



THE TOWN OF KENNETH CITY, FLORIDA
Special Magistrate
Agenda

The Special Magistrate for the Town of Kenneth City will meet at Community Hall, located at 4600 58th Street North, Kenneth City, Florida to discuss the agenda items listed at the time indicated below.

11:00 am

October 24, 2025

Community Hall

Special Magistrate Agenda
October 24, 2025 – 11:00 AM

A. Call to Order

B. Code Enforcement Cases

1. Case Number: KCO250435

Repeat Violation: Section 30-106 – Front and Back Yard Maintenance
Parcel ID: 05-31-16-56376-001-0020
Owner: Global Choice Management

2. Case Number: KCO250503

Violation 30-156 – Lot and Building Maintenance
Parcel ID: 05-31-16-46242-026-0100
Owner: Julia Peters

C. Adjourn

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the Town Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-498-8948 or fax a written request to 727-498-8841. www.kennethcityfl.org

Kenneth City Special Magistrate

Case Number KCO 250435

Documents Package

- 1. Hearing Announcement**
- 2. Notice of Violation Package**
- 3. Chronology of Case Development**
- 4. First Email of violation package to owner**
- 5. Second Email of violation to owner**
- 6. Third Email of violation to owner**
- 7. Photo of certified email**



TOWN OF KENNETH CITY

A SAFE, FRIENDLY SMALL TOWN

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THE TOWN OF KENNETH CITY CODE ENFORCEMENT SPECIAL MAGISTRATE

THE TOWN OF KENNETH CITY,
vs.

Case Number: **KCO250435**

Respondent(s): **Global Choice Management – Property Owner, 717 Pine Ave, Niagara Falls, NY 14301, GLOBALCHOICEMANAGEMENT@YAHOO.COM, 716-205-8786**

NOTICE OF HEARING – REPEAT VIOLATION

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Sections 2-370 through 2-378 of The Town of Kenneth City Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the Town of Kenneth City Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on October 24th at 11:00 am/pm (circle), there will be a Special Magistrate Hearing held at:

The Town of Kenneth Community Hall - City Commission Chambers
4600 58th St N, Kenneth City, FL 33709

The hearing is in reference to your violation(s) of the Town of Kenneth City Code of Ordinances as further described in the attached Affidavit of Repeat Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the Town of Kenneth City Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at:

for every day that each violation continues beyond the date set by the Special magistrate for compliance, and \$500 per day for repeat violations.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even



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if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes.

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Town of Kenneth City, City Clerk within five (5) business days of this notice, at (727) 498-8948.

PLEASE GOVERN YOURSELF ACCORDINGLY,

Sincerely,

Officer Ben Crisp

Town of Kenneth City Code Enforcement

DATED

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the Town of Kenneth City. Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 498-8948 no later than four (4) days prior to the meeting for assistance.



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NOTICE OF VIOLATION

NAME: Resident at Address / Global Choice Management

MAILING ADDRESS: 507 S. Prospect Ave, Clearwater, 33756

Case Number: KCO250435

Violation Physical Address: 5372 59th St

Parcel ID#: 05-31-16-56376-001-0020

Dear Property Owner / Resident:

The following violation(s) must be corrected by **September 6, 2025**.

Description of Violation:

Violation (KCO250435) of Kenneth City Code Section 30-106 – Front and Back Yard tall grass was observed at the physical address. The Front and Back Yard lawn must be mowed and trimmed. Trash must be removed. Rodents are present.

If the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer (or corrected but then recurs), the case may be presented to the Special Magistrate for imposition of maximum daily fines and penalties, even if the violation(s) have been corrected prior to the hearing.

In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated or \$500.00 dollars per day for repeat violations and any other fines or penalties authorized by Florida Statutes.

If you require further assistance and/or information, please contact me between the hours of 8:00 am and 12:00 pm Monday through Thursday.

Thank you for your cooperation.

