



## Agenda Item Memorandum

<b>TO:</b>	<b>City Commission of the City of Clewiston</b>
<b>FROM:</b>	<b>Randy Maxson, Director of Finance</b>
<b>VIA:</b>	<b>Danny Williams, City Manager</b>
<b>DATE:</b>	<b>September 15, 2025</b>
<b>SUBJECT:</b>	<b>Consideration of approval of Resolution 2025-52</b>

### **Background:**

This resolution authorizes the City Commission of the City of Clewiston, Florida, to execute and record a Satisfaction of Mortgage for the property located at 615 Commerce Court, Clewiston, FL 33440, in favor of All Juices & Beverages, LLC. The mortgage, originally executed on November 7, 2012, in the amount of \$400,000 and recorded in Official Records Book 854, Page 1980, Hendry County, Florida, has been fully satisfied with a payment of \$186,283.97 as of August 28, 2025. The resolution directs the Mayor, James Pittman, to sign the Satisfaction of Mortgage, with attestation by the City Clerk, Fransheska Berrios, and instructs the recording of the document to release the lien on the property described as Lot 8, Clewiston Commerce Park.

### **Recommendation:**

Staff recommend approval of Resolution 2025-52. The Director of Finance, Randy Maxson, has prepared this resolution and related summary and recommends that the City Commission approve the resolution to formally acknowledge the full payment and release of the mortgage lien, ensuring compliance with legal and financial obligations.

### **Attachment:**

Release of Mortgage Lien of 615 Commerce Court, Clewiston FL, 33440

## **CITY OF CLEWISTON**

### **RESOLUTION NO. 2025-52**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AUTHORIZING THE EXECUTION AND RECORDING OF A SATISFACTION OF MORTGAGE FOR THE PROPERTY LOCATED AT 615 COMMERCE COURT, CLEWISTON, FLORIDA, IN FAVOR OF ALL JUICES & BEVERAGES, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Clewiston, Florida (the "City"), is a municipal corporation organized and existing under the laws of the State of Florida; and

**WHEREAS**, on November 7, 2012, All Juices & Beverages, LLC, a Florida limited liability company (the "Mortgagor"), executed a certain Mortgage Deed in favor of the City in the original principal amount of \$400,000.00, securing one or more promissory notes and certain promises and obligations set forth therein (the "Mortgage"); and

**WHEREAS**, the Mortgage was recorded on November 7, 2012, in Official Records Book 854, Page 1980, of the Public Records of Hendry County, Florida, and encumbers the real property legally described as follows:

**Lot 8, CLEWISTON COMMERCE PARK, an industrial subdivision, according to the plat thereof recorded in Plat Book 6, Page 207, Public Records of Hendry County, Florida (the "Property"), commonly known as 615 Commerce Court, Clewiston, Florida 33440; and**

**WHEREAS**, the City has received full payment and satisfaction of the indebtedness secured by the Mortgage in the amount of \$186,283.97, as evidenced by a trust check dated August 28, 2025, from McGahee & Perez, PL, on behalf of the Mortgagor; and

**WHEREAS**, the City Commission of the City deems it in the best interest of the City and the public to acknowledge such full payment and satisfaction, release the lien of the Mortgage, and direct the Clerk of the Circuit Court of Hendry County, Florida, to cancel the Mortgage of record; and

**WHEREAS**, a proposed Satisfaction of Mortgage has been prepared for execution by the Mayor on behalf of the City, with attestation by the City Clerk, to effectuate the release of the Mortgage lien upon the Property;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2.** The City Commission hereby authorizes and directs the Mayor, James Pittman, to execute the Satisfaction of Mortgage in substantially the form attached hereto as Exhibit "A" (or

as otherwise approved by the City Attorney), acknowledging full payment and satisfaction of the Mortgage, surrendering the same as canceled, and directing the Clerk of the Circuit Court of Hendry County, Florida, to cancel the Mortgage of record. The City Clerk, Fransheska Berrios, is authorized and directed to attest to such execution.

