



January 15, 2021

Re: Case # 21-00000077

GREIT LLC  
 PO BOX 13175  
 FT PIERCE, FL 34949

Property address: 1309 N 19TH ST  
 Tax ID #: 2404-702-0123-000/9

**NOTICE OF VIOLATION**

This is a notice to the parties listed above that a violation has been identified at 1309 N 19TH ST. The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at [www.cityoffortpierce.com](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

*Sec. 125-187. – Allowed uses.*

- (a) Uses listed. Uses listed are allowed in each zoning district in accordance with the Use Table.
- (b) Permitted uses. Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (c) Conditional uses. Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (d) Prohibited uses. Uses identified with a "-" in the Use Table are expressly prohibited.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5
-Dwelling Rental	-	C	C	C	C	C	C	C	C

C0100272

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente. Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

- Rentals of less than six months in the R-4 zoning district requires a conditional use before any short-term rentals take place. For more information about conditional uses, please contact the Planning Department at 772-467-3737.
- All rentals of less than six months must cease immediately. Proof of cancellation of existing rentals must be provided.

*Sec. 22-19. Imposed; term; half year business tax; receipts.*

(a) A business tax is hereby imposed upon each business, profession or occupation engaged in or carried on within the corporate limits of the city. Such business tax shall be levied on:

(1) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business within its jurisdiction.

- A business tax receipt is required to operate a short-term rental. Please contact the City Clerk's office for additional information.
- In the event you are found in violation of section 22-19(a) for doing business without a business tax receipt, all utility services to the business premises will be suspended while the violation continues.

The City requests that this property be brought into compliance prior to January 25, 2021. Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Wednesday through Saturday, 6 a.m. to 5 p.m.

Sincerely,



Maximillion Lewis  
Code Enforcement Officer  
P – 772-467-3790  
EM: mlewis@cityoffortpierce.com

In addition to furnishing this notice to the property owner listed above by first class mail, copies of this notice have been provided by first class mail to:

GREIT LLC  
435 NORTH 23<sup>RD</sup> STREET  
UNIT A AND B  
FT. PIERCE, FL 34979 UN

ROY T MILDNER  
423 DELAWARE AVE  
FT. PIERCE, FL 34950