

# SPECIAL MAGISTRATE

## BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 6, 2024 - 9:00 a.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	23-3049 CE	1402 Barcelona Avenue	ELLA GARRUP-FORBES LINDA G ANKER	Heather Debevec
----	------------	-----------------------	-------------------------------------	-----------------

2.	23-2788 PK	Jaycee Park	Enterprise FM Trust	Michael Rabenecker
----	------------	-------------	---------------------	--------------------

3.	23-2783 PK	Jaycee Park	Tyler Worden	Michael Rabenecker
----	------------	-------------	--------------	--------------------

4.	Property Address: 622 Texas Court	Owner Name: Shirley Diane Lancaster
----	--------------------------------------	--

4. **PUBLIC HEARINGS - CITATIONS**

A.	23-2780 PK	JettyPark	Cynthia Klass	Michael Rabenecker
B.	23-2475 PK	100 Blk S. 2nd Street	Rosa Gomez	Michael Rabenecker
C.	23-2473 PK	200 Blk North Indian River Drive	James Chalmers	Michael Rabenecker
D.	23-2709 PK	100 Blk Marina Way	Marqueshia Dean	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

A.	Property Address: 535 S 7th Street	Owner Name: Ermith Lazare
B.	Property Address: 313 S 13th Street	Owner Name: Jeanne Arias
C.	Property Address: 1301 Delaware Avenue	Owner Name: Laresté Justin
D.	Property Address: 427 N 15th Street	Owner Name: Zakari Valsant
E.	Property Address: 1405 N 15th Street	Owner Name: Josette Mathieu Marie Joseph

F.

Property Address: 1826 Orange Avenue	Owner Name: Willie C Smith Jr L C Smith Pinkie Smith
---	---

9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Hearing**

**3. B. 1.**

**Meeting Date:** 03/06/2024

**Re:** Case # 23-3049 - 1402 Barcelona Avenue

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-3049 CE	1402 Barcelona Avenue	ELLA GARRUP-FORBES LINDA G ANKER	Heather Debevec
------------	-----------------------	-------------------------------------	-----------------

**CASE INFORMATION:**

Case Initiated:	December 8, 2023	Type of Presentation:	COMPLIED	
-----------------	------------------	-----------------------	----------	--

**OWNER:**

OWNER: ELLA GARRUP-FORBES LINDA G ANKER 930 SE 5TH ST OCALA, FL 34471	
---	--

**VIOLATIONS:**

IPMC 304.1 Exterior structure – General.  
IPMC 304.2 Protective treatment.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 30 days to do the following:
  - Paint where it is peeling and discoloring.
  - Pressure wash the driveway.
2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions for the following:
  - Repair the front wall of the home.
  - Repair or replace all rotting wood on the home.
3. Failure to comply will result in a fine of \$100.00 per day being assessed.

**Form Review**

Final Approval Date: 02/29/2024

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 03/06/2024

**Re:** Case# 23-2788 - Jaycee Park

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2788 PK	Jaycee Park	Enterprise FM Trust	Michael Rabenecker
------------	-------------	---------------------	--------------------

**CASE INFORMATION:**

Case Initiated:	September 17, 2023	Type of Presentation:	PAID	
-----------------	--------------------	-----------------------	------	--

**OWNER:**

OWNER: Enterprise FM Trust	PARKING VIOLATION: Prohibited Parking
-------------------------------	--

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20504PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 02/29/2024

Started On: 01/14/2024 02:18 PM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 03/06/2024

**Re:** Case# 23-2783 - Jaycee Park

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2783 PK	Jaycee Park	Tyler Worden	Michael Rabenecker
------------	-------------	--------------	--------------------

**CASE INFORMATION:**

Case Initiated:	September 17, 2023	Type of Presentation:	PAID	
-----------------	--------------------	-----------------------	------	--

**OWNER:**

OWNER: Tyler Worden	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
------------------------	--

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20502PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 02/29/2024

Started On: 01/14/2024 02:23 PM

**Special Magistrate Hearing**  
**Meeting Date: 03/06/2024**

**3. B. 4.**

---

**Information**

**SUBJECT:**

Property Address: 622 Texas Court	Owner Name: Shirley Diane Lancaster
--------------------------------------	--

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	1	# of Nuis. Abatement Liens	0	# of Demolition Liens	0
-----------------	---	----------------------------	---	-----------------------	---

**OWNER:**

OWNER: Shirley Diane Lancaster 622 Texas Court Fort Pierce, FL 34950
---

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	Case #08-0212 - Certified mail returned unclaimed. Property posted 5/28/2008.
Owner provided opportunity to be heard prior to lien being filed:	Yes	Case #08-0212 - Massey notice sent 12/31/2008.
Property is not homesteaded:	Yes	02/27/2024
Lien(s) remain unpaid:	Yes	\$1,409,000.00 as of 2/28/2024 and accruing at \$250.00 per day.
Intent to foreclose was served:	Yes	Affidavit of Non-Service - 1/22/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

---

## **Attachments**

Case # 08-0212 - packet

Property ID Card

622 Texas Court - Intent to Foreclose Notice

622 Texas Court - Proof of service

622 Texas Court - 08-0212 - Foreclosure hearing review notice

---

## **Form Review**

Form Started By: Peggy Arraiz

Started On: 02/27/2024 05:54 PM

Final Approval Date: 02/27/2024

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

**IN THE MATTER OF: RUBEN FERNANDEZ  
ANGEL JUAREZ  
622 ½ TEXAS CT  
FT PIERCE FL 34950**

**CASE NO: 8-209  
Regular presentation   x    
Repeat violator**

**NOTICE OF VIOLATION HEARING**

The Code Enforcement Officer contends that the following violation(s) continues to exist:

**Section: 5-1.104.5**

**Description: Unsafe Building**

As per the city ordinance, all buildings, structures, electrical, gas, mechanical or plumbing system that constitute a hazard to safety or health are considered unsafe buildings or services system and must be rehabilitated or demolished.

**Section: 5-368 (2) (3) (4) (7)**

**Description: Property Maintenance**

(2) As per the city ordinance, every building shall be kept in a reasonably clean and sanitary condition free from rodents, insects and vermin.

(3) As per the city ordinance, all roofs, exterior walls, doors, windows and chimneys shall be so maintained as to keep water from entering the building.

(4) As per the city ordinance, the exterior of structure needs to be painted. Wood/ trim/ walls/ fascial are chipped, peeling, weathered, stained, faded.

(7) As per the city ordinances, steps, walks, driveways and similar paved areas of premises shall be maintained in a reasonably clean and sanitary condition, free from any holes, substantial cracking or other hazard.

**Section: 5-369**

**Description: Vacant Buildings**

As per the city ordinance, the structure(s) on property needs to be secured. All plywood used to secure the structure must be painted to match the same color as the structure. Please secure building within 5 days.

**Section: 5-73**

**Description: House Numbers**

As per the city ordinance, house numbers are required to be a minimum of 3 inches tall and plainly seen from the street. **(missing)**.

**Section: 22-187 (13)(B)**

**Description: Landscape Maintenance**

As per the city ordinance, property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free from refuse and debris. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices.

**Section: 16-46, 16-47, 16-48 (1)(5)**

**Description: Outside Storage**

As per the city ordinance, outside storage of scrap wood, trash, buckets, tires and all other miscellaneous items are not allowed. You have 10 days from the date of this notice to comply with this violation.

The brief legal description of the real property upon which the violation(s) occurred is: **622 TEXAS COURT  
2409-823-0020-000/4 Cramer's Addition Blk 2 E 43 Ft Of W 90 Ft Of Lot 10 And E 46 Ft Of W 93 Ft Of Lot 11**

You are hereby notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on the   18th   day of   June  , 2008    at 8:30 a.m. in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida.

**YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE SPECIAL MAGISTRATE AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S).** If you fail to attend, the Special Magistrate may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.


If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per day be imposed.

Any decision of the Special Magistrate may be appealed. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR SAME.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida. A copy of the Rules of Procedure for the Code Enforcement Board and Special Magistrate may be obtained upon request from the Department of Community Response.

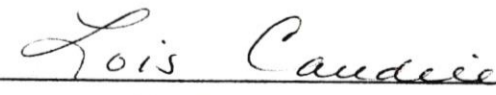
Please govern yourself accordingly.

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

By:   
\_\_\_\_\_  
Janey Singer - Code Enforcement Officer  
(772) 460-2200 extension 282

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 2<sup>nd</sup> day of May, 2008.

By:   
\_\_\_\_\_  
Lois Caudill, Assistant to the Special Magistrate



## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

January 11, 2008

Tax ID #: 2409-823-0020-000/4

Case #: 08-00000212

RUBEN FERNANDEZ ANGEL JUAREZ  
622 1/2 TEXAS CT  
FT PIERCE, FL 34950

### ADDRESS: 622 TEXAS CT

It has come to our attention that the property located at the address listed above is in violation of the Code of the City of Fort Pierce, Florida:

#### Section: 5-1.104.5

#### Description: Unsafe Building

As per the city ordinance, all buildings, structures, electrical, gas, mechanical or plumbing system that constitute a hazard to safety or health are considered unsafe buildings or services system and must be rehabilitated or demolished.

#### Section: 5-368 (2) (3) (4) (7)

#### Description: Property Maintenance

(2) As per the city ordinance, every building shall be kept in a reasonably clean and sanitary condition free from rodents, insects and vermin.

(3) As per the city ordinance, all roofs, exterior walls, doors, windows and chimneys shall be so maintained as to keep water from entering the building.

(4) As per the city ordinance, the exterior of structure needs to be painted. Wood/ trim/ walls/ fascia/ are chipped, peeling, weathered, stained, faded.

(7) As per the city ordinances, steps, walks, driveways and similar paved areas of premises shall be maintained in a reasonably clean and sanitary condition, free from any holes, substantial cracking or other hazard.

#### Section: 5-369

#### Description: Vacant Buildings

As per the city ordinance, the structure(s) on property needs to be secured. All plywood used to secure the structure must be painted to match the same color as the structure. Please secure building within 5 days.

#### Section: 5-73

#### Description: House Numbers

As per the city ordinance, house numbers are required to be a minimum of 3 inches tall and plainly seen from the street. (missing).

**Section: 22-187 (13)(B)**

**Description: Landscape Maintenance**

As per the city ordinance, property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free from refuse and debris. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices.

**Section: 16-46, 16-47, 16-48 (1)(5) Description: Outside Storage**

As per the city ordinance, outside storage of scrap wood, trash, buckets, tires and all other miscellaneous items are not allowed. You have 10 days from the date of this notice to comply with this violation.

Your cooperation in these matters would be greatly appreciated.

---

The Code Enforcement Department requests that this property be brought into compliance prior to **February 11, 2008**. If you are unable to meet this request for any reason, please contact the Officer at (772) 460-2200 extension 282.

Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,



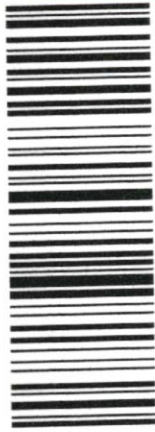
Janey Singer  
Code Enforcement Officer

# CITY OF FORT PIERCE *Florida*



DEPARTMENT OF BUILDING AND CODE ENFORCEMENT  
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954

**CERTIFIED MAIL™**



7005 1160 0004 8740 6618



02 1M  
0004236375  
MAILED FROM ZIP CODE 34950

**\$ 05.21<sup>0</sup>**

MAY 02 2008

*Handwritten signature and initials*

Ruben Fernandez  
Angel Juarez  
622 1/2 Texas Ct.  
Ft. Pierce, FL

**UNCLAIMED**  
RETURNED TO SENDER

NIXIE

334 50 1

76 05/25/08

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34954148080

\*1206-03157-02-43



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Ruben Fernandez  
 Angel Juarez  
 622 1/2 Texas Ct.  
 Ft. Pierce, FL 34950

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7005 1160 0004 8740 6618 JM 8-209 622 Texas Ct JS 6-18-08

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SPECIAL MAGISTRATE  
CITY OF FORT PIERCE, FLORIDA

IN THE MATTER OF Ruben Fernandez & Angel Juarez,  
622 1/2 Texas Ct., Ft Pierce, FL 34950

SM CASE NO: 8-209

**AFFIDAVIT OF MAILING NOTICE TO APPEAR**

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

1. That she/he Janey Singer, confirms that Notice to Appear  
at the Special Magistrate Hearing on the 18<sup>th</sup> day of June, 2008  
was mailed today by first class mail to:

Ruben Fernandez  
Angel Juarez  
622 1/2 Texas Ct.  
Ft Pierce, FL 34950

RE: 622 Texas Ct.

FURTHER AFFIANT SAYETH NOT.

DATED this 28<sup>th</sup> day of May, 2008.

\_\_\_\_\_  
SIGNATURE OF CODE ENFORCEMENT OFFICER

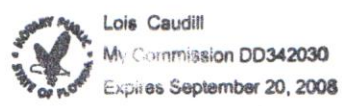
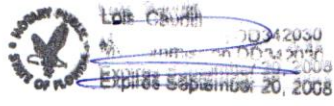
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 28<sup>th</sup> day of May, 2008.

Lois Caudill  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

IN THE MATTER OF Ruben Fernandez & Angel Juarez,  
1022 1/2 Texas Ct, Ft. Pierce, FL 34950

SM CASE NO: 8-209

**AFFIDAVIT OF POSTING NOTICE OF SPECIAL MAGISTRATE HEARING**

BEFORE ME, the undersigned authority, personally appeared Janey Singer

Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

1. That he/she Janey Singer, posted the property located at 1022 Texas Ct, with a Notice Of Special Magistrate Hearing on the 5th day of June, 2008.

2. That he/she Janey Singer, posted the Board in the lobby of City Hall located at 100 North U.S. #1, Fort Pierce, Florida, with a Notice Of Special Magistrate Hearing on the 5th day of June, 2008.

FURTHER AFFIANT SAYETH NOT.

DATED this 5th day of June, 2008.

[Signature]  
SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 5th day of June, 2008.

[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

REGULAR MAIL

December 31, 2008

RUBEN FERNANDEZ ANGEL JUAREZ  
622 1/2 TEXAS CT  
FT PIERCE, FL 34950

Property address: 622 TEXAS CT

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) 5-368 (3) (4) and the fine of \$250.00 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) 460-2200, ext. 284

Sincerely,

Karen Bruno  
Assistant to the Special Magistrate

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

SM CASE # 8-209

RE: Violation of Sections(s): 5-368(2)(3)(4)(7) Property Maintenance

Violator: Ruben Fernandez & Angel Juarez  
622 1/2 Texas Court  
Ft. Pierce, FL 34950

LEGAL DESCRIPTION: 622 TEXAS COURT  
2409-823-0020-000/4 Cramer's Addition Blk 2 E 43 Ft Of W 90 Ft Of Lot 10 And E 46 Ft  
Of W 93 Ft Of Lot 11

**ORDER APPROVING STIPULATION AND DETERMINING VIOLATION**

THIS CAUSE came before the Special Master pursuant to Section 162.07, Fla. Stat., on June 18, 2008 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: Ruben Fernandez & Angel Juarez failed to keep building in a reasonably clean & sanitary condition, maintain all roots, exterior walls, doors, windows & chimneys, paint exterior of structure, maintain all paved areas in a clean & sanitary condition, free from holes, cracking or other hazard in violation of the Code of Ordinances as specified above, on property located at the above described location: the City of Fort Pierce, Florida and Ruben Fernandez freely and voluntarily entered into a Stipulation dated 6-18-08, the original of which was admitted into evidence herein; and said Stipulation should be approved by the Special Master to the extent that the provisions thereof are not inconsistent with the provisions of this Order. Accordingly, it is ORDERED as follows:

1. The provisions of the Stipulation not inconsistent with the provisions of this Order are approved and incorporated herein by reference.
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.
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 15, 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 Division promptly at (772) 460-2200 extension 282, when the violation is corrected.

JANEY SINGER

DONE AND ORDERED this 25<sup>th</sup> day of June, 20 08

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
25<sup>th</sup> DAY OF JUNE, 20 08.

Lois Caudill  
LOIS CAUDILL

Fran O. Ross  
FRAN O. ROSS, ESQ.  
SPECIAL MASTER



## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

CERTIFIED MAIL

February 25, 2009

RUBEN FERNANDEZ ANGEL JUAREZ  
622 1/2 TEXAS CT  
FT PIERCE, FL 34950

Case number: 8-0212

Property address: 622 TEXAS CT

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 \$38,750.00 has accrued and continues to accrue at \$250.00 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 Janey Singer at (772) 460-2200, ext. 282.

Sincerely,

Karen Bruno  
Secretary to the Special Magistrate

### SPECIAL MAGISTRATE CITY OF FORT PIERCE, FLORIDA

Case #: 8-0212

RE: Violation of Section(s):

Violator: RUBEN FERNANDEZ ANGEL JUAREZ  
622 1/2 TEXAS CT  
FT PIERCE, FL 34950

Property Address: 622 TEXAS CT

Tax ID #: 2409-823-0020-000/4

Legal Description: CRAMER'S ADDITION BLK 2 E 43 FT OF W 90 FT OF LOT 10 AND E 46 FT OF W 93 FT OF LOT 11 (OR 1825-1062)

#### ORDER ASSESSING FINE AND IMPOSING LIEN


**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on June 18, 2008 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated June 18, 2008 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 September 23, 2008** and a like sum thereafter for each day the violation continues. A certified copy of 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 26<sup>th</sup> day of January, 2009.

ATTEST:

  
CITY CLERK

  
Fran Ross, Esq. Special Magistrate

DATED: Feb 10 2009

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

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

File Name: C0027330

THIS IS TO CERTIFY THAT  
THIS IS A TRUE AND  
CORRECT COPY OF THE  
RECORDS ON FILE IN THIS  
OFFICE.

  
CITY CLERK

DATE Feb 10 2009

(CITY SEAL)

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 622 TEXAS CT Map ID: 24/09S	Parcel ID: 2409-823-0020- 000-4 Zoning: Medium Den	Account #: 22915  Use Type: 0100	Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce
---	--	--	--

### Ownership

Shirley Diane Lancaster  
622 Texas CT  
Fort Pierce, FL 34950

### Legal Description

CRAMER'S ADDITION BLK 2 E 43 FT OF W 90 FT OF LOT  
10 AND E 46 FT OF W 93 FT OF LOT 11 (OR 2912-1195)

### Current Values

Just/Market: \$95,400	Assessed: \$95,400
Exemptions: \$0	Taxable: \$95,400

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$95,400	\$95,400	\$0	\$95,400
2022	\$76,700	\$27,988	\$0	\$27,988
2021	\$56,500	\$25,444	\$0	\$25,444

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-15-2023	4962 / 1380	0111	QC	Lancaster Shirley Diane	\$100
05-04-2022	4822 / 2307	0316	FJ	Fernandez Ruben	\$0
11-26-2007	2912 / 1195	XX00	WD	Klier Kevin	\$7,200

### Primary Building Information

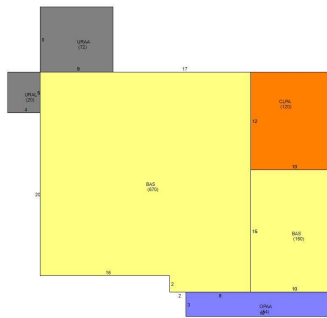
Finished Area of this building: 820 SF  
Gross Sketched Area: 1,086 SF

#### Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: Flat/Shed	Building Type: SFF
Year Built: 1926	Frame:	Grade: SFF-Avg	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 1	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Double Pine



### Total Areas

Finished/Under Air (SF):	820
Gross Sketched Area (SF):	1,086
Land Size (acres):	0.1
Land Size (SF):	4,220
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

January 16, 2024

SHIRLEY DIANE LANCASTER  
622 TEXAS COURT  
FT PIERCE, FL 34950

Property address: 622 TEXAS CT  
Tax ID #: 2409-823-0020-000/4  
Legal description: CRAMER`S ADDITION BLK 2 E 43 FT OF W 90 FT OF LOT 10 AND E 46 FT OF W 93 FT OF LOT 11 (OR 2912-1195)

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds a lien against the above referenced property, which has been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

A copy of the lien is attached for your review. Our records indicate that the lien(s) remains active and has not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

**RETURN OF NON-SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 8-0212

Plaintiff:  
**City of Fort Pierce**

vs.

Defendant:  
**Shirley Diane Lancaster**

For:  
Peggy Arraiz  
City of Fort Pierce, Director of Community Response  
100 North Us Hwy 1  
Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 10:48 am to be served on **Shirley Diane Lancaster, 622 Texas Court, Fort Pierce, FL 34950.**

I, Beth Kramer PS# 09-46, do hereby affirm that on the **22nd day of January, 2024 at 1:37 pm, I:**

**NON-SERVED** the **Special Magistrate City of Fort Pierce, Letter** for the reason that I failed to find **Shirley Diane Lancaster** or any information to allow further search. Read the comments below for further details.

**Additional Information pertaining to this Service:**  
1/22/2024 1:37 pm Vacant. Door broken windows busted out.

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).



---

**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000110



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

**SPECIAL MAGISTRATE  
NOTICE OF FORECLOSURE REVIEW**

Violator: SHIRLEY DIANE LANCASTER  
622 TEXAS COURT  
FT PIERCE, FL 34950

Property Address:  
Tax ID #:

CASE #	BOOK/PAGE
08-0212	BOOK 3063 PAGE 201

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

Postage \$

Total \$

Sent **SHIRLEY DIANE LANCASTER**  
**622 TEXAS COURT**  
**FT PIERCE, FL 34950**

Street

City

622 Texas Ct FORECLOSURE KC 3/6

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 06, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

Additional Instructions:

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

**Disclosure pursuant to Florida Statutes section 286.0105:** "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By: Margaret M. Arraz  
Margaret M. Arraz, Director of Community Response

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, SHIRLEY DIANE LANCASTER, 622 TEXAS COURT, FT PIERCE, FL 34950 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By: Katherine Calderon  
Katherine Calderon, Special Magistrate Clerk

**Special Magistrate Hearing**

**4. A.**

**Meeting Date:** 03/06/2024

**Re:** Case# 23-2780-Jetty Park

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2780 PK	JettyPark	Cynthia Klass	Michael Rabenecker
------------	-----------	---------------	--------------------

**CASE INFORMATION:**

Case Initiated:	September 9, 2023	Type of Presentation:	Parking Citation	
-----------------	-------------------	-----------------------	------------------	--

**OWNER:**

OWNER: Cynthia Klass	PARKING VIOLATION: No Parking on the Sidewalk
-------------------------	--

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20344PK	34-31(Q) No Parking on the Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 02/29/2024

Started On: 01/14/2024 02:01 PM

**Special Magistrate Hearing**

**4. B.**

**Meeting Date:** 03/06/2024

**Re:** Case# 23-2475-100 Blk S. 2nd Street

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2475 PK	100 Blk S. 2nd Street	Rosa Gomez	Michael Rabenecker
------------	-----------------------	------------	--------------------

**CASE INFORMATION:**

Case Initiated:	August 25, 2023	Type of Presentation:	Parking Citation	
-----------------	-----------------	-----------------------	------------------	--

**OWNER:**

OWNER: Rosa Gomez	PARKING VIOLATION: Parked Beyond the 2 Hour Time Limit
----------------------	---

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20319PK	34-31(D) Parking Beyond the 2 Hour Time Limit	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 02/29/2024

Started On: 01/14/2024 02:07 PM

**Special Magistrate Hearing**

**4. C.**

**Meeting Date:** 03/06/2024

**Re:** Case# 23-2473-200 Blk North Indian River Drive

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2473 PK	200 Blk North Indian River Drive	James Chalmers	Michael Rabenecker
------------	----------------------------------	----------------	--------------------

**CASE INFORMATION:**

Case Initiated:	August 20, 2023	Type of Presentation:	Parking Citation	
-----------------	-----------------	-----------------------	------------------	--

**OWNER:**

OWNER: James Chalmers	PARKING VIOLATION: Parking on the City Right of Way
--------------------------	--

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20313PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 02/29/2024

Started On: 01/14/2024 02:13 PM

**Special Magistrate Hearing**

**4. D.**

**Meeting Date:** 03/06/2024

**Re:** Case# 23-2709-100 Blk Marina Way

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-2709 PK	100 Blk Marina Way	Marqueshia Dean	Michael Rabenecker
------------	--------------------	-----------------	--------------------

**CASE INFORMATION:**

Case Initiated:	September 16, 2023	Type of Presentation:	Parking Citation	
-----------------	--------------------	-----------------------	------------------	--

**OWNER:**

OWNER: Marqueshia Dean	PARKING VIOLATION: Parked Facing the Wrong Direction
---------------------------	---

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20500PK	34-31(N) Parked Facing the Wrong Direction	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 02/29/2024

Started On: 01/14/2024 02:31 PM

**Special Magistrate Hearing**  
**Meeting Date: 03/06/2024**

**8. A.**

---

**Information**

**SUBJECT:**

Property Address: 535 S 7th Street	Owner Name: Ermith Lazare	
---------------------------------------	------------------------------	--

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	1	# of Nuis. Abatement Liens	0	# of Demolition Liens	0
-----------------	---	----------------------------	---	-----------------------	---

**OWNER:**

Owner: Ermith Lazare 3406 Menendez Avenue Fort Pierce, FL 34947	
--	--

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	Case # 21-0497 - Certified mail returned unclaimed. Property posted on 06/23/2021.
Owner provided opportunity to be heard prior to lien being filed:	Yes	Case #21-0497 - Massey notice sent 12/15/2021
Property is not homesteaded:	Yes	2/28/2024
Lien(s) remain unpaid:	Yes	As of 2/28/2024 - \$126,470.00 continuing to accrue at \$100/day.
Intent to foreclose was served:	Yes	Affidavit of Service - 1/19/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

---

## **Attachments**

21-0497 - 535 S 7th Street - packet  
535 S 7th Street - Property ID Card  
535 S 7th Street - Intent to Foreclose Notice  
535 S 7th Street - Foreclosure review hearing notice  
535 S 7th Street - Proof of service

---

## **Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 02/28/2024

Started On: 02/28/2024 01:27 PM



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT

Florida

**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Case # 21-0497

Issuing Officer: Isaac Saucedo, Code Enforcement Officer

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

Property Address: 535 S 7TH ST

Tax ID #: 2410-709-0063-000/0

Violation of Section(s): IPMC 304.10 Stairways, decks, porches and balconies  
 IPMC 304.13 Window, skylight and door frames  
 IPMC 304.2 Protective Treatment

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **July 07, 2021 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

If you are unable to attend the hearing in person but wish to attend by a telephone conference, you must contact the Special Magistrate Clerk at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

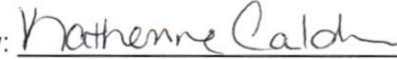
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the Special Magistrate with respect to any matter considered at its hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.  
  
 By: \_\_\_\_\_  
 Margaret M. Arraiz, Code Compliance Manager  
 (772) 467-3720

CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, ERMITH LAZARE, 3406 MENENDEZ AVE, FT PIERCE, FL 34947 on this 7<sup>th</sup> day of June, 2021.

By:   
 Katherine Calderon, Special Magistrate Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

March 07, 2021

Re: Case # 21-00000497

ERMITH LAZARE  
3406 MENENDEZ ST  
FT PIERCE, FL 34947

Property address: 535 S 7TH ST  
Tax ID #: 2410-709-0063-000/0

### NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 535 S 7TH 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).

#### *IPMC 304.10 Stairways, decks, porches and balconies.*

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

- Please repair all deteriorated stairways on property. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
- Please have this violation corrected within 30 days or by April 07, 2021.

#### *IPMC 304.13 Window, skylight, and door frames.*

Every window, skylight, door, and frame shall be kept in sound condition, good repair and weather tight.

- Please repair all broken glass on windows located throughout property. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
- Please have this violation corrected within 30 days or by April 07, 2021.

#### *IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other

C0101475

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.




than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please pressure wash and paint where molding, chipping or deterioration has occurred.
- Please have this violation corrected within 30 days or by April 07, 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 Sunday through Thursday, 6 a.m. to 5 p.m.

Sincerely,



Isaac Saucedo  
Code Enforcement Officer  
P – 772-467-3143  
EM: Isaucedo@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:

DAVID JEAN-LOUIS  
535 S 7TH ST A  
FORT PIERCE, FL 34950

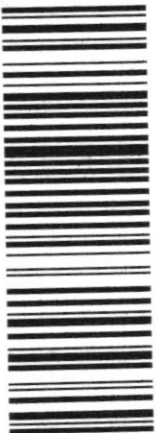
ANOLIA ST FLEUR  
535 S 7<sup>TH</sup> ST B  
FORT PIERCE, FL 34950



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT &  
 ANIMAL CONTROL

100 NORTH U.S. 1  
 P.O. BOX 1480  
 FORT PIERCE, FL 34954-1480

**CERTIFIED MAIL**



7020 0090 0000 6964 1950



U.S. POSTAGE PITNEY BOWES  
 ZIP 34950 \$006.96<sup>0</sup>  
 02 4W  
 0000376939 JUN 08 2021

Case # 21-0497  
 Issuing Officer: Isaac Saucedo, Code Enforcement Officer

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

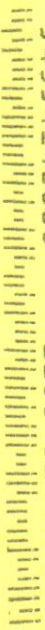
*Handwritten:* 6-10-21  
 6/15/21  
 JUN 13 2021

NIXIE 331 DE 1 0007/09/21

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

BC: 34954148080 \*1106-01441-08-41

34954148080



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. A

**ERMITH LAZARE  
3406 MENENDEZ ST  
FT PIERCE, FL 34947**

535 S 7TH ST 21-497 SM 7/7 /KC 06/01/2021



9590 9402 6380 0303 0247 99

2. Article Number (Transfer from service label)

7020 0090 0000 6964 1950

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
if YES, enter delivery address below:  No

JUL 13 2021

CITY OF FORT PIERCE  
COMMUNITY RESPONSE

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



**AFFIDAVIT OF MAILING NOTICE TO APPEAR**

IN THE MATTER OF: ERMITH LAZARE  
3406 MENENDEZ AVE  
FT PIERCE, FL 34947

CASE NO: 21-0497

RE: 535 S 7TH ST

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

That a Notice to Appear at the Special Magistrate Hearing on July 07, 2021, was mailed today by first class mail to:

ERMITH LAZARE  
3406 MENENDEZ AVE  
FT PIERCE, FL 34947

FURTHER AFFIANT SAYETH NOT.

