



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

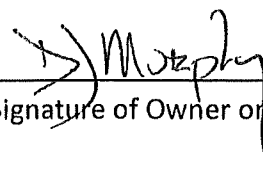
REQUEST FOR A REDUCTION OR RESCINDMENT OF
 LOT CLEARING OR DEMOLITION LIEN

Date:			
Property address:	2152 So. Jenkins Road		
Owner(s) of record:	BGDN, LLC		
Mailing address:	1820 Avenue K, Brooklyn, NY 11230		
Property tax ID #:	2418-333-0002-000-6		
Original purchase date:	05-16-2011	Original purchase price:	\$100,000
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:	Murray Puderbeutel	Relationship to owner(s)	Owner
Telephone #:		Mobile phone #:	
E-mail:	murray@parkstoneproperties	Preferred contact method:	email
What are owner(s) intentions for property:	Ultimate use is to be developed for residential activity		
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price? n/a
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price? n/a

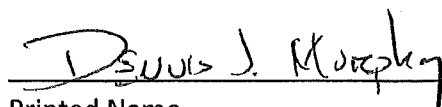
City incurred charges (lot clearing, demolition, etc)	\$ 21,827.00
Administrative fees	\$ 100.00
Interest	\$ 13,565.36
Penalties	\$ 2,719.32
TOTAL AMOUNT DUE TO CITY	\$ 38,541.68
DOLLAR AMOUNT REQUESTING TO BE WAIVED	\$ 38,541.68 **

DOLLAR AMOUNT I AGREE TO PAY \$ _____

** see attached justification request


 Signature of Owner or Representative

1/30/2020
 Date


 Printed Name

- Administrative fees
- Interest
- Penalties

Can you please help me fill in what is that City Records show that we owe in each category? From there, I will be able to fill in the rest of the forms.

Thanks

Dennis Murphy

Principal Planner

Culpepper and Terpening, Inc.

2980 South 25th Street

Ft. Pierce, FL 34981

Telephone: 772.464.3537 Ext. *301

Cell: 772.216.5056 (cell)

Facsimile: 772.464.9497

dmurphy@ct-eng.com

IN THE CIRCUIT COURT, 19th JUDICIAL
CIRCUIT, IN AND FOR ST. LUCIE,
COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.

2011 AUG 19 PM 12:48
St. Lucie County
CLERK OF CIRCUIT COURT

This Amended Certificate of Title is being filed to correct scrivener's error in Legal Description and Plaintiff's name which was incorrectly referenced in that certain Certificate of Title filed on May 19, 2011 in OR Book 3295, page 459 in the Public Records of St. Lucie County, Florida.

AMENDED CERTIFICATE OF TITLE

Original recorded in OR Book 3295 PG 459

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 10, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

- I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 60 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

**(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida**

II. The South 1/2 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 60 feet thereof.

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. Parcel 1:
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South 1/2 of the South 1/2 of Southwest 1/4 of the Southwest 1/4 of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BGDN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on August 19, 2011.



Joseph E. Smith
Clerk of the Circuit Court

By: 
As Deputy Clerk

IN THE CIRCUIT COURT, 19th JUDICIAL
CIRCUIT, IN AND FOR ST. LUCIE,
COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.

2011 MAY 19 PM 11:12
CLERK OF JUDICIAL COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 3, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

- I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 40 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

- II. **The South ½ of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 40 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. Parcel 1:

From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:

All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BDGN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on May 16, 2011.

Joseph E. Smith
Clerk of the Circuit Court



By:

[Signature]
As Deputy Clerk

Prepared by and return to:
CHESTER B. GRIFFIN, ESQUIRE
Neill Griffin Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2418-333-0002-0006

[Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 2nd day of Aug., 2006, by CLAUDINE MARCELIN, joined by her husband, PAUL GENARD WRIGHT, hereinafter called the grantor, to GROUP THREE DEVELOPMENT, LLC, a Florida limited liability company, hereinafter called the grantee, whose address is: 318 South State Road 7, Margate, Florida 33068

Wherever 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 of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET THEREOF.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO DECEMBER 31, 2005.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Chester B. Griffin
Print Name of Witness: CHESTER B. GRIFFIN
As to Both

Steven J. Clark
Print Name of Witness: Steven J. Clark
As to Both

Claudine Marcelin
CLAUDINE MARCELIN
Address: 40 Chuck Clark, Esq. See below

Paul Genard Wright
PAUL GENARD WRIGHT
40 Chuck Clark, Esq.
901 SW Martin Downs Blvd.
Palm City, FL 34990

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 2nd day of Aug., 2006, by CLAUDINE MARCELIN, joined by her husband PAUL GENARD WRIGHT, who are personally known to me or who produced their drivers licenses as identification.

Marcia L. Heffelfinger
Print Name of Notary:
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:



2009

Saint Lucie County Property Appraiser



July 28, 2020

Street Centerline

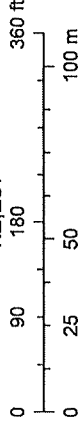
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URBAN - Principal Arterial - Interstate

RURAL - Principal Arterial - Freeways and Expressways

RURAL - Principal Arterial - Interstate

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Saint Lucie County Property Appraiser

2011



July 28, 2020

Street Centerline

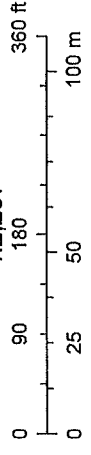
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RURAL - Principal Arterial - Interstate

URBAN - Principal Arterial - Interstate

RURAL - Principal Arterial - Freeways and Expressways

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

2018

Saint Lucie County Property Appraiser



July 28, 2020

Street Centerline

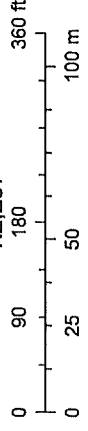
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RURAL - Principal Arterial - Interstate

URBAN - Principal Arterial - Interstate

RURAL - Principal Arterial - Freeways and Expressways

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