Sincerely,

BEN CRISP

Ben Crisp, Code Enforcement Officer

Town of Kenneth City



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East face backyard weeds and falling fence (9/10/2025)



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North face backyard weeds (9/10/2025)



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West face backyard weeds (9/10/2025)



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North-west face backyard weeds (9/10/2025)

Kenneth City Special Magistrate

Case Number KCO 250435

Chronology of Case Development

1. **09/03/2025 – After receiving a complaint from next door neighbor Mary Joseph, the code officer visited the residence at 5372 59th Way, Kenneth City. The officer observed grass and weeds over 3’ tall in the back yard. (see pictures in Notice of Violation package). The neighbor, Mary Joseph, had observed rats and snakes coming from through the fence from 5372 59th way residence. A warning citation was placed on the front door with a due date of September 6th**
2. **09/05/2025 – The officer observed no improvement to the lot and talked with the renter at 5372 59th way. The renter said she would not maintain the property until the landlord resolved a list of her grievances. The officer attached a Notice of Violation on the front door due to the severity of violation and the intent of the renter to not comply.**
3. **09/07/2025 - The officer began the process of contacting the property owner to see if the violation could be resolved.**
4. **09/17/2025 - The property owner was identified and contacted. The owner, Mr. Joe Faracci, asked for a copy of the violation. An email was sent to Mr. Faracci at globalchoicemanagement@yahoo.com that included the violation notice and a photograph of the backyard. The officer did not hear back from Mr. Faracci.**
5. **09/28/2025 – An email was sent to Global Choice Management to document the unresolved violation. The officer included a description of next steps including a Special Magistrate Hearing process.**
6. **10/07/2025 - the officer sent a certified mail Special Magistrate Hearing package to the address of Global Choice Management at 717 Pine Avenue, Niagara Falls, NY 14301. In addition, a regular postage mail envelope was sent to Mr. Faracci containing the Special Magistrate Hearing package .**
7. **10/14/2025 - An email package was sent to globalchoicemanagement@yahoo.com with the Hearing package attached. The violation has not been addressed as of this date.**



John Crisp

From: John Crisp
Sent: Wednesday, September 17, 2025 10:10 AM
To: globalchoicemanagement@yahoo.com
Subject: Violation Notice - Property at 5372 59th Street, Kenneth City, Florida, 33709
Attachments: Notice of Violation KCO250435.docx; IMG_0744.jpeg

Joe,

Attached is the violation notice dated September 6, 2025. A photograph of the back yard is also attached. Thank you for your assistance.

Ben Crisp
Kenneth City Code Enforcement Officer

Kenneth City Town Hall
6000 54th Ave. N
Kenneth City, FL 33709
Phone: (727) 426-3279



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NOTICE OF VIOLATION

NAME: **Resident at Address / Global Choice Management**

MAILING ADDRESS: **507 S. Prospect Ave, Clearwater, 33756**

Case Number: **KCO250435**

Violation Physical Address: **5372 59th St**

Parcel ID#: **05-31-16-56376-001-0020**

Dear Property Owner / Resident:

The following violation(s) must be corrected by **September 6, 2025**.

Description of Violation:

Violation (KCO250435) of Kenneth City Code Section 30-106 – Front and Back Yard tall grass was observed at the physical address. The Front and Back Yard lawn must be mowed and trimmed. Trash must be removed. Rodents are present.

If the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer (or corrected but then recurs), the case may be presented to the Special Magistrate for imposition of maximum daily fines and penalties, even if the violation(s) have been corrected prior to the hearing.

In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated or \$500.00 dollars per day for repeat violations and any other fines or penalties authorized by Florida Statutes.

If you require further assistance and/or information, please contact me between the hours of 8:00 am and 12:00 pm Monday through Thursday.

Thank you for your cooperation.

Sincerely,

Ben Crisp, Code Enforcement Officer
Town of Kenneth City



John Crisp

From: John Crisp
Sent: Sunday, September 28, 2025 2:55 PM
To: globalchoicemanagement@yahoo.com
Cc: John Crisp
Subject: FW: Violation Notice - Property at 5372 59th Street, Kenneth City, Florida, 33709
Attachments: Notice of Violation KCO250435.docx; IMG_0744.jpeg

Good morning Joe or Lisa. This violation at 5372 59th St, Kenneth City is now 23 days past due. I am beginning the paperwork phase for filing for a magistrate hearing and have requested the Kenneth City Clerk to schedule a hearing in late October. Once the clerk sets the date, I will forward to Global Choice Management the hearing packet, which will establish the date and time of the hearing, and facts to be presented at the hearing. I will include photographs and a detailed chronology of the violation. Please call me at (727) 426-3279 if you have any questions.

Thank you for your time,

Ben Crisp
Kenneth City Code Enforcement Officer

From: John Crisp
Sent: Wednesday, September 17, 2025 10:10 AM
To: globalchoicemanagement@yahoo.com
Subject: Violation Notice - Property at 5372 59th Street, Kenneth City, Florida, 33709

Joe,

Attached is the violation notice dated September 6, 2025. A photograph of the back yard is also attached. Thank you for your assistance.

