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# ST LUCIE AUTOMOTIVE PROPERTIES

*Shaun*

1/12/2017

Property address:4507 S US HWY1  
Tax ID # 3403-5020006-000/9  
Re: Case# 15-0562

Dear, Special Magistrate Blandino

St Lucie Properties purchased the property and did not replace any signs we called a sign company and only had the veneer changed and thought it was completed properly and to code specifications. In September 2017 we received a letter stating we were not in compliance and there had been a 100 per day fine with a balance of 31630.00. At this point we immediately contacted the code enforcement office and were told of the problem of an unfinished permit. The code office was very helpful and gave us help we needed to take action on fixing the permits, we paid for the new permits had the signs inspected and were thankful for the help. However had we known of an existing problem for such a long period at 100.00 per day it would have been handled with the utmost importance. St Lucie automotive properties is a small business and would be devastated by such a fine we are at your mercy and need your help please..

Thank you for your time and consideration

Our phone number is 772 242 1670

Sincerely,



Dave Memon

St Lucie Automotive Properties

SM Case #15-0562 - St Lucie Autom( e Properties

Attention Special Magistrate,

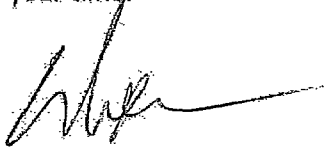
August 26, 2016

Please accept our sincere apologies we had no knowledge that this violation was continuing. Last year, when we recieved the first notification we pulled a permit #15-1544 for the name change on the signs as an owner/operator in which all that was done was a laminate sticker over the exsisting Hertz sign. The signs, sign housing and lighting was pre-exsisting on the building from Hertz. We are a small independant auto repair shop and do not have the means to pay a fine like this and would never intentionally not conform to the city guidelines and regulations. We will of course pull all proper permits and conform immediately so this is no longer an issue. We are at your mercy Special Magistrate with this latest correspondence being the second notification coming a year later and a fine of \$100.00 a day is extreme and need your help.

Thank you for your time.

Sincerely,

Mr. Memon



If you have any other questions or inquiries please do not hesitate to call.

772-242-1670 - The Motor Shop

CC: City Of Fort Pierce, Florida, Shaun, Colleen.

**Property Identification**

Site Address: 4501 S US HWY 1  
Map ID: 34/03N

Parcel ID: 3403-502-0006-000-9  
Zoning: CG

Account #: 38921  
Use Type: 1700

Sec/Town/Range: 03/36S/40E  
Jurisdiction: Fort Pierce

**Ownership**

St Lucie Automotive Properties LLC  
4950 Pocatella Ave  
North Port, FL 34287

**Legal Description**

WHITE CITY S/D 03 36 40 BEG 42 FT W AND 20 FT S OF NE COR OF LOT 5, TH RUN S 131.3 FT, TH W 237.15 FT, TH N 131.3 FT, TH E TO POB (MAP 34/03N) (0.72 AC) (OR 3660-2249)

**Current Values**

Just/Market:	\$280,900	Assessed:	\$280,900
Exemptions:	\$0	Taxable:	\$280,900

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$280,900	\$280,900	\$0	\$280,900
2015	\$338,800	\$338,800	\$0	\$338,800
2014	\$406,400	\$406,400	\$0	\$406,400

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-24-2014	3660 / 2249	0330	WD	Memon Memon Properties LLC,	\$450,000
02-13-2014	3614 / 0526	0130	WD	Memon, Muhammed Y	\$195,000
07-30-2009	3146 / 1624	0130	WD	Memon, David	\$100

**Primary Building Information**

Finished Area of this building: 1,442 SF  
Gross Area of this building: 1,486 SF

View:  
Year Built: 1947  
Primary Wall: CB Stucco

Roof Cover: Dim Shingle  
Frame:  
Story Height: 1 Story

Exterior Data  
Roof Structure: Gable  
Grade: Y\_C-  
No. Units: 1

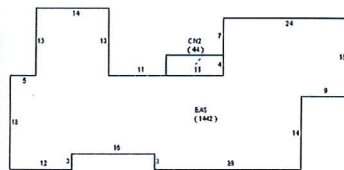
Building Type: LROF  
Effective Year: 1980  
Secondary Wall:

Bedrooms: 0  
Full Baths: 0  
Half Baths: 0

A/C %: 100%  
Heated %: 100%  
Sprinkled %: 100%

Interior Data  
Electric: MAXIMUM  
Heat Type: FRODHotAir  
Heat Fuel: ELEC

Primary Int Wall:  
Avg Hgt/Floor: 0  
Primary Floors: Carpet



**Total Areas**

Finished/Under Air (SF):	2,042
Gross Area (SF):	3,208
Land Size (acres):	0.72
Land Size (SF):	31,363.2
Total Building Count:	2

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
BARB WIRE	1	200	1970
CHAINLINK 6'	1	200	1970

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF**

St. Lucie Automotive Properties LLC

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 7/11/2014 and assigned Florida document number L14000109979.

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable: 2091 Tamiami Trail  
Port Charlotte, FL 33048  
*(Principal office address MUST BE A STREET ADDRESS)*

Enter new mailing address, if applicable: 2091 Tamiami Trail  
Port Charlotte, FL 33048  
*(Mailing address MAY BE A POST OFFICE BOX)*

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent: \_\_\_\_\_  
New Registered Office Address: \_\_\_\_\_  
Enter Florida street address  
\_\_\_\_\_, Florida  
City \_\_\_\_\_ Zip Code \_\_\_\_\_

FILED  
15 JUN 30 AM 10:11  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

If Changing Registered Agent, Signature of New Registered Agent