



SPECIAL MAGISTRATE  
ORDER ASSESSING FINE AND IMPOSING LIEN

Case # 17-1194

Violator: LAZARE, ERMITH  
3406 MENEDEZ AVE  
FT PIERCE, FL 34947

Property Address: 315 S 17<sup>th</sup> ST  
Tax ID #: 2409-314-0002-000/9  
Legal Description: 9 35 40 FROM SE COR OF NE 1/4 OF SW 1/4, TH W ALG 1/4 LI 472 FT, TH W 12.41 FT TO  
POB, TH CONT W 197.59 FT, TH N 70 FT, TH E 197.55 FT, TH S 70


Violation of Section(s): IPCM 108.1.2 Unsafe Equipment, IPCM 108.1.3 Structure Unfit for Human Occupancy,  
IPMC 304.6 Exterior Walls, IPMC 304.7 Roofs & Drainage, IPMC 304.10 Stairways, Decks, Porches & Balconies,  
IPMC 304.13 Windows, Doors & Frames, IPMC 305.2 Structural Members, IPMC 305.3 Interior Surfaces, IPMC  
305.4 Walking Surfaces, IPMC 309.1 Infestation, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System  
Hazards, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles,  
IPMC 704.1 Fire Protection Systems, IPMC 704.2.1 Smoke Alarms


THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on  
December 06, 2017 upon notification by the Code Enforcement Officer that the Special Magistrate's Order  
herein dated December 06, 2017 was not complied with by the date set forth therein, and being otherwise  
advised in the premises, it is

**ORDERED AND ADJUDGED** that the violator shall pay a daily fine as provided in such order in the  
sum of \$250.00 from May 7, 2018 and a like sum thereafter for each day the violation continues. This Order  
may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute  
162.09(3) constitute a lien against the above described property and upon any other real or personal property  
owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court  
Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall  
continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to  
foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort  
Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This  
Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed  
as further provided by law.

DONE AND ORDERED this 30<sup>th</sup> day of August, 2018.

  
\_\_\_\_\_  
Fran Ross, Esq., Special Magistrate

  
\_\_\_\_\_  
CITY CLERK

Mail to:  
City of Fort Pierce  
Code Enforcement Division  
P.O. Box 1480  
Ft. Pierce, FL 34954

DATED: 8/30/18

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4476270 08/31/2018 09:43:57 AM  
OR BOOK 4175 PAGE 2663 - 2663 Doc Type: ORD  
RECORDING: \$10.00



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

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Violator: ERMITH LAZARE  
3406 MENEDEZ AVE  
FT PIERCE, FL 34947

RE: Violation of Section(s): IPMC 108.1.2 Unsafe Equipment, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 304.6 Exterior Walls, IPMC 304.7 Roofs & Drainage, IPMC 304.10 Stairways, Decks, Porches & Balconies, IPMC 304.13 Windows, Doors & Frames, IPMC 305.2 Structural Members, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 309.1 Infestation, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System Hazards, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 704.1 Fire Protection Systems, IPMC 704.2.1 Smoke Alarms

**ORDER DETERMINING VIOLATION**

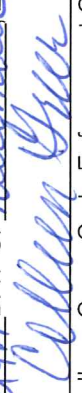
**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 06, 2017, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ERMITH LAZARE failed to hire a properly licensed contractor to obtain a permit and make all necessary repairs to the steps, and handrails; hire a properly licensed contractor to repair the roof where it is damaged, seal all holes on the exterior of the structure allowing entry of rodents, seal all interior walls and ceilings allowing entry of rodents or where walls and ceilings are otherwise damaged, provide proper protection to prevent contamination and leaks of the potable water supply, replace all missing or damaged electrical disconnect covers, receptacle covers and box covers, repair or replace the stove and the exhaust system, repair or replace all under the sink plumbing that is leaking, hire a properly licensed electrician to replace the unsafe wiring on the water heater and to diagnose and repair the non-working electrical outlets, replace batteries in smoke detectors and replace smoke detectors as needed, hire a properly licensed contractor to obtain a permit to make all necessary repairs, replace all missing knobs on interior doors, and replace the door that is no longer weather tight, in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:

1. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

**DONE AND ORDERED** this 12th day of December, 2017, Nunc Pro Tunc December 6, 2017.

  
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Fran Ross, Esq., Special Magistrate

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

12th DAY OF December 2017.  
  
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Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4379711 12/12/2017 02:34:04 PM  
OR BOOK 4074 PAGE 2149 - 2149 Doc Type: ORD  
RECORDING: \$10.00