
IMPC 304.2 Protective Treatment

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 30 days to do the following:
 - Remove all outside storage.
 - Pressure wash the driveway where staining and discoloration has occurred.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 09/12/2024

Started On: 07/30/2024 08:37 AM

Special Magistrate Hearing

6. B.

Meeting Date: 09/18/2024

Re: Case # 24-1046 - 903 Boston Ave

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

24-1046 CE	903 Boston Ave	Ida A Paul	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	May 10, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Ida D Paul 903 Boston Ave Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 Protective Treatment

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 30 days to do the following:
 - Please pressure wash and paint where staining, molding, and or discoloration has occurred.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/01/2024 04:09 PM

Final Approval Date: 09/12/2024

Special Magistrate Hearing

6. C.

Meeting Date: 09/18/2024

Re: Case #24-1309 - 2002 Avenue N

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

Information

SUBJECT:

24-1309 CE	2002 Avenue N	Brittany B Pratt	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	CONTINUE
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OWNER:

OWNER: Brittany B Pratt 2002 Avenue N Ft Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.7 Roofs and drainage.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Paint where discoloration, deterioration, molding and chipping has occurred throughout the home.
 - Obtain a permit and comply with all permit conditions to replace the shingles that are missing on the roof.

2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/04/2024

Started On: 07/25/2024 10:12 AM

Special Magistrate Hearing

6. D.

Meeting Date: 09/18/2024

Re: Case #24-1317 - 2009 Avenue N

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

Information

SUBJECT:

24-1317 CE	2009 Avenue N	Lisa McCutchen and Stanley L Jennings	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Lisa McCutchen Stanley L Jennings 3403 Avenue J Ft Pierce, FL 34947	
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VIOLATIONS:

IPMC 304.2 Protective treatment

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 30 days to:
 - Pressure wash and paint, were molding, chipping, discoloration and deterioration has occurred throughout the home.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/04/2024

Started On: 07/27/2024 08:24 AM

Special Magistrate Hearing

6. E.

Meeting Date: 09/18/2024

Re: Case# 24-767 - 2811 Sunrise Blvd

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

Information

SUBJECT:

24-0767 CE	2811 Sunrise Blvd	Earl S Hamby (TR)	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 5, 2024	Type of Presentation:	Regular
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OWNER:

VIOLATOR: EARL S HAMBY 2811 SUNRISE BLVD FT PIERCE, FL 34982	
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VIOLATIONS:

Section 123-37(12) – Landscape maintenance
 Section 125-322(c)(1)(2) – Fences, walls, and hedges – height restrictions
 IPMC 304.7 Roofs and drainage.
 IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 60 days to:
 - Cut all overgrown grass, hedges, bushes, and trees throughout the property.
 - Cut all hedges and trees in front of the home to 4 feet.
 - Repair the gutter in the front of the home where the address identification has fallen.
 - Paint window panels, door frames, and metal frames where chipping, molding, deterioration, and rust has occurred throughout the home.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 07/15/2024

Started On: 05/15/2024 10:45 AM

Information

SUBJECT:

21-2879 CE	1140 Avenue D	Cephus Cruickshank	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	October 21, 2021	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Cephus Cruickshank 1208 Nobles TER Apt B Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 302.3 Sidewalks and Driveways
IPMC 304.13 Window, Skylight, and Door frames

FINDINGS/CASE FOLLOW-UP:

February 16, 2022 - Special Magistrate Ross found the owner in violation and provided 10 days to comply or be fined \$200.00 per day.
March 09, 2022 - Affidavit of Non-Compliance issued. Fines started.
March 10, 2022 - Massey letter sent.
July 20, 2022 - Order Assessing Fine and Imposing Lien recorded and mailed to owner.
August 1, 2024 - Property in compliance.
August 7, 2024 - Received request for reduction.
Balance: \$175,220.00

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - Yes. Agent hired to resolve multiple liens on multiple properties.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?

- Yes.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - Multiple - see extenuating circumstances.
 5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate

RECOMMENDATION:

Upon review of the file and the information provided by the applicant, staff does not have sufficient cause to recommend a reduction below staff's permitted authority of \$10,000.00.