DATED this 23<sup>rd</sup> day of June, 20 21.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 23<sup>rd</sup> day of June, 20 21.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

IN THE MATTER OF: ERMITH LAZARE  
3406 MENENDEZ AVE  
FT PIERCE, FL 34947

CASE NO: 21-0497

**AFFIDAVIT OF POSTING NOTICE OF SPECIAL MAGISTRATE HEARING**

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

That the property located at 535 S 7TH ST was posted with a Notice to Appear at the Special Magistrate Hearing on July 07, 2021 and that a copy of the Notice to Appear is also posted in the lobby of City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 23<sup>rd</sup> day of June, 20 21.



Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 23<sup>rd</sup> day of June, 20 21.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY  
FORT PIERCE  
CODE ENFORCEMENT

Florida

December 15, 2021

ERMITH LAZARE  
3406 MENENDEZ AVE  
FT PIERCE, FL 34947

Property address: 535 S 7TH ST  
Tax ID #: 2410-709-0063-000/0  
Legal description: OAKLAND PARK BLK 8 LOTS 9 AND 12

Re: Case # 21-0497

Code section(s) in violation: IPMC 304.10 – Stairways, decks, porches and balconies  
IPMC 304.2 – Protective treatment

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 fine of \$150.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of non-compliance, then you must respond in writing, stating a detailed reason as to why you disagree. This correspondence must be received by our office within twenty (20) days from the date of this letter.

If we 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 have any questions, please contact our office at (772) 467-3720.

Sincerely,

  
Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: parraiz@cityoffortpierce.com

C0107463



CASE #: 21-0497

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

Property Address: 535 S 7TH ST  
 Tax ID #: 2410-709-0063-000/0  
 Legal Description: OAKLAND PARK BLK 8 LOTS 9 AND 12 (MAP 24/10F) (OR 3277-672)

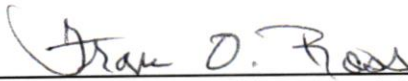
RE: Violation of Section(s): IPMC 304.10 Stairways, Decks, Porches and Balconies  
 IPMC 304.2 Protective Treatment

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 07, 2021, 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 is 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. The above name violator is ordered to take the following corrective actions:
  - a. Repair all deteriorated stairways on property. A permit may be required. If you have any questions, please contact the Building Department at 772-467-3718.
  - b. Pressure wash and paint where molding, chipping or deterioration has occurred.
2. In the event the violation is not remedied within 90 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 \$150.00.
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 Special Magistrate of the City of Fort Pierce, Florida, imposing a 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 9<sup>th</sup> day of July, 2021.

  
 Fran O. Ross, Esq., Special Magistrate

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

9<sup>th</sup> DAY OF July, 2021.

  
 Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

Florida

April 5, 2022

ERMITH LAZARE  
3406 MENENDEZ AVE  
FT PIERCE, FL 34947

Property address: 535 S 7TH ST  
Tax ID #: 2410-709-0063-000/0  
Legal description: OAKLAND PARK BLK 8 LOTS 9 AND 12

Re: Case # 21-0497

Code section(s) in violation: IPMC 304.10 – Stairways, decks, porches and balconies; IPMC 304.2 – Protective treatment

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 \$22,370.00 has accrued and continues to accrue at \$150.00 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 our office at (772) 467-3720.

Sincerely,

  
Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

C0109743



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

Case # 21-0497

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

Property Address: 535 S 7TH ST  
 Tax ID #: 2410-709-0063-000/0  
 Legal Description: OAKLAND PARK BLK 8 LOTS 9 AND 12

Violation of Section(s): IPMC 304.10 – Stairways, decks, porches and balconies; IPMC 304.2 – Protective treatment

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated July 09, 2021 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 \$150.00 from 11/7/2021 and a like sum thereafter for each day the violation continues. A certified copy of 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 17<sup>th</sup> day of march, 20 22.

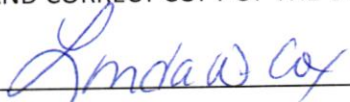
  
 Fran Ross, Esq., Special Magistrate

ATTEST:

STATE OF FLORIDA  
 ST. LUCIE COUNTY  
 CITY OF FORT PIERCE

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 5017947 04/01/2022 09:44:48 AM  
 OR BOOK 4800 PAGE 2960 - 2960 Doc Type: ORD  
 RECORDING: \$10.00

I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND CORRECT COPY OF THE ORIGINAL.

  
 CITY CLERK

(CITY SEAL)

3/21/2022  
 DATE

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 535 S 7TH ST Parcel ID: 2410-709-0063- Account #: 23684 Sec/Town/Range:  
 000-0  
 Map ID: 24/10S Zoning: Medium Den Use Type: 0800 Jurisdiction: Fort Pierce

### Ownership

Ermith Lazare  
 3406 Menendez AVE  
 Fort Pierce, FL 34947

### Legal Description

OAKLAND PARK BLK 8 LOTS 9 AND 12 (MAP 24/10F)  
 (OR 4083-994)

### Current Values

Just/Market:	\$247,000	Assessed:	\$234,921	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$234,921	2023	\$247,000	\$234,921	\$0	\$234,921
				2022	\$216,200	\$213,565	\$0	\$213,565
				2021	\$201,900	\$194,150	\$0	\$194,150

### Historical Values 3-year

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-02-2018	4083 / 0994	0001	WD	Grose Sheyla Schoonover	\$100,100
03-12-2011	3277 / 0672	0111	SPWD	Bogart Rd Associates LLC	\$236,100
05-04-2006	2556 / 0668	XX00	WD	Schoonover Helen M	\$350,000

### Primary Building Information

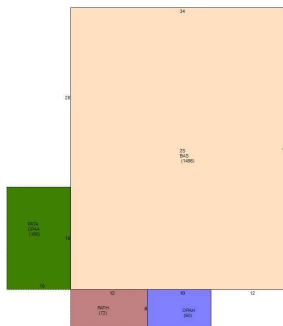
Finished Area of this building: 2,992 SF  
 Gross Sketched Area: 3,444 SF

#### Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Flat/Shed Building Type: MFH  
 Year Built: 1925 Frame: Grade: MFFQ Effective Year: 1970  
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 3 Secondary Wall:

#### Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:  
 Full Baths: 3 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Double Pine



### Total Areas

Finished/Under Air (SF):	4,864
Gross Sketched Area (SF):	5,686
Land Size (acres):	0.3
Land Size (SF):	13,000
Total Building Count:	3

### Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

January 16, 2024

ERMITH LAZARE  
3406 MENENDEZ AVE  
FT PIERCE, FL 34947

Property address: 535 S 7TH ST  
Tax ID #: 2410-709-0063-000/0  
Legal description: OAKLAND PARK BLK 8 LOTS 9 AND 12

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds a lien against the above referenced property, which has been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

A copy of the lien is attached for your review. Our records indicate that the lien remains active and has not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)



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

**SPECIAL MAGISTRATE  
NOTICE OF FORECLOSURE REVIEW**

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

Property Address:  
Tax ID #:

21-0497      BOOK 4800 PAGE: 9589 0710 5270 0586 9433 16

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

Postage \$

Total \$

Sent \$

Street \$

City, \$

535 s 7th st FORECLOSURE KC 3/6

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 06, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

Additional Instructions:

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

**Disclosure pursuant to Florida Statutes section 286.0105:** "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By: Margaret M. Arcaiz  
Margaret M. Arcaiz, Director of Community Response

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, ERMITH LAZARE, 3406 MENENDEZ AVE, FT PIERCE, FL 34947 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By: Katherine Calderon  
Katherine Calderon, Special Magistrate Clerk

**RETURN OF SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 21-0497

Plaintiff:  
**City of Fort Pierce**

vs.

Defendant:  
**Ermith Lazare**

For:  
Peggy Arraiz  
City of Fort Pierce, Director of Community Response  
100 North Us Hwy 1  
Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 10:52 am to be served on **Ermith Lazare, 3406 Menendez Ave., Fort Pierce, FL 34947.**

I, Beth Kramer PS# 09-46, do hereby affirm that on the **19th day of January, 2024 at 3:08 pm, I:**

**SUBSTITUTE** served by delivering a true copy of the **Special Magistrate Order Assessing Fine and Imposing Lien, Order Assessing Fine and Imposing Lien-Case #21-0497, Code Letter dDated 1/16/2024** with the date and hour of service endorsed thereon by me, to: **Murat Geanmerie as Co resident at the address of: 3406 Menendez Ave., Fort Pierce, FL 34947**, the within named person's usual place of **Abode**, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

**Description of Person Served:** Age: 22, Sex: M, Race/Skin Color: Black, Height: 5'8", Weight: 150, Hair: Black, Glasses: N

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).



**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000111

**Special Magistrate Hearing**  
**Meeting Date:** 03/06/2024

**8. B.**

---

**Information**

**SUBJECT:**

Property Address: 313 S 13th Street	Owner Name: Jeanne Arias	
--	-----------------------------	--

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	1	# of Nuis. Abatement Liens	10	# of Demolition Liens	0
-----------------	---	----------------------------	----	-----------------------	---

**OWNER:**

Owner: Jeanne Arias 223 N 2nd Street Fort Pierce, FL 34950	
---	--

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	CE Case # 08-3431 - Certified mail returned unclaimed. Posting completed 07/02/2009. LOT CLEARING CASES: Case #09-0682 - posted 04/17/2009 Case #09-1846 - posted 07/22/2009 Case #10-0975 - posted 08/19/2010 Case #11-1789 - posted 11/22/2011 Case #12-0358 - posted 03/14/2012 Case #13-0541 - posted 03/26/2013 Case #14-0499 - posted 03/07/2014 Case #14-1715 - posted 09/04/2014 Case #16-0438 - posted 02/26/2016 Case #17-0708 - posted 04/26/2017
Owner provided opportunity to be heard prior to lien being filed:	Yes	CE Case #08-3431 - Massey Notice sent 09/10/2009. Lot clearing cases - included in posting.
Property is not homesteaded:	Yes	1/16/2024
Lien(s) remain unpaid:	Yes	As of 2/7/2024
Intent to foreclose was served:	Yes	Affidavit of Service - 1/19/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

---

**Attachments**

- Case #08-3431 - 313 S 13th Street - packet
- Case #09-0682 - 313 S 13th Street - packet
- Case #09-1846 - 313 S 13th Street - packet
- Case #10-0975 - 313 S 13th Street - packet

Case #11-1789 - 313 S 13th Street - packet

Case #12-0358 - 313 S 13th Street - packet

Case #13-0541 - 313 S 13th Street - packet

Case #14-0499 - 313 S 13th Street - packet

Case #14-1715 - 313 S 13th Street - packet

Case #16-0438 - 313 S 13th Street - packet

Case #17-0708 - 313 S 13th Street - packet

LC Liens - combined and highlighted

Property ID Card

313 S 13th Street - Intent to Foreclose notice

313 S 13th Street - Proof of Service

313 S 13th Street - Affidavit of mailing

313 S 13th Street - Foreclosure review hearing notice

---

### **Form Review**

Form Started By: Peggy Arraiz

Started On: 02/29/2024 04:43 PM

Final Approval Date: 02/29/2024

SPECIAL MAGISTRATE  
CITY OF FORT PIERCE  
STATE OF FLORIDA

IN THE MATTER OF: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

CASE NO: 8-3431  
Regular presentation  X   
Repeat violator \_\_\_\_\_

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

**Section: 5-368 (6) Fence Maintenance**

All fences shall be maintained in reasonably good repair. Any fence in a state of disrepair shall be replaced or repaired.

The brief legal description of the real property upon which the violation(s) occurred is: **313 S 13 ST**  
9 35 40 BEG ON W LI OF 13 ST 585FT N OF DELAWARE AV, TH W 138 FT, TH N 65 FT, TH E 138 FT, TH S 65 FT TO POB (OR 2327-2801)

You are hereby notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **July 15, 2009 at 8:30 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida.

**YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE SPECIAL MAGISTRATE AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S).** If you fail to attend, the Special Magistrate may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

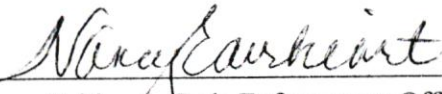
If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per day be imposed.

Any decision of the Special Magistrate may be appealed. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR SAME.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida. A copy of the Rules of Procedure for the Code Enforcement Board and Special Magistrate may be obtained upon request from the Department of Community Response.

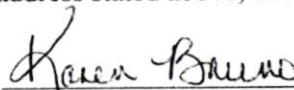
Please govern yourself accordingly.

CODE ENFORCEMENT SPECIAL MAGISTRATE

By:   
Nancy Earheart, Code Enforcement Officer  
(772) 460-2200 Ext. 267

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 1<sup>st</sup> day of June, 2009.

By:   
Karen Bruno, Secretary to the Special Magistrate



## City of Fort Pierce, Florida

Building and Code Enforcement

P.O. Box 1480

Fort Pierce, Florida 34954

TEL #: (772) 460-2200

FAX #: (772) 468-0457

November 5, 2008

Tax ID #: 2409-421-0002-000/8

Case #: 08-00003431

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**ADDRESS: 313 S 13 ST**

**It has come to our attention that the property listed above is in violation of the following:**

**Section: 5-368 (6)**

**Fence Maintenance**

All fences shall be maintained in reasonably good repair. Any fence in a state of disrepair shall be replaced or repaired.

**The following actions must be taken to remedy this/these violation(s):**

1. In rear or anywhere else on property that the fence has fallen down please repair, replace or remove.

Your cooperation in this matter would be greatly appreciated.

The Code Enforcement Department requests that this property be brought into compliance prior to **November 20, 2008**. Your cooperation in these matters would be greatly appreciated. If you are unable to meet this request for any reason, please contact the Officer at (772) 460-2200 extension 267. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Nancy Earheart  
Code Enforcement Officer

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles 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.

# CITY OF FORT PIERCE

Florida



DEPARTMENT OF BUILDING AND CODE ENFORCEMENT  
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954

THE MATTER OF: TUSHAR VAKIL

PO BOX 2737

VERO BEACH, FL 32961

CERTIFIED MAIL™



7006 2150 0001 1921 3422



UNITED STATES POSTAGE  
PRIME'S BOBBLES  
02 1M  
0004236375  
JUN 02 2009  
MAILED FROM ZIP CODE 34950  
**\$ 05.540**

(V)

OFF

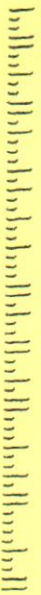
6-2

NIXIE 327 4C 1 05 06/06/09

RETURN TO SENDER  
NOT DELIVERABLE AS  
UNABLE TO FORWARD

BCI 34954149080 \*1974-05189-06-39

32954149080 B029



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**SM 8-3431 313 S 13TH ST 7/15/09**  
**TUSHAR VAKIL**  
**P.O. BOX 2737**  
**VERO BEACH, FL 32961**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by ( Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
 (Transfer from service label)

7006 2150 0001 1921 3422

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

IN THE MATTER OF: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

CASE NO: 8-3431

**AFFIDAVIT OF MAILING NOTICE TO APPEAR**

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

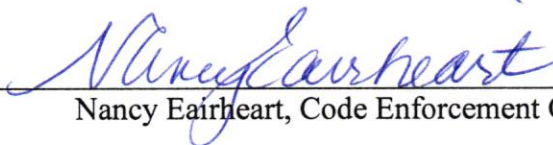
1. That (he) (she) Nancy Earheart, confirms that Notice to Appear at the Special Magistrate Hearing on July 15, 2009, was mailed today by first class mail to:

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

RE: **313 S 13 ST**

FURTHER AFFIANT SAYETH NOT.

DATED this 2<sup>nd</sup> day of July, 2009.

  
\_\_\_\_\_  
Nancy Earheart, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 2<sup>nd</sup> day of July, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



Feb 29, 2024 2:15:51 PM EST

File Edit Commands Help

**SUPERION**  
NaviLine

Case 08-00003431

- All Actions
- Board Meetings
- Data Actions
- Fees
- Inspections
- Liens
- Names
- Notices
- Other Actions
- Receipts
- Text

**Property Information**

Address: 313 S 13TH ST  
FT PIERCE, FL 34950

Location ID: 5504

TAX ID #: 2409-421-0002-000/8

Alternate ID description:

Zoning: NA UNKNOWN

Subdivision:

**Case General Information**

Case status: FL FINES/LIENS RUNNING

Status date: 7/29/2009

Case type: CE CODE ENFORCEMENT VIOLATION

Reported date: 11/05/2008

Origination: IP INSPECTION

Default inspector: IS Isaac Saucedo

Credit balance: .00

**Owner Information**

Owner name: VAKIL, TUSHAR

Address: PO BOX 2737

City: VERO BEACH, FL 32961

Phone: 0

Notice:

Flip: Y

**Violations**

Type	Status	Location
Q FENCE MAINTENANCE	AC	REAR

**Case Data**

Action description	Scheduled date	Days to next action	Calculated due date	Status	No
Follow-up Inspection	1/29/2009		1/29/2009	COMPLETED	No
Follow-up Inspection	3/31/2009		3/31/2009	COMPLETED	No
SUMMARY SHEET	3/30/2009		3/30/2009	ISSUED	
Follow-up Inspection	4/30/2009		4/30/2009	COMPLETED	No
SPECIAL MAGISTRATE MEETING	7/15/2009		7/15/2009	COMPLETED	
CODE - HEARING NOTICE	5/28/2009		5/28/2009	ISSUED	
Follow-up Inspection	7/13/2009		7/13/2009	COMPLETED	No
CODE - AFFIDAVIT OF POSTING	6/30/2009		6/30/2009	ISSUED	
CODE - AFFIDAVIT OF MAILING	6/30/2009		6/30/2009	ISSUED	
CODE - NOTICE OF HEARING SHORT	6/30/2009		6/30/2009	ISSUED	
Follow-up Inspection	7/31/2009		7/31/2009	COMPLETED	No
CODE - ORDER VIOLATION	7/15/2009		7/15/2009	ISSUED	
CODE - AFF OF NONCOMPLIANCE	7/29/2009		7/29/2009	ISSUED	
Follow-up Inspection	3/11/2010		3/11/2010	COMPLETED	No

Print

Cancel

Exit

Refresh

Land Inquiry

Call Inquiry

Print History

Images



313 S. 13



## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

September 10, 2009

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

Property address: 313 S 13 ST

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) 5-368 (6) Fence Maintenance and the fine of \$250.00 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) 460-2200, ext. 234.

Sincerely,

Karen Bruno  
Secretary to the Special Magistrate

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

SM CASE # 8-3431

RE: Violation of Section(s): 5-368 (6) Fence Maintenance

Violator: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3369362 07/22/2009 at 10:51 AM  
OR BOOK 3110 PAGE 900 - 900 Doc Type: ORD  
RECORDING: \$10.00

Property Address: 313 S 13 ST Tax ID #: 2409-421-0002-000/8  
Legal Description: 9 35 40 BEG ON W LI OF 13 ST 585FT N OF DELAWARE AV, TH W 138  
FT, TH N 65 FT, TH E 138 FT, TH S 65 FT TO POB (OR 2327-2801)

ORDER DETERMINING VIOLATION

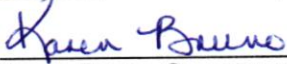
**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 15, 2009, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that TUSHAR VAKIL failed to keep fence in reasonably good repair (any fence in a state of disrepair shall be replaced or repaired) which is 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 15 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00 per day.

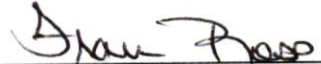
This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, 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) 460-2200, extension 267, 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 15<sup>th</sup> day of July, 2009.**

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
22nd DAY OF JULY, 2009.

  
Karen Bruno, Secretary to the Special Magistrate

  
Fran Ross, Esq. Special Magistrate

**\*\*THE FOLLOWING CASE FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION\*\***



## City of Fort Pierce, Florida

Building and Code Enforcement

P.O. Box 1480

Fort Pierce, Florida 34954

TEL #: (772) 460-2200

FAX #: (772) 468-0457

October 29, 2009

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

Case number: 8-3431

Property address: 313 S 13 ST

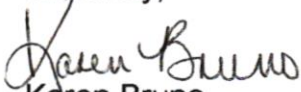
Dear Property Owner(s):

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 \$12,250.00 has accrued and continues to accrue at \$250.00 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 Janey Singer at (772) 460-2200, ext. 282.

Sincerely,

  
Karen Bruno

Secretary to the Special Magistrate

*copy 10/1/15 \$553,030.00*

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

Case #: 8-3431

RE: Violation of Section(s): 5-368 (6) Fence Maintenance

Violator: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

Property Address: 313 S 13 ST

Tax ID #: 2409-421-0002-000/8

Legal Description: 9 35 40 BEG ON W LI OF 13 ST 585FT N OF DELAWARE AV, TH W 138 FT, TH N 65 FT, TH E 138 FT, TH S 65 FT TO POB (OR 2327-2801)

ORDER ASSESSING FINE AND IMPOSING LIEN

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on July 15, 2009 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated July 15, 2009 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 September 10, 2009 and a like sum thereafter for each day the violation continues. A certified copy of 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 28<sup>th</sup> day of October, 2009.

ATTEST:

  
CITY CLERK

  
Fran Ross, Esq. Special Magistrate

DATED: Oct 28 2009

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

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

File Name: C0032572

THIS IS TO CERTIFY THAT  
THIS IS A TRUE AND  
CORRECT COPY OF THE  
RECORDS ON FILE IN THIS  
OFFICE.

  
CITY CLERK

DATE 10-28-09

(CITY SEAL)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3405995 10/29/2009 at 02:14 PM  
OR BOOK 3140 PAGE 2077 - 2077 Doc Type: ORD  
RECORDING: \$10.00



## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

April 6, 2009

Tax ID #: 2409-421-0002-000/8

Case #: 09-00000682

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**RE: 313 S 13 ST**

Dear Owner,

The property listed above is in violation of the Code of the City of Fort Pierce, Florida:

**Section #: 16-46, 16-47, & 5-370**

**Description: Weeds and Grass**

WEEDS AND GRASS NEED TO BE CUT. REMOVE ALL TRASH, DEBRIS, DEAD TREES AND BRANCHES. ALSO, PLEASE TRIM ALL TREES UP TO SIX (6) FEET ABOVE THE GROUND.

THE SOLID WASTE DEPARTMENT WILL NOT REMOVE TRASH, DEBRIS OR OTHER ITEMS FROM EMPTY LOTS. PLEASE MAKE THE NECESSARY ARRANGEMENTS TO HAVE ALL DEBRIS REMOVED AND PROPERLY DISPOSED.

YOUR COOPERATION IN THIS MATTER WOULD BE GREATLY APPRECIATED.

Please correct this violation within **10 days** from receipt of this letter. If the violation is not corrected within **10 days**, a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property by the City's Finance Department. A **\$100.00 administrative charge** will be added for any lot the city causes to be cleared for failure to comply.

If you should have any questions, please contact the Code Enforcement Officer at (772) 460-2200 extension 267. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Nancy Earheart  
Code Enforcement Officer



City of Fort Pierce, Florida  
 Building and Code Enforcement  
 P.O. Box 1480  
 Fort Pierce, Florida 34954  
 TEL #: (772) 460-2200

**AFFIDAVIT OF MAILING & POSTING  
 LOT CLEARING NOTICE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13 ST

CASE #: 09-00000682

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

That he/she confirms that a Lot Clearing Notice was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

Tushar Vakil  
P.O. Box 2737  
Vero Beach, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 17<sup>th</sup> day of April, 2009.

Nancy Eairheart  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

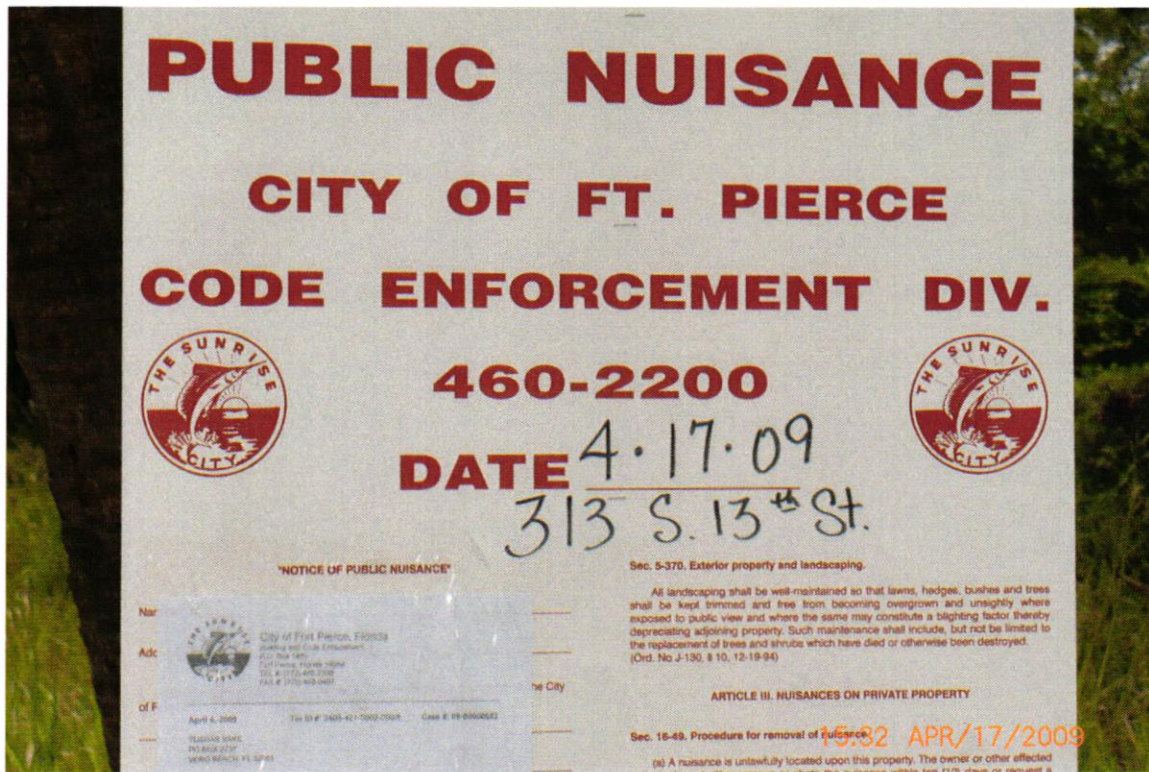
SWORN TO and SUBSCRIBED before me

This 20<sup>th</sup> day of April, 2009.

Karen C. Bruno  
 NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES: 2013



313 S 13th St



## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

July 6, 2009

Tax ID #: 2409-421-0002-000/8

Case #: 09-00001846

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**RE: 313 S 13 ST**

Dear Owner,

The property listed above is in violation of the Code of the City of Fort Pierce, Florida:

**Section #: 16-46, 16-47, & 5-370**

**Description: Weeds and Grass**

WEEDS AND GRASS NEED TO BE CUT. REMOVE ALL TRASH, DEBRIS, DEAD TREES AND BRANCHES. ALSO, PLEASE TRIM ALL TREES UP TO SIX (6) FEET ABOVE THE GROUND.

THE SOLID WASTE DEPARTMENT WILL NOT REMOVE TRASH, DEBRIS OR OTHER ITEMS FROM EMPTY LOTS. PLEASE MAKE THE NECESSARY ARRANGEMENTS TO HAVE ALL DEBRIS REMOVED AND PROPERLY DISPOSED.

YOUR COOPERATION IN THIS MATTER WOULD BE GREATLY APPRECIATED.

Please correct this violation within **10 days** from receipt of this letter. If the violation is not corrected within **10 days**, a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property by the City's Finance Department. A **\$100.00 administrative charge** will be added for any lot the city causes to be cleared for failure to comply.

If you should have any questions, please contact the Code Enforcement Officer at (772) 460-2200 extension 267. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Nancy Earheart  
Code Enforcement Officer



City of Fort Pierce, Florida

Building and Code Enforcement

P.O. Box 1480

Fort Pierce, Florida 34954

TEL #: (772) 460-2200

**AFFIDAVIT OF MAILING & POSTING  
LOT CLEARING NOTICE**

IN THE MATTER OF: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13 ST

CASE #: 09-00001846

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

That he/she confirms that a Lot Clearing Notice was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
PO Box 2737  
VERO BEACH FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 22 day of July, 2009.

Nancy Eairheart  
SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

This 22nd day of July, 2009.

Karen C. Bruno  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: 2013





**CODE ENFORCEMENT DIV.**

**460-2200**

**DATE** 7/22/09

313 S.13 ~~511 N. 10th St~~

**"NOTICE OF PUBLIC NUISANCE"**

Name of Owner \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_

City of Fort Pierce, Florida  
 Building and Code Enforcement  
 P.O. Box 1492  
 Fort Pierce, Florida 34945  
 Tel. # (888) 358-0200  
 Fax # (888) 358-0201

July 6, 2009  
 FUSIAR WOLF  
 PO BOX 2170  
 VENED BEACH, FL 33581  
 RE: 313 S 13 ST  
 Dear Owner:

Sec. 5-370. Exterior property and landscaping.  
 All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly when exposed to public view and when the same may constitute a blighting factor thereat depreciating adjoining property. Such maintenance shall include, but not be limited to the replacement of trees and shrubs which have died or otherwise been destroyed. (Ord. No J-130, R 10, 12-19-94)

**ARTICLE III. NUISANCES ON PRIVATE PROPERTY**

**Sec. 16-49. Procedure for removal of nuisance.**  
 (a) A nuisance is unlawfully located upon this property. The owner or other affected individual must either remove or abate the nuisance within ten (10) days or request a hearing pursuant to Section 2-245 of the Fort Pierce Code of Ordinances.  
 Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing. The City of Fort Pierce will then cause an immediate removal or abatement of the nuisance and, if removed, will dispose of it in the manner



## City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

July 19, 2010

Tax ID #: 2409-421-0002-000/8

Case #: 10-00000975

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**RE: 313 S 13 ST**

**Dear Owner,**

The property listed above is in violation of the Code of the City of Fort Pierce, Florida:

**Section #: 16-46, 16-47, & 5-370**

**Description: Weeds and Grass**

WEEDS AND GRASS NEED TO BE CUT. REMOVE ALL TRASH, DEBRIS, DEAD TREES AND BRANCHES. ALSO, PLEASE TRIM ALL TREES UP TO SIX (6) FEET ABOVE THE GROUND.

THE SOLID WASTE DEPARTMENT WILL NOT REMOVE TRASH, DEBRIS OR OTHER ITEMS FROM EMPTY LOTS. PLEASE MAKE THE NECESSARY ARRANGEMENTS TO HAVE ALL DEBRIS REMOVED AND PROPERLY DISPOSED.

YOUR COOPERATION IN THIS MATTER WOULD BE GREATLY APPRECIATED.

Please correct this violation within **10 days** from receipt of this letter. If the violation is not corrected within **10 days**, a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property by the City's Finance Department. A **\$100.00 administrative charge** will be added for any lot the City causes to be cleared for failure to comply.