Ben Crisp
Kenneth City Code Enforcement Officer

Kenneth City Town Hall
6000 54th Ave. N
Kenneth City, FL 33709
Phone: (727) 426-3279



John Crisp

From: John Crisp
Sent: Tuesday, October 14, 2025 9:20 AM
To: globalchoicemanagement@yahoo.com
Cc: Kristin Cook; Lori Kaess
Subject: Kenneth City Special Magistrate Hearing - Code Violation Hearing
Attachments: Notice of Violation KCO250435.docx; Notice of Hearing KCO 250435.docx

The attached packages provide: 1) the Notice of Violation; and 2) the Notice of Hearing to be presented to the Kenneth City Special Magistrate on October 24th at 11:00 AM.

Thank you for your assistance,

Ben Crisp
Kenneth City Code Enforcement Officer

Kenneth City Town Hall
6000 54th Ave. N
Kenneth City, FL 33709
Phone: (727) 426-3279

Kenneth City Special Magistrate

Case Number KCO 250503

Documents Package

- 1. Hearing Announcement**
- 2. Notice of Violation Package**
- 3. Chronology of Case Development**
- 4. Photo of certified email**



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THE TOWN OF KENNETH CITY CODE ENFORCEMENT SPECIAL MAGISTRATE

THE TOWN OF KENNETH CITY,

Case Number: **KCO250503**

vs.

Respondent(s): **Julia Peterson**

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Sections 2-370 through 2-378 of The Town of Kenneth City Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide an equitable, expeditious, effective method of enforcing the Town of Kenneth City Code of Ordinances.

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The Town of Kenneth Community Hall - City Commission Chambers

4600 58th St N, Kenneth City, FL 33709

The hearing is in reference to your violation(s) of the Town of Kenneth City Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the Town of Kenneth City Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at:

for every day that each violation continues beyond the date set by the Special magistrate for compliance, and \$500 per day for repeat violations.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes.



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Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Town of Kenneth City, City Clerk within five (5) business days of this notice, at (727) 498-8948.

PLEASE GOVERN YOURSELF ACCORDINGLY,

Sincerely,

Officer Ben Crisp
Town of Kenneth City Code Enforcement

DATED

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the Town of Kenneth City. Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 498-8948 no later than four (4) days prior to the meeting for assistance.



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NOTICE OF REPEAT VIOLATION

NAME: **Julia Peterson**

MAILING ADDRESS: **2547 Standish Ave, Union, New Jersey 07083-4938**

Case Number: **KCO250503**

Violation Physical Address: **6050 46th ave.**

Parcel ID#: **05-31-16-46242-026-0100**

Dear Property Owner:

The following violation(s) must be resolved before October 12, 2025.

Description of Violation:

A repeat violation (KCO250503) of the Kenneth City Code Section 30-156 – Lot maintenance, building maintenance. There are visible holes in the rotten gutter soffits and fascia, areas with no paint and wood falling apart, rusted metal porch supports, a fallen dead tree in the front yard, grass overgrown, fallen limbs and overgrowth in the back yard. This house must be repaired and reconditioned to Kenneth City Code standards. Repairs of rotten wood fascia and soffits, painting, pest management, grass mowed, dead trees and underbrush removed, etc.

If the violation(s) are not corrected within 3 days of the time specified for correction by the Code Enforcement Officer (or corrected but then recurs), the case may be presented to the Special Magistrate for imposition of maximum daily fines and penalties, even if the violation(s) have been corrected prior to the hearing.

In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated or \$500.00 dollars per day for repeat violations and any other fines or penalties authorized by Florida Statutes. If you require further assistance and/or information, please contact me between the hours of 8:00 am and 12:00 pm Monday through Thursday.



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Thank you for your cooperation.