Attachments

Reduction request
Administration Fees
Property Card

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 09/16/2024

Started On: 09/11/2024 04:24 PM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED

AUG 7 2024

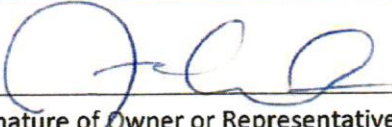
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	8/6/24		
Property address:	1140 Avenue D		
Owner(s) of record:	Cephus Cruickshank		
Mailing address:	ATTN: JACQUES CHESTER 1973 SW SAVAGE BLVD #101 PORT ST LUCIE 34953		
Property tax ID #:	2409-501-0307-000-1		
Original purchase date:	2-21-06	Original purchase price:	\$270,000 ⁰⁰
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	REPRESENTATIVE
Telephone #:		E-Mail:	
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) Case# 21-2879	<u>\$ 175,200.00</u>	\$ _____
Recording Fees	<u>\$ 20.00</u>	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	<u>\$ 175,220.00</u>	<u>\$ 1,750⁰⁰</u>


8-6-2024
JACQUES CHESTER
 Signature of Owner or Representative Date Printed Name



RECEIVED

AUG 7 2024

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: 1140 Avenue D. Fort Pierce FI 34950

Parcel ID #: 2409-501-0307-000-1

Property Owner: Cephus Chuickshank

Mailing Address: Attn: Jacques Chester 1973 SW Savage Blvd STE 101 Port St. Lucie FI 34954

Telephone #: _____ Cell Phone #: 407.765.5730

E-Mail Address: Jacques.Chester@cbrealty.com

Number of Applications: 1

Prepared by
Kelly Hoffman, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772)464-7837

Return to: Grantee

File No.: 1083-1098612

WARRANTY DEED

This indenture made on **February 21, 2006** A.D., by

Divine Vision Properties, Inc., a Florida Corporation and Douglass/Marocco, Inc., a Florida Corporation

whose address is: **909 W. Midway Rd., Fort Pierce, FL 34982**
hereinafter called the "grantor", to

Cephus Cruickshak

whose address is: **914 N 10 Street, Fort Pierce, FL 34950**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lots 5 and 6, Block 12 of REVISED SUBDIVISION OF LINCOLN PARK, according to the Plat thereof as recorded in Plat Book 4, Page(s) 77, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **2409-501-0307-000/1**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

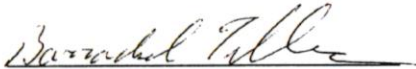
To Have and to Hold, the same in fee simple forever.

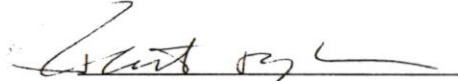
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

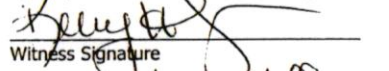
Divine Vision Properties, Inc., a Florida Corporation


Douglass/Marocco, Inc., a Florida Corporation


By: Barracel Tillman, President


By: Robert Douglass, President

Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Kelly Hoffman

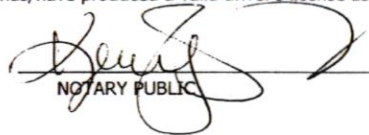

Witness Signature
Print Name: Lyda Babcock

State of FL

County of St. Lucie

The foregoing instrument was acknowledged before me on February 21, 2006, by Divine Vision Properties, Inc., a Florida Corporation and Douglass/Marocco, Inc., a Florida Corporation who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____

NOTES

RECEIPT

DATE 8/7/24 NO. 669713

RECEIVED FROM Jacques Chespr

ADDRESS _____

FOR Reduction-lien fee per Code \$ 500.00

Re: 1140 Avenue D
Case # 21-2879

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	
BALANCE DUE		MONEY ORDER	<u>500.00</u>

BY Dave Deily

© MEDFORM © 81808

Thank you!

• Case # 21-544 and
Case # 21-2879

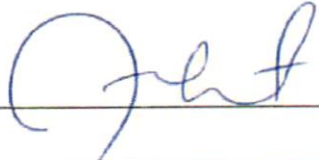
REQUEST FOR REDUCTION OF PENALTY –STATEMENT

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:


TO PAY ALL HARD COST ASSOCIATED WITH THIS VIOLATION.