If you should have any questions, please contact the Code Enforcement Officer at (772) 460-2200 extension 282. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Janey Singer  
Code Enforcement Officer



City of Fort Pierce, Florida

Building and Code Enforcement  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200

**AFFIDAVIT OF MAILING & POSTING  
LOT CLEARING NOTICE**

IN THE MATTER OF: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13 ST

CASE #: 10-00000975

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

That he/she confirms that a Lot Clearing Notice was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 19 day of August, 2010.

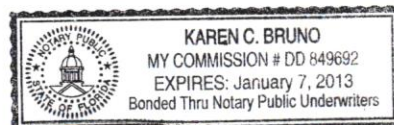
  
SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

This 19th day of August, 2010.

  
NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES: 2013

# CITY OF FT. PIERCE CODE ENFORCEMENT DIV.



460-2200



DATE **08-19-10**  
**313 S 13 ST**

### "NOTICE OF PUBLIC NUISANCE"

Name of Owner \_\_\_\_\_

Address \_\_\_\_\_

City of Fort \_\_\_\_\_

July 19, 2010 Tax ID #: 2409421-0000-0008 Case #: 10-0090878  
TUSHAN VAKIL  
PO BOX 2737  
VENICE BEACH, FL 33594  
RE: 313 S 13 ST  
Dear Owner:  
The property listed above is in violation of the Code of the City of Fort Pierce, Florida  
Section # 16-46, 16-47, & 9-376. Description: **Weeds and Grass**  
WEEDS AND GRASS NEED TO BE CUT. REMOVE ALL TRASH, DEBRIS, DEAD TREES AND  
BRANCHES. ALSO, PLEASE TRIM ALL TREES UP TO 30 FEET ABOVE THE GROUND.  
THE SOLID WASTE DEPARTMENT WILL NOT REMOVE TRASH, DEBRIS OR OTHER ITEMS  
FROM EMPTY LOTS. PLEASE MAKE THE NECESSARY ARRANGEMENTS TO HAVE ALL DEBRIS  
REMOVED AND TRASHES REPOSED.  
YOUR COOPERATION IN THIS MATTER WOULD BE GREATLY APPRECIATED.  
Please correct this violation within 10 days from receipt of this letter. If the violation is not  
corrected within 10 days, a violation ticket by the city will enter the property and direct the  
work to be done. A bill for services rendered will be filed as a lien against the property by the  
City's Finance Department. A \$100.00 administrative charge will be added for any fee the  
City incurs to be assessed for failure to comply.  
If you should have any questions, please contact the Code Enforcement Officer at (772) 460-  
2200 extension 282. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.  
Sincerely,  
Jersey Singer  
Code Enforcement Officer

### Sec. 5-370, Exterior property and landscaping.

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property. Such maintenance shall include, but not be limited to the replacement of trees and shrubs which have died or otherwise been destroyed. (Ord. No J-130, § 10, 12-18-94)

### ARTICLE III. NUISANCES ON PRIVATE PROPERTY

#### Sec. 16-40, Procedure for removal of nuisance.

(a) A nuisance is unlawfully located upon this property. The owner or other affected individual must either remove or abate the nuisance within ten (10) days or request a hearing pursuant to Section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing. The City of Fort Pierce will then cause an immediate removal or abatement of the nuisance and, if removed, will dispose of it in the manner provided for by law.

The owner or affected individual will be liable for the costs of removal, abatement, storage, disposition and publication of notice.

Such costs will be imposed as a lien on the property if not otherwise paid within thirty (30) days after receipt of the billing.

08/19/2010

DATE 08-19-10



08/19/2010



## City of Fort Pierce

Code Enforcement Division  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

**November 21, 2011**

Tax ID #: 2409-421-0002-000/8

**Case #: 11-00001789**

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**RE: 313 S 13TH ST**

**Dear Owner,**

The property listed above is in violation of the Code of the City of Fort Pierce, Florida:

**Section #: 16-46, 16-47, & 5-370**

**Description: Weeds and Grass**

WEEDS AND GRASS NEED TO BE CUT. REMOVE ALL TRASH, DEBRIS, DEAD TREES AND BRANCHES. ALSO, PLEASE TRIM ALL TREES UP TO SIX (6) FEET ABOVE THE GROUND.

THE SOLID WASTE DEPARTMENT WILL NOT REMOVE TRASH, DEBRIS OR OTHER ITEMS FROM EMPTY LOTS. PLEASE MAKE THE NECESSARY ARRANGEMENTS TO HAVE ALL DEBRIS REMOVED AND PROPERLY DISPOSED.

YOUR COOPERATION IN THIS MATTER WOULD BE GREATLY APPRECIATED.

Please correct this violation within **10 days** from receipt of this letter. If the violation is not corrected within **10 days**, a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property by the City's Finance Department. A **\$100.00 administrative charge** will be added for any lot the City causes to be cleared for failure to comply.

If you should have any questions, please contact the Code Enforcement Officer at (772) 460-2200 extension 282. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Janey Singer  
Code Enforcement Officer

City of Fort Pierce  
 1000 Broadway Avenue  
 Fort Pierce, FL 34945  
 Phone: 888-777-4444  
 Fax: 888-777-4444



November 15, 2011  
 1000 Broadway Avenue  
 Fort Pierce, FL 34945

1000 Broadway Avenue  
 Fort Pierce, FL 34945  
 888-777-4444

Dear Council:

The objective of this report is to provide information regarding the proposed...  
 Section 15-46, 15-47, 15-48

As you are well aware, the City of Fort Pierce is currently...  
 The Board will be responsible for reviewing and approving...  
 The Board will also be responsible for monitoring the progress...

It is requested that you advise the Board of any...  
 Please contact the City Manager at 888-777-4444...  
 If you have any questions, please contact the City Manager...

You should be aware that the Board will be responsible for...  
 Please contact the City Manager at 888-777-4444...

Sincerely,

\_\_\_\_\_  
 City Manager

\_\_\_\_\_  
 Deputy City Manager



City of Fort Pierce  
 Code Enforcement Division  
 P.O. Box 1480  
 Fort Pierce, Florida 34954  
 TEL #: (772) 460-2200

**AFFIDAVIT OF MAILING & POSTING  
 LOT CLEARING NOTICE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 11-00001789

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

That he/she confirms that a Lot Clearing Notice was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 22 day of November, 2011.

  
 \_\_\_\_\_  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

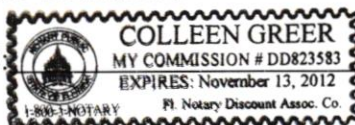
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

This 22nd day of November, 2011.

  
 \_\_\_\_\_  
 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) 460-2200  
FAX #: (772) 468-0457

March 13, 2012

Tax ID #: 2409-421-0002-000/8

Case #: 12-00000358

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

RE: 313 S 13TH ST

Dear Owner,

The property listed above is in violation of the Code of the City of Fort Pierce, Florida:

Section #: 16-46, 16-47, & 5-370

Description: Weeds and Grass

WEEDS AND GRASS NEED TO BE CUT. REMOVE ALL TRASH, DEBRIS, DEAD TREES AND BRANCHES. ALSO, PLEASE TRIM ALL TREES UP TO SIX (6) FEET ABOVE THE GROUND.

THE SOLID WASTE DEPARTMENT WILL NOT REMOVE TRASH, DEBRIS OR OTHER ITEMS FROM EMPTY LOTS. PLEASE MAKE THE NECESSARY ARRANGEMENTS TO HAVE ALL DEBRIS REMOVED AND PROPERLY DISPOSED.

YOUR COOPERATION IN THIS MATTER WOULD BE GREATLY APPRECIATED.

Please correct this violation within **10 days** from receipt of this letter. If the violation is not corrected within **10 days**, a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property by the City's Finance Department. A **\$100.00 administrative charge** will be added for any lot the City causes to be cleared for failure to comply.

If you should have any questions, please contact the Code Enforcement Officer at (772) 460-2200 extension 282. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Janey Singer  
Code Enforcement Officer



City of Fort Pierce  
Code Enforcement Division  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200

### AFFIDAVIT OF MAILING & POSTING LOT CLEARING NOTICE

IN THE MATTER OF: TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 12-00000358

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

That he/she confirms that a Lot Clearing Notice was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 14 day of March, 2012.

  
SIGNATURE OF CODE ENFORCEMENT OFFICER

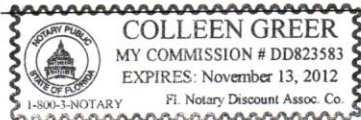
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

This 14th day of March, 2012.

  
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

March 25, 2013

Tax ID #: 2409-421-0002-000/8

Case #: 13-0000541

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**ADDRESS: 313 S 13TH ST**

### **NOTICE TO THE OWNER AND ALL PERSON INTERESTED**

**The property listed above is in violation of the following and has been declared a nuisance.**

#### **Section: 16-46, 16-47, 16-48**

#### **Nuisance as a Condition**

- (1) Injures or endangers the comfort, repose, health or safety of any person.
- (7) Tends to or could depreciate the value of property of any persons.
- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (15) Any condition constituting a fire hazard.

#### **Section: 5-370**

#### **Exterior Property and Landscaping**

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

#### **The following actions must be taken to remedy this/these violation(s):**

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances. Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation.

A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated. If you should have any questions, please contact the Code Enforcement Officer at (772) 467-3000. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

  
Jarley Singer  
Code Enforcement Officer



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

**AFFIDAVIT OF MAILING & POSTING  
 LOT CLEARING NOTICE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 13-00000541

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

That he/she confirms that a Lot Clearing Notice was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 26 day of March, 2013.


  
 \_\_\_\_\_  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

This 26th day of March, 2013.

  
 \_\_\_\_\_  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:  **COLLEEN GREER**  
 MY COMMISSION # EE 216024  
 EXPIRES: November 13, 2016  
 Bonded Thru Budget Notary Services



# CITY OF FT. PIERCE CODE ENFORCEMENT DIV



460-2200



DATE 4-9-13

3135 13th ST

### "NOTICE OF PUBLIC NUISANCE"

Name of Office: City of Fort Pierce  
Address of Office: Code Enforcement Division, P.O. Box 1482, Fort Pierce, Florida 34984  
Our rate of Fort Pierce: \$100.00  
ADDRESS: 3135 13th ST

**ADVICE TO THE OWNER AND ALL PERSONS INTERESTED**  
The property owner shall be in violation of the following and has been declared a nuisance:  
(1) Failure to maintain the current, repair, finish or quality of any portion of the property.  
(2) Any fence, wall, hedge, garage, building, porch, deck, patio, walkway, driveway, or other structure that is in a state of disrepair or is unsafe.  
(3) Any structure that is in a state of disrepair or is unsafe.  
(4) Any structure that is in a state of disrepair or is unsafe.  
(5) Any structure that is in a state of disrepair or is unsafe.

Sec. 5-370. Exterior property and landscaping.

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly when exposed to public view and where the same may constitute a blighting factor through depreciating adjoining property. Such maintenance shall include, but not be limited to, the replacement of trees and shrubs which have died or otherwise been destroyed. (Ord. No J-130, § 10, 12-19-04)

### ARTICLE III. NUISANCES ON PRIVATE PROPERTY

Sec. 16-49. Procedure for abatement of nuisances on private property.

(a) A nuisance is unlawfully located upon this property. The individual must either remove or abate the nuisance within the time specified in the hearing pursuant to Section 2-242.

04/09/2013



04/09/2013

3135 13th ST



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

March 7, 2014

Tax ID #: 2409-421-0002-000/8

Case #: 14-00000499

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

---

**NOTICE TO THE OWNER AND ALL PERSONS INTERESTED**

The property listed above is in violation of the following and has been declared a nuisance.

**Section: 16-46, 16-47, 16-48**

**Nuisance as a Condition**

- (1) Injures or endangers the comfort, repose, health or safety of any person.
- (7) Tends to or could depreciate the value of property of any persons.
- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (15) Any condition constituting a fire hazard.

**Section: 5-370**

**Exterior Property and Landscaping**

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

**The following actions must be taken to remedy this/these violation(s):**

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

---

Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances. Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation.

A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated. If you should have any questions, please contact the Code Enforcement Officer at (772) 467-3151. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Shaun Coss  
Code Enforcement Officer



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

**AFFIDAVIT OF MAILING & POSTING  
 PUBLIC NUISANCE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 14-00000499

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 he/she confirms that a Notice of Public Nuisance was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 7<sup>TH</sup> day of MARCH, 2014.

  
 \_\_\_\_\_  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE


SWORN TO and SUBSCRIBED before me

This 7<sup>th</sup> day of March, 2014.

  
 \_\_\_\_\_  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:  COLLEEN GREER  
 MY COMMISSION # EE 216024  
 EXPIRES: November 13, 2016  
 Bonded Thru Budget Notary Services

**CITY OF FORT PIERCE**



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

**NOTICE  
NUISANCE  
THE OWNER  
ABATE THE  
PURSUANT  
FAILURE TO  
HEARING WILL  
OF FORT PIERCE  
THE OWNER OR  
MANAGEMENT AND  
IF NOT COMPLIED**

---

**NOTICE TO THE OWNER AND ALL PERSONS INTERESTED**

March 7, 2014      Tax ID #: 2409-421-0002-000/8      Case #: 14-00000499

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

**ADDRESS: 313 S 13TH ST**

---

**THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING  
AND AS SUCH HAS BEEN DECLARED A NUISANCE:**

<p>Section: 16-46, 16-47, 16-48(1)(7)(9)(10)(15)</p> <p>Section: 5-370</p> <p>All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.</p>	<p>Nuisance as a Condition</p> <p><b>Exterior Property and Landscaping</b></p> <p>We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.</p>
--	---

**THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:**

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or the property.

Dated this March 7, 2014.

Sincerely,

13:43 MAR 07 2014





# City of Fort Pierce

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

August 18, 2014

Tax ID #: 2409-421-0002-000/8

Case #: 14-00001715

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

## NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

The property listed above is in violation of the following and has been declared a nuisance.

### Section: 16-46, 16-47, 16-48

### Nuisance as a Condition

- (1) Injures or endangers the comfort, repose, health or safety of any person.
- (7) Tends to or could depreciate the value of property of any persons.
- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

### The following actions must be taken to remedy this/these violation(s):

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances. Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation.

A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated. If you should have any questions, please contact the Code Enforcement Officer at (772) 467-3151. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Shaun Coss  
Code Enforcement Officer



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

**AFFIDAVIT OF MAILING & POSTING  
 PUBLIC NUISANCE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 14-00001715

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 he/she confirms that a Notice of Public Nuisance was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 4<sup>TH</sup> day of SEPTEMBER, 2014.

\_\_\_\_\_  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

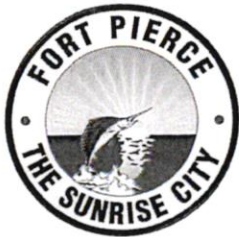
This 4<sup>th</sup> day of Sept, 20 14.

\_\_\_\_\_  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER  
 MY COMMISSION FEE 216024  
 EXPIRES: November 13, 2016  
 Bonded thru Budget Notary Services



# City of Fort Pierce

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

February 18, 2016

Tax ID #: 2409-421-0002-000/8

Case #: 16-00000438

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

## NOTICE TO THE OWNER AND ALL PERSON INTERESTED

The property listed above is in violation of the following and has been declared a nuisance.

### Section: 16-46 Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

### Section: 16-48 Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (15) Any condition constituting a fire hazard.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

### The following actions must be taken to remedy this violation:

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches.
  - a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
  - b. Per Section 16-27 (1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
  - c. For qualifying residential properties, per Section 16-27 (4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
  - d. Per Section 16-27 (5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.

---

Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

**Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property.**

In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated. If you should have any questions, please contact the Code Enforcement Officer at (772) 467-3152. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

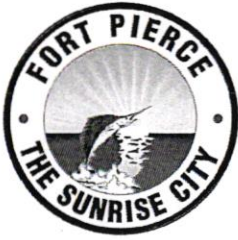
Sincerely,



Andy Avery  
Code Enforcement Officer

*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.*



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

**AFFIDAVIT OF MAILING & POSTING  
 PUBLIC NUISANCE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 16-00000438

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

That he/she confirms that a Notice of Public Nuisance was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 26th day of February, 2016.

  
 \_\_\_\_\_  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE


SWORN TO and SUBSCRIBED before me

This 26th day of February, 2016.

  
 \_\_\_\_\_  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_  
 COLLEEN GREER  
 MY COMMISSION # EE 216024  
 EXPIRES: November 13, 2016  
 Bonded Thru Budget Notary Services

**CITY OF FORT PIERCE**



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

**NOTICE TO THE OWNER AND ALL PERSONS INTERESTED**

February 26, 2016      Tax ID #: 2409-421-0002-000/8      Case #: 16-0000438

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

**THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING AND AS SUCH HAS BEEN DECLARED A NUISANCE:**

Section: 16-46, 16-47, 16-48      Nuisance as a Condition

(1) Injures or endangers the comfort, repose, health or safety of any person.

(7) Tends to or could depreciate the value of property of any persons.

(9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.

(10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.

(13) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly when exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

**THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:**

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property where the Solid Waste Department will not remove trash, debris or other items, the owner must make necessary arrangements to have all debris removed from the property.

Dated this February 26, 2016.

Secretary

NOTICE  
NUISANCE  
THE OWNER  
ABATE 1  
PURSUANT  
FAILURE TO  
HEARING W  
OF FORT PIER  
THE OWNER C  
ABATEMENT AN  
IF NOT 16 OTH  
A \$100 ADMIN





THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

April 10, 2017

Re: Case # 17-00000708

TUSHAR VAKIL  
PO BOX 2737  
VERO BEACH, FL 32961

Property address: 313 S 13TH ST  
Tax ID #: 2409-421-0002-000/8

## **NOTICE TO THE OWNER AND ALL PERSONS INTERESTED**

**PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.**

### **Section 16-46 – Maintenance of nuisance on property prohibited**

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

### **Section 16-48 – Nuisance as a Condition**

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

### **THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:**

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches.

*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 responsablità ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

- a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
- b. Per Section 16-27 (1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
- c. For qualifying residential properties, per Section 16-27 (4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
- d. Per Section 16-27 (5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
- e. Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. 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).

Sincerely,



Andy Avery  
Code Enforcement Officer  
P – 772-467-3152  
EM: [aavery@city-ftpierce.com](mailto:aavery@city-ftpierce.com)



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

**AFFIDAVIT OF MAILING & POSTING  
 PUBLIC NUISANCE**

IN THE MATTER OF: TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

ADDRESS: 313 S 13TH ST

CASE #: 17-00000708

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

That he/she confirms that a Notice of Public Nuisance was posted on the property in question in accordance with Chapter 16-49(a) of The City's Code of Ordinances and that a copy was mailed today by first class mail to:

TUSHAR VAKIL  
 PO BOX 2737  
 VERO BEACH, FL 32961

FURTHER AFFIANT SAYETH NOT.

DATED this 26th day of April, 2017.

  
 \_\_\_\_\_  
 SIGNATURE OF CODE ENFORCEMENT OFFICER

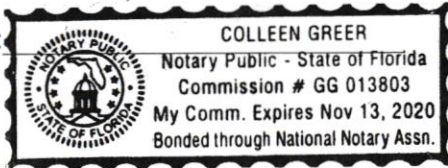
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

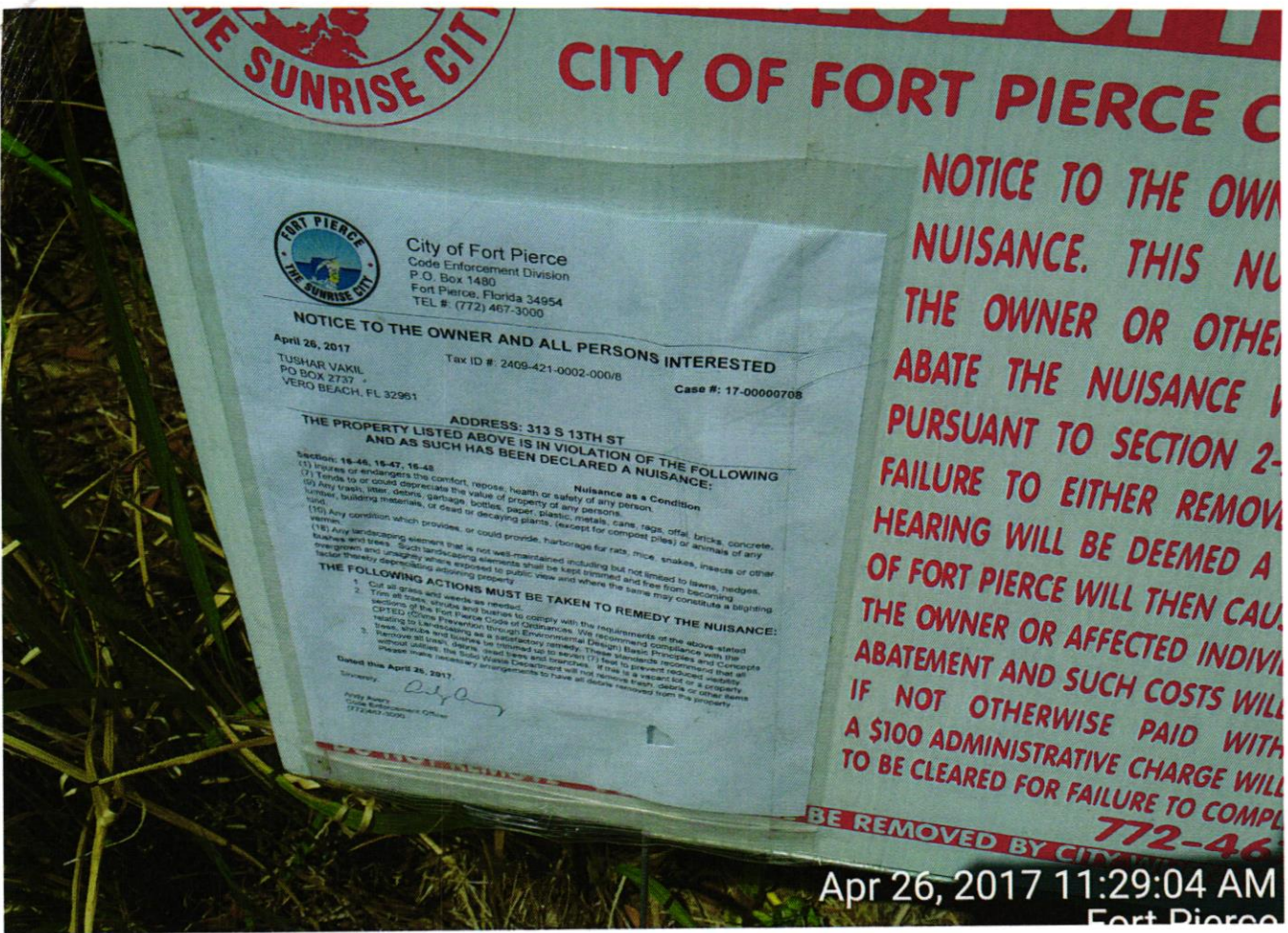
SWORN TO and SUBSCRIBED before me

This 26th day of April, 2017.

  
 \_\_\_\_\_  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





CITY OF FORT PIERCE  
 NOTICE OF LIEN

FOR CLEARING OF LOTS  
 INVOICED 06/09/09

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of Ordinance H-77 approves and authorizes the clearing of properties described herein, and authorizes the amount of the bill for the clearing of said properties to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien on the following described properties:

ALIA R ABAD 3271 CORAL LAKE DR CORAL SPRINGS, FL 33065	FRANKLIN PARK S/D BLK 4 LOTS 17,18&19 720 S 22 ST 2409-711-0054-000/7 INV #22173 06/09/09	\$224.39
ALTON M SILVER III CORP 803 11TH CT VERO BEACH, FL 32962	9 35 40 N 70' OF S 330.45' M/L OF W 154.88' M/L OF S 1/2 OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4-LESS W 35' 704 S 25 ST 2409-333-0004-000/2 INV #22174 06/09/09	\$158.80
PHILLIP J BRUTUS 16801 NE 6TH AVE MIAMI, FL 33161	JELLISONS S/D BLK 5 W 100' OF LOT 2 1414 AV J 2404-516-0044-000/0 INV #22166 06/09/09	\$181.90
CHRISTIAN DIRKES 1025 S SEMORAN BLVD #1093 WINTER PARK, FL 32792	9 35 40 E 152.1' OF S 45.23' OF N 150' OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 525 N 16 ST 2409-122-0001-000/3 INV #22165 06/09/09	\$148.56
ALBERT GREEN 6506 N 32 ST TAMPA, FL 33610-0000	9 35 40 BEG ON W LINE OF 13 ST 650' N OF DELAWARE AV, TH RUN W 138', TH RUN N 85', TH RUN E 138', TH RUN S 85' TO POB 1301 BOSTON AV 2409-421-0001-000/1 INV #22162 06/09/09	\$182.11
LCG FORT PIERCE LLC 1850 SIDEWINDER DR, 2ND FL PARK CITY, UT 84060	15 35 40 N 300' OF S 535' OF THAT PART OF NE 1/4 OF SW 1/4 LYG W OF US 1-LESS W 505'- 1811 S 4 ST 2415-313-0003-000/2 INV #22161 06/09/09	\$800.00
HORATIO PAUL 9278 NW 13TH PL POMPANO BEACH, FL 33071	SUZANNE PARK BLK B LOT 15 & N 0.38' OF LOT 18 & W 7.5' OF VAC ALLEY ADJ ON E 1502 N 16 CT 2404-515-0043-000/0 INV #22175 06/09/09	\$158.80
H SMALL P O BOX 530893 LAKE PARK, FL 33403	SERVICE HOME BUILDERS INC S/D BLK 4 11 & 12 AV G (1501-1503 1505) (APPROX.) 2404-817-0046-000/8 INV #22172 06/09/09	\$178.76
DELROY STANBURY P O BOX 260502 PEMBROKE PINES, FL 33026	LINCOLN HTS BLK 4 LOT 3-LESS 14 ST R/W-AND ALL LOTS 4 & 5 1408 G TERR 2404-814-0031-000/1 INV #22171 06/09/09	\$207.99
LEATHIA THOMAS & CHARLIE DAVIS 411 N US HWY 1 FORT PIERCE, FL 34950	SHAFERS S/D BLK 2 LOT 10 & W 5' OF VAC ALLEY ADJ ON E 910 N 19 ST 2404-713-0034-000/2 INV #22169 06/09/09	\$146.90
EMORY TRAVIS C/O CARMEN CHAVIS-BYRD 1230 AV I FT PIERCE, FL 34950	HELEN HAMMOND'S S/D BLK 1 LOT 9 440 N 16 ST 2409-506-0009-000/7 INV #22163 06/09/09	\$154.96
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13 ST 2409-421-0002-000/8 INV #22170 06/09/09	\$162.79
VICTORIA E YOUNG 2182 NW 86TH TERR MIAMI FL 33147	LINCOLN HTS BLK 2 LOTS 10 & 11 AV G (1401-1403) 2404-814-0019-000/1 INV #22164 06/09/09	\$171.94

CITY OF FORT PIERCE  
 NOTICE OF LIEN

FOR CLEARING OF LOTS  
 INVOICED 09/04/09

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of Ordinance H-77 approves and authorizes the clearing of properties described herein, and authorizes the amount of the bill for the clearing of said properties to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien on the following described properties:

RAJA & HAIFA ABED 4019 WELBY DR MIDLETHIAN, VA 23113	ALAMANDA VISTA S/D BLK A LOT 10-LESS W 5'-& W 5' OF VAC ALLEY ADJ ON E 508 N 25 ST 2409-602-0075-000/5 INV #22530 09/04/09	\$145.50
RAJA & HAIFA ABED 4019 WELBY DR MIDLETHIAN, VA 23113	ALAMANDA VISTA S/D BLK A LOT 9-LESS W 5'-& W 5' OF VAC ALLEY ADJ ON E N 25TH ST 2409-602-0074-000/8 INV #22529 09/04/09	\$145.50
CHARLIE BAKER P O BOX 33545 INDIATLANTIC, FL 32903	MORGAN'S S/D LOTS 4 & 5 & N 5' OF VAC ALLEY ADJ ON S 1605 EMERALD TERR 2409-820-0004-000/7 INV #22531 09/04/09	\$150.05
LATRECIA V BLACKSHEAR 2908 AVE B FT PIERCE, FL 34947	PINE TREE PARK S/D LOT 1 2908 AVE B 2408-505-0001-000/5 INV #22532 09/04/09	\$150.86
JEAN C & MARIE BLANC 4161 SW BAIRD ST PORT ST LUCIE, FL 34953	MEYERHOFF'S S/D ON TRACT 98 LOTS 12 & 13 & N 5' OF VAC ALLEY ADJ ON S 2809 AV I 2405-818-0012-000/7 INV #22533 09/04/09	\$792.12
PATRICIA BRUNSON 903 S 13 ST FT PIERCE, FL 34950	GARDEN CITY FARMS 05 35 40 FR SW COR OF TRACT 65 RU N ALG W LI 25', TH E 148.66' FOR POB, TH CONT E 61.83', TH N 62.50', TH W 61.83', TH S 62.50' TO POB 2512 AV L 2404-608-0110-000/6 INV #22534 09/04/09	\$127.25
RAYMOND CAMPBELL RUBY RICHARDSON P O BOX 100111 FT LAUDERDALE, FL 33310	SOUTHERN PINES BLK 6 LOT 1 1406 N 21 ST 2404-609-0093-000/3 INV #22535 09/04/09	\$153.85
ARMANDO S & MARTHA M CANO 2917 MCNEIL RD FT PIERCE, FL 34981	HOPKIN'S S/D BLK 2 W 108' OF LOT 4 116 ALMA CT 2409-806-0020-000/1 INV#22536 09/04/09	\$140.14
LEO & SHEILA CUETO 3167 SW BESSY CREEK TR PALM CITY, FL 34990-1870	BLVD DEV CO'S S/D BLK A LOT 13 603 S 4 ST 2410-711-0013-000/2 INV #22537 09/04/09	\$151.13
WILSON GALTER 111 S WALNUT ST QUINCY, MA 02169	REVISED PLAT OF COBB'S PARK BLK A LOT 6 & N 5' OF VAC ALLEY ADJ ON S 1509 BOSTON AV 2409-814-0016-000/5 INV #22539 09/04/09	\$169.72
ALBERT GREEN 6506 N 32 ST TAMPA, FL 33610-0000	9 35 40 BEG ON W LINE OF 13 ST 650' N OF DELAWARE AV, TH RUN W 138', TH RUN N 85', TH RUN E 138', TH RUN S 85' TO POB 1301 BOSTON AV 2409-421-0001-000/1 INV #22549 09/04/09	\$182.11
GULF & SOUTHERN CORPORATION 405 EDGEWOOD DR MEADVILLE, PA 16335	WASHINGTON HTS S/D LOT 22 & S 7.5' OF VAC ALLEY ADJ ON N 1904 AV E 2404-714-0022-000/8 INV #22542 09/04/09	\$148.68
GULF & SOUTHERN CORPORATION 405 EDGEWOOD DR MEADVILLE, PA 16335	MEYERHOFF'S S/D OF TRACT 98 LOT 1 & N 5' OF VAC ALLEY ADJ ON S 2701 AV I 2405-818-0001-000/7	\$148.13

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 09/04/09

INV #22541 09/04/09

SAUTERNES V LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA, FL 33160

SOUTHERN PINES BLK 6 LOT 7  
1911 AV N  
2404-609-0099-000/5  
INV #22543 09/04/09

\$148.65

JOAN B SCOTT  
4530 NW 171ST ST  
MIAMI, FL 33055

SOUTHERN PINES BLK 6 LOT 3  
2007 AV N  
2404-609-0095-000/7  
INV #22544 09/04/09

\$148.89

TAX CERTIFICATE REDEMPTIONS  
P O BOX 403006  
MIAMI BEACH, FL 33140

EDGEWOOD PARK BLK B LOT 4  
1408 EDGEWOOD TERR  
2404-812-0032-000/2  
INV #22545 09/04/09

\$136.22

TUSHAR VAKIL  
P O BOX 2737  
VERO BEACH, FL 32961

9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W  
138', TH N 65', TH E 138', TH S 65' TO POB  
313 S 13 ST  
2409-421-0002-000/8  
INV #22546 09/04/09

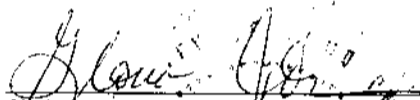
\$162.79

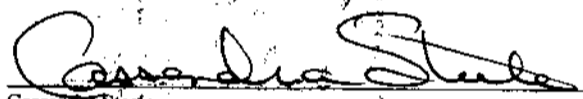
EPHROM WALLACE  
4245 5TH AVE SOUTH  
ST PETERSBURG, FL 33711

SHAFERS S/D BLK 1 LOTS 2 & 3 & E 5' OF VAC ALLEY ADJ  
ON W  
1804 AV E  
2404-713-0002-000/9  
INV #22547 09/04/09

\$195.55

18 \$3,397.14

  
Gloria Johnson  
Director of Finance, City of Fort Pierce, Florida

  
Cassandra Steele  
City Clerk, City of Fort Pierce, Florida

Approved as to form by: Rob Schwerer, City Attorney

CITY SEAL

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 09/29/10

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

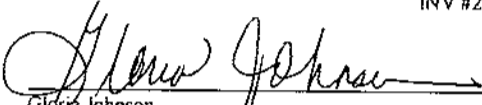
The City Commission of the City of Fort Pierce, Florida under authority of Ordinance H-77 approves and authorizes the clearing of properties described herein, and authorizes the amount of the bill for the clearing of said properties to be placed as a lien on said properties.