**Section 3.** Upon execution, the City Clerk is authorized and directed to cause the original Satisfaction of Mortgage to be recorded in the Official Records of Hendry County, Florida, and to return a recorded copy to McGahee & Perez, PL, at 417 W. Sugarland Highway, Clewiston, Florida 33440, along with a copy of the Promissory Note marked "PAID IN FULL," if available.

**Section 4.** This Resolution shall become effective immediately upon adoption.

**Commissioner \_\_\_\_\_ offered the foregoing resolution. Commissioner \_\_\_\_\_ seconded the motion, and upon being put to a vote, the vote was as follows:**

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
<b>JAMES PITTMAN, MAYOR</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HILLARY HYSLOPE, VICE MAYOR</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BARBARA EDMONDS, COMMISSIONER</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MALI GARDNER, COMMISSIONER</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>JAMES WILLIAMS, COMMISSIONER</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND APPROVED by the City Commission of the City of Clewiston this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

CITY OF CLEWISTON, FLORIDA

\_\_\_\_\_  
Fransheska Berrios, City Clerk

\_\_\_\_\_  
James Pittman, Mayor

(MUNICIPAL SEAL)

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
Kaylee Tuck, City Attorney



Reply to: 417 W. Sugarland Hwy.  
Clewiston, FL 33440  
Phone: 863.983.1677  
Fax: 863.983.1973

August 28, 2025

Randy Maxon  
Director of Finance  
City of Clewiston  
115 West Ventura Avenue  
Clewiston, FL 33440

Re: Mortgage: 615 Commerce Court, Clewiston, FL 33440  
Mortgagor: All Juices & Beverages, LLC  
Mortgage: \$400,000 Original Principal Amount, recorded in  
O.R. Book 854, Page 1980, Hendry County, Florida

Dear Mr. Maxon:

Enclosed please find our trust check in the amount of \$186,283.97 representing the amount required to fully satisfy the above-referenced Mortgage.

I have also enclosed a proposed Satisfaction of Mortgage prepared for your consideration in reflecting that the debt has been fully-satisfied and the lien of the Mortgage released of record.

Once signed, please return the original for recording, in the self-addressed envelope provided, to my office at: 417 W. Sugarland Highway, Clewiston, Florida, 33440. Alternatively, if you will be recording the document, please return a recorded copy to us for our records, along with a copy of the Promissory Note marked "PAID IN FULL," if the same is available.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Melanie A. McGahee', is written over a large, stylized blue ink flourish or 'X' mark.

Melanie A. McGahee

MAM/dd  
Enclosures

Prepared by and return to:  
Jessica Puerto  
Everglades Abstract & Title Co.  
417 W. Sugarland Hwy.  
Clewiston, FL 33440  
863-983-9565  
File Number: 2025.0350-P4

[Space Above This Line For Recording Data]

## SATISFACTION OF MORTGAGE

**Witnesseth:** That City of Clewiston, a municipality organized and existing under the laws of the State of Florida the owner and holder of a certain mortgage deed executed by **ALL JUICES & BEVERAGES, LLC**, a Florida limited liability company to **City of Clewiston** dated **November 7, 2012**, and recorded in Official Records Book 854, Page 1980, of the Public Records of **Hendry County, Florida**, securing one or more notes in the total original principal sum of **\$400,000.00**, and certain promises and obligations set forth in the mortgage deed, upon the following described land, to-wit:

**Lot 8, CLEWISTON COMMERCE PARK, an industrial subdivision, according to the plat thereof recorded in Plat Book 6, Page 207, Public Records of Hendry County, Florida.**

hereby acknowledge(s) full payment and satisfaction of said note(s) and mortgage deed, and surrender(s) the same as cancelled, and hereby direct(s) the Clerk of the said Circuit Court to cancel the same of record.

**In Witness Whereof**, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, on **August 28, 2025**.

Signed, sealed and delivered in our presence:

**City of Clewiston**, a municipality organized and existing under the laws of the State of Florida

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

By: \_\_\_\_\_  
**James Pittman, Mayor**

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Fransheska Berrios, City Clerk

STATE OF FLORIDA  
COUNTY OF HENDRY

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, by James Pittman, as Mayor of **City of Clewiston**, a municipality organized and existing under the laws of the State of Florida on behalf of the corporation, being personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

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