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: 8-6-2024

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>8/7/2024</u>
OWNERSHIP INFORMATION:	<u>Ok to schedule</u>
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input checked="" type="checkbox"/> Code lien # <u>1</u>	<input type="checkbox"/> Nuisance abatement lien # _____
	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

Property Address: 1140 Avenue D (21-2879)

Date case originated: 10/26/2021

Date case complied: 8/1/2024

Total time: 33 months

Number of Hearings

Violation Hearings: 1
Massey Hearings: 0
Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>9</u>	\$4.77
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>12</u>	\$6.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Insections	\$75.00	<u>8</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Lien Reduction Request Hearing	\$250.00	<u>PD</u>	\$0.00
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Fee set by the City Commission

Total Estim \$1,317.82

Property Identification

Site Address: 1140 AVENUE D Parcel ID: 2409-501-0307-000-1 Account #: 21279 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09N Zoning: General Co Use Type: 1200 Jurisdiction: Fort Pierce

Ownership

Cephus Cruickshak
 1208 Nobles TER Apt B
 Fort Pierce, FL 34950

Legal Description

LINCOLN PARK NO 2 BLK 12 LOTS 5 AND 6 (OR 2499-2791)

Current Values

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$683,800	\$315,867	2024	\$683,800	\$315,867	\$0	\$315,867
\$0	\$315,867	2023	\$513,500	\$287,152	\$0	\$287,152
		2022	\$371,800	\$261,048	\$0	\$261,048

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-21-2006	2499 / 2791	XX00	WD	Divine Vision Properties Inc	\$270,000
01-10-2006	2461 / 1467	XX00	WD	Green Danett	\$175,000
12-28-2001	1476 / 0607	XX00	WD	Moore Valerie E	\$58,000

Primary Building Information

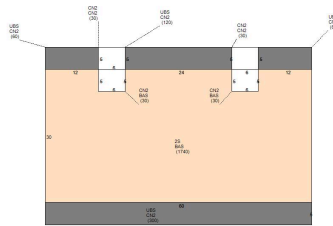
Finished Area of this building: 4,080 SF
 Gross Sketched Area: 4,800 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip Building Type: STRL
 Year Built: 1980 Frame: Grade: Y_D Effective Year: 1980
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 12 Secondary Wall: Wood/Sheath

Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	4,080
Gross Sketched Area (SF):	4,800
Land Size (acres):	0.24
Land Size (SF):	10,400
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	3600	1945
CONCRETE LOW	1	860	1980
SINGLE LIGHT	2	15	1980
CHAINLINK 6'	1	64	2004

Special Magistrate Hearing
Meeting Date: 09/18/2024

8. B.

Information

SUBJECT:

21-544 CE	1140 Avenue D	Cephus Cruickshank	Isaac Saucedo
-----------	---------------	--------------------	---------------

CASE INFORMATION:

Case Initiated:	March 07, 2021	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Cephus Cruickshank 1208 Nobles TER Apt B Fort Pierce, FL 34950	
---	--

VIOLATIONS:

IPMC 304.2 Protective Treatment
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside Storage

FINDINGS/CASE FOLLOW-UP:

July 07, 2021 - Special Magistrate Ross found the owner in violation and provided 30 days to comply or be fined \$100.00 per day.
September 15, 2021 - Affidavit of Non-Compliance issued. Fines started.
September 16, 2021 - Massey letter sent.
April 01, 2022 - Order Assessing Fine and Imposing Lien recorded and mailed to owner.
August 1, 2024 - Property in compliance.
August 7, 2024 - Received request for reduction.
Balance: \$105,140.00

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - Yes - agent trying to resolve multiple liens on multiple properties
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - Yes

4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - Multiple - see extenuating circumstances
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

Upon review of the file and the information provided by the applicant, staff does not have sufficient cause to recommend a reduction below staff's permitted authority of \$10,000.00.