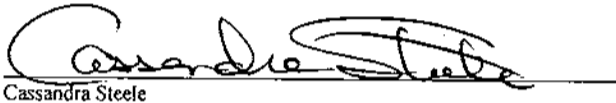
THEREFORE, the City of Fort Pierce embraces, claims and holds a lien on the following described properties:

ALBERT RAMSAY 11841 NW 53RD CT CORAL SPRINGS, FL 33076	PALM LAKE GARDENS S/D LOT 43 2902 S S SERENITY CR 2432-800-0048-000/7 INV #24014 09/29/10	188.32
--	--	--------

JUANITA STOCKER 622 S TOWNSEND SAN ANA, CA 92703	EMANCIPATION PARK BLK I LOTS 2, 3 & 4-LESS E 10'- 415-419 N 25 ST 2408-501-0004-000/4 INV #24011 09/29/10	231.25
--	--	--------

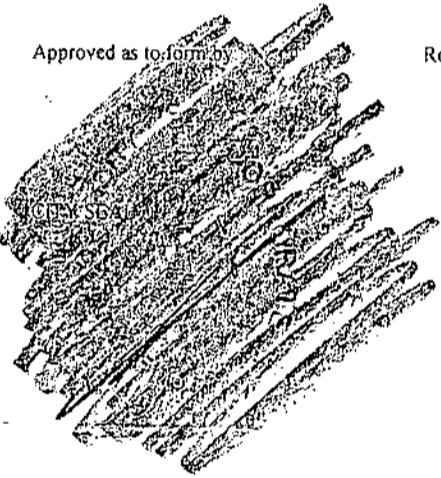
2 \$419.57

  
Gloria Johnson  
Director of Finance, City of Fort Pierce, Florida

  
Cassandra Steele  
City Clerk, City of Fort Pierce, Florida

Approved as to form by

Rob Schwerer, City Attorney



CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 10/08/10

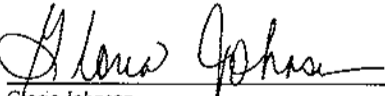
TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of Ordinance H-77 approves and authorizes the clearing of properties described herein, and authorizes the amount of the bill for the clearing of said properties to be placed as a lien on said properties.

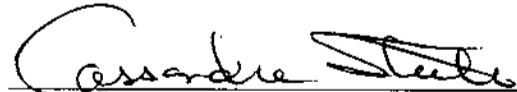
THEREFORE, the City of Fort Pierce embraces, claims and holds a lien on the following described properties:

MIRIELLE ALOUPTION 603 S 24 ST FORT PIERCE, FL 34950-6269	C C FEIGEL'S S/D LOT 4 115 S 13 ST 2409-812-0004-000/2 INV #24071 10/08/10	171.76
MERCILIER JEAN BAPTISTE 326 NW BYRON TERR PORT ST LUCIE, FL 34983	KANAWHA PARK BLK 2 LOT 1 & S 4' OF VAC ALLEY ADJ ON N & W 5' OF VAC ALLEY ADJ ON E 306 S 13 ST 2409-807-0006-000/0 INV #24072 10/08/10	154.81
DEAN BRYAN 2730 DEVONWOOD AVE MIRAMAR, FL 33025	9 35 40 BEG ON W LI OF 13 ST, 379.75' N OF DELAWARE AV, THRU N W 138', TH N 61.65', TH E 138', TH S 61.65' TO POB 325 S 13 ST 2409-424-0003-000/4 INV #24073 10/08/10	159.60
SHERRIE HALL PO BOX 3154 FT PIERCE, FL 34948	AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 17 706 N 20 ST 2404-715-0019-000/7 INV #24074 10/08/10	144.80
RITA ISAACS 2909 SUNRISE BLVD FT PIERCE, FL 34982	MARAVILLA PLAZA BLK 9 LOT 3 & E 7.5' OF VAC ALLEY ADJ ON W 2909 SUNRISE BLVD 2421-802-0106-000/4 INV #24075 10/08/10	222.77
FRANK A REEVES 715 N 20 ST FORT PIERCE, FL 34950	KILLERS ADDN TO LINCOLN PARK BLK 2 LOT 2 713 N 20 ST 2404-716-0028-000/6 INV #24076 10/08/10	147.00
EMMA R SIMON 708 N 20 ST FORT PIERCE, FL 34950-6005	AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 16- LESS W 5' 708 N 20 ST 2404-715-0018-000/0 INV #24077 10/08/10	143.75
DORA STRIBLING 2401 AVE Q FT PIERCE, FL 34950	PROSPERITY PARK BLK 2 LOT 8 1215 AV M 2404-801-0032-000/8 INV #24078 10/08/10	149.00
CASSIAN TANNIS 801 CIRTEZ RD LAKE APRIL, PA 18436	KILLER'S ADD TO LINCOLN PARK BLK 2 LOT 5 707 N 20 ST 2404-716-0031-000/0 INV # 24079 10/08/10	147.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13 ST 2409-421-0002-000/8 INV #10/08/10	162.75

10 \$1,603.24



Gloria Johnson  
Director of Finance, City of Fort Pierce, Florida



Cassandra Steele  
City Clerk, City of Fort Pierce, Florida

Approved as to form by: Rob Schwerer, City Attorney

CITY OF FORT PIERCE  
 NOTICE OF LIEN

FOR CLEARING OF LOTS  
 INVOICED 01/11/2012

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of Ordinance H-77 approves and authorizes the clearing of properties described herein, and authorizes the amount of the bill for the clearing of said properties to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien on the following described properties:

MIRHELLE ALOUPTION 603 S 24 ST FORT PIERCE, FL 34950-6269	C C FEIGEL'S S/D LOT 4 115 S 13 ST 2409-812-0004-000/2 INV #25576 01/11/2012	171.76
ALTON M SILVER III CORP 803 11TH CT VERO BEACH, FL 32962	9 35 40 N 70' OF S 330.45' M/L OF W 154.88' M/L OF S 1/2 OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4-LESS W 35' 704 S 25 ST 2409-333-0004-000/2 INV #25577 01/11/2012	155.00
APOSTLE FAITH CHURCH OF JESUS INC % BISHOP RAYMOND ROBINSON SR 2660 SW 20TH ST FORT LAUDERDALE, FL 33311-3343	ALAMANDA VISTA S/D BLK NW 25TH OF E 73' OF LOTS 13 & 14 1804 AV D 2409-602-0287-000/4 INV #25578 01/11/2012	130.00
<del>GREG BALES 49 N FEDERAL HWY #355 POMPANO BEACH, FL 33062</del>	<del>MELTONS RIVERVIEW S/D LOT 26 803 AVENUE M 2403-620-0026-000/5 INV #25579 01/11/2012</del>	<del>150.00</del>
CLARENCE J BROWN, JR WILLIE B. GREEN 3103 AVENUE R FT PIERCE, FL 34947-5958	RE-S/D OF TRACTS 113, 114, 127 & 128 GARDEN CITY FARMS 05 35 40 N60 FT OF LOT 3 OF TRACT 128 2511 AV F 2405-817-0033-000/7 INV #25580 01/11/2012	140.00
GERARD COSCIA 515 N FLAGLER DR STE 203 WEST PALM BEACH, FL 33401	WEST END ADDN BLK A LOT 5-LESS N10'- 2215 ORANGE AV 2409-707-0005-000/6 INV #25581 01/11/2012	152.50
MICHELLE DIAZ 103 TIFFANY BLVD NEWARK, NJ 07104	W END ADDN BLK A LOT 6 & W 8' VAC ALLEY ADJ ON E 108 S 23 ST 2409-707-0006-000/3 INV #25582 01/11/2012	155.00
FIRST TRUST OF PSL INC 906 SW ST LUCIE WEST BLVD #194 PORT ST LUCIE, FL 34986	MELTONS RIVERVIEW S/D LOT 9 904 AV M 2403-620-0009-000/0 INV #25583 01/11/2012	160.00
KEITH FLASH 1721 NW 51 AV LAUDERHILL, FL 33313	SUNNY ACRES S/D #1 BLK 9 LOT 2% E 5' OF VAC ALLEY AD ON W 1323 N 21ST ST 2404-702-0072-000/6 INV #25584 01/11/2012	150.00
GLORIA M FORD 4001 6 AVE CAPE CORAL, FL 33990	HOPKIN'S S/D BLK 1 LOTS 1 & 2 & 7.9' OF LOT 13 & ALL LOT 14, 15 & 16 1229 ORANGE AV 2409-806-0001-000/2 INV #25585 01/11/2012	205.20
FOX & MYSIN INVESTMENTS LLC 187 ROBERSON MILL RD STE #101 MILLEDGEVILLE, GA 31061	WHIDDON'S S/D N 64' OF LOT 21 2504 AV J 2405-810-0021-010/2 INV #25693 01/11/2012	140.00
GENERAL REALTY INVESTMENT 2826 BROADWAY AVE STE 206 RIVIERA BEACH, FL 33404	J E W MCCULLER'S S/D W 1/2 OF LOT 5 618 N 10 ST 2403-711-0005-000/1 INV #25587 01/11/2012	130.00
<del>H &amp; J CONCRETE INC 155 E UNIVERSITY BLVD MELBOURNE, FL 32901</del>	<del>9 35 40 REG ON W 1/2 OF 13ST 491.4' N OF DELAWARE AV, TL RUN W 138', TH N 93.6', TH E 138', TH S 93.6' TO POB 317 S 13 ST 2409-424-0001-000/0 INV #25588 01/11/2012</del>	<del>175.00</del>
EUGENIE HAMILTON 4220 NW 11TH AVE FT LAUDERDALE, FL 33309	PROSPERITY PARK BLK 1 LOT 11 1109 AV M 2404-801-0011-000/5 INV #25589 01/11/12	150.00
HARBOR FEDERAL SAVINGS BANK	19 35 40 FROM INT W R/W LI OF MCNEIL RD & S R/W LI OF	250.41

*1/24/12  
PAID*

*2/19/12  
PAID*

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 01/11/2012

INV #25603 01/11/2012

SUSIE POUX  
PO BOX 25846  
TAMARAC, FL 33320  
REVISED PLAT OF ALAMANDA VISTA BLK O LOT 1  
1821 AV D  
2409-603-0055-000/2  
INV #25605 01/11/2012 150.00

NORMAN POWELL  
231 BENFLEET RD  
ENGLAND, SS71QG  
ANDREW & CO'S S/D LOTS 2 & 3  
1025 S INDIAN RIVER DR  
2415-502-0002-000/5  
INV#25606 01/11/2012 205.00

RANDALL REYNOLDS  
2301 JUANITA AVE  
FFT PIERCE, FL 34946  
LINCOLN PARK NO 2 BLK 7 LOT 19  
1105 AV D  
2409-501-0211-000/1  
INV #25607 01/11/2012 155.79

ROSS HARRIS INVESTMENTS LLC  
607 MENLO AVE  
MENLO PARK, CA 94025  
HEE & MAY'S RE-S/D BLK L LOT 16  
720 AV D  
2410-601-0170-000/2  
INV #25608 01/11/2012 157.84

MOHAMMED SHEHADEH  
601 N 25TH ST  
FT PIERCE, FL 34947  
HELEN HAMMOND'S S/D BLK 1 LOTS 4 & 5  
1503 AV D  
2409-506-0004-000/2  
INV #25609 01/11/2012 151.84

STANS FOUNDATION  
3094 PEACHTREE DRIVE NE  
ATLANTA, GA 30305  
15 35 40 THAT PART OF S 18 AC OF GOVT LOT 2 LYG E OF  
FEC RR & W OF S IND RIV DR-LESS N 100' & LESS S 100'  
1411 S INDIAN RIVER DR  
2415-143-0004-000/8  
INV #25610 01/11/2012 180.00

FRANCES S STEVENS  
801 AVENUE M  
FT PIERCE, FL 34950  
MELTONS RIVERVIEW S/D LOT 27  
801 AV M  
2403-620-0027-000/2  
INV #25611 01/11/2012 150.00

DORA STRIBLING  
2401 AVE Q  
FT PIERCE, FL 34950  
PROSPERITY PARK BLK 2 LOT 8  
1215 AV M  
2404-801-0032-000/8  
INV #25612 01/11/2012 150.00

SUN RICE CITY CHDO  
% NARUI RASTRELLI  
PALM CITY, FL 34991  
HELEN HAMMOND'S S/D BLK 1 LOT 6  
1501 AV D  
2409-506-0006-000/6  
INV #25613 01/11/2012 153.90

~~CYNTHIA TAGLIATEFFI  
235 SUNRISE AVE #3046  
PALM BEACH, FL 33480  
LINCOLN PK NO 2 BLK 4 LOT 2  
1106 AV D  
2409-501-0099-000/9  
INV #25614 01/11/2012 133.32~~

*1/27/12  
paid*

DADY TIENE  
2809 SW 9 ST  
BOYNTON BEACH, FL 33435  
PROSPERITY PARK BLK 1 LOT 5  
1019 AV M (APPROX)  
2404-801-0005-000/0  
INV #25615 01/11/2012 150.00

TUSHAR VAKIL  
P O BOX 2737  
VERO BEACH, FL 32961  
9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W  
138', TH N 65', TH E 138', TH S 65' TO POB  
313 S 13 ST  
2409-421-0002-000/8  
INV #25616 01/11/2012 162.79

WENTRA ENTERPRISES INC  
PO BOX 297144  
PEMBROKE PINES, FL 33029  
MILE END S/D BLK 3 LOTS 9 & 10 & WOODMOUNT S/D LOT  
11 & 12  
301 N 13 ST  
2409-507-0016-000/2  
INV #25575 01/11/2012 211.25

~~JOSEPH B & CLARA D WENTWORTH  
27 BIRCH POINT RD  
WISCASSET, ME 04578  
MELTONS RIVERVIEW S/D LOT 20  
901 AV M  
2403-620-0020-000/3  
INV #25617 01/11/2012 155.00~~

*1/30/12  
paid*

43 \$7,133.65

*Gloria Johnson*  
Gloria Johnson  
Director of Finance, City of Fort Pierce, Florida

CITY OF FORT PIERCE  
 NOTICE OF LIEN

FOR CLEARING OF LOTS  
 INVOICED 04/25/2012

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of Ordinance H-77 approves and authorizes the clearing of properties described herein, and authorizes the amount of the bill for the clearing of said properties to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien on the following described properties:

MIRIELLE ALOUPTION 603 S 24 ST FORT PIERCE, FL 34950-6269	C C FEIGEL'S S/D LOT 4 115 S 13 ST 2409-812-0004-000/2 INV #25864 04/25/2012	155.27
CHARLIE BAKER P O BOX 33545 INDIATLANTIC, FL 32903	4 35 40 FROM SE COR OF SEC RUN W1320', TH N 900', TH E 2 FOR POB, TH E 330', TH S 45' TO POB-LESS TRIANGULAR SHAPED PARCEL IN SE COR BEING 20.1' ON E LI & 35' ON S LI FOR AV H R/W- 812 N 13 ST 2404-442-0006-000/6 INV #25865 04/25/2012	165.00
DEAN BRYAN 2730 DEVONWOOD AVE MIRAMAR, FL 33025	9 35 40 BEG ON W LI OF 13 ST, 379.75' N OF DELAWARE AV, THRUN W 138', TH N 61.65', TH E 138', TH S 61.65' TO POB 325 S 13 ST 2409-424-0003-000/4 INV #25869 04/25/2012	134.27
DEAN BRYAN 2730 DEVONWOOD AVE MIRAMAR, FL 33025	JELLISONS S/D BLK 5 S 39 2/3' OF LOT 8 1006 N 14 ST 2404-516-0049-000/5 INV #25868 04/25/2012	160.00
GHISLANIE CHARLESTON MARIE RAYMOND 7699 OAK GRDUE CIRCLE LAKE WORTH, FL 33467	PARMELEE'S S/D E 1/4 OF LOT A 437 DUNDAS CT 2410-602-0001-000/0 INV #25870 04/25/2012	114.63
LOUISE CROSLY 405 EDGEWOOD DR MEADVILLE, PA 16335	BENJ HOGG'S ADDN BLK J E 123' OF LOT 4 407 DUNDAS CT 2410-604-0155-000/0 INV #25871 04/25/2012	130.75
DEUTSCHE BANK NATIONAL TRUST 12650 INGENUITY DR ORLANDO, FL 32826	MARY A MCCOLLUM'S S/D S 88' OF LOT 7 304 N 17TH ST 249-511-0009-000/3 INV #25872 04/25/2012	157.07
<del>FEDERAL DEPOSIT INSURANCE %ANUPAMA NANDIVADA 1751 ADMIRALTY BLVD ROCKLEDGE, FL 32955</del>	<del>TUCKER TERRACE BLK 6 LOTS 17,18&amp;19 &amp; THAT PART OF I 21 ST AS IN 2101 OKEECHOBEE RD 2409-712-0091-000/1 INV #25873 04/25/2012</del>	<del>155.69</del>
FLORIDA TAX DEEDS LLC 11071 MARIN ST MIAMI, FL 33156	COURTNEY TERRACE S/D LOT 24 519 N 17TH ST 2409-601-0024-000/0 INV #25874 04/25/2012	130.49
GULF & SOUTHERN CORPORATION 405 EDGEWOOD DR MEADVILLE, PA 16335	MUSTAINE'S S/D BLK A LOT 6 1019 N 13 ST 2404-807-0006-000/5 INV #25875 04/25/2012	123.52
<del>H &amp; I CONCRETE INC 155 E UNIVERSITY BLVD MELBOURNE, FL 32901</del>	<del>9 35 40 BEG ON W LI OF 13ST 491 4' N OF DELAWARE AV, TH RUN W 138', TH N 93.6', TH E 138', TH S 93.6' TO POB 317 S 13 ST 2409-424-0001-000/0 INV #25876 04/25/2012</del>	<del>140.00</del>
THOMAS J HART 100 N HARBOR DR VERO BEACH, FL 32963	PARMELEE'S S/D W 75' OF LOT B 436 N 10 ST 2410-602-0004-000/1 INV #25877 04/25/2012	115.20
DAVID L & MARY HICKS, SR %ALL PHASE CONSTRUCTION 1400 ALBANY ST BRUNSWICK, GA 31520-6305	EMANCIPATION PARK BLK 3 LOT 14 & N 1/2 OF VAC DUNBAR STREET ON S 432 N 26 ST 2408-501-0049-000/1 INV #25878 04/25/2012	150.25
CLIFFORD LIVINGSTON 1016 25 ST E PALMETTO, FL 34221-2616	LINCOLN PARK NO 2 BLK 6 N 100' OF LOT 14 438 N 11 ST 2409-501-0180-000/4 INV #25879 04/25/2012	123.52

5/30/12  
PO

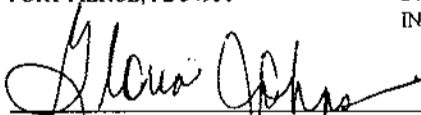
5/8/12  
PO

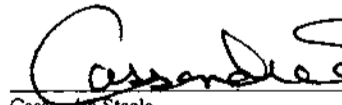
CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 04/25/2012

EILEEN MARK 263 GORDON PLACE FREEPORT, NY 11520	CLYDE KILLER'S A/D BLK 1 LOTS 3 & 4 507 N 13 ST 2409-502-0003-000/3 INV #25880 04/25/2012	170.00
ONE TRUST INC C/O LORENZO WILLIAMS P O BOX 3390 FT PIERCE, FL 34948	ASSESSOR'S MAP OF N PART OF FT PIERCE BLK 16-K-LOT 19 & LOT 21-LESS W 30' & LESS S 1'- 606 AV D 2403-705-0143-000/1 INV #25881 04/25/2012	143.00
ONE TRUST INC C/O LORENZO WILLIAMS P O BOX 3390 FT PIERCE, FL 34948	ASSESSOR'S MAP OF N PART OF FT PIERCE BLK 16-K- LOT 17 612 AV D 2403-705-0141-000/7 INV #25882 04/25/2012	125.00
NORMAN POWELL 231 BENFLEET RD ENGLAND, SS71QG	ANDREW & CO'S S/D LOTS 2 & 3 1025 S INDIAN RIVER DR 2415-502-0002-000/5 INV#25883 04/25/2012	175.00
RANDALL REYNOLDS 2301 JUANITA AVE FFT PIERCE, FL 34946	LINCOLN PARK NO 2 BLK 7 LOT 19 1105 AVENUE D 2409-501-0211-000/1 INV #25884 04/25/2012	122.06
STANS FOUNDATION 3094 PEACHTREE DRIVE NE ATLANTA, GA 30305	15 35 40 THAT PART OF S 18 AC OF GOVT LOT 2 LYG E OF FEC RR & W OF S IND RIV DR-LESS N 100' & LESS S 100' 1411 S INDIAN RIVER 2415-143-0004-000/8 INV #25886 04/25/2012	170.00
DORA STRIBLING 2401 AVE Q FT PIERCE, FL 34950	PROSPERITY PARK BLK 2 LOT 8 1215 AV M 2404-801-0032-000/8 INV #25887 04/25/2012	134.85
TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	MEYERHOFF'S S/D ON TRACT 98 LOTS 12 & 13 & N 5' OF VA ALLEY ADJ ON S & LOT 14 & S 5' OF VAC ALLEY ADJ ON N 2809 AV I 2405-818-0012-000/7 INV #25888 04/25/2012	165.80
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13 ST 2409-421-0002-000/8 INV #25889 04/25/2012	145.74
STACEY & TERESA WILLIAMS 812 N 17TH ST FORT PIERCE, FL 34950	HIGHLAND PARK RE-S/D BLK 2 LOT 6 810 N 17 ST 2404-816-0023-000/8 INV #25891 04/25/2012	126.27
STACEY & TERESA WILLIAMS 812 N 17TH ST FORT PIERCE, FL 34950	HIGHLAND PARK RE-S/D BLK 2 LOT 7 812 N 17 ST 2404-816-0024-000/5 INV #25892 04/25/2012	124.81
		25 \$3,558.19

5/11/12  
PC

  
Gloria Johnson  
Director of Finance, City of Fort Pierce, Florida

  
Cassandra Steele  
City Clerk, City of Fort Pierce, Florida

Approved as to form by: Rob Schwerer, City Attorney

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 06/13/2013

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of City of Fort Pierce Charter, Article II Powers, Sections 14. Powers of the City, and Article XI Improvements, Section 162 Keeping assessment books; information in: priority of liens, approves and authorizes the abatement of nuisances on the properties described herein, and authorizes the amount of the bill for the abatement of nuisance(s) on said properties, specifically: Lot Clearing to be placed as a lien on said properties.

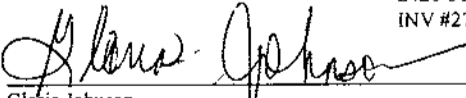
THEREFORE, the City of Fort Pierce embraces, claims and holds a lien, superior in rank and dignity to all other liens to or against the real property except for state and county taxes on the following described properties:

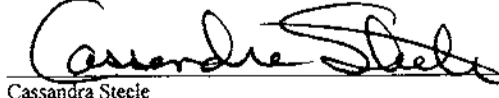
GORETTI ABELIN 11751 SW 177TH TERR MIAMI, FL 33177	SUZANNE PARK BLK A LOT 10 & W 7.5' OF VAC ALLEY ADJ ON E 1508 N 16TH ST 2404-515-0010-000/0 INV #27495 06/13/2013	150.00
CHARLIE BAKER P O BOX 33545 INDIATLANTIC, FL 32903	MORGAN'S S/D LOTS 4 & 5 & N 5' OF VAC ALLEY ADJ ON S 1605 EMERALD TERR 2409-820-0004-000/7 INV #27496 06/13/2013	150.00
CHARLES BROWN P O BOX 970051 COCONUT CREEK, FL 33097	BENJ HOGG'S ADDN. BLK C LOT 6 212 N 9 ST 2410-604-0044-000/9 INV #27497 06/13/2013	250.00
DEAN BRYAN 2730 DEVONWOOD AVE MIRAMAR, FL 33025	JELLISONS S/D BLK 5 S 39 2/3' OF LOT 8 1006 N 14TH ST 2404-516-0049-000/5 INV #27498 06/13/2013	175.00
ANA CHAVALO 207 S 30TH ST FORT PIERCE, FL 334947	ORANGE PLACE S/D BLK 4 LOT 4 & E 5' OF VACATED ALLEY ADJ ON W 207 S 30TH ST 2408-802-0036-000/1 INV #27499 06/13/2013	150.00
ALICE CHAVERS 1711 AVE E FORT PIERCE, FL 34950	LINCOLN PARK NO 2 BLK 2 LOT 33 503 N 12TH ST 2409-501-0068-000/3 INV #27500 06/13/2013	150.00
CLEAN AND PRESERVE INC 3207 SW HAMBRICK ST PORT ST LUCIE, FL 34953	JELLISONS S/D BLK 5 N 41.66' OF S 83.32' OF E 152.5' OF LOT 1001 N 13TH ST 2404-516-0051-000/2 INV #27501 06/13/2013	200.00
GERARD COSCIA 515 N FLAGLER DR STE 203 WEST PALM BEACH, FL 33401	WEST END ADDN BLK A LOT 5-LESS N10'- 2215 ORANGE AVE 2409-707-0005-000/6 INV #27502 06/13/2013	175.00
JOHN CRAWFORD 2270 GRIFFIN RD #528 LAKELAND, FL 33810	HIGHSIDE S/D LOT 6 1118 N 16TH CT 2404-811-0006-000/8 INV #27503 06/13/2013	150.00
JILL S & CHARLES P CURCIO JR C/O MARVIN F POER & COMPANY PO BOX 52427 ATLANTA, GA 30355	MARAVILLA GARDENS S/D-UNIT 1-E 300' OF LOT 47-LESS US 1- 2903 S US HWY 1 2422-602-0226-000/0 INV #27504 06/13/2013	225.00
GULF & SOUTHERN CORPORATION 405 EDGEWOOD DR MEADVILLE, PA 16335	JELLISONS S/D BLK 5 N 41.66' OF E 152.5' OF LOT 9 1005 N 13TH ST 2404-516-0050-000/5 INV #27505 06/13/2013	225.00
TERESIA & JAKOB HEHN 1514 EMERALD TERR FT PIERCE, FL 34950	LA FOND S/D BLK 6 LOT 5 1514 EMERALD TERR 2409-818-0026-000/0 INV #27506 06/13/2013	170.00
EDDIE & ELIA ISIDRON 12438 N BAYSHORE DR MIAMI, FL 33181	SURFSIDE-UNIT TWO-BLK 14 LOT 7 1913 SURFSIDE DR 2412-503-0065-000/8 INV #27507 06/13/2013	165.00
PAUL LARKIN 1722 BINNEY DR FORT PIERCE, FL 34949	FT PIERCE BEACH S/D BLK 5 LOT 26 1722 BINNEY DR 2401-501-0078-000/2 INV #27508 06/13/2013	150.00

