



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

CORRECTION

January 9, 2019

LEMAIRE & ROSEMARI CHARLESTIN
E 2801 OLEANDER AVE
FT PIERCE, FL 34982

Property address: 2801 OLEANDER AVE

Dear property owner(s):

This correspondence is to inform you that the property referenced above is in compliance with the Special Magistrate's Order. However, since the property did not come into compliance in a timely manner a fine did accrue and a lien was placed on the property. The amount of the lien on the property is \$ 59,620.00.

Enclosed is our Request for a Reduction or Rescindment form. If you are interested in resolving the fines and/or lien recorded against the property, please complete the form in full and return to our office. Upon receipt, staff will schedule a hearing date for you to present your request to the Special Magistrate.

If you should have any questions, please contact our office at (772) 467-3718.

Sincerely,

Elizabeth Beck
Building Department Administrative Assistant

THIS IS NOT A RELEASE OF LIEN



AFFIDAVIT OF COMPLIANCE

RE: **2801 OLEANDER AVE**
CASE NO: 15-00001088

IN THE MATTER OF: **LEMAIRE & ROSEMARI CHARLESTINE**
2801 OLEANDER AVE
FT PIERCE, FL 34982


BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Building Department Coordinator for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated February 17, 2016, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 11, 2018.

 X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3936 Page 1375. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

DATED this 8th day of January, 2019.


Shaun Coss, Building Department Coordinator

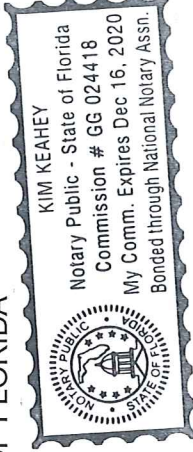
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 8th day of January, 2019.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4518393 01/09/2019 12:05:32 PM
OR BOOK 4221 PAGE 416 - 416 Doc Type: AFF
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**SPECIAL MAGISTRATE
ORDER ASSESSING FINE AND IMPOSING LIEN**

Case # 15-1088

Property Address: 2801 Oleander Blvd
Tax ID #: 2421-506-0079-000/6
Legal Description: MARAVILLA ESTATES BLK F LOT 1 (OR 1322-1269)

Violator: LEMAIRE & ROSEMARIE CHARLESTIN
2801 OLEANDER BLVD
FT PIERCE, FL 34982


Violation of Section(s): 5-1.105.1 Permit Required

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 17, 2016 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated February 17, 2016 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 \$100.00 from November 22, 2016 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 6th day of June, 2018.



Fran Ross, Esq., Special Magistrate

ATTEST:

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



CITY CLERK

DATED: 6/6/18

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 444202 06/07/2018 09:54:07 AM
OR BOOK 4141 PAGE 1874 - 1874 Doc Type: ORD
RECORDING: \$ 10 00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

June 7, 2018

Property address: 2801 OLEANDER AVE
Tax ID #: 2421-506-0079-000/6
Legal description: MARAVILLA ESTATES BLK F LOT 1 (OR 1322-1269)

LEMAIRE & ROSEMARIE CHARLESTIN
E 2801 OLEANDER AVE
FT PIERCE, FL 34982

Re: Case # 15-1088

Code section(s) in violation: 5-1.105.1 Permit Required

Dear property owner(s):

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. Since you have not complied with the Special Magistrate's Order in a timely manner, the penalty of \$55,320.00 has accrued and continues to accrue at \$100.00 per day until the property comes into compliance.

If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact officer Shaun Coss at (772) 467-3149.

Sincerely,

Colleen Greer
Code Enforcement Clerk

C0078774



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

August 18, 2017

LEMAIRE & ROSEMARIE CHARLESTIN
2801 OLEANDER AVE
FT PIERCE, FL 34982

Property address: 2801 OLEANDER AVE Tax ID #2421-506-0079-000-6
Case #15-1088

Dear Property Owner(s):

This is a second notice to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the City Code of Ordinance, and the fine of \$100.00 per day continues to accrue until the property is in compliance. The balance to date is \$26,920.00 (\$20.00 is recording fees).

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing. **If we do not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 467-3149.

Sincerely,

Colleen Greer
Code Enforcement Clerk



AFFIDAVIT OF NON-COMPLIANCE

RE: 2801 OLEANDER AVE CASE NO: 15-00001088

IN THE MATTER OF: LEMAIRE & ROSEMARIE CHARLESTIN
2801 OLEANDER AVE
FT PIERCE, FL 34982

BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated February 19, 2016, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: November 22, 2016.

In accordance with the Order of Violation recorded in Book 3838 Page 1680, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of November, 2016.



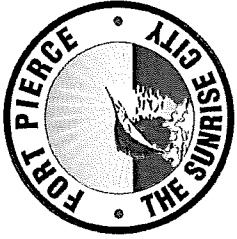
Shaun Coss, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4252222 11/29/2016 09:46:50 AM
OR BOOK 3936 PAGE 1375 - 1375 Doc Type: AFF
RECORDING: \$10.00

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 22nd day of November, 2016.


NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: 



City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 467-3000
FAX #: (772) 468-0457

November 22, 2016

LEMAIRE & ROSEMARI CHARLESTIN
E 2801 OLEANDER AVE
FT PIERCE, FL 34982

Property address: 2801 OLEANDER AVE

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the City Code of Ordinance, Section(s) 5-1.105.1 Permit Required and the fine of \$100.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 467-3149.

Sincerely,

Colleen Greer
Code Enforcement Clerk

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-1088

RE: Violation of Section(s): 5-1.105.1 Permit Required

Violator: LEMAIRE & ROSEMARIE CHARLESTIN
E 2801 OLEANDER AVE
FT PIERCE, FL 34982

Property Address: 2801 OLEANDER AVE Tax ID #: 2421-506-0079-000/6
Legal Description: MARAVILLA ESTATES BLK F LOT 1 (OR 1322-1269)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 17, 2016, 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 LEMAIRE & ROSEMARIE CHARLESTIN failed to obtain a permit prior to replacing the fence in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied, 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 19th day of February, 2016, Nunc pro tunc
February 17, 2016.



Fran Ross, Special Magistrate

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

19th DAY OF February 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4161796 02/22/2016 at 09:35 AM
OR BOOK 3838 PAGE 1680 - 1680 Doc Type: ORD
RECORDING: \$10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

File Name: C0063840