Attachments

Reduction request
Administration Fees
Property Card

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 09/16/2024

Started On: 09/11/2024 04:24 PM



RECEIVED

AUG 7 2024

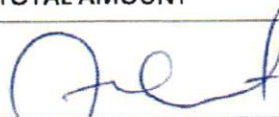
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

Date:	8/7/24		
Property address:	1140 Avenue D		
Owner(s) of record:	Cephus Cruickshank		
Mailing address:	ATTN: JACQUES CHESTER 1973 SW SAVAGE BLVD #101 FORT ST LUCIE FL 34953		
Property tax ID #:	2409-501-0307-000-1		
Original purchase date:	2-21-06	Original purchase price:	\$270,000 ⁰⁰
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	REPRESENTATIVE
Telephone #:		E-Mail:	
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) Case# 21-544	\$ 105,100.00	\$ _____
Recording Fees	\$ 30.00	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 105,130.00	\$ 1,500⁰⁰


Signature of Owner or Representative

8-7-24
Date

JACQUES CHESTER
Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

RECEIVED

AUG 7 2024

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: 1140 AVENUE D

Parcel ID #: 2409-501-~~000~~-0307-000-1

Property Owner: LEPHVS CRVICKSHANK

Mailing Address: ATTN: JACQUES CHESTER 1973 SW SAVAGE BLVD #101
PORT ST. LUCIE FL 34953

Telephone #: _____ Cell Phone #: 407.765.5730

E-Mail Address: JACQUES CHESTER

Number of Applications: 1


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:

TO PAY ALL HARD COST ASSOCIATED WITH THIS
VIOLATION

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: 8-7-2024

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>8/7/24</u>
OWNERSHIP INFORMATION:	<u>On to schedule</u>
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	<u>Mr. Davis</u>
<input checked="" type="checkbox"/> Code lien # <u>1</u>	<input type="checkbox"/> Nuisance abatement lien # _____
	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____

Prepared by
Kelly Hoffman, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772)464-7837

Return to: Grantee

File No.: 1083-1098612

WARRANTY DEED

This indenture made on **February 21, 2006** A.D., by

Divine Vision Properties, Inc., a Florida Corporation and Douglass/Marocco, Inc., a Florida Corporation

whose address is: **909 W. Midway Rd., Fort Pierce, FL 34982**
hereinafter called the "grantor", to

Cephus Cruickshak

whose address is: **914 N 10 Street, Fort Pierce, FL 34950**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lots 5 and 6, Block 12 of REVISED SUBDIVISION OF LINCOLN PARK, according to the Plat thereof as recorded in Plat Book 4, Page(s) 77, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **2409-501-0307-000/1**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.


To Have and to Hold, the same in fee simple forever.

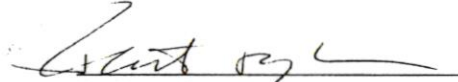
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Divine Vision Properties, Inc., a Florida Corporation

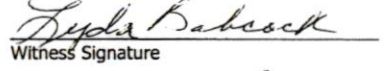
Douglass/Marocco, Inc., a Florida Corporation


By: Barracel Tillman, President


By: Robert Douglass, President

Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Kelly Hoffman

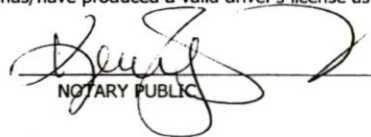

Witness Signature
Print Name: Lyda Babcock

State of **FL**

County of **St. Lucie**

The Foregoing Instrument Was Acknowledged before me on **February 21, 2006**, by **Divine Vision Properties, Inc., a Florida Corporation and Douglass/Marocco, Inc., a Florida Corporation** who is/are personally known to me or who has/have produced a valid driver's license as identification.




NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____

NOTES

RECEIPT

DATE

8/7/24

NO.

669713

RECEIVED FROM

Jacques Chester

ADDRESS

Thank you!

FOR *Reduction - lien fee per Code* \$500.00

Re: 1140 Avenue B
Case # 21-2879

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	
BALANCE DUE		MONEY ORDER	250.00

BY *Dana Deil*

© REDFORM © 81808



City of Fort Pierce
Finance Department

100 N US1
FORT PIERCE, FL
34950
(772) 467-3000
August 7, 2024
10:16 AM
Dana

Receipt: 9E97
Authorization: 00641D

VISA CREDIT
AID A0 00 00 00 03 10 10

Code Enforcement \$500.00
Admin Fees

Total \$500.00
Visa 5766 (Chip) \$500.00
Jacques Chester



Property Address: 1140 Avenue D (Case # 21-0544)