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 06/13/2013

HAZEL GARVIN MCBRIDE (EST) 1511 AVE J FORT PIERCE, FL 34950	EDGEWOOD PARK BLK A LOT 15 1517 EDGEWOOD TERR 2404-812-0015-000/7 INV #27509 06/13/2013	150.00
DEWEY MELHADO 5240 NW 76TH TERR FORT LAUDERDALE, FL 33351	WEST END ADDN BLK C S 89' OF LOTS 26, 27 & 28-LESS S 5' 407 S 24TH ST 2409-707-0117-000/4 INV #27510 06/13/2013	175.00
PRITHA MURRAY 1022 SE EUCLID LN PORT ST. LUCIE, FL 34983	AUGUSTA S/D BLK 1 LOT 20 902 N 22ND ST B 2404-709-0020-000/8 INV #27511 06/13/2013	150.00
SAIRFAN PRINCE 1402 N 24TH ST FORT PIERCE, FL 34950-2040	SUZANNE PARK BLK A LOT 15 & W 7.5' OF VAC ALLEY ADJ ON E 1418 N 16TH ST 2404-515-0014-000/8 INV #27512 06/13/2013	150.00
OSSIE & SHIELA ROBINSON 1509 EDGEWOOD TERR #B FORT PIERCE, FL 34950	PROSPERITY PARK BLK 3 LOT 10 1219 AVENUE L 2404-801-0061-000/0 INV #27513 06/13/2013	150.00
LONNIE SMALLEY (LF EST) 703 DUNDAS CT FORT PIERCE, FL 34950	J E W MCCULLER'S S/D LOT 9 703 DUNDAS CT 2403-711-0011-000/6 INV #27514 06/13/2013	150.00
SOUTHEAST DEVELOPMENT & TRANSPORTATION INC 3500 S US HWY 1 FORT PIERCE, FL 34982	BLAKELY S/D BLK 2 N 45' OF LOT 25 & ALL LOT 26 1909 N 16TH ST 2404-510-0033-000/2 INV #27515 06/13/2013	175.00
ROBERT STRAPP JR ALYCE S HARRELL 4426 CHAPMAN ST COLUMBUS, GA 31907	CLYDE KILLER'S A/D BLK 2 LOT 4 421 N 13TH ST 2409-502-0034-000/9 INV #27516 06/13/2013	175.00
TJBA VENTURES LLC 5011 EDGEWOOD DR PROVO, UT 84064	GARDEN CITY FARMS 05 35 40 FR SW COR OF TRACT 65 RL N ALG W LI 25', TH E 148.66' FOR POB, TH CONT E 61.83', TH N 62.50', TH W 61.83', TH S 62.50' TO POB 2512 AV L (A) 2404-608-0110-000/6 INV #27518 06/13/2013	150.00
TAX CERTIFICATE REDEMPTIONS P O BOX 403006 MIAMI BEACH, FL 33140	EDGEWOOD PARK BLK B LOT 4 1408 EDGEWOOD TERR 2404-812-0032-000/2 INV #27517 06/13/2013	150.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13TH ST 2409-421-0002-000/8 INV #27519 06/13/2013	165.00
HILARY H WHITE 3822 SW COQUINA COVE WAY #207 PALM CITY, FL 34990	LINCOLN PARK NO 2 BLK 2 LOT 32 505 N 12TH ST 2409-501-0067-000/6 INV #27520 06/13/2013	150.00
YALE DEVELOPERS LLC 1868 N UNIVERSITY DR STE 304 SUNRISE, FL 33322	20 35 40 S 2 ACRES OF N 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4- LESS W 37' FOR KIRBY LOOP RD 2808 S 35TH ST 2420-314-0002-000/4 INV #27521 06/13/2013	250.00
		27 \$4,625.00

  
Gloria Johnson  
Director of Finance, City of Fort Pierce, Florida

  
Cassandra Steele  
City Clerk, City of Fort Pierce, Florida

Approved as to form by: Rob Schwerer, City Attorney

CITY SEAL

CITY OF FORT PIERCE  
 NOTICE OF LIEN

FOR CLEARING OF LOTS  
 INVOICED 06/06/2014

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of City of Fort Pierce Charter, Article II Powers, Sections 14, Powers of the City, and Article XI Improvements, Section 162 Keeping assessment books; information in; priority of liens, approves and authorizes the abatement of nuisances on the properties described herein, and authorizes the amount of the bill for the abatement of nuisance(s) on said properties, specifically: Lot Clearing to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien, superior in rank and dignity to all other liens to or against the real property except for state and county taxes on the following described properties:

ALTON M SILVER III CORP 803 11TH CT SW VERO BEACH, FL 32962	9 35 40 N 70' OF S 330.45' M/L OF W 154.88' M/L OF S 1/2 OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4-LESS W 35' 704 S 25TH ST 2409-333-0004-000/2 INV #28897 06/06/2014	150.00
AS IS LOANS LLC PO BOX 245190 HOLLYWOOD, FL 33024	ANY ANNA PARK BLK 1 S 12.5' OF LOT 31 & ALL LOT 32 212 N 18TH ST 2409-606-0024-000/5 INV #28898 06/06/2014	110.00
AYANNA BAKER 9 CHEEVER ST MILTON, MA 02186	FLORIANA PARK BLK 7 LOTS 1 & 2 & E 5' OF VAC ALLEY ADJ ON W 109 N 20TH ST 2409-605-0028-000/0 INV #28899 06/06/2014	265.00
CHARLIE BAKER P O BOX 33545 INDIANTLANTIC, FL 32903	MORGAN'S S/D LOTS 4 & 5 & N 5' OF VAC ALLEY ADJ ON S 1605 EMERALD TERR 2409-820-0004-000/7 INV #28900 06/06/2014	135.00
<del>GREG DALES 49 N FEDERAL HWY #355 POMPANO BEACH, FL 33062</del>	<del>MELTONS RIVERVIEW S/D LOT 26 803 AVENUE M 2409-820-0026-000/3 INV #28901 06/06/2014</del>	<del>135.00</del>
BANK OF AMERICA NA 9000 SOUTHSIDE BLVD BLDG 700 JACKSONVILLE, FL 32256	WYLDWOOD PARK S/D BLK 4 LOT 1 & N 1/2 OF LOT 2 401 S 31ST ST 2408-805-0030-000/8 INV #28902 06/06/2014	150.00
NOVIA A & BRIAN BENT 4955 NW 84TH RD CORAL SPRINGS, FL 33067	M E GOLDSMITH'S S/D BLK I LOTS 18 & 19 115 N 11TH ST 2409-516-0018-000/4 INV #28903 06/06/2014	225.00
ADRIENE BLAKELY 2107 N 41ST ST FT PIERCE, FL 34946-1502	ALAMANDA VISTA S/D BLK J LOT 10 & W 5 FT OF VAC ALLEY ON E 506 N 21ST ST 2409-602-0212-000/8 INV #28904 06/06/2014	130.00
CHARLES BROWN P O BOX 970051 COCONUT CREEK, FL 33097	BENJ HOGG'S ADDN BLK C LOT 14 111 N 8TH ST 2410-604-0052-000/8 INV #28908 06/06/2014	140.00
CHARLES BROWN P O BOX 970051 COCONUT CREEK, FL 33097	BENJ HOGG'S ADDN BLK C LOT 13 201 N 8TH ST 2410-604-0051-000/1 INV #28907 06/06/2014	140.00
CHARLES BROWN P O BOX 970051 COCONUT CREEK, FL 33097	BENJ HOGG'S ADDN BLK C LOT 12 203 N 8TH ST 2410-604-0050-000/4 INV #28906 06/06/2014	140.00
CHARLES BROWN P O BOX 970051 COCONUT CREEK, FL 33097	BENJ HOGG'S ADDN BLK C LOT 6 212 N 9TH ST 2410-604-0044-000/9 INV #28905 06/06/2014	200.00
ARMANDO S & MARTHA M CANO 2917 MCNEIL RD FT PIERCE, FL 34981	HOPKIN'S S/D BLK 2 W 108' OF LOT 4 116 ALMA CT 2409-806-0020-000/1 INV #28909 06/06/2014	175.00
PAUL CHANG 314 N 14TH ST FORT PIERCE, FL 34950	WOODMOUNT S/D N 1/2 OF LOT 16 & S 1/2 OF LOT 17 314 N 14TH ST 2409-508-0016-000/5 INV #28910 06/06/2014	225.00

*6/26/14  
Paid*

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 06/06/2014

INV #28955 06/06/2014

KAREN RICCI 314 N 18TH ST FORT PIERCE, FL 34950	AMY ANNA PARK BLK 1 LOT 25 314 N 18TH ST 2409-606-0018-000/0 INV #28956 06/06/2014	110.00
RITA J & ROY D RICHARDSON 2110 S 33RD ST FT PIERCE, FL 34947	17 35 40 COMM AT SW COR LOT 1 BLK 1 FAIRLAWN HOMES S/D RUN S ON E R/W S 33 ST 70' FOR POB, TH CONT S ALG SD R/W 70', TH E 150', TH N 70', TH W 150' TO POB 2110 S 33RD ST 2417-433-0004-000/4 INV #28957 06/06/2014	150.00
ROCK IT HOMES LLC 770 E MAIN ST LEHI, UT 84043	FLORIANA PARK BLK 11 S 1/2 OF LOT 13 & ALL LOT 14 & W 5' OF VAC ALLEY ADJ ON E 306 N 21ST ST 2409-605-0078-000/5 INV #28958 06/06/2014	225.00
SSDB LLC 900 NORTH FEDERAL HWY #306 HALLANDALE, FL 33009	FLORIANA PARK BLK 15 LOT 1 & E 5' OF VAC ALLEY ADJ ON W 401 N 20TH ST 2409-605-0099-000/9 INV #28959 06/06/2014	150.00
SSDB LLC 900 NORTH FEDERAL HWY #306 HALLANDALE, FL 33009	FLORIANA PARK BLK 15 LOT 2 & E 5' OF VAC ALLEY ADJ ON W 403 N 20TH ST 2409-605-0100-000/9 INV #28960 06/06/2014	150.00
STATELY DOLPHIN LLC 4261 13TH ST WYANDOTTE, MI 48192	9 35 40 FROM SE COR LOT 10 BLK 2 HOPKIN'S S/D RUN N AL E LI OF SD BLK 2 265.78', TH N 90 DEG 55 MIN 09 SEC E 100.01' TO PT IN W LI LOT 7 OF T J O'BRIENS S/D, 8.27' N OF SW COR LOT 7, THS TO SW COR LOT 7, TH N 91 DEG 43MIN 44 SEC E 200' ALG S LI OF T J OBRIEN S/D TO SE COR LOT 4, TH S 108.54' TO NE COR LOT 60F WALTER PETERSON S/D, TH N 88 DEG 20 MIN 39 SEC W ALG N LI LOTS 6,7,8 & 9 OF WALTER PETERSON S/D & ITS EXT 15' WLY TO W BDRY OF 15' ALLEY, TH S 150' TO N R/W OF BOSTON AV, TH 88 DEG 20 MIN 39 SEC W 85.04' TO POB 1140-1198 BOSTON AVE 2409-412-0003-000/7 INV #28961 06/06/2014	375.00
JOHN C & SHELLY SWEARINGEN P O BOX 16621 WEST PALM BEACH, FL 33416	RE-S/D OF W 1/2 OF BLK 1 OF FAIRMAUR PARK N 5' OF LOT 1 & ALL LOT 4 316 N 11TH ST 2409-515-0001-010/2 INV #28962 06/06/2014	275.00
TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	MEYERHOFF'S S/D ON TRACT 98 LOTS 12&13 & N 5' OF VAC ALLEY ADJ ON S & LOT 14 & S 5' OF VAC ALLEY ADJ ON N 2809 AVE I 2405-818-0012-000/7 INV #28963 06/06/2014	175.00
TUBA IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160	M E GOLDSMITH'S S/D BLK 2 LOT 22 & E 65' OF LOT 23 320 N 12TH ST 2409-516-0040-000/7 INV #28964 06/06/2014	250.00
BENJAMIN TULLIS 408 N 24TH ST FORT PIERCE, FL 34950	FT PIERCE HTS BLK 13 LOT 5 408 N 24TH ST 2408-507-0124-000/9 INV #28965 06/05/2014	175.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13TH ST 2409-421-0002-000/8 INV #28966 06/06/2014	150.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	FAIRLAWN S/D BLK 5 LOT 23 1822 S 32TH ST 2417-506-0143-000/3 INV #28967 06/06/2014	145.00
RAYMOND R VILLANOVA 199 TUMBLIN KLING RD FT PIERCE, FL 34982	MORGAN'S S/D LOT 6 & N 5' OF VAC ALLEY ADJ ON S 1601 EMERALD TERR 2409-820-0006-000/1	135.00

CITY OF FORT PIERCE  
 NOTICE OF LIEN

FOR CLEARING OF LOTS  
 INVOICED 11/10/2014

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of City of Fort Pierce Charter, Article II Powers, Sections 14, Powers of the City, and Article XI Improvements, Section 162 Keeping assessment books; information in; priority of liens, approves and authorizes the abatement of nuisances on the properties described herein, and authorizes the amount of the bill for the abatement of nuisance(s) on said properties, specifically: Lot Clearing to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien, superior in rank and dignity to all other liens to or against the real property except for state and county taxes on the following described properties:

ALIA R ABAD 11604 NW 29 CT #C5 CORAL SPRINGS, FL 33065	FRANKLIN PARK S/D BLK 4 LOTS 17, 18 & 19 720 S 22ND ST 2409-711-0054-000/7 INV #29358 11/10/2014	300.00
ALTON M SILVER III CORP 803 11TH CT SW VERO BEACH, FL 32962	9 35 40 N 70' OF S 330.45' M/L OF W 154.88' M/L OF S 1/2 OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4-LESS W 35' 704 S 25TH ST 2409-333-0004-000/2 INV #29359 11/10/2014	175.00
CHARLIE BAKER P O BOX 33545 INDIATLANTIC, FL 32903	MORGAN'S S/D LOTS 4 & 5 & N 5' OF VAC ALLEY ADJ ON S 1605 EMERALD TERR 2409-820-0004-000/7 INV #29360 11/10/2014	200.00
BANK OF AMERICA NA 9900 SOUTHSIDE BLVD BLDG 700 JACKSONVILLE, FL 32256	WYLDWOOD PARK S/D BLK 4 LOT 1 & N 1/2 OF LOT 2 401 S 31ST ST 2408-805-0030-000/8 INV #29361 11/10/2014	200.00
BENEFICIAL FLORIDA INC C/O HSBC MORTGAGE SERVICES 636 GRAND REGENCY BLVD BRANDON, FL 33510	RICHARD'S S/D BLK A LOTS 4 & 5 726 S 11TH ST 2409-826-0003-000/8 INV #29362 11/10/2014	225.00
ARMANDO S & MARTHA M CANO 2917 MCNEIL RD FT PIERCE, FL 34981	HOPKIN'S S/D BLK 2 W 108' OF LOT 4 116 ALMA CT 2409-806-0020-000/1 INV#29363 11/10/2014	200.00
GLENN E DAVIS (EST) 1012 MAYFLOWER RD FORT PIERCE, FL 34950	PINEWOOD S/D BLK 14 LOT 19 1012 MAYFLOWER RD 2415-601-0195-000/8 INV #29364 11/10/2014	200.00
DEUTSCHE BANK NAT TR CO (TR) C/O FIDELITY/ AMERICAN HOME MTG 3 ADA IRVINE, CA 92618	LAWNWOOD ADDN BLK 23 S 10' OF LOT 49 & ALL LOTS 50 TO 52 INCL 1011 S 15TH ST 2416-504-197-000/7 INV #29365 11/10/2014	200.00
PATRICIA FARMER 1003 W 2ND ST FORT PIERCE, FL 34982	9 35 40 BEG ON E LI OF 13 ST 150' S OF NW COR OF S 1/2 OF SE 1/4 OF SE 1/4, TH RUN E 145' & 7', TH S 50', TH W TO E LIOF 13 ST, TH NLY TO POB 642 S 13TH ST 2409-443-0006-000/4 INV #29366 11/10/2014	175.00
FLORIDA REHAB INC 738 DELAWARE AVE FORT PIERCE, FL 34950	WEST END ADDN BLK B LOT 11 & W 8' OF VAC ALLEY ADJ ON E 206 S 24TH ST 2409-707-0055-000/1 INV #29367 11/10/2014	200.00
IRA FLOYD 49 BUENA VISTA ST ALTUS, OK 73521	REVISED PLAT OF BAKERS S/D BLK 1 LOT 14 1904 BOSTON AVE 2409-702-0014-000/7 INV #29368 11/10/2014	200.00
GM MORTGAGE & REAL ESTATE INC 100 RIALTO PL #700 MELBOURNE, FL 32901	MORGAN'S S/D LOTS 9 & 10 & N 5' OF VAC ALLEY ADJ ON S 1511 EMERALD TERR 2409-820-0009-000/2 INV #29369 11/10/2014	200.00
ALBERT GREEN 6506 N 32 ST TAMPA, FL 33610-0000	9 35 40 BEG ON W LINE OF 13 ST 650' N OF DELAWARE AV, TH RUN W 138', TH RUN N 85', TH RUN E 138', TH RUN S 85' TO POB 1301 BOSTON AVE 2409-421-0001-000/1 INV #29370 11/10/2014	200.00
H & J CONCRETE INC	9 35 40 BEG ON W LI OF 13ST 491.4' N OF DELAWARE AV, TH	225.00

*Pd  
12/1/14*

CITY OF FORT PIERCE  
NOTICE OF LIEN

FOR CLEARING OF LOTS  
INVOICED 11/10/2014

<del>155 E UNIVERSITY BLVD MELBOURNE, FL 32901</del>	<del>RUNW 138', TH N 93.6', TH E 138', TH S 93.6' TO POB 317 S 13TH ST 2409-424-0001-000/0 INV #29371 11/10/2014</del>	
TERESIA & JAKOB HEHN 1514 EMERALD TERR FT PIERCE, FL 34950	LA FOND S/D BLK 6 LOT 5 1514 EMERALD TERR 2409-818-0026-000/0 INV #29372 11/10/2014	200.00
RICHARD HINEGARDNER 305 SOLANO DR ALLEN, TX 75013	SUNRISE ESTATES BLK 18 LOT 16 2001 S 10TH ST 2415-703-0237-000/8 INV #29373 11/10/2014	225.00
HAZEL H JACKSON (EST) TODD A HARRIMAN 1712 S 31ST ST FORT PIERCE, FL 34947	FAIRLAWN S/D BLK 2 LOTS 31 & 32 1712 S 31ST ST 2417-506-0075-000/5 INV #29374 11/10/2014	200.00
MARANGELI JIMENEZ JORGE MERCADO 900 FLORIDA AVE FORT PIERCE, FL 34950	OAKLAND PARK BLK 12 E 80' OF S 1/2 OF LOT 9 & E 80' OF LOT 12 900 FLORIDA AVE 2410-709-0108-000/8 INV #29375 11/10/2014	175.00
ADAL KHALIL 101 MONACO DELRAY BEACH, FL 33446	CHASES S/D LOT 4 1305 FLORIDA AVE 2409-821-0004-000/0 INV #29376 11/10/2014	175.00
MARY L KREYLING & MARGARET R GOEMER 1004 NEBRASKA AVE FT PIERCE, FL 34950	SUNRISE ESTATES BLK 5 LOT 8 1004 NEBRASKA AVE 2415-703-0083-000/3 INV #29377 11/10/2014	200.00
CATHY LAUDERDALE 604 1/2 BEACH CT FORT PIERCE, FL 34950	OAKLAND PARK BLK 9 S 10' OF LOT 3 & ALL LOT 6 & W 5' VAC ALLEY ADJ ON E 604 1/2 BEACH CT 2410-709-0068-010/8 INV #29378 11/10/2014	200.00
JUANITA J MACRELLIS 6704 PANDORA AVE FORT PIERCE, FL 34951	FAIRVIEW PARK S/D LOTS 29 & 30 640 S 12TH ST 2409-825-0029-000/3 INV #29379 11/10/2014	175.00
SARAH M & BILLY MARTIN 1710 SOUTH AVE FT PIERCE, FL 34950	TUCKER TERRACE BLK 8 LOTS 13 & 14 1710 SOUTH AVE 2409-712-0137-000/6 INV #29380 11/10/2014	200.00
THOMAS MASSONI (EST) 1609 CITRUS AVE FORT PIERCE, FL 34950	REVISED PLAT OF COBB'S PARK BLK B LOT 1 1609 CITRUS AVE 2409-814-0031-000/6 INV #29381 11/10/2014	250.00
ROSINO & WILLY P METELUS 4680 SW KEATS ST PORT ST LUCIE, FL 34953	TUCKER TERRACE BLK 2 LOT 16 2004 EASTER AVE 2409-712-0018-000/6 INV #29382 11/10/2014	200.00
PIERINA MONTANO 15751 SW 139TH ST MIAMI, FL 33196	9 35 40 W 1/2 OF W 1 AC OF S 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4-LESS S 30 FT-& FROM MONU 30' N & 25' E OF SW COR OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SW 1/4 RUN E 307.28' TO POB, TH CONT E 16' M/L TO SLY EXT OF ELI MIDTOWN S/D, TH N ALG SD SLY EXT 93.4' TO S LI MIDTOWN S/D, TH WLY ALG SD S LI 13 5' M/L, TH S LI 13.5' M/L, TH S 93.4 M/L FT TO POB 2014 DELAWARE AV 2409-313-0014-000/3 INV #29383 11/10/2014	275.00
ISABELLE & THOMAS SCHILLO 298 PONCE DE LEON ST WEST PALM BEACH, FL 33411	WOODBINE S/D LOT 12 608 S 6TH ST 2410-715-0012-000/7 INV #29384 11/10/2014	150.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13TH ST 2409-421-0002-000/8 INV #29385 11/10/2014	200.00

CITY OF FORT PIERCE  
 NOTICE OF LIEN  
 FOR CLEARING OF LOTS  
 INVOICED 04/06/2016

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of City of Fort Pierce Charter, Article II Powers, Sections 14. Powers of the City, and Article XI Improvements, Section 162 Keeping assessment books; information in; priority of liens, approves and authorizes the abatement of nuisances on the properties described herein, and authorizes the amount of the bill for the abatement of nuisance(s) on said properties, specifically: Lot Clearing to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien, superior in rank and dignity to all other liens to or against the real property except for state and county taxes on the following described properties:

ALTON M SILVER III CORP 803 11TH CT SW VERO BEACH, FL 32962	9 35 40 N 70' OF S 330.45' M/L OF W 154.88' M/L OF S 1/2 OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4-LESS W 35' 704 S 25TH ST 2409-333-0004-000/2 INV #31209 04/06/2016	165.00
MICHELLE DIAZ 103 TIFFANY BLVD NEWARK, NJ 07104	W END ADDN BLK A LOT 6 & W 8' VAC ALLEY ADJ ON E 108 S 23RD ST 2409-707-0006-000/3 INV #31210 04/06/2016	175.00
FEDERAL HOME LOAN MORT CORP 5000 PLANO PKWY CARROLLTON, TX 75010	PINEWOOD S/D BLK 22 LOT 2 1113 BEACH CT 2415-601-0307-000/7 INV #31212 04/06/2016	175.00
FLORIDA REHAB INC 738 DELAWARE AVE FORT PIERCE, FL 34950	WEST END ADDN BLK B LOT 11 & W 8' OF VAC ALLEY ADJ ON E 206 S 24TH ST 2409-707-0055-000/1 INV #31213 04/06/2016	175.00
ALBERT GREEN 2600 CRYSTAL DR #1302 ARLINGTON, VA 22202	9 35 40 BEG ON W LINE OF 13 ST 650' N OF DELAWARE AV, TH RUN W 138', TH RUN N 85', TH RUN E 138', TH RUN S 85' TO POB 1301 BOSTON AVE 2409-421-0001-000/1 INV #31214 04/06/2016	200.00
INNOVA INVESTMENT GROUP LLC IZARO ETXEA LLC C/O M ESTEVEA PA 8603 S DIXIE HWY #218 S MIAMI, FL 33143	TUCKER TERRACE BLK 8 LOTS 13 & 14 1710 SOUTH AVE 2409-712-0137-000/6 INV #31215 04/06/2016	200.00
LAWNWOOD ASSOC. LLC C/O ALBERT SHACKELTON 4100 N OCEAN DR, STE 2504 SINGER ISLAND, FL 33404	LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF; BEG AT SW COR OF 16' ALLEY RUNNING & W THRU BLK 31, TH S 89 24 07 E ALG S KU SD AKKET 435', TH S 00 13 23 W 190', TH S 69 46L 37 E 21.28', TH S 00 13 23 W 58.45' TO N R/W LI OF LAWNWOOD CIR & TO CURVE CONCAVE SLY, R OF 1249.24', TH WLY ALG ARC 465.95' TO E R/W LI OF S 19TH ST (CANAL), TH N 01 25 00 E ALG E R/W LI 196.70' TO POB & 8' OF VAC ALLEY ADJ ON N 1600 N LAWNWOOD CIRCLE 2416-504-011-000/2 INV #31216 04/06/2016	600.00
MORAN FOODS LLC 100 CORPORATE OFFICE DR EARTH CITY, MO 63045	9 35 40 W 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4-LESS ROADS 1615 DELAWARE AVE 2409-432-0004-000/6 INV #5051 04/06/2016	950.00
REO ACCEPTANCE CORP LTD 2360 CORPORATE CIR SUITE 400 HENDERSON, NV 89074	OAKLAND PARK BLK 13 LOTS 7 & 10 & W 5' OF VAC ALLEY ADJ ON E 710 (APPROX) S 10TH ST 2410-709-0117-000/4 INV #31219 04/06/2016	200.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13TH ST 2409-421-0002-000/8 INV #31220 04/06/2016	175.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	FAIRLAWN S/D BLK 5 LOT 23 1822 S 32ND ST 2417-506-0143-000/3 INV #31221 04/06/2016	165.00
ALLIE WALKER 1803 S 37TH ST FORT PIERCE, FL 34947	FOSTER'S S/D BLK 1 LOTS 1 & 2 1803 S 37TH ST 2417-703-0001-000/1 INV #31222 04/06/2016	250.00
		12 3,430.00

CITY OF FORT PIERCE  
 NOTICE OF LIEN  
 FOR CLEARING OF LOTS  
 INVOICED 10/10/2017

TO THE PUBLIC AND TO ALL WHOM IT MAY CONCERN:

The City Commission of the City of Fort Pierce, Florida under authority of City of Fort Pierce Charter, Article II Powers, Sections 14. Powers of the City, and Article XI Improvements, Section 162 Keeping assessment books; information in; priority of liens, approves and authorizes the abatement of nuisances on the properties described herein, and authorizes the amount of the bill for the abatement of nuisance(s) on said properties, specifically: Lot Clearing to be placed as a lien on said properties.

THEREFORE, the City of Fort Pierce embraces, claims and holds a lien, superior in rank and dignity to all other liens to or against the real property except for state and county taxes on the following described properties:

ALIA R ABAD PO BOX 8752 CORAL SPRINGS, FL 33065-8752	FRANKLIN PARK S/D BLK 4 LOTS 17, 18 & 19 720 S 22ND ST 2409-711-0054-000/7 INV #33596 10/10/2017	600.00
ERDOGAN ATAS ANGELA WONG 10820 SW 200 DR #374 MIAMI, FL 33157	MCCRAY COURT RE-S/D LOTS 12 & 14 1227-1229 MCCRAY CT 2404-820-0012-000/1 INV #33598 10/10/2017	250.00
ALTON M SILVER III CORP 803 11TH CT SW VERO BEACH, FL 32962	9 35 40 N 70' OF S 330.45' M/L OF W 154.88' M/L OF S 1/2 OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4-LESS W 35' 704 S 25TH ST 2409-333-0004-000/2 INV #33597 10/10/2017	250.00
LAWRENCE E BURGAMY 1204 FLORIDA AVE WEST PALM BEACH, FL 33401	SUNSET PARK BLK 4 LOT 7 107 ROSELYN AVE 2422-504-0057-000/3 INV #33599 10/10/2017	300.00
CHISLAINE CHARLESTON JN M RAYMOND 7699 OAK GRDUE CIR LAKE WORTH, FL 33467	FEE & MAY'S RE S/D BLK D E 35' OF S 60' OF LOT 9 932 AVE D 2410-601-0072-000/5 INV #33600 10/10/2017	350.00
PAULO F DEGADILLO 141 12 PLACE SE VERO BEACH, FL 34962	MCCRAY COURT RE-S/D LOT 9 1226 MCCRAY CT 2404-820-0009-000/7 INV #33601 10/10/2017	250.00
LEON M EMMANUEL 161 NE 75TH ST MIAMI, FL 33138	BENJ HOGG'S ADDN BLK G LOT 4-LESS S 25' OF W 50'- 408 DUNDAS CT 2410-604-0121-000/3 INV #33602 10/10/2017	300.00
ALBERT GREEN 2600 CRYSTAL DR #1302 ARLINGTON, VA 22202	9 35 40 BEG ON W LINE OF 13 ST 650' N OF DELAWARE AV, TH RUN W 138', TH RUN N 85', TH RUN E 138', TH RUN S 85' TO POB 1301 BOSTON AVE 2409-421-0001-000/1 INV #33603 10/10/2017	450.00
HAZEL H JACKSON (EST) TODD A HARRIMAN 1712 S 31ST ST FORT PIERCE, FL 34947	FAIRLAWN S/D BLK 2 LOTS 31 & 32 1712 S 31ST ST 2417-506-0075-000/5 INV #33604 10/10/2017	300.00
JEAN E JACQUES 370 NW 139TH ST MIAMI, FL 33168	MCCRAY COURT RE-S/D LOT 11 1228 MCCRAY CT 2404-820-0011-000/4 INV #33605 10/10/2017	300.00
APRIL JOHNSON 9425 FOREST KNOLL DR JONESBORO, GA 30238	TUCKER TERRACE BLK 3 LOTS 13 & 14 1928 TUCKER CT 2409-712-0032-000/0 INV #33606 10/10/2017	325.00
KIM JOLLY 7481 NW 35TH ST LAUDERHILL, FL 33319	FEE & MAY'S RE-S/D BLK J LOT 7 714 AVE E A 2410-601-0130-000/0 INV #33607 10/10/2017	450.00
MARY L KREYLING & MARGARET R GOEMER 1004 NEBRASKA AVE FT PIERCE, FL 34950	SUNRISE ESTATES BLK 5 LOT 8 1004 NEBRASKA AVE 2415-703-0083-000/3 INV #33608 10/10/2017	450.00
EVODIO MONDONO 1707 MIAMI CT FT PIERCE, FL 34950	TUCKER TERRACE BLK 2 LOT 5-LESS N 5' 1810 TUCKER CT 2409-712-0009-000/0 INV #33609 10/10/2017	250.00
JOSEPH NADU JR	BEACHCOMBER-PHASE ONE-LOT 3	350.00

CITY OF FORT PIERCE  
NOTICE OF LIEN

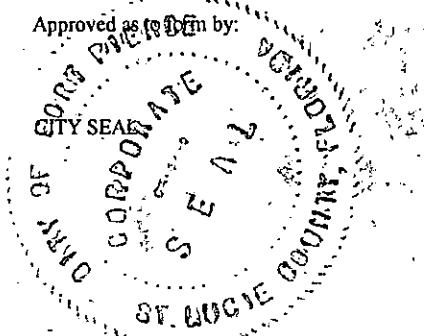
FOR CLEARING OF LOTS  
INVOICED 10/10/2017