Sincerely,

Ben Crisp, Code Enforcement Officer
Town of Kenneth City



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1. Front of house showing wood rot along roof line, holes in fascia and soffit, overgrown shrubs and grass
(photo taken 10/06/2025)



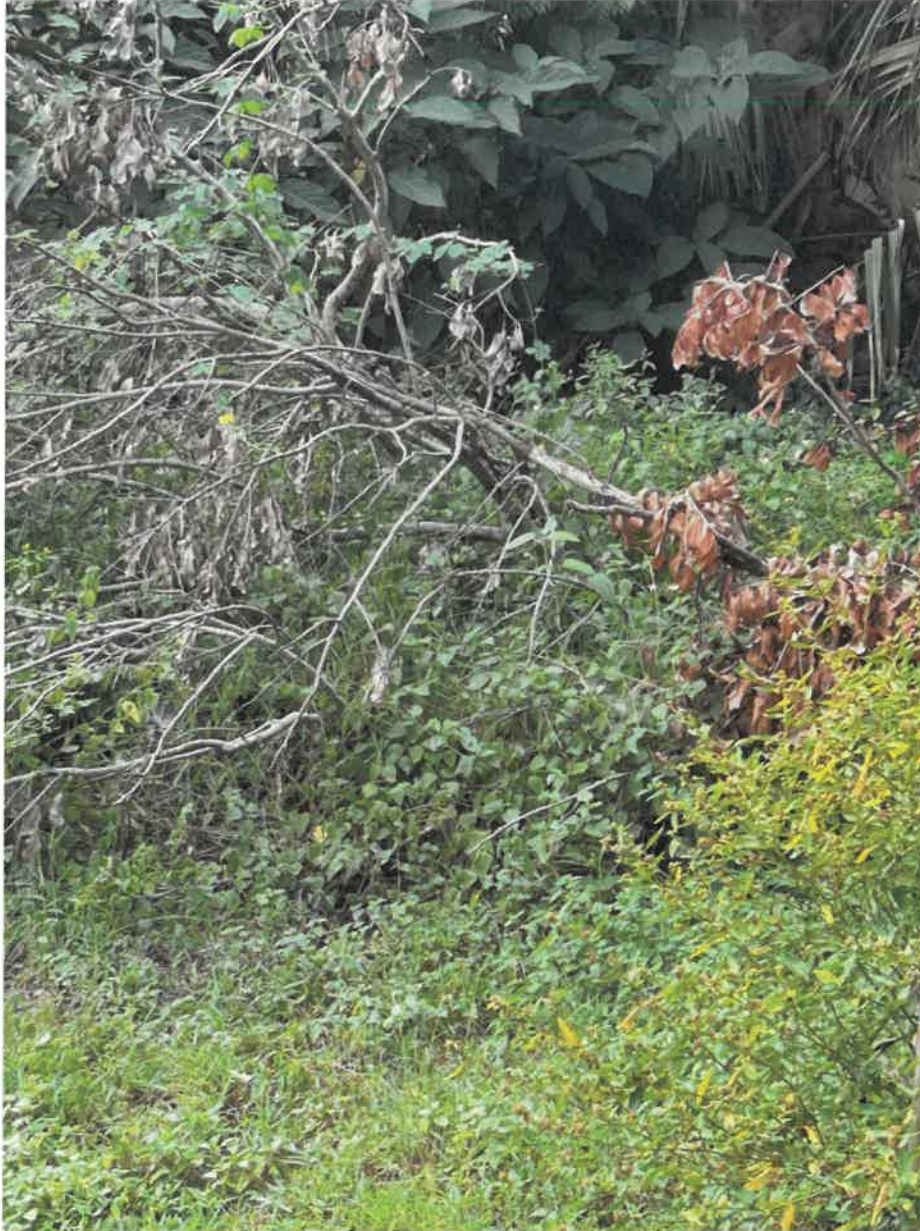
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2. Overgrowth, fallen limbs, grass overgrowth in back yard (photo taken 10/06/2025)



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3. Back door and porch with rusted derelict clothes washer, rusted iron work, overgrowth
(Photo taken 10/06/2025)



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4. Front entrance with rusted ironwork, missing paint, overgrowth
(Photo taken 10/06/2025)



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5. Back entrance showing rotted door and door frame, rusted iron pieces, faded and falling window shades.
(Photo taken 10/06/2025)

Kenneth City Special Magistrate

Case Number KCO 250503

Chronology of Case Development

- 1. 10/05/2025 - During regular patrol, officer observed roof deterioration and yard maintenance violations on an unoccupied house. A warning was issued and posted on the house front.**
- 2. 10/07/2025 – After repeated attempts to contact the owner were unsuccessful, a Notice of Violation and Hearing Notice was posted on the window of the house. A Magistrate Hearing package with violation description and pictures was sent to the owner’s address at 2547 Standish Ave, Union, New Jersey 07083.**
- 3. 10/08/2025 – The owner called and we discussed the condition of the house and yard. No settlement of violation was achieved, and the owner has not called back. There is no change or improvement in the house at this time.**

