

THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT

Florida

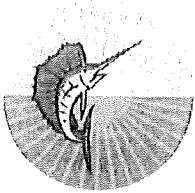
Demolition

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 LOT CLEARING OR DEMOLITION LIEN

|  |   |   |   |                                     |  |
|--|---|---|---|-------------------------------------|--|
| Date:                                      | 11/1/19   |   |   |                                     |  |
| Property address:                          | 1807 Orange Ave   |   |   |                                     |  |
| Owner(s) of record:                        | Joh Properties LLC c/o Hoyt Murphy Jr   |   |   |                                     |  |
| Mailing address:                           | 2400 S. Ocean Dr #4200d Fort Pierce FL 34949  |   |   |                                     |  |
| Property tax ID #:                         | 2409-701-0021-0006  |   |   |                                     |  |
| Original purchase date:                    | 10/30/19  | Original purchase price:                | \$1,000 + 95,466 BACK TAXES   |                                     |  |
| Property is used for:                      | <input type="checkbox"/> Single Family  | <input type="checkbox"/> Multi-family   | <input type="checkbox"/> Commercial   | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Vacant Lot |
| Name of person requesting reduction:       | Hoyt Murphy   |   | Relationship to owner(s)  | Managing member Partnership         |  |
| Telephone #:                               | —   |   | Mobile phone #:   | 772-971-7124                        |  |
| E-mail:                                    | Hoyt.murphy@hotmail.com   |   | Preferred contact method:   | E-mail                              |  |
| What are owner(s) intentions for property: | this 50' lot was not buildable. We own the 2 adjacent lots. We have paid off all back taxes & have all illegally parked vehicles removed that neighbor had on on 3 lots |   |   |                                     |  |
| Are there current code violations?         | <input checked="" type="checkbox"/> No  | <input checked="" type="checkbox"/> Yes | Explain: (please attached notice) we have had the neighbor (willy's Towing) remove all his illegally parked cars off lot) |                                     |  |
| Is property listed for sale?               | <input checked="" type="checkbox"/> No  | <input type="checkbox"/> Yes            | If yes, what is listing price?  |                                     |  |
| Is property under contract for sale?       | <input checked="" type="checkbox"/> No  | <input type="checkbox"/> Yes            | If yes, what is the sale price?   |                                     |  |

|   |                    |
|---|--------------------|
| City incurred charges (lot clearing, demolition, etc) | \$ 1,531.67        |
| Administrative fees                                   | \$ 100.00          |
| Interest  | \$ 1,558.56        |
| Penalties   | \$ 311.33          |
| <b>TOTAL AMOUNT DUE TO CITY</b>                       | <b>\$ 3,501.56</b> |
| DOLLAR AMOUNT REQUESTING TO BE WAIVED                 | \$ 1,969.89        |
| DOLLAR AMOUNT I AGREE TO PAY                          | \$ 1,531.67        |

Signature of Owner or Representative: [Signature] Date: 11/1/19 Printed Name: Hoyt C. Murphy Jr



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

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.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address:

1807 ORANGE Ave

Property Owner:

JoHo Properties LLC (Recently Purchased)

Mailing Address:

2400 S. Ocean Dr. #4200 of Fort Pierce FL 34949

Telephone #:

772-971-7424

Cell Phone #:

E-Mail Address:

HOYTMURPHY@Hotmail.com

Is the property in compliance?

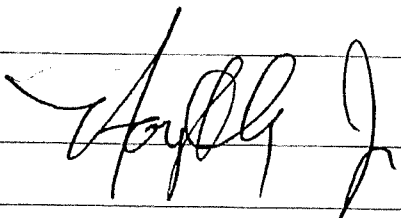
YES

If no, please explain in the narrative of your request.

Thomas Rouse @comcast.net

I, HOYT C. MURPHY JR, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

My partnership owns the 2 Adjoining Lots (1805 Orange Ave) at the SW Corner of Orange & 18th St. We have properly mowed & kept Trash off our 2 lots for the last 4 years of ownership. We just purchased this 50' lot from Sheila Creta. It is unbuildable by itself, the owner had not paid property TAXES for 8 years. We just purchased & paid off all back TAXES. We have had Willy's Towing remove all his illegally parked Truck & vehicles on these lots. Eventually we ~~was~~ want to coordinate with neighboring lots to create a large enough parcel to attract a significant commercial user which would be of great benefit for the Orange Ave corridor.

Signed:   
Print Name: \_\_\_\_\_


Date: 10/31/19

STATE OF FLORIDA

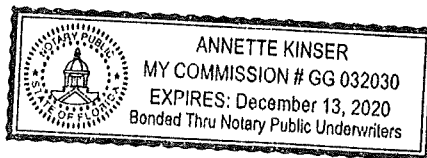
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Hoyt C. Murphy Jr who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 31<sup>st</sup> day of October, 2019.



Notary Public, State of Florida



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1807 Orange Ave

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

[Signature]  
Signature of Owner or Representative

10/31/19  
Date

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COFP - APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

Comments:  
  
\_\_\_\_\_  
  
\_\_\_\_\_

[Signature]  
City Representative

11/14/19  
Date

This instrument prepared by  
and return to:

Edward W. Becht, P.A.  
321 S. Second Street  
Fort Pierce, FL 34950

Property Tax I.D. No: 2409-701-0021-000-6  
Purchase Price: \$1,000.00

[Space Above This Line For Recording Data]

## QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 30 day of October, 2019, between SHEILA E. CUETO, a single adult, whose mailing address is 3167 SW Bessey Creek Trail, Palm City, FL 34990, Grantor, and JOHO PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 2400 South Ocean Drive, # 4200 D, Fort Pierce, FL 34949, Grantee:

(Whenever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

Lot 3, Block 2, less the North 17 feet thereof, ROY G. HILLIARD'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 4, Page 17, of the Public Records of St. Lucie County, Florida.

Grantor hereby covenants, represents, and affirms that the above-described property is not now, nor has it ever been, her residence or homestead and is not contiguous to her residence or homestead. Grantor resides at 3167 SW Bessey Creek Trail, Palm City, FL 34990.

The Subject Property is vacant land.

Title to subject property not examined by scrivener. Legal Description provided by Buyer without the benefit of title insurance or survey.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, The said grantor has signed and sealed these presents the day and year first above written.

*Signature and Notary on following page.*

Signed, sealed and delivered in the presence of:

Sherry Ras  
Print: SHERRY RAS

Becky Blch Ngoc Tran  
Print: BECKY BICH NGOC TRAN

Sheila E Cueto  
SHEILA E. CUETO, Grantor

STATE OF FLORIDA  
COUNTY OF SAINT LUCIE

The foregoing instrument was acknowledged before me this 30 day of October, 2019, by SHEILA E. CUETO, who is  personally known to me, or who has  produced FL. D.K. LIC. as identification and who  did /  did not take an oath.



Becky Blch Ngoc Tran  
Print: BECKY BICH NGOC TRAN  
Title: Notary Public, State of Florida  
My Commission expires: 6-28-2021