1730 COLUMBIA AVE LANCASTER, PA 17603	1300 BAYSHORE DR 2401-621-0004-000/2 INV #33610 10/10/2017	
NELMART GROUP LLC 6065 BW 167TH ST STE B16 HIALEAH, FL 33015	FEE & MAY'S RE-S/D BLK E LOT 16 914 AVE D 2410-601-0088-000/0 INV #33611 10/10/2017	500.00
PALM HAVEN OCEAN DEVELOPMENT I 416 SE CORTEZ AVE STUART, FL 34994	PALM HAVEN S/D-UNIT 1-BLK 2 THAT PART OF LOT 7 AS DESC IN DBK 166-494 & ALL LOT 8 & N 44.9' OF LOT 9-LESS THAT PART LYG EOF.A LI IN PB 37-2- 606 S OCEAN DR 2401-502-0017-000/0 INV #33612 10/10/2017	300.00
NORMAN POWELL 231 BENFLEET RD BENFLEET ESSEX ENGLAND, SS71QG	ANDREW & CO'S S/D LOTS 2 & 3 1025 S INDIAN RIVER DR 2415-502-0002-000/5 INV#33613 10/10/2017	350.00
REO ACCEPTANCE CORP LTD 2360 CORPORATE CIR SUITE 400 HENDERSON, NV 89074	OAKLAND PARK BLK 13 LOTS 7 & 10 & W 5' OF VAC ALLEY ADJ ON E 710 (APPROX) S 10TH ST 2410-709-0117-000/4 INV #33614 10/10/2017	400.00
INUKA K & JACQUELINE RHAHEED	N 1/2 OF LOT 22, & ALL OF LOT 23, BLOCK 48, SAW LUCIE PLAZA SUBVISION UNIT ONE ACCORDING TO THE PLAT THEREOF, 2682 MOHAWK AVE 1428-702-1027-000/4 INV #33621 10/10/2017	300.00
ISABELLE & THOMAS SCHILLO 298 PONCE DE LEON ST WEST PALM BEACH, FL 33411	WOODBINE S/D LOT 12 608 S 6TH ST 2410-715-0012-000/7 INV #33615 10/10/2017	250.00
JOY SCOTT (LF EST) 704 S 7TH ST FT PIERCE, FL 34950	KOBLEGARD'S RE-S/D IN SEC 10-35-40 BLK 2 LOT 6 & W 7.5' OF VAC ALLEY ADJ ON E 704 S 7TH ST 2410-717-0014-000/7 INV #33616 10/10/2017	300.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	9 35 40 BEG ON W LI OF 13 ST 585' N OF DELWARE AV, TH W 138', TH N 65', TH E 138', TH S 65' TO POB 313 S 13TH ST 2409-421-0002-000/8 INV #33617 10/10/2017	600.00
TUSHAR VAKIL P O BOX 2737 VERO BEACH, FL 32961	FAIRLAWN S/D BLK 5 LOT 23 1822 S 32ND ST 2417-506-0143-000/3 INV #33618 10/10/2017	600.00
VEGA'S HOME CONSTRUCTION INC 712 NW GRENADA ST PORT ST LUCIE, FL 34983	HOPKIN'S S/D BLK 1 LOTS 1 & 2 & N 7.9' OF LOT 13 & ALL LOTS 14,15 & 16 1229 ORANGE AVE 2409-806-0001-000/2 INV #33619 10/10/2017	700.00
ALLIE WALKER 1803 S 37TH ST FORT PIERCE, FL 34947	FOSTER'S S/D BLK 1 LOTS 1 & 2 1803 S 37TH ST 2417-703-0001-000/1 INV #33620 10/10/2017	600.00
		26 10,075.00

*Johanna Morris*  
 Johanna Morris  
 Director of Finance, City of Fort Pierce, Florida

*Linda W. Cox*  
 Linda W. Cox  
 City Clerk, City of Fort Pierce, Florida

Approved as to form by: James M. Messer, City Attorney



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 313 S 13TH ST  
 Map ID: 24/09S  
 Parcel ID: 2409-421-0002-000-8  
 Zoning: Medium Den  
 Account #: 21016  
 Use Type: 0000  
 Sec/Town/Range: 09/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Jeanne Arias  
 223 N 2nd ST  
 Fort Pierce, FL 34950-4433

**Legal Description**

9 35 40 BEG ON W LI OF 13 ST 585FT N OF DELAWARE AV, TH W 138 FT, TH N 65 FT, TH E 138 FT, TH S 65 FT TO POB (OR 4104-951)

**Current Values**

Just/Market: \$26,000  
 Exemptions: \$0  
 Assessed: \$6,921  
 Taxable: \$6,921

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$26,000	\$6,921	\$0	\$6,921
2022	\$19,200	\$6,292	\$0	\$6,292
2021	\$6,700	\$5,720	\$0	\$5,720

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2018	4104 / 0951	0111	TXDEED	Vakil Tushar	\$4,500
07-29-2005	2327 / 2801	XX00	WD	Equity Trust Co	\$15,000
02-11-2004	1898 / 0884	XX01	TXDEED	Floyd, Verdell G	\$5,700

**Primary Building Information**

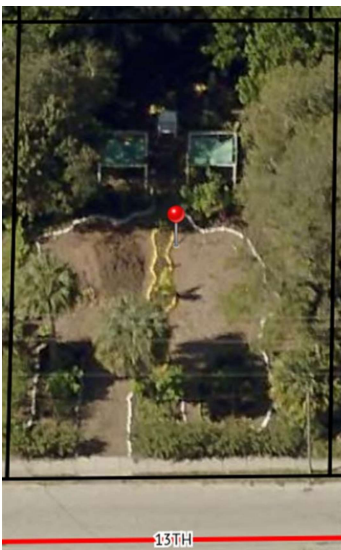
Finished Area of this building: 0 SF  
 Gross Sketched Area: 0 SF

**Exterior Data**

View: Roof Cover: Roof Structure: Building Type:  
 Year Built: N/A Frame: Grade: Effective Year: N/A  
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:  
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



*Image or Sketch unavailable for display*

**Total Areas**

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.21
Land Size (SF):	8,970
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------

2/29/24, 5:15 PM

Property Card

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

January 16, 2024

JEANNE ARIAS  
223 N 2ND STREET  
FT PIERCE, FL 34950

Property address: 313 S 13TH ST  
Tax ID #: 2409-421-0002-000/8  
Legal description: 9 35 40 BEG ON W LI OF 13 ST 585FT N OF DELAWARE AV, TH W 138 FT, TH N 65 FT, TH E 138 FT, TH S 65 FT TO POB (OR 2327-2801)

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds multiple liens against the above referenced property, which have been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

Copies of the liens are attached for your review. Our records indicate that the liens remains active and has not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

**RETURN OF NON-SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 8-3431

Plaintiff:  
**City of Florida**

vs.

Defendant:  
**Jeanne Arias**

For:  
Peggy Arraiz  
City of Fort Pierce, Director of Community Response  
100 North Us Hwy 1  
Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 11:07 am to be served on **Jeanne Arias, 223 N. 2nd Street, Fort Pierce, FL 34950.**

I, Beth Kramer PS# 09-46, do hereby affirm that on the **22nd day of January, 2024 at 1:50 pm, I:**

**NON-SERVED** the **Letter, Notice of Lien** for the reason that I failed to find **Jeanne Arias** or any information to allow further search. Read the comments below for further details.

**Additional Information pertaining to this Service:**

1/22/2024 1:50 pm House with inside apartments no one knows this person there

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).



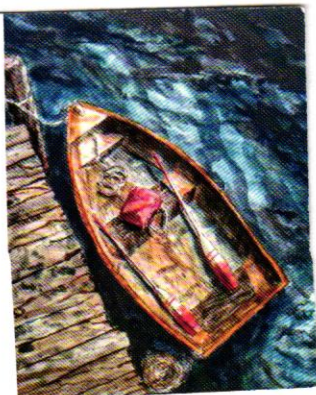
**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000114

Artist Painter  
ILLUSTRATOR  
Wall Art Murals

223 north second street  
Unit 1, Fort Pierce Florida 34950 USA  
Chrisgunkel0383@gmail.com  
772-634-0383





## AFFIDAVIT OF MAILING

IN THE MATTER OF:     JEANNE ARIAS  
                                  223 N 2ND STREET  
                                  FT PIERCE, FL 34950

CASE NO:     08-00003431

RE:     313 S 13TH ST

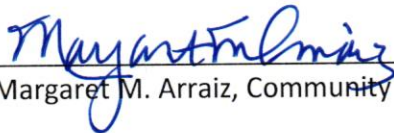
BEFORE ME, the undersigned authority, personally appeared Margaret M. Arraiz, Community Response Director for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That a Notice of Intent to Foreclosure was mailed today by first class mail to:

JEANNE ARIAS  
223 N 2ND STREET  
FT PIERCE, FL 34950

FURTHER AFFIANT SAYETH NOT.

DATED this 28<sup>th</sup> day of February, 2024.



\_\_\_\_\_  
Margaret M. Arraiz, Community Response Director

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

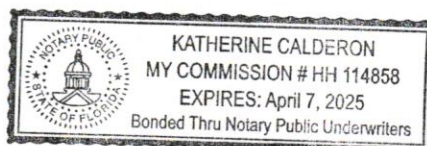
SWORN TO and SUBSCRIBED before me

this 28<sup>th</sup> day of February, 2024.



\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



C0124435



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT



**SPECIAL MAGISTRATE  
NOTICE OF FORECLOSURE REVIEW**

Violator: JEANNE ARIAS  
223 N 2ND STREET  
FT PIERCE, FL 34950

Property Address:  
Tax ID #:

CASE #	BOOK / PAGE	
08-3431	BOOK 3140 PAGE 207	
09-0682	BOOK 3109 PAGE 279	07/16/2009
09-1846	BOOK 3139 PAGE 494	10/23/2009
09-2851	BOOK 3185 PAGE 1890	04/07/2010
10-0975	BOOK 3261 PAGE 2041	01/20/2011
11-0505	BOOK 3306 PAGE 925	07/07/2011
11-1789	BOOK 3368 PAGE 1154	03/06/2012
12-0358	BOOK 3400 PAGE 663	06/14/2012
12-1169	BOOK 3463 PAGE 2623	12/14/2012
13-0541	BOOK 3543 PAGE 200	07/29/2013
14-0499	BOOK 3659 PAGE 720	08/05/2014
14-1715	BOOK 3707 PAGE 737	01/13/2015
15-0310	BOOK 3802 PAGE 811	10/27/2015
15-1666	BOOK 3848 PAGE 1066	03/21/2016
16-0438	BOOK 3892 PAGE 2341	07/20/2016
17-0708	BOOK 4070 PAGE 2816	12/04/2017

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Postage \$ \_\_\_\_\_

Total Postage \$ \_\_\_\_\_

Sent To \$ \_\_\_\_\_

Street address \$ \_\_\_\_\_

City, State \$ \_\_\_\_\_

313 s 13th st FORECLOSURE KC 3/6

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 06, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

**Additional Instructions:**

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

**Disclosure pursuant to Florida Statutes section 286.0105:** "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, /he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By: Margaret M. Arriaz  
Margaret M. Arriaz, Director of Community Response

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, JEANNE ARIAS, 223 N 2ND STREET, FT PIERCE, FL 34950 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By: Katherine Calderon  
Katherine Calderon, Special Magistrate Clerk

**Special Magistrate Hearing**  
**Meeting Date: 03/06/2024**

**8. C.**

---

**Information**

**SUBJECT:**

Property Address: 1301 Delaware Avenue	Owner Name: Lareste Justin	
---	-------------------------------	--

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	2	# of Nuis. Abatement Liens	0	# of Demolition Liens	0
-----------------	---	----------------------------	---	-----------------------	---

**OWNER:**

OWNER: Lareste Justin 1110 Colonial Rd Fort Pierce, FL 34950
---

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	CE - 21-0342: Certified Mail signed on 6/10/2021 BV - 21-2803 Certified Mail signed (no date on card)
Owner provided opportunity to be heard prior to lien being filed:	Yes	CE - 21-0342: Massey notice sent 12/15/2021 BV - 21-2803: Massey notice sent 5/23/2022
Property is not homesteaded:	Yes	2/27/2024
Lien(s) remain unpaid:	Yes	\$199,180.00 as of 2/28/2024 and accruing at \$200.00 per day.
Intent to foreclose was served:	Yes	Affidavit of Service - 1/19/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

---

### **Attachments**

Case #21-0342 - packet

Case #21-2803 - packet

Property ID Card dated 2.27.24

1301 Delaware - Intent to Foreclose Notice

1301 Delaware - Proof of Service

1301 Delaware - Foreclosure review hearing notice

---

### **Form Review**

Form Started By: Peggy Arraiz

Started On: 02/07/2024 11:51 AM

Final Approval Date: 02/27/2024



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

February 14, 2021

Re: Case # 21-00000342

LARESTE JUSTIN,  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2

### NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 1301 DELAWARE AVE. 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).

#### *IPMC 302.7 Accessory structures.*

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

- Please repair shutters in front of building where deterioration has occurred.

#### *IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please paint building where chipping or deterioration has occurred.
- Please pressure wash sidewalk in front of building where molding or staining has occurred.

C0100955

*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.*



*IPMC 304.13 Window, skylight and door frames.*

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

- Please repair all broken windows throughout property. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

The City requests that this property be brought into compliance prior to March 14, 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 Sunday through Wednesday, 6 a.m. to 5 p.m.

Sincerely,



Isaac Saucedo  
Code Enforcement Officer  
P – 772-467-3143  
EM: [Isaucedo@cityoffortpierce.com](mailto:Isaucedo@cityoffortpierce.com)



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

## SPECIAL MAGISTRATE NOTICE OF VIOLATION HEARING

Case # 21-0342

Issuing Officer: Isaac Saucedo, Code Enforcement Officer

Violator: LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property Address: 1301 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2

Violation of Section(s): IPMC 302.7 Accessory structures  
IPMC 304.2 Protective Treatment  
IPMC 304.13 Window, skylight and door frames

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **July 07, 2021 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.


If you are unable to attend the hearing in person but wish to attend by a telephone conference, you must contact the Special Magistrate Clerk at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the Special Magistrate with respect to any matter considered at its hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

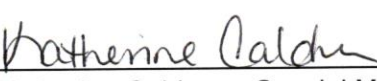
Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By:   
Margaret M. Arraiz, Code Compliance Manager  
(772) 467-3720

### CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, LARESTE JUSTIN, 1110 COLONIAL RD, FT PIERCE, FL 34950 on this 7<sup>th</sup> day of June, 2021.

By:   
Katherine Calderon, Special Magistrate Clerk

C0103341

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. /

**LARESTE JUSTIN**  
**1110 COLONIAL RD**  
**FT PIERCE, FL 34950**

1301 DELAWARE AVE 21-342 SM 7/7 /KC 06/03/2021



9590 9402 6380 0303 0246 90

2. Article Number (Transfer from service label)

7020 0090 0000 6964 2056

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *J Lareste*

Agent

Addressee

B. Received by (Printed Name)

*DJC-57 CIA*

C. Date of Delivery

*6-10-21*

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:

No

JUN 15 2021

CITY OF FORT PIERCE  
 COMMUNICATIONS

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery  
 (over \$500)

Domestic Return Receipt



THE SUNRISE CITY  
FORT PIERCE  
CODE ENFORCEMENT

Florida

September 21, 2021

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2  
Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4  
OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV  
77.32 FT FOR POB,

Re: Case # 21-0342

Code section(s) in violation: IPMC 302.7 – Accessory structures; IPMC 304.2 – Protective  
treatment; IPMC 304.13 – Window, skylight and door frames

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 fine of \$150.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of non-compliance, then you must  
respond in writing, stating a detailed reason as to why you disagree. This correspondence must be  
received by our office within twenty (20) days from the date of this letter.

If we 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 have any questions, please contact our office at (772) 467-3720.

Sincerely,

Margaret M. (Peggy) Arraiz  
Code Compliance Manager  
EM: parraiz@cityoffortpierce.com

C0105637



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

CASE #: 21-0342

Violator: JUSTIN, LARESTE  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property Address: 1301 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2  
Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,

RE: Violation of Section(s): IPMC 302.7 Accessory structures  
IPMC 304.2 Protective Treatment  
IPMC 304.13 Window, skylight and door frames

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 07, 2021, 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 JUSTIN, LARESTE is 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. The above-named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
  - a. Repair shutters in front of building where deterioration has occurred.
  - b. Paint building where chipping or deterioration has occurred.
  - c. Pressure wash sidewalk in front of building where molding or staining has occurred.
  - d. Repair all broken windows throughout the property. A permit may be required. If you have any questions, please contact the Building Department at 772-467-3718.
3. In the event the violation is not remedied within 15 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 \$150.00.
4. 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 Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. 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 9<sup>th</sup> day of July, 2021.

Fran O. Ross  
Fran O. Ross, Esq., Special Magistrate

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

9<sup>th</sup> DAY OF July, 2021.

Katherine Calderon  
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

December 15, 2021

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2  
Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4  
OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV  
77.32 FT FOR POB,

Re: Case # 21-0342

Code section(s) in violation: IPMC 302.7 – Accessory structures; IPMC 304.2 – Protective  
treatment; IPMC 304.13 – Windows, skylight and door frames

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 **\$13,070.00** has accrued and continues to accrue at **\$150.00** 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 our office at (772) 467-3720.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

C0107465



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

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

Case # 21-0342

Violator: LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property Address: 1301 DELAWARE AVE

Tax ID #: 2409-431-0001-000/2

Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW  
1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR  
POB,

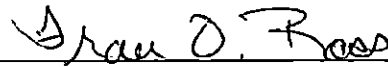
Violation of Section(s): IPMC 302.7 – Accessory structures; IPMC 304.2 – Protective treatment; IPMC  
304.13 – Windows, skylight and door frames

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon  
notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated July 09, 2021  
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 \$150.00 from September 20, 2021 and a like sum thereafter for each day the violation continues. A  
certified copy of 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 16<sup>th</sup> day of November, 20 21.

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

ATTEST:

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

I HEREBY CERTIFY THAT THIS IS A TRUE  
AND CORRECT COPY OF THE ORIGINAL.

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

(CITY SEAL)

11/17/2021  
\_\_\_\_\_  
DATE



October 18, 2021

Tax ID #: 2409-431-0001-000/2

Case #: 21-00002803

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

**RE: Stop Work Order – 1305 DELAWARE AVE**

**Pursuant to the City of Fort Pierce Code of Ordinances, Florida Building Code Section 115.1, a Stop Work Order has been issued. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:**

1. Obtain a permit for renovations being done, including roof and rafters without a permit.

**Completing the actions above will cure the violation(s) of City Ordinance:**

**FBC 105.1**

**Permit Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Special Magistrate. Please note that it is your responsibility to contact our office when this violation has been brought into compliance. Should you have questions regarding this matter, you may contact the Building Department Administrative Assistant at (772) 467-3718 or [ebeck@cityoffortpierce.com](mailto:ebeck@cityoffortpierce.com). Your cooperation in this matter is greatly appreciated.

Sincerely,

Logan Winn  
Building Department Investigator/Inspector

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



THE SUNRISE CITY

**FORT PIERCE**

BUILDING DEPARTMENT

Florida

## SPECIAL MAGISTRATE NOTICE OF VIOLATION HEARING

Case #: 21-00002803  
 Issuing Officer: Logan Winn, Building Department Investigator  
 Violator: LARESTE JUSTIN  
 1110 COLONIAL RD  
 FT PIERCE, FL 34950  
 Property Address: 1305 DELAWARE AVE  
 Tax ID #: 2409-431-0001-000/2  
 Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,  
 Violation of Section(s): FBC 105.1 (2017) Permit Required

**YOU ARE HEREBY** notified that the Special Magistrate for the Building Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **March 15, 2022 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Building Department Investigator contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Building Department Investigator.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

If you are unable to attend the hearing in person but wish to attend by either a telephone conference or video conference, you must contact the Building Department Administrative Assistant at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE BUILDING DEPARTMENT CLERK.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Building Department.

Please govern yourself accordingly.

By:   
 Shaun Coss, Building Department Coordinator  
 (772) 467-3187

### CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, LARESTE JUSTIN, 1110 COLONIAL RD, FT PIERCE, FL 34950 on this 11th day of February, 2022.

By:   
 Elizabeth Beck, Building Department Administrative Assistant

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950



9590 9402 6948 1104 6767 58

2. Article Number (Transfer from service label)

7014 2120 0003 5292 1403

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Justin Lareste

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

1305 Delaware Ave 3/15

Domestic Return Receipt



May 23, 2022

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property address: 1305 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2  
Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,

Re: Case # 21-00002803

Code section(s) in violation: FBC 105.1 (2020) Permit Required

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 fine of \$100.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of non-compliance, then you must respond in writing, stating a detailed reason as to why you disagree. This correspondence must be received by our office within twenty (20) days from the date of this letter.

If we do not hear from you within the twenty (20) days, an Order Assessing Fine and Imposing Lien will be presented for review and approval by the Special Magistrate on June 21, 2022 and a lien will be entered on the property.

If you should have any questions, please contact our office at (772) 467-3712.

Sincerely,

Elizabeth Beck  
Building Department Administrative Assistant  
[Ebeck@cityoffortpierce.com](mailto:Ebeck@cityoffortpierce.com)



THE SUNRISE CITY  
**FORT PIERCE**  
BUILDING DEPARTMENT  
*Florida*

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

Case # 21-00002803

Property Address: **1305 DELAWARE AVE**

Tax ID #: **2409-431-0001-000/2**

Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,

Violator: LARESTE JUSTIN  
1110 COLONIAL RD.  
FT PIERCE, FL 34950

Violation of Section(s): FBC 105.1 (2017) Permit Required

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Building Department Investigator that the Special Magistrate's Order herein dated March 16, 2022 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 May 23, 2022 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 a Certified Copy of 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 22<sup>nd</sup> day of June, 2022.

Fran O. Ross  
Fran O. Ross, Esq., Special Magistrate

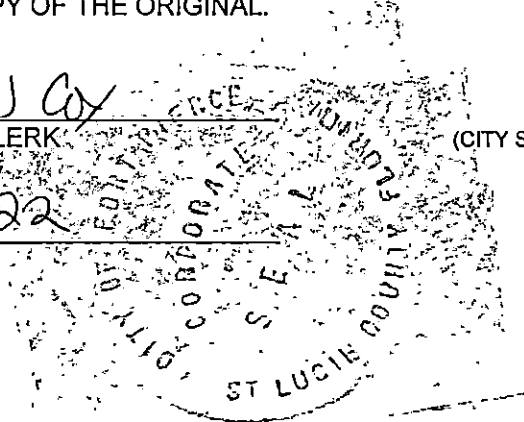
ATTEST:

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

I HEREBY CERTIFY THAT THIS IS A TRUE  
AND CORRECT COPY OF THE ORIGINAL.

Linda W. Cox  
LINDA COX, CITY CLERK (CITY SEAL)

DATED: 6/23/22





June 24, 2022

Property address: 1305 DELAWARE AVE

Tax ID #: 2409-431-0001-000/2

Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Re: Case # 21-00002803

Code section(s) in violation: FBC 105.1 (2020) 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 **\$3,230.00** 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 the Building Department Investigator, Logan Winn at (772) 467-3712.

Sincerely,

Elizabeth Beck  
Building Department Administrative Assistant



THE SUNRISE CITY  
**FORT PIERCE**  
BUILDING DEPARTMENT  
*Florida*

CASE #: 21-00002803

Property Address: 1305 DELAWARE AVE

Tax ID #: 2409-431-0001-000/2

Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S RW LI OF DELAWARE AV 77.32 FT FOR POB,

Violator: LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

RE: Violation of Section(s): FBC 105.1 (2017) Permit Required

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 15, 2022, upon request of the Building Department Investigator. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that LARESTE JUSTIN failed to obtain a permit for renovations being done, including roof and rafters without a permit 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 \$100.00.
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 Building Department promptly at (772) 467-3712, 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 16<sup>th</sup> day of March, 20 22.

Fran O. Ross  
Fran O. Ross, Esq., Special Magistrate

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

16<sup>th</sup> DAY OF March, 20 22.

Elizabeth Beck, Building Department Administrative Assistant

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 1301 DELAWARE AVE Map ID: 24/09S Parcel ID: 2409-431-0001-000-2 Zoning: General Co Account #: 21030 Use Type: 1100 Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce

### Ownership

Larest Justin  
1110 Colonial RD  
Fort Pierce, FL 34950

### Legal Description

9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB, TH CONT E ALG R/W 54.68 FT TO CURVE CONC SW, R OF 30 FT, PT BEING 48 FT W OF C/L OF S 13 ST, TH SELY ALG ARC 45.56 FT, TH N 89 08 30 E 0.30 FT, TH S 00 51 30 E 116.26 FT ALG W R/W LI OF 13TH ST, TH N 87 45 51 SEC W 92.56 FT, TH N 02 41 26 E 145 FT TO POB (0.30 AC)

### Current Values

Just/Market: \$327,800 Assessed: \$304,194  
Exemptions: \$0 Taxable: \$304,194

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$327,800	\$304,194	\$0	\$304,194
2022	\$378,300	\$276,540	\$0	\$276,540
2021	\$251,400	\$251,400	\$0	\$251,400

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-14-2020	4370 / 0130	0111	QC	Unity Property LLC	\$100
06-12-2019	4318 / 0555	0111	QC	EJ's Rental & Investment LLC	\$49,000
05-28-2015	3752 / 2804	0002	WD	Nong Terri K	\$87,000

### Primary Building Information

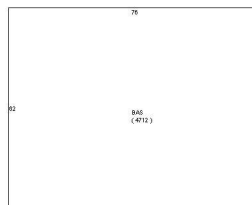
Finished Area of this building: 4,712 SF  
Gross Sketched Area: 4,712 SF

#### Exterior Data

View: Roof Cover: Mod Bitimun Roof Structure: BarJst/WdDk Building Type: STRL  
Year Built: 1946 Frame: Grade: Y\_D Effective Year: 1980  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 3 Secondary Wall:

#### Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:  
Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Carpet



### Total Areas

Finished/Under Air (SF):	4,712
Gross Sketched Area (SF):	4,712
Land Size (acres):	0.31
Land Size (SF):	13,369
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	375	1946
ASP2 LOW	1	5400	1946

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

January 16, 2024

LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE  
Tax ID #: 2409-431-0001-000/2  
Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4  
OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds liens against the above referenced property, which have been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

Copies of the liens are attached for your review. Our records indicate that the liens remain active and have not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

**AFFIDAVIT OF SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 21-00002803

Plaintiff:

**City of Fort Pierce**

vs.

Defendant:

**Lareste Justin**

For:

Peggy Arraiz

City of Fort Pierce, Director of Community Response

100 North Us Hwy 1

Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 9:59 am to be served on **Lareste Justin, 1110 Colonial Rd, Fort Pierce, FL 34950.**

I, Beth Kramer PS# 09-46, being duly sworn, depose and say that on the **19th day of January, 2024 at 3:32 pm, I:**

**SUBSTITUTE** served by delivering a true copy of the **Special Magistrate Oder Assessing Fine and Imposing Lien** with the date and hour of service endorsed thereon by me, to: **Bredfortune J as Nephew** at the address of: **1110 Colonial Rd, Fort Pierce, FL 34950**, the within named person's usual place of **Abode**, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

**Description of Person Served:** Age: 19, Sex: M, Race/Skin Color: Black, Height: 5'10", Weight: 150, Hair: Black, Glasses: N

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).

Subscribed and Sworn to before me on the 23rd day of January, 2024 by the affiant who is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC



**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000104



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

**SPECIAL MAGISTRAT  
NOTICE OF FORECLOSURE REV**

Violator: LARESTE JUSTIN  
1110 COLONIAL RD  
FT PIERCE, FL 34950

Property Address:  
Tax ID #:

21-0342	BOOK 4733 PAGE 1
21-2803	BOOK 4848 PAGE 2

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

A

Postmark Here

Post \$

Total \$ **LARESTE JUSTIN**

Serial \$ **1110 COLONIAL RD**

Street \$ **FT PIERCE, FL 34950**

City, State, ZIP+4® 1301 Delaware FORECLOSURE KC 3/6

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 6, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

Additional Instructions:

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

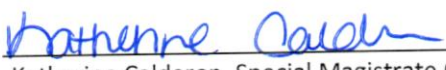
**Disclosure pursuant to Florida Statutes section 286.0105:** "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By:   
Margaret M. Araiz, Director of Community Response

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, LARESTE JUSTIN, 1110 COLONIAL RD, FT PIERCE, FL 34950 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By:   
Katherine Calderon, Special Magistrate Clerk

**Special Magistrate Hearing**  
**Meeting Date:** 03/06/2024

**8. D.**

---

**Information**

**SUBJECT:**

Property Address: 427 N 15th Street	Owner Name: Zakari Valsant	
--	-------------------------------	--

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	3	# of Nuis. Abatement Liens	0	# of Demolition Liens	0
-----------------	---	----------------------------	---	-----------------------	---

**OWNER:**

OWNER: Zakari Valsant 4708 Palmetto Drive Fort Pierce, FL 34982	
--	--

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	Case # 18-1787 - Certified mail returned signed Case # 20-0830 - Certified mail returned signed. Posting completed on 9/2/2020. Case # 22-1511 - Certified mail returned signed
Owner provided opportunity to be heard prior to lien being filed:	Yes	Case # 18-1787 - Massey notice sent 10/16/2018 Case # 20-0830 - Massey notice sent 1/26/2021 Case # 22-1511 - Massey notice sent 1/4/2023
Property is not homesteaded:	Yes	02/27/2024
Lien(s) remain unpaid:	Yes	As of 2/28/2024: Case #18-1787 - \$2,090.00 Case #20-0830 - \$112,830.00 - accruing at \$100/day Case #22-1511 - \$46,930.00 - accruing at \$100/day
Intent to foreclose was served:	Yes	Affidavit of Service - 1/19/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

**Attachments**

Case # 18-1787 - 427 N 15th Street - packet  
Case # 22-1511 - 427 N 15th Street - packet  
427 N 15th Street - Intent to Foreclose Notice  
427 N 15th Street - Foreclosure review hearing notice  
427 N 15th Street - Property ID Card  
Case # 20-0830 - 427 N 15th Street - packet  
427 N 15th Street - Proof of service

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 02/27/2024

Started On: 02/27/2024 05:54 PM



**SPECIAL MAGISTRATE  
NOTICE OF VIOLATION HEARING**

Issuing Officer: Heather Debevec, Code Enforcement Officer

Violator: ZAKARI VALSANT Case # 18-00001787  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property Address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

Violation of Section(s): 22-187 (13) Landscape Maintenance, 5-1.104.5 Unsafe Building (Covered Windows), 16-25 (c) Responsibility for Containers.