Date case originated: 3/15/2021

Date case complied: 8/1/2024

Total time: 40 months

Number of Hearings

Violation Hearings: 1
Massey Hearings: 0
Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>9</u>	\$4.77
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>66</u>	\$33.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>4</u>	\$40.00
---	---------	----------	---------

Follow up and Insections	\$75.00	<u>9</u>	\$675.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Director of Community Response	\$75.00	<u>1</u>	\$75.00
--------------------------------	---------	----------	---------

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Lien Reduction Request Hearing	\$250.00	<u>PD</u>	\$0.00
--------------------------------	----------	-----------	--------

Fee set by the City Commission

Total Estim \$1,409.82

Property Identification

Site Address: 1140 AVENUE D Parcel ID: 2409-501-0307-000-1 Account #: 21279 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09N Zoning: General Co Use Type: 1200 Jurisdiction: Fort Pierce

Ownership

Cephus Cruickshak
 1208 Nobles TER Apt B
 Fort Pierce, FL 34950

Legal Description

LINCOLN PARK NO 2 BLK 12 LOTS 5 AND 6 (OR 2499-2791)

Current Values

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$683,800	\$315,867	2024	\$683,800	\$315,867	\$0	\$315,867
Exemptions: \$0	Taxable: \$315,867	2023	\$513,500	\$287,152	\$0	\$287,152
		2022	\$371,800	\$261,048	\$0	\$261,048

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-21-2006	2499 / 2791	XX00	WD	Divine Vision Properties Inc	\$270,000
01-10-2006	2461 / 1467	XX00	WD	Green Danett	\$175,000
12-28-2001	1476 / 0607	XX00	WD	Moore Valerie E	\$58,000

Primary Building Information

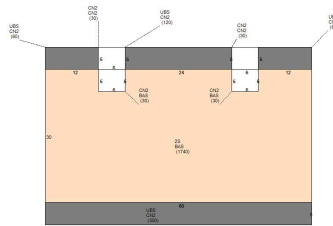
Finished Area of this building: 4,080 SF
 Gross Sketched Area: 4,800 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip Building Type: STRL
 Year Built: 1980 Frame: Grade: Y_D Effective Year: 1980
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 12 Secondary Wall: Wood/Sheath

Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	4,080
Gross Sketched Area (SF):	4,800
Land Size (acres):	0.24
Land Size (SF):	10,400
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	3600	1945
CONCRETE LOW	1	860	1980
SINGLE LIGHT	2	15	1980
CHAINLINK 6'	1	64	2004

Special Magistrate Hearing

9. A.

Meeting Date: 09/18/2024

Re: Case # USB-2024-000150 - 2706 S 10th

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.:
USB-2024-000150

VIOLATION LOCATION (ADDRESS PID):
2706 S 10th St

INVESTIGATING OFFICER:
Isaac Saucedo

CASE INFORMATION:

CASE TYPE:
Pool Spa Maintenance

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
8/28/2024

NOV SERVICE METHOD:
First Class and Certified mail

NTA ISSUED DATE:
8/28/2024

NTA SERVICE METHOD:
First Class and Certified mail

POSTING DATE:
8/28/2024

LAST INSPECTION DATE:

OWNER:

OWNER INFO:
Rosemary Rakich
2706 S 10th St
Fort Pierce, FL 34982

ADDITIONAL PARTY INFO:

VIOLATIONS:

IPMC 303.1 - Pool/Spa Maintenance

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25th, 2024 to:
 - Properly secure pool and;
 - Treat/Circulate pool to prevent stagnant water.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 09/12/2024

Started On: 08/28/2024 10:08 AM

Special Magistrate Hearing

9. B.

Meeting Date: 09/18/2024

Re: Case # LTCL- 2024-000158- 207 North 27th St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-158
VIOLATION LOCATION (ADDRESS PID): 207 N 27th Street

INVESTIGATING OFFICER:
Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 30, 2024

NOV SERVICE METHOD:
Certified and Regular Mail and Posted on Property

NTA ISSUED DATE:

NTA SERVICE METHOD:
Certified and Regular Mail and Posted on Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:
Candice Rivers Enterprises LLC
2148 Landsmere DR SE
Mableton, GA 30126