YOU ARE HEREBY notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on September 19, 2018 at 9:00 a.m. in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

YOU ARE HEREBY noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE CODE ENFORCEMENT CLERK.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than one week prior to the hearing. It is recommended that you arrive at least fifteen (15) minutes prior to your scheduled hearing to meet with the Code Enforcement Officer handling your case.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By: Margaret M. Arraiz  
Margaret M. Arraiz, Code Compliance Manager  
(772) 467-3720

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, ZAKARI VALSANT, 4708 PALMETTO DR, FT PIERCE, FL 34982 and Tenant by regular mail on this 30<sup>th</sup> day of August, 2018.

By: Colleen Greer  
Colleen Greer, Code Enforcement Clerk



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

Florida

June 30, 2018

Re: Case # 18-00001787

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9

## NOTICE OF VIOLATION

Pursuant to the City of Fort Pierce Code of Ordinances, an inspection was made at the property listed above and it was found to be in violation. 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).

### *Section 22-187 (13) – Landscape Maintenance*

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

- Please remove the dead palm trees out front.

### *Section 5-1.104.5 – Unsafe Building (covered windows)*

All buildings and structures that do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are considered unsafe buildings.

- Please remove the plywood from the south window.

C0079222

*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.*

*Section 16-25 (C) – Responsibility for Containers*

Trash containers need to be placed by the curb no earlier than 7:00 pm on the evening before collection day and must be removed to the rear or side of structure no later than 7:00 pm on the day of collection.

- Please store bins to the side or rear of the home.

The City requests that this property be brought into compliance prior to July 23, 2018. Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,



Heather Debevec  
Code Enforcement Officer  
P – 772-467-3154  
EM: hdebevec@city-ftpierce.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:

Tenant  
427 N 15<sup>th</sup> St  
Ft. Pierce, FL 34950

7018 0040 0000 2906 2443

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
  - Write your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

**ZAKARI VALSANT**  
**4708 PALMETTO DR**  
**FT PIERCE, FL 34982**

**SM 9/19 #18-1787**  
**427 N 15TH ST** mailed: 29-Aug-2018



9590 9402 4052 8079 8952 50

2. Article Number (Transfer from service label)

7018 0040 0000 2906 2443

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

*Handwritten name*

C. Date of Delivery

**9-1-18**

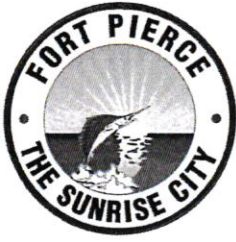
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**SEP 05 2018**

**CODE ENFORCEMENT  
 CITY OF FT. PIERCE**

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



## City of Fort Pierce

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

October 16, 2018

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property address: 427 N 15TH ST

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) 22-187 (13) Landscape Maintenance, 5-1.104.5 Unsafe Building (covered windows) and the fine of \$50.00 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



**CASE #: 18-1787**

Property Address: 427 N 15TH ST  
 Tax ID #: 2409-506-0016-000/9  
 Legal Description: HELEN HAMMOND`S S/D BLK 1 LOT 16 (OR 3385-1222)

Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982

RE: Violation of Section(s): 22-187 (13) Landscape Maintenance, 5-1.104.5 Unsafe Building (covered windows), 16-25 (c) Responsibility for Containers

**ORDER DETERMINING VIOLATION**

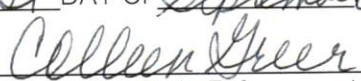
**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 19, 2018, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ZAKARI VALSANT failed to remove the dead palm tree at the front of the property, remove the plywood from the south window, store recycle, trash, and yard bins to the side or rear of the home 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. The above named violator failed to appear and is deemed to have admitted guilt.
2. In the event the violation is not remedied within 15 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 \$50.00.
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 19th day of September, 2018, Nunc Pro Tunc  
**September 19, 2018.**

  
 Fran Ross, Esq., Special Magistrate

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

21st DAY OF September 2018.  
  
 Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4482995 09/24/2018 11:38:40 AM  
 OR BOOK 4183 PAGE 372 - 372 Doc Type: ORD  
 RECORDING: \$10.00



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

March 6, 2019

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Re: Case # 18-1787

Code section(s) in violation: 22-187 (13), 5-1.104.5, 16-25 (c)

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. Although the property is now in compliance with the Special Magistrate's Order, it was not done in a timely manner and the penalty of \$2,090.00 (includes \$40.00 recording fees) has accrued at \$50.00 per day and a lien was recorded against the property.

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 Heather Debevec at (772) 467-3149.

Sincerely,

Colleen Greer  
Code Enforcement Clerk

C0083810



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

Case # 18-1787

Property Address: 427 N 15<sup>th</sup> Street  
Tax ID #: 2409-506-0016-000/9  
Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

Violator: ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Violation of Section(s): 22-187 (13) Landscape Maintenance, 5-1.104.5 Unsafe Building (covered windows), 16-25 (c) Responsibility for Containers.

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on September 19, 2018 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated September 19, 2018 is in compliance but did not come into compliance 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 \$50.00 from October 9, 2018 to November 19, 2018 for a total sum of \$2,090.00 (includes \$40.00 recording fees). 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. This fine will continue until fine is satisfied 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 26<sup>th</sup> day of February, 2019.

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

ATTEST:

Amelia W Cox  
\_\_\_\_\_  
CITY CLERK

Mail to:

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

DATED:

2/26/19

JOSEPH B. SMITH, CLERK OF THE CIRCUIT COURT  
SANTA LUCIE COUNTY  
FOR FILING OF THIS ORDER TO ENFORCE  
RECORDING TO PUBLIC RECORDS OF ST. LUCIE COUNTY  
RECORDED 2/26/19



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

**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION**

Case # 22-00001511  
 Issuing Officer: Heather Debevec, Code Enforcement  
 Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982  
 Property Address: 427 N 15TH ST  
 Tax ID #: 2409-506-0016-000/9

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$

Postmark Here

**ZAKARI VALSANT**  
**4708 PALMETTO DR**  
**FT PIERCE, FL 34982**  
 427 n 15th 22-1511 KC 10/19

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Violation of Section(s): IPMC 304.7 Roofs and drainage, IPMC 304.2 Protective treatment

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **October 19, 2022 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

If you are unable to attend the hearing in person but wish to attend by a telephone conference, you must contact the Special Magistrate Clerk at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the Special Magistrate with respect to any matter considered at its hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By: Margaret M. Arraiz  
 Margaret M. Arraiz, Code Compliance Manager  
 (772) 467-3720

CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, ZAKARI VALSANT, 4708 PALMETTO DR, FT PIERCE, FL 34982 on this 20<sup>th</sup> day of September, 2022.

By: Katherine Calderon  
 Katherine Calderon, Special Magistrate Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

May 12, 2022

Re: Case # 22-00001511

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9

### NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 427 N 15TH 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).

#### *Section 30-28(c) – Responsibility for containers*

Trash containers need to be placed by the curb no earlier than 7:00 pm on the evening before collection day and must be removed to the rear or side of structure no later than 7:00 pm on the day of collection.

- Please store trash, yard, and recycle bins to the side or rear of the home.
- Please have this violation corrected within 10 days or by May 22, 2022.

#### *Section 123-37(12) –Landscape maintenance*

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

- Please mow and trim the trees up in the back yard, clean off fence lines.
- Please have this violation corrected within 10 days or by May 22, 2022.

C0110303

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediata.*

*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.*

*IPMC 304.7 Roofs and drainage.*

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

- Please repair or replace the shingles in front of the driveway.
- Please have this violation corrected within 30 days or by June 12, 2022.

*IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please paint the home.
- Please have this violation corrected within 30 days or by June 12, 2022.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3154 or by email at [hdebevec@cityoffortpierce.com](mailto:hdebevec@cityoffortpierce.com). Due to shifting office hours, it is best to contact me by email or leave a voicemail and I will contact you as soon as I return to the office.

Sincerely,



Heather Debevec  
Code Enforcement Officer

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Number

**ZAKARI VALSANT**  
**4708 PALMETTO DR**  
**FT PIERCE, FL 34982**  
 427 n 15th 22-1511 KC 10/19



9590 9402 7506 2098 5630 43

2. Article Number (Transfer from service label)

7020 3160 0000 9834 2490

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**
 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-26-22

 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

January 4, 2023

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Re: Case # 22-1511

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 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 received in 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 receive a written response from you **within the twenty (20) days, a lien will be entered on the property** through an Order Assessing Fine and Imposing Lien signed by the Special Magistrate and filed with the St. Lucie County Clerk of Court.

If you should have any questions, please contact our office at (772) 467-3720.

Sincerely,



Margaret M. Arraiz  
Director of Community Services  
EM: parraiz@cityoffortpierce.com

C0115472



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

CASE #: 22-00001511

Violator: ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property Address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16

RE: Violation of Section(s): IPMC 304.7 Roofs and drainage, IPMC 304.2 Protective treatment

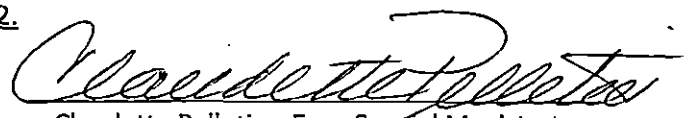
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 19, 2022, 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 ZAKARI VALSANT is 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. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
  - a. Repair or replace the shingles in front of the driveway.
  - b. Paint the home.
3. In the event the violation is not remedied within 30 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 \$100.00.
4. 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 Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. 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 24<sup>th</sup> day of October, 2022.

  
Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
25<sup>th</sup> DAY OF October, 2022.

  
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

June 20, 2023

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal description: HELEN HAMMOND'S S/D BLK 1 LOT 16

Re: Case # 22-1511

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 **\$19,430.00** 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 our office at (772) 467-3720.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

C0119110



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

Case # 22-1511

Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 5203305 06/09/2023 08:57:06 AM  
 OR BOOK 5002 PAGE 517 - 517 Doc Type: ORD  
 RECORDING: \$10.00

Property Address: 427 N 15TH ST  
 Tax ID #: 2409-506-0016-000/9  
 Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 24, 2022 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 December 16, 2022 and a like sum thereafter for each day the violation continues. A certified copy of 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 9 day of May, 2023.

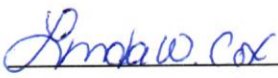
  
 Claudette Pelletier, Esq., Special Magistrate

ATTEST:

STATE OF FLORIDA  
 ST. LUCIE COUNTY  
 CITY OF FORT PIERCE

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 5192659 05/16/2023 09:12:19 AM  
 OR BOOK 4990 PAGE 687 - 687 Doc Type: ORD  
 RECORDING: \$10.00

I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND CORRECT COPY OF THE ORIGINAL.

  
 CITY CLERK

(CITY SEAL)

6/5/2023  
 DATE



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

January 16, 2024

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal description: HELEN HAMMOND`S S/D BLK 1 LOT 16 (OR 3385-1222)

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds several liens against the above referenced property, which have been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

Copies of the liens are attached for your review. Our records indicate that the liens remains active and has not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)



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

**SPECIAL MAGISTRATE  
NOTICE OF FORECLOSURE REVIEW**

Violator: ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property Address:  
Tax ID #:

18-1787	BOOK 4512 PAGE 1
20-0830	BOOK 4591 PAGE 1
22-1511	BOOK 5002 PAGE 517

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark Here

**ZAKARI VALSANT**  
**4708 PALMETTO DR**  
**FT PIERCE, FL 34982**

427 N 15th st FORECLOSURE KC 3/6  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0586 9433 23

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 06, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

Additional Instructions:

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

**Disclosure pursuant to Florida Statutes section 286.0105:** "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By: Margaret M. Arraz  
Margaret M. Arraz, Director of Community Response

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, ZAKARI VALSANT, 4708 PALMETTO DR, FT PIERCE, FL 34982 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By: Katherine Calder  
Katherine Calderon, Special Magistrate Clerk

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 427 N 15TH ST  
 Map ID: 24/09N  
 Parcel ID: 2409-506-0016-000-9  
 Zoning: Medium Den  
 Account #: 21409  
 Use Type: 0100  
 Sec/Town/Range: 09/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Zakari Valsant  
 4708 Palmetto Dr  
 Fort Pierce, FL 34982

**Legal Description**

HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3585-850)

**Current Values**

Just/Market: \$95,300  
 Exemptions: \$0  
 Assessed: \$38,776  
 Taxable: \$38,776

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$95,300	\$38,776	\$0	\$38,776
2022	\$68,200	\$35,251	\$0	\$35,251
2021	\$53,800	\$32,047	\$0	\$32,047

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-06-2013	3585 / 0850	0111	QC	Houston David	\$100
05-01-2012	3385 / 1222	0111	QC	Ingram Clarence L	\$10,000
12-17-2007	2917 / 2282	XX01	QC	Newberry Ronald	\$100

**Primary Building Information**

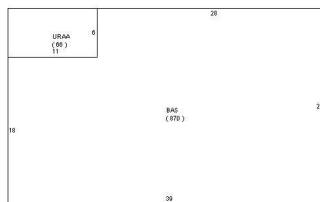
Finished Area of this building: 870 SF  
 Gross Sketched Area: 936 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: SFF
Year Built: 1965	Frame:	Grade: SFF-Avg	Effective Year: 1970
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 2	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Terrazo



**Total Areas**

Finished/Under Air (SF):	870
Gross Sketched Area (SF):	936
Land Size (acres):	0.18
Land Size (SF):	7,776
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1965
CHAINLINK 4'	1	260	1995



**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Case #: 20-00000830  
 Issuing Officer: Cristobal Bossano, Building Department Investigator  
 Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982  
 Property Address: 427 N 15TH ST  
 Tax ID #: 2409-506-0016-000/9  
 Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

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

**YOU ARE HEREBY** notified that the Special Magistrate for the Building Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **September 15, 2020 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Building Department Investigator contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Building Department Investigator.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

If you are unable to attend the hearing in person but wish to attend by either a telephone conference or video conference, you must contact the Building Department Administrative Assistant at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE BUILDING DEPARTMENT CLERK.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Building Department.

Please govern yourself accordingly.

By:   
 Shaun Coss, Building Department Coordinator  
 (772) 467-3187

CERTIFICATE OF SERVICE

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, ZAKARI VALSANT, 4708 PALMETTO DR, FT PIERCE, FL 34982 on this 15<sup>th</sup> day of September, 2020.

By:   
 Elizabeth Beck, Building Department Administrative Assistant



March 24, 2020

Tax ID #: 2409-506-0016-000/9

Case #: 20-00000830

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

**RE: Stop Work Order – 427 N 15TH ST**

**Pursuant to the City of Fort Pierce Code of Ordinances, Section 5-1.104.3, a Stop Work Order has been issued. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:**

1. Obtain a permit for the framing, electric, replacement of windows, partial infill, and mechanical work done without a permit.

**Completing the actions above will cure the violation(s) of City Ordinance:**

**Section 5-1.105.1**

**Permit Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Special Magistrate. Please note that it is your responsibility to contact our office when this violation has been brought into compliance. Should you have questions regarding this matter, you may contact the Building Department Administrative Assistant at (772) 467-3718 or [ebeck@cityoffortpierce.com](mailto:ebeck@cityoffortpierce.com). Your cooperation in this matter is greatly appreciated.

Sincerely,

  
Cristobal Bossano  
Building Department Investigator/Inspector

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Zakari Valsant  
 4708 Palmetto Dr  
 Ft Pierce FL 34982



9590 9402 4101 8092 2043 17

7016 0600 0001 0278 8305

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

Philama Valsant 9-8-20

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:

 No

RECEIVED

SEP 11 2020

City of Fort Pierce  
 Building Department

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

 Priority Mail Express® Registered Mail™ Registered Mail Restricted Delivery Return Receipt for Merchandise Signature Confirmation™ Signature Confirmation Restricted Delivery



**AFFIDAVIT OF MAILING NOTICE TO APPEAR**

IN THE MATTER OF: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982

CASE NO: 20-00000830

RE: 427 N 15TH ST

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

That a Notice to Appear at the Special Magistrate Hearing on September 15, 2020, was mailed today by first class mail to:

ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of September, 20 20.

\_\_\_\_\_  
 Cristobal Bossano, Building Department Investigator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

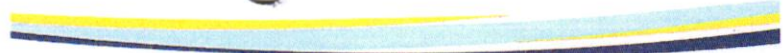
SWORN TO and SUBSCRIBED before me

this 2nd day of September, 20 20.

\_\_\_\_\_  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES: 5/20/23





**AFFIDAVIT OF POSTING NOTICE TO APPEAR**

IN THE MATTER OF: ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

CASE NO: 20-00000830

RE: 427 N 15TH ST

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

That today (he), Cristobal Bossano, posted the property located at 427 N 15TH ST with a Notice to Appear at the Special Magistrate Hearing on September 15, 2020 and that a copy of the Notice to Appear is also posted in the lobby of City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of September, 20 20.

\_\_\_\_\_  
Cristobal Bossano, Building Department Investigator

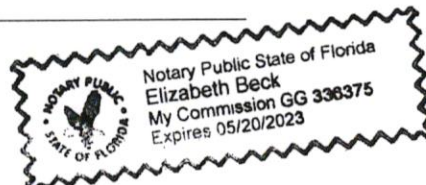
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 2nd day of September, 20 20.

\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES: 5/20/23





**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Case #: 20-00000830  
 Issuing Officer: Cristobal Bossano, Building Department Investigator  
 Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982  
 Property Address: 427 N 15TH ST  
 Tax ID #: 2409-506-0016-000/9  
 Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

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

**YOU ARE HEREBY** notified that the Special Magistrate for the Building Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **October 20, 2020 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Building Department Investigator contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Building Department Investigator.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

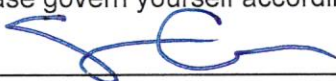
If you are unable to attend the hearing in person but wish to attend by either a telephone conference or video conference, you must contact the Building Department Administrative Assistant at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE BUILDING DEPARTMENT CLERK.


Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Building Department.

Please govern yourself accordingly.

By:   
 Shaun Coss, Building Department Coordinator  
 (772) 467-3187

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, ZAKARI VALSANT, 4708 PALMETTO DR, FT PIERCE, FL 34982 on this 18<sup>th</sup> day of September, 2020.

By:   
 Elizabeth Beck, Building Department Administrative Assistant



THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT *Florida*

January 26, 2021

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Property address: 427 N 15TH ST

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) 467-3712.

Sincerely,

Elizabeth Beck  
Building Department Administrative Assistant



CASE #: 20-00000830

Property Address: 427 N 15TH ST

Tax ID #: 2409-506-0016-000/9

Legal Description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4782826 11/19/2020 03:27:08 PM  
 OR BOOK 4510 PAGE 2578 - 2578 Doc Type: ORD  
 RECORDING: \$10.00


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

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 15, 2020, upon request of the Building Department Investigator. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ZAKARI VALSANT failed to obtain a permit for the framing, electric, replacement of windows, partial infill, and mechanical work 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. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. 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.
3. 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 \$100.00.
4. 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.
5. The violator is responsible for notifying the Building Department promptly at (772) 467-3712, when the violation is corrected.
6. 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 19<sup>th</sup> day of November, 20 20.

  
 Fran O. Ross, Esq., Special Magistrate

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

25<sup>th</sup> DAY OF November, 20 20.

  
 Elizabeth Beck, Building Department Administrative Assistant



April 14, 2021

Property address: 427 N 15TH ST  
Tax ID #: 2409-506-0016-000/9  
Legal description: HELEN HAMMOND'S S/D BLK 1 LOT 16 (OR 3385-1222)

ZAKARI VALSANT  
4708 PALMETTO DR  
FT PIERCE, FL 34982

Re: Case # 20-00000830

Code section(s) in violation: 5-1.105.1 (2017) 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 **\$7,830.00** 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 the Building Department Investigator, Cristobal Bossano at (772) 467-3712.

Sincerely,

---

Elizabeth Beck  
Building Department Administrative Assistant



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

Case # 20-00000830

Property Address: 427 N 15TH ST  
 Tax ID #: 2409-506-0016-000/9  
 Legal Description: HELEN HAMMOND`S S/D BLK 1 LOT 16 (OR 3385-1222)

Violator: ZAKARI VALSANT  
 4708 PALMETTO DR  
 FT PIERCE, FL 34982

Violation of Section(s): 5-1.105.1 (2017) Permit Required

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Building Department Investigator that the Special Magistrate's Order herein dated September 15, 2020 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 January 26, 2021 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 a Certified Copy of 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 9<sup>th</sup> day of April, 20 21.

*Fran O. Ross*

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

ATTEST:

*Linda W. Cox*  
 \_\_\_\_\_  
 CITY CLERK

Mail to:

City of Fort Pierce  
 Building Department  
 P.O. Box 1480  
 Ft. Pierce, FL 34954

DATED: 4/13/2021

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4848164 04/14/2021 03:42:26 PM  
 OR BOOK 4591 PAGE 1741 - 1741 Doc Type: LIEN  
 RECORDING: \$10.00

**RETURN OF SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 18-1787

Plaintiff:  
**City of Fort Pierce**

vs.

Defendant:  
**Zakari Valsant**

For:  
Peggy Arraiz  
City of Fort Pierce, Director of Community Response  
100 North Us Hwy 1  
Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 11:00 am to be served on **Zakari Valsant, 4708 Palmetto Dr., Fort Pierce, FL 34982.**

I, Beth Kramer PS# 09-46, do hereby affirm that on the **19th day of January, 2024 at 4:06 pm, I:**

**SUBSTITUTE** served by delivering a true copy of the **Special Magistrate Order Assessing Fine and Imposing Lien, Letter, Order assessing Fine and Imposing Lien-Case #18-1787, Oder Assessing Fine and Imposing Lien-Case #20-0830, Order Assessing Fine and Imposing Llen-Case #22-1511, Code letter Dated 1/16/2024** with the date and hour of service endorsed thereon by me, to: **Laneise Valsant as Mother** at the address of: **4708 Palmetto Dr., Fort Pierce, FL 34982**, the within named person's usual place of **Abode**, who resides therein, who is fifteen (15) years of age or older and informed said person of the contents therein, in compliance with state statutes.

**Military Status:** Based upon inquiry of party served, Defendant is not in the military service of the United States of America.

**Marital Status:** Based upon inquiry of party served, Defendant is not married.

**Description** of Person Served: Age: 65, Sex: F, Race/Skin Color: Black, Height: 5'8", Weight: 180, Hair: Black, Glasses: N

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).



**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000112

**Special Magistrate Hearing**  
**Meeting Date:** 03/06/2024

**8. E.**

---

**Information**

**SUBJECT:**

Property Address: 1405 N 15th Street	Owner Name: Josette Mathieu Marie Joseph	
---	--	--

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	2	# of Nuis. Abatement Liens	0	# of Demolition Liens	0
-----------------	---	----------------------------	---	-----------------------	---

**OWNER:**

Owner: Josette Mathieu Maria Joseph 6001 Spruce Drive Fort Pierce, FL 34982	
---	--

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	Case #17-2251 - Certified mail returned signed. Case #18-2361 - Certified mail returned unclaimed. Property posted 2/8/2019.
Owner provided opportunity to be heard prior to lien being filed:	Yes	Case #17-2251 - Massey letter sent 1/5/2018. Case #18-2361 - Massey letter sent 8/26/2019.
Property is not homesteaded:	Yes	As of 2/29/2024.
Lien(s) remain unpaid:	Yes	As of 2/7/2024 - Case #17-2251 - \$80,890.00; Case #18-2361 - \$167,140.00 accruing at \$100/day.
Intent to foreclose was served:	Yes	Affidavit of Service - 1/19/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

**Attachments**

- Case #17-2251 - 1405 N 15th Street - packet
- Case # 18-2361 - 1405 N 15th Street - packet
- Property Record Card
- 1405 N 15th Street - Notice of Intent to Foreclose
- 1405 N 15th Street - Proof of service
- 1405 N 15th Street - Foreclosure review hearing notice

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 02/29/2024

Started On: 02/29/2024 01:51 PM



**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Issuing Officer: Isaac Saucedo, Code Enforcement Officer Case #: 17-2251

Violator: JOSETTE MATHIEU Property Address: 1405 N 15TH ST  
 MARIE JOSEPH  
 6001 SPRUCE DR  
 FT PIERCE, FL 34982

Tax ID #: 2404-515-0026-000/5

Legal Description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3350-2875: 3550-2319)

Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage, 22-187 (13) Landscape Maintenance, IPMC 304.2 Protective Treatment.

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **December 06, 2017 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE CODE ENFORCEMENT CLERK.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than one week prior to the hearing. It is recommended that you arrive at least fifteen (15) minutes prior to your scheduled hearing to meet with the Code Enforcement Officer handling your case.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By: Margaret M. Arraiz  
 Margaret M. Arraiz, Code Compliance Manager  
 (772) 467-3720

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, JOSETTE MATHIEU, MARIE JOSEPH, 6001 SPRUCE DR, FT PIERCE, FL 34982 on this 6th day of November, 2017.

By: Colleen Greer  
 Colleen Greer, Code Enforcement Clerk

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. **JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982**

**CASE 17-2251 HD  
1405 N 15TH ST SM 12/6**  
Mailed Nov 2017



**9590 9402 2610 6336 2683 84**

2. Article Number (Transfer from service label)

**7015 1730 0000 9361 1055**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X Marie Joseph**  Agent  Addressee

B. Received by (Printed Name)

C. Date of Delivery

**11/9**

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

September 27, 2017

Re: Case # 17-00002251

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FORT PIERCE, FL 34982

Property address: 1405 N 15TH ST  
Tax ID #: 2404-515-0026-000/5

## NOTICE OF VIOLATION

Pursuant to the City of Fort Pierce Code of Ordinances, an inspection was made at the property listed above and it was found to be in violation. 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).

### *Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage*

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

- Please remove all rugs, metal, buckets, lattice, wood and all other miscellaneous items located throughout the yard.

### *Section 22-187 (13) – Landscape Maintenance*

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.

C0073945

*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.*



b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

- Please properly remove all fallen trees throughout the yard and trim any overgrown bushes, trees and shrubs.

*IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please pressure wash or paint where molding or deterioration has occurred.

The City requests that this property be brought into compliance prior to October 27, 2017. Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

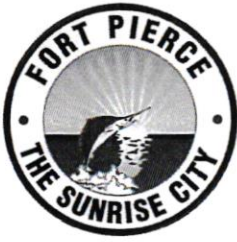
Sincerely,



Isaac Saucedo  
Code Enforcement Officer  
P – 772-467-3143  
EM: Isaucedo@city-ftpierce.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:

TENANT  
1405 N 15<sup>TH</sup> ST  
FORT PIERCE, FL 34950



## City of Fort Pierce

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

January 5, 2018

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

Property address: 1405 N 15TH ST  
Parcel ID#2404-515-0026-000-5

Case #17-2251

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) 16-46, 16-47, 16-48 (1) (5) Outside Storage, 22-187 (13) Landscape Maintenance, IPMC 304.2 Protective Treatment and the fine of \$150.00 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



Property Address: 1405 N 15TH ST

CASE #: 17-2251

Tax ID #: 2404-515-0026-000/5

Legal Description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3350-2875: 3550-2319)

Violator: JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4379720 12/12/2017 02:34:04 PM  
OR BOOK 4074 PAGE 2158 - 2158 Doc Type: ORD  
RECORDING: \$10.00

RE: Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage, 22-187 (13) Landscape Maintenance, IPMC 304.2 Protective Treatment

**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 JOSETTE MATHIEU & MARIE JOSEPH failed to remove all rugs, metal, buckets, lattice, wood and all other miscellaneous items located throughout the yard, properly remove all fallen trees throughout the yard and trim any overgrown bushes, trees, and shrubs, and pressure wash or paint where molding or deterioration has occurred 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. The above named violator failed to appear and is deemed to have admitted guilt.
2. In the event the violation is not remedied within 10 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 \$150.00.
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.

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

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

12th DAY OF December 2017.

  
\_\_\_\_\_  
Colleen Greer, Code Enforcement Clerk



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

July 8, 2019

Property address: 1405 N 15TH ST  
Tax ID #: 2404-515-0026-000/5  
Legal description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W  
(OR 3350-2875: 3550-2319)

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

Re: Case # 17-2251

Code section(s) in violation: 16-46, 16-47, 16-48 (1) (5) Outside Storage, 22-187 (13 Landscape Maintenance, IPMC 304.2 Protective Treatment.

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 \$80,890.00 (includes \$40.00 recording fees).

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

Sincerely,

Colleen Greer  
Code Enforcement Clerk

**THIS IS NOT A RELEASE OF LIEN**

C0086365



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

Case # 17-2251

Violator: JOSETTE MATHIEU & MARIE JOSEPH  
 6001 SPRUCE DR  
 FT PIERCE, FL 34982

Property Address: 1405 N 15<sup>th</sup> ST  
 Tax ID #: 2404-515-0026-000/5

Legal Description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3350-2875: 3550-2319)

Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage, 22-187 (13) Landscape Maintenance, IPMC 304.2 Protective Treatment

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 \$150.00 from January 5, 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 9<sup>th</sup> day of August, 2018.

Fran Ross  
 Fran Ross, Esq., Special Magistrate

ATTEST:

Maria Cenci, DEPUTY  
 CITY CLERK

Mail to:

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

DATED: 8/9/18

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 ST. LUCIE COUNTY  
 100 NORTH US 1, FORT PIERCE, FL 34950  
 TEL: 772.467.3000 FAX: 772.468.0457  
 REGISTRATION: 100000

C



**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Case #: 18-00002361  
 Issuing Officer: Guillermo "Will" Carbonell, Building Department Investigator  
 Violator: JOSETTE MATHIEU  
 MARIE JOSEPH  
 6001 SPRUCE DR  
 FT PIERCE, FL 34982  
 Property Address: 1405 N 15TH ST  
 Tax ID #: 2404-515-0026-000/5  
 Legal Description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3350-2875: 3550-2319)

Violation of Section(s): **IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 304.13.2 Openable Windows, IPMC 304.13 Windows, Doors & Frames, IPMC 304.12 Handrails & Guards, IPMC 605.1 Electrical Equipment, IPMC 305.4 Walking Surfaces, IPMC 305.3 Interior Surfaces**

**YOU ARE HEREBY** notified that the Special Magistrate for the Building Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **February 19, 2019 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Building Department Investigator contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

**YOU ARE HEREBY** noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Building Department Investigator.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE BUILDING DEPARTMENT CLERK.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than one week prior to the hearing. It is recommended that you arrive at least fifteen (15) minutes prior to your scheduled hearing to meet with the Building Department Investigator handling your case.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Building Department.

Please govern yourself accordingly.

By:   
 Shaun Coss, Building Department Coordinator  
 (772) 467-3187

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, JOSETTE MATHIEU, MARIE JOSEPH 6001 SPRUCE DR, FT PIERCE, FL 34982 on this 22<sup>nd</sup> day of January, 2019.