ADDITIONAL PARTY INFO:
United States Corporation Agents Inc
476 Riverside Ave
Jacksonville, FL 32202

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2024, to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/12/2024

Started On: 09/07/2024 03:46 PM

Special Magistrate Hearing

9. C.

Meeting Date: 09/18/2024

Re: Case # LTCL 2024-000120-TBD

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

Information

SUBJECT:

CASE NO.:
LTCL-2024-00120

VIOLATION LOCATION (ADDRESS PID):
TBD (2404-608-0096-000-1)

INVESTIGATING OFFICER:
Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 28, 2024

NOV SERVICE METHOD:
Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:
Certified and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:
First Ft Pierce Developers LLC
7 Ronald DR
Monsey, NY 10952

ADDITIONAL PARTY INFO:
Cheskel Meisels
180 Citra ST
De Leon Springs, FL 32130

VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances: Landscaping requirements - for properties larger than 3-acres.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/12/2024

Started On: 09/07/2024 04:21 PM

Special Magistrate Hearing

9. D.

Meeting Date: 09/18/2024

Re: Case # LTCL 2024-000159-600 Edwards Rd

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000159

VIOLATION LOCATION (ADDRESS PID):

600 Edwards RD

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

August 30, 2024

NOV SERVICE METHOD:

Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:

Certified and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

600 Edwards Road LLC
600 Edwards RD
Fort Pierce, FL 34982

ADDITIONAL PARTY INFO:

Jae S Pyon
600 Edwards RD
Fort Pierce, FL 34982

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 09/08/2024 11:09 AM

Final Approval Date: 09/12/2024

Special Magistrate Hearing

9. E.

Meeting Date: 09/18/2024

Re: Case # LTCL 2024-000152-2504 Avenue J

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000152

VIOLATION LOCATION (ADDRESS PID):

2504 Avenue J

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

August 28, 2024

NOV SERVICE METHOD:

Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:

Certified and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

Manuel Fuentes
5687 E 4th Ave
Hialeah, FL 33013

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 09/08/2024 11:46 AM

Final Approval Date: 09/12/2024

Special Magistrate Hearing

9. F.

Meeting Date: 09/18/2024

Re: Case # LTCL 2024-000161-Tumblin Kling RD

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000161

VIOLATION LOCATION (ADDRESS PID):

Tumblin Kling RD (2434-331-0008-000-2)

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

August 31, 2024

NOV SERVICE METHOD:

Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:

Certified and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

Jammar Inc
2903 Orange ave Suite B
Fort Pierce, FL 34947

ADDITIONAL PARTY INFO:

Samuel Gaspard
571 SE Calmoso DR
Port St Lucie, FL 34983

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 09/08/2024 12:11 PM

Final Approval Date: 09/12/2024

Special Magistrate Hearing

9. G.

Meeting Date: 09/18/2024

Re: Case # LTCL 2024-000166-815 Tumblin Kling RD

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000166

VIOLATION LOCATION (ADDRESS PID):

815 Tumblin Kling RD

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

September 04, 2024

NOV SERVICE METHOD:

Certified Mail and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:

Certified Mail and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

Jammar Inc
2903 Orange Ave Suite B
Fort Pierce, FL 34947

ADDITIONAL PARTY INFO:

Samuel Gaspard
571 SE Calmoso DR
Fort Pierce, FL 34983

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 09/08/2024 12:42 PM

Final Approval Date: 09/12/2024

Special Magistrate Hearing

9. H.

Meeting Date: 09/18/2024

Re: Case# LTCL 2024-156 - N 24th St (2404-710-0040-000-8)

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

Information

SUBJECT:

CASE NO.:
LTCL-2024-00156

VIOLATION LOCATION (ADDRESS PID):
N 24th ST (2404-710-0040-000-8)

INVESTIGATING OFFICER:
Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 28, 2024

NOV SERVICE METHOD:
Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:
Certified Mail and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:
R&D Management And Investments
10380 SW Village Center DR #333
Port St Lucie, FL 34987

ADDITIONAL PARTY INFO:
Raymond B Reiprecht
10380 SW Village Center DR #333
Port St Lucie, FL 34987

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 2025 to:
 - Cut and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/12/2024

Started On: 09/08/2024 12:56 PM