By:   
 Elizabeth Beck, Building Department Administrative Assistant



September 20, 2018

Tax ID #: 2404-515-0026-000/5

Case #: 18-00002361

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

**RE: 1405 N 15TH ST**

**An inspection has been performed pursuant to the City of Fort Pierce Code of Ordinances. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:**

1. Anchor toilet properly. Repair tub that is not draining properly.
2. Repair broken sewer line.
3. Repair windows that are not openable.
4. Repair front/back doors, making them weather tight.
5. Repair broken handrails.
6. Repair light fixture that is not secured properly.
7. Repair/replace loose or broken tile.
8. Repair/replace open drywall.

**Completing the actions above will cure the violation(s) of City Ordinance:**

**IPMC 504.1**

**Plumbing Fixtures**

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

**IPMC 506.2**

**Sanitary Drainage System Maintenance**

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

**IPMC 304.13.2**

**Openable Windows**

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

**IPMC 304.13**

**Windows, Doors & Frames**

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**IPMC 304.12**

**Handrails & Guards**

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**IPMC 605.1**

**Electrical Equipment**

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

**IPMC 305.4**

**Walking Surfaces**

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

**IPMC 305.3**

**Interior Surfaces**

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

---

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Special Magistrate and/or cause the structure to be declared unsafe. Please note that it is your responsibility to contact our office when this violation has been brought into compliance.

Repairs must be made by a properly licensed contractor. Failure to comply may result in the issuance of an unlicensed contractor citation. Permits will be required for the repair of the above referenced violations.  yes  no  maybe (depending on extent of repairs.) Should you have questions regarding this matter, you may contact the Building Department Administrative Assistant at (772) 467-3712 or [ebeck@city-ftpirce.com](mailto:ebeck@city-ftpirce.com). Your cooperation in this matter is greatly appreciated.

Sincerely,



Guillermo "Will" Carbonel  
Building Department Investigator/Inspector

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Josee Mathieu  
 Marie Joseph Dr  
 6001 Spruce Dr  
 Ft Pierce FL 34982



9590 9402 4101 8092 2021 60

2. Article Number (Transfer from service label)

7016 0600 0000 1492 1555

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

1A05 N 15th St SM 2-19-19 Domestic Return Receipt



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT  
 100 NORTH U.S. 1  
 P.O. BOX 1480  
 FORT PIERCE, FL 349

7016 0600 0000 1492 1555



**CERTIFIED MAIL**



U.S. POSTAGE PITNEY BOWES  
 ZIP 34950 **\$ 006.670**  
 02 1W  
 0001403970 JAN 22 2019

*Joseette Mathieu  
 Marie Joseph  
 6001 Spixie Dr  
 Ft Pierce*

*LM  
 1-24-19*

9327020141935543  
 DO NOT FORWARD

UNC

331 DE 1 0003/03/19

RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

BC: 34954148080

\*2287-06664-22-44





**AFFIDAVIT OF MAILING NOTICE TO APPEAR**

IN THE MATTER OF: JOSETTE MATHIEU  
 MARIE JOSEPH  
 6001 SPRUCE DR  
 FT PIERCE, FL 34982

CASE NO: **18-00002361**

RE: **1405 N 15TH ST**

BEFORE ME, the undersigned authority, personally appeared Guillermo "Will" Carbonell, Building Department Investigator for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That a Notice to Appear at the Special Magistrate Hearing on February 19, 2019, was mailed today by first class mail to:

JOSETTE MATHIEU  
 MARIE JOSEPH  
 6001 SPRUCE DR  
 FT PIERCE, FL 34982

FURTHER AFFIANT SAYETH NOT.

DATED this 8<sup>th</sup> day of February, 20 19.

  
 \_\_\_\_\_  
 Guillermo "Will" Carbonell, Building Department Investigator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 8<sup>th</sup> day of February, 20 19.

  
 \_\_\_\_\_  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



**AFFIDAVIT OF POSTING NOTICE TO APPEAR**

IN THE MATTER OF: JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

CASE NO: **18-00002361**

RE: **1405 N 15TH ST**

BEFORE ME, the undersigned authority, personally appeared Guillermo "Will" Carbonell, Building Department Investigator for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today (he), Guillermo "Will" Carbonell, posted the property located at 1405 N 15TH ST with a Notice to Appear at the Special Magistrate Hearing on February 19, 2019 and that a copy of the Notice to Appear is also posted in the lobby of City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 8<sup>th</sup> day of February, 2019.

Guillermo "Will" Carbonell, Building Department Investigator

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 8<sup>th</sup> day of February, 2019.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





August 26, 2019

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

Property address: 1405 N 15TH ST

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) : IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 304.13.2 Openable Windows, IPMC 304.13 Windows, Doors & Fames, IPMC 304.12 Handrails & Guards, IPMC 605.1 Electrical Equipment, IPMC 305.4 Walking Surfaces, IPMC 305.3 Interior Surfaces 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) 467-3718.

Sincerely,

Elizabeth Beck  
Building Department Administrative Assistant



CASE #: 18-00002361

Property Address: 1405 N 15TH ST

Tax ID #: 2404-515-0026-000/5

Legal Description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3350-2875: 3550-2319)

Violator: JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4532595 02/20/2019 04:39:37 PM  
OR BOOK 4234 PAGE 863 - 863 Doc Type: ORD  
RECORDING: \$10.00


RE: Violation of Section(s): **IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 304.13.2 Openable Windows, IPMC 304.13 Windows, Doors & Frames, IPMC 304.12 Handrails & Guards, IPMC 605.1 Electrical Equipment, IPMC 305.4 Walking Surfaces, IPMC 305.3 Interior Surfaces**

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 19, 2019, upon request of the Building Department Investigator. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that JOSETTE MATHIEU and MARIE JOSEPH failed to repair tub that is not draining properly, repair broken sewer line, repair windows that are not openable, repair front/back doors making them weather tight, repair broken handrails, repair light fixture that is not secured properly, repair broken/loose tile, repair/replace open drywall, 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 \$100.00.
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 Building Department promptly at (772) 467-3718, 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 20<sup>th</sup> day of February, 2019.

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

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

21<sup>st</sup> DAY OF February, 2019.

  
\_\_\_\_\_  
Elizabeth Beck, Building Department Administrative Assistant



October 27, 2020

Property address: 1405 N 15TH ST  
Tax ID #: 2404-515-0026-000/5  
Legal description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON  
W (OR 3350-2875: 3550-2319)

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

Re: Case # 18-00002361

Code section(s) in violation: IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary  
Drainage System Maintenance, IPMC 304.13.2 Openable Windows, IPMC 304.13  
Windows, Doors & Frames, IPMC 304.12 Handrails & Guards, IPMC 605.1 Electrical  
Equipment, IPMC 305.4 Walking Surfaces, IPMC 305.3 Interior Surfaces

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 **\$45,140.00** 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 the Building Department at (772) 467-3712.

Sincerely,

---

Elizabeth Beck  
Building Department Administrative Assistant



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

Case # 18-00002361

Property Address: 1405 N 15TH ST  
 Tax ID #: 2404-515-0026-000/5  
 Legal Description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3350-2875: 3550-2319)

Violator: JOSETTE MATHIEU  
 MARIE JOSEPH  
 6001 SPRUCE DR  
 FT PIERCE, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4762441 10/06/2020 11:36:52 AM  
 OR BOOK 4486 PAGE 106 - 106 Doc Type: ORD  
 RECORDING: \$10.00

Violation of Section(s): IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 304.13.2 Openable Windows, IPMC 304.13 Windows, Doors & Frames, IPMC 304.12 Handrails & Guards, IPMC 605.1 Electrical Equipment, IPMC 305.4 Walking Surfaces, IPMC 305.3 Interior Surfaces

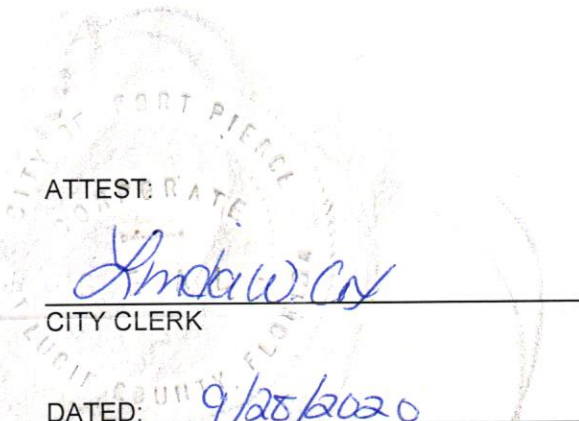
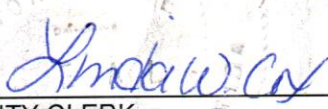
**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Building Department Investigator that the Special Magistrate's Order herein dated February 19, 2019 was not complied with by the date set forth therein, and being otherwise advised in 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 August 3, 2019 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 28<sup>th</sup> day of September, 2020.

  
 Fran O. Ross, Esq., Special Magistrate

ATTEST:   
  
 CITY CLERK  
 DATED: 9/28/2020

Mail to:  
 City of Fort Pierce  
 Building Department  
 P.O. Box 1480  
 Ft. Pierce, FL 34954

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 1405 N 15TH ST  
 Map ID: 24/04N  
 Parcel ID: 2404-515-0026-000-5  
 Zoning: Medium Den  
 Account #: 16554  
 Use Type: 0800  
 Sec/Town/Range: 04/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Marie Joseph  
 301 N 19th ST  
 Fort Pierce, FL 34950

**Legal Description**

SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W

**Current Values**

Just/Market: \$120,300  
 Exemptions: \$0  
 Assessed: \$47,158  
 Taxable: \$47,158

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$120,300	\$47,158	\$0	\$47,158
2022	\$101,000	\$42,871	\$0	\$42,871
2021	\$68,000	\$38,974	\$0	\$38,974

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-09-2022	4821 / 0785	0111	QC	Mathieu Josette	\$100
08-07-2013	3550 / 2319	0111	WD	Mathieu Josette	\$100
12-19-2011	3350 / 2875	0001	TRUST	Bozof (TR) Cathy	\$15,400

**Primary Building Information**

Finished Area of this building: 1,032 SF  
 Gross Sketched Area: 1,248 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: MFH  
 Year Built: 1950 Frame: Grade: MFAQ Effective Year: 1955  
 Primary Wall: Frm Stucco Story Height: 1 Story No. Units: 2 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:  
 Full Baths: 2 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: Double Pine



**Total Areas**

Finished/Under Air (SF):	1,796
Gross Sketched Area (SF):	2,126
Land Size (acres):	0.14
Land Size (SF):	5,900
Total Building Count:	2

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

January 16, 2024

JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

Property address: 1405 N 15TH ST  
Tax ID #: 2404-515-0026-000/5  
Legal description: SUZANNE PARK BLK A LOT 28 AND E 7.5 FT OF VAC ALLEY ADJ ON W

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds liens against the above referenced property, which have been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

Copies of the liens are attached for your review. Our records indicate that the liens remain active and have not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

**RETURN OF SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 17-2251

Plaintiff:  
**City of Fort Pierce**

vs.

Defendant:  
**Josette Mathieu & Marie Joseph**

For:  
Peggy Arraiz  
City of Fort Pierce, Director of Community Response  
100 North Us Hwy 1  
Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 10:17 am to be served on **Josette Mathieu & Marie Joseph, 6001 Spruce Dr, Fort Pierce, FL 34950.**

I, Beth Kramer PS# 09-46, do hereby affirm that on the **19th day of January, 2024 at 3:57 pm, I:**

**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **Special Magistrate Order Assessing Fine and Imposing Lien, Order Assessing Fine and Imposing Lien-Case#17-2251, Order Assessing Fine and Imposing Lien-Case#18-2361, Code letter dated 1/16/2024** with the date and hour of service endorsed thereon by me, to: **Josettw Mathieu Marie Joseph** at the address of: **6001 Spruce Dr, Fort Pierce, FL 34950**, and informed said person of the contents therein, in compliance with state statutes.

**Military Status:** The person served with said documents refused to state whether or not the Defendant is in the Military Service of the United States of America.

**Marital Status:** Based upon inquiry of party served, they refused to state whether or not the Defendant is married.

**Description** of Person Served: Age: 36, Sex: F, Race/Skin Color: BLK, Height: 5'6", Weight: 150, Hair: BLK, Glasses: N

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).

*Beth Kramer*

**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000106



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

**SPECIAL MAGISTRATE  
NOTICE OF FORECLOSURE REVIEW**

Violator: JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982

Property Address:  
Tax ID #:

17-2251	BOOK 4168 PAGE 5
18-2361	BOOK 4486 PAGE 106

U.S. Postal Service™  
**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Postmark Here

Pos: \$

Total \$

Sen \$

Stre \$

City \$

**JOSETTE MATHIEU  
MARIE JOSEPH  
6001 SPRUCE DR  
FT PIERCE, FL 34982**

1405 N 15TH ST FORECLOSURE KC 3/6

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0586 9433 09

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 06, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

Additional Instructions:

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

**Disclosure pursuant to Florida Statutes section 286.0105:** "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By:   
Margaret M. Arralz, Director of Community Response

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, JOSETTE MATHIEU, MARIE JOSEPH, 6001 SPRUCE DR, FT PIERCE, FL 34982 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By:   
Katherine Calderon, Special Magistrate Clerk

**Special Magistrate Hearing**

**Meeting Date:** 03/06/2024

**8. F.**

---

**Information**

**SUBJECT:**

Property Address: 1826 Orange Avenue	Owner Name: Willie C Smith Jr L C Smith Pinkie Smith
---	---

**CASE INFORMATION:**

Per Rule 16 of the Special Magistrate Rules of procedure, as adopted by the City Commission on 9/19/2022, the Special Magistrate is tasked with reviewing all matters of foreclosure to ensure due process requirements have been met. This is an administrative review only.

# of Code Liens	2	# of Nuis. Abatement Liens	0	# of Demolition Liens	0
-----------------	---	----------------------------	---	-----------------------	---

**OWNER:**

Owner: Willie C Smith Jr L C Smith Pinkie Smith 1826 Orange Avenue Fort Pierce, FL 34950
---

**GENERAL INFO:**

REQUIREMENT TO BE MET	CONFIRMED	DATE or COMMENT
Proper notice provided of the violations and hearing notice or posting:	Yes	Case # 19-0381 - Certified mail unclaimed. Posting completed on 4/18/2019. Case # 20-2291 - Certified mail returned w/o signature. Posting completed on 1/10/2021.
Owner provided opportunity to be heard prior to lien being filed:	Yes	Case # 19-0381 - Massey notice sent on 5/24/2019. Case # 20-2291 - Massey notice sent on 4/13/2021. Request for hearing received 5/10/2021. Hearing held 6/2/2021 - request for reduction denied.
Property is not homesteaded:	Yes	2/20/2024
Lien(s) remain unpaid:	Yes	Case # 19-0381 - \$650.00 Case # 20-2291 - \$262,780.00 accruing at \$250/day.
Intent to foreclose was served:	Yes	Affidavit of Service - 1/22/2024

**RECOMMENDATION:**

Per Rule 16 of the Special Magistrate Rules of Procedure, staff recommends the Special Magistrate confirm that the liens listed above are eligible for foreclosure and issue an order authorizing the City Attorney to foreclose on the liens.

**Attachments**

- Case # 19-0381 -1826 Orange Avenue - Packet
- Case # 20-2291 -1826 Orange Avenue - Packet
- Proof of service
- 1826 Orange Avenue - Notice to Foreclose
- 1826 Orange Avenue - Property ID Card
- 1826 Orange Avenue - Foreclosure review hearing notice

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 03/05/2024

Started On: 02/28/2024 03:19 PM



**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Case # 1: 19-0381  
 Issuing Officer: Heather Debevec, Code Enforcement Officer  
 Violator: WILLIE C SMITH JR  
 L C SMITH, PINKIE SMITH  
 1826 ORANGE AVENUE  
 FT PIERCE, FL 34950  
 Property Address: 1826 ORANGE AVE  
 Tax ID #: 2409-605-0002-000/2  
 Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR ST-(OR 3538-851)

Violation of Section(s): 16-46, 16-47, 16-48 (10) (B) Prohibited Use of Right of Way, 16-46, 16-47, 16-48 (1) (5) Outside Storage, 11-11 Storage of Commodities, 15-3 (b) Removal of Signs, 9-27 (B) Doing Business without a Tax, IPMC 304.2 Protective Treatment, 5-370 Exterior Property Landscaping, 11-10 Storage of Scraps & Waste

YOU ARE HEREBY notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **May 01, 2019 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

YOU ARE HEREBY noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE CODE ENFORCEMENT CLERK.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than one week prior to the hearing. It is recommended that you arrive at least fifteen (15) minutes prior to your scheduled hearing to meet with the Code Enforcement Officer handling your case.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By: Margaret M. Arraz  
 Margaret M. Arraz, Code Compliance Manager  
 (772) 467-3720

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, WILLIE C SMITH JR, L C SMITH PINKIE SMITH, 1826 ORANGE AVE., FT PIERCE, FL 34950 and regular mail to A-1 Willie' Car Care, 1826 Orange Ave., Ft. Pierce, FL 34950 and via email williescarcare@aol.com on this 28th day of

March, 2019.  
 By: Colleen Greer  
 Colleen Greer, Code Enforcement Clerk



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

February 13, 2019

Re: Case # 19-00000381

WILLIE C SMITH JR  
L C SMITH  
PINKIE SMITH  
1826 ORANGE AVE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2

### NOTICE OF VIOLATION

Pursuant to the City of Fort Pierce Code of Ordinances, an inspection was made at the property listed above and it was found to be in violation. 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).

#### *Section 16-46, 16-47, 16-48 (10)(B) – Prohibited use of ROW*

On property for which a current and valid business tax receipt has been issued for any automobile, truck, or motor vehicle business, all non-operative or unregistered vehicles shall be kept, stored, or maintained at least fifteen (15) feet from the paved edge of the nearest roadway, at all times.

- Please move all vehicles back to be 15 feet from the paved roadway.

#### *Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage*

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

- Please remove all tires, buckets, bins, jugs, canisters, parts, boxes, rags, wood, and other debris from the front and sides of the property.

#### *Section 11-11 – Storage of Commodities*

It shall be unlawful for any person to store any commodities including but not limited to junk, metal, lumber, wastepaper products, building materials, motor vehicles or parts, machinery, appliances and tires in any motor vehicle or part of any motor vehicle.

C0083280

*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.*

- Please remove the scraps, rags, parts, jugs, and other items from the bed of the truck and trailer on the west side of the property.

*Section 15-3(b) – Removal of signs.*

(2) *Maintenance.* All signs and advertising structures regulated by this chapter shall be maintained in accordance with the provisions of Chapter 5 of the City of Fort Pierce Code of Ordinances. The owner or lessee of any sign that is unsightly because of a deterioration or lack of maintenance shall be notified in writing and allowed thirty (30) days to correct said violations. Upon failure to comply with said notice, the sign shall be declared a nuisance and abated in accordance with Section 16-49 of the City of Fort Pierce Code of Ordinances.

- Please repair or replace the lettering on the sign at the front of the building as the letters peeling off and fading.

*Section 9-27 (B) – Doing Business without a Tax*

It is prohibited for any person to engage in or manage any trade, business, occupation or profession without first paying a business tax.

In the event you are found in violation of Section 9-27(b) for doing business without a business tax, all utility services to the business premises will be suspended while the violation continues.

- Please obtain a Business Tax Receipt for vehicle sales and mechanics, or refrain from advertising and conducting such business.

*IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please paint the curbing and short poles under the awning area as they are faded and rusting.
- Please paint the awning and support poles.
- Please paint the building and top boarder areas as it is fading and deteriorating.

*Section 5-370 – Exterior Property and Landscaping*

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property. Such maintenance shall include, but not be limited to the replacement of trees and shrubs which have died or otherwise been destroyed.

- Please trim the grasses and weeds.

*Section 11-10 – Storage of Scraps & Waste*

Where duly licensed businesses exist, scrap metal, scrap lumber, building (to include plumbing and electrical) materials, inoperative vehicles, worn out tires, rims, household appliances, machinery and machinery parts may be permitted to exist when they are directly connected with the business involved providing they are properly screened from public view on all sides of the property. This shall not be interpreted to mean junk and scrap metal may be camouflaged by screening. Such screening shall not be less than six feet when thick vegetative screening is provided. In cases of fences or walls, they shall be either a solid opaque wall or fence or link-weave steel wire or combination thereof. All screening or fencing shall be permanently maintained. The wall or fence shall not contain any poster or advertising of any kind excepting one sign of the licensee.

➤ Please replace the missing slats on the fence to properly screen the contents.

The City requests that this property be brought into compliance prior to March 16, 2019. 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,



Heather Debevec  
Code Enforcement Officer  
P – 772-467-3154  
EM: hdebevec@city-ftpierce.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:

A-1 Willie's Car Care  
1826 Orange Ave  
Ft. Pierce, FL 34950

Willie C Smith Jr  
1826 Orange Ave  
Ft. Pierce, FL 34950

EMAILED: Williescarcare@aol.com



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT &  
 ANIMAL CONTROL  
*Florida*  
 100 NORTH U.S. 1  
 P.O. BOX 1480  
 FORT PIERCE, FL 34954-1480

**CERTIFIED MAIL**



7016 2070 0000 9165 0279



U.S. POSTAGE >> PITNEY BOWES  
 ZIP 34950 \$ 006.95<sup>0</sup>  
 02 1W  
 0001403970 MAR 28 2019

B/C  
 3/30  
 4/1 11/0 ✓

Issuing Officer:

Heather Debevec, Code Enforcement Officer

Violator:

WILLIE C SMITH JR  
 LC SMITH, PINKIE SMITH  
 1826 ORANGE AVENUE  
 FT PIERCE, FL 34950

331 DE 1 0056110  
 RETURN TO SENDER  
 UNABLE TO FORWARD  
 BC: 3495414808 \*1106-05225-28-42

34954950607

# Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronically tracked for your mailpiece.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

## Important Reminders:

- You may purchase Certified Mail service with First-Class Mail™, First-Class Package Service™, or Priority Mail service.
- Certified Mail service is not available for international mail.
- Insurance coverage is not available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, Domestic Return Receipt; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a return receipt for no additional fee, please use USPS®-postmarked Certified Mail service with a retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail item at a Post Office™ for postmarking, if you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

PS Form 3811, July 2015 PSN 7530-02-000-9053

Transfer from service label  
 2070 0000 9165 0279

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

Case 19-0381  
 Filed: 28-Mar-2019  
 8420 25



WRITE THIS SECTION  
 2, and 3.  
 address on the reverse  
 on the card to you.  
 the back of the mailpiece,

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> B. Received by (Printed Name) <input type="checkbox"/> Addressee</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                  If YES, enter delivery address below: _____</p> <p>C. Date of Delivery _____</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	<p><b>Code Entry</b></p> <p><input checked="" type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p><b>CITY OF FORT PIERCE COMMUNITY RESPONSE</b></p> <p><b>RECEIVED</b></p> <p><b>MAY 06 2019</b></p>	
<p>Domestic Return Receipt</p>	



**AFFIDAVIT OF MAILING NOTICE TO APPEAR**

IN THE MATTER OF: WILLIE C SMITH JR  
 L C SMITH, & PINKIE SMITH  
 1826 ORANGE AVENUE  
 FT PIERCE, FL 34950

CASE NO: 19-0381

RE: 1826 ORANGE AVE

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

That a Notice to Appear at the Special Magistrate Hearing on May 01, 2019, was mailed today by first class mail to:

WILLIE C SMITH JR  
 L C SMITH, PINKIE SMITH  
 1826 ORANGE AVENUE  
 FT PIERCE, FL 34950

FURTHER AFFIANT SAYETH NOT.

DATED this 18 day of April, 2019.

\_\_\_\_\_  
 Heather Debevec, Code Enforcement Officer

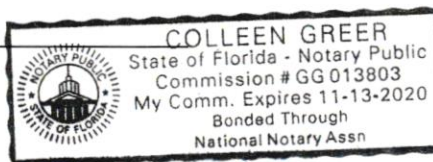
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 18th day of April, 2019.

\_\_\_\_\_  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

IN THE MATTER OF: WILLIE C, LC,& PINKIE SMITH JR  
1826 ORANGE AVENUE  
FT PIERCE, FL 34950

CASE NO: 19-0381

**AFFIDAVIT OF POSTING NOTICE OF SPECIAL MAGISTRATE HEARING**

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

That today (she), Heather Debevec, posted the property located at 1826 ORANGE AVE with a Notice to Appear at the Special Magistrate Hearing on May 01, 2019 and that a copy of the Notice to Appear is also posted in the lobby of City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 18 day of April, 2019.



Heather Debevec, Code Enforcement Officer

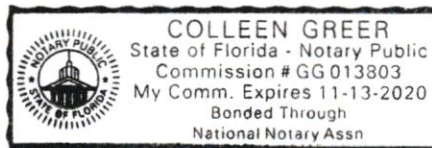
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 18th day of April, 2019.

Colleen Greer  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

May 24, 2019

WILLIE C, LC,& PINKI SMITH JR  
1826 ORANGE AVENUE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2  
Legal description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS  
S 15FT FOR ST- (OR 3538-851)

Re: Case # 19-0381

Code section(s) in violation: 16-46, 16-47, 16-48 (1) (5) Outside Storage, 11-11 Storage of  
Commodities

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) 16-46, 16-47, 16-48 (1) (5) Outside Storage, 11-11 Storage of Commodities 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

C0085476



**CASE #: 19-381**

Violator: WILLIE C, LC & PINKIE SMITH JR  
1826 ORANGE AVENUE  
FT PIERCE, FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4563037 05/03/2019 02:56:23 PM  
OR BOOK 4265 PAGE 462 - 462 Doc Type: ORD  
RECORDING: \$10.00

Property Address: 1826 ORANGE AVE

Tax ID #: 2409-605-0002-000/2

Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR ST- (OR 3538-851)

RE: Violation of Section(s): 16-46, 16-47, 16-48 (10)(B) – Prohibited Use of Right of Way, 16-46, 16-47, 16-48 (1)(5) –Outside Storage, 11-11 – Storage of Commodities, 15-3 (b) Removal of Signs, IPMC 304.2 – Protective Treatment, 11-10- Storage of Scraps & Waste

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 01, 2019, 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 WILLIE C, LC & PINKIE SMITH JR failed to move all vehicles back to be 15 feet from the paved roadway. Remove all tires, buckets, bins, jugs, canisters, parts, boxes, rags, wood and other debris from the front and sides of the property. Remove the scraps, rags, parts, jugs and other items from the bed of trucks and open trailers. Repair and replace the lettering on the sign at the front of the building. Paint the curbing and short poles under the awning, paint the awning and support poles, paint the building and top boarder areas. Trim the grasses and weeds at the front and sides of the property. Replace the missing slats in the fence to properly screen items from view 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 to be performed on the roof, paint the curbing and short poles under the awning, paint the awning and support poles, paint the building and top boarder areas. Repair and replace the lettering on the sign at the front of the building 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 15 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 \$100.00 for not moving all vehicles back to be 15 feet from the paved roadway. Removing all tires, buckets, bins, jugs, canisters, parts, boxes, rags, wood and other debris from the front and sides of the property. Removing the scraps, rags, parts, jugs and other items from the bed of trucks and open trailers. Trimming of the grasses and weeds at the front and sides of the property. Replacing the missing slats in the fence to properly screen items from view.
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) 467-3154, 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 3<sup>rd</sup> day of MAY, 2019. **NUNC PRO TUNC**  
**May 1, 2019.**

Fran Ross  
Fran Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
3<sup>rd</sup> DAY OF MAY, 2019.

Cynthia Ricker  
Cynthia Ricker, Assistant Code Enforcement Clerk



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

October 31, 2019

WILLIE C SMITH JR, LC SMITH, & PINKI SMITH  
1826 ORANGE AVENUE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2  
Legal description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS  
S 15FT FOR ST- (OR 3538-851)

Re: Case # 19-0381

Code section(s) in violation: 16-46, 16-47, 16-48 (1) (5); 11-11

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. Although you have complied with the Special Magistrate's Order it was not in a timely manner, the penalty of **\$650.00 (includes \$50.00 recording fees)** has accrued.

If 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 Code Officer Heather Debevec at (772) 467-3270.

Sincerely,

Colleen Greer  
Code Enforcement Clerk

C0089873



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

Case # 19-0381

Violator: WILLIE C, SMITH JR  
 LC SMITH &  
 PINKI SMITH  
 1826 ORANGE AVENUE  
 FT PIERCE, FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4637452 11/04/2019 02:11:52 PM  
 OR BOOK 4341 PAGE 2164 - 2164 Doc Type: ORD  
 RECORDING: \$10.00

Property Address: 1826 ORANGE AVE  
 Tax ID #: 2409-605-0002-000/2  
 Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR  
 ST- (OR 3538-851)

Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage, 11-11 Storage of Commodities

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on May 01, 2019 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated May 01, 2019 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 May 24, 2019 to May 30, 2019 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 1st day of November, 2019.

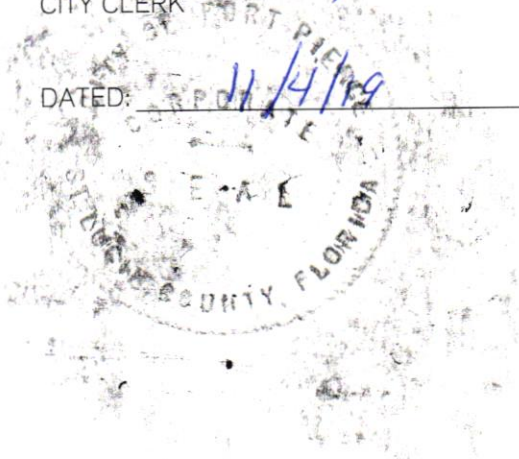
Fran Ross  
 Fran Ross, Esq., Special Magistrate

ATTEST:

Andrew Coy  
 CITY CLERK

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

DATED: 11/4/19





THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT

Florida

**SPECIAL MAGISTRATE  
 NOTICE OF VIOLATION HEARING**

Case # 20-2291

Issuing Officer: Isaac Saucedo, Code Enforcement Officer

Violator: WILLIE C SMITH JR  
 L C SMITH, PINKIE SMITH  
 1826 ORANGE AVENUE  
 FT PIERCE, FL 34950

Property Address: 1826 ORANGE AVE

Tax ID #: 2409-605-0002-000/2

Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR ST- (OR 3538-851)

Violation of Section(s): 24-19, 24-20, 24-21 (10) (b) Nuisance as an object/Prohibited use of ROW; IPMC 302.7 Accessory structures, 125-322 (d) (2) Security fences-barbed wire; 24-19, 24-20, 24-21 (1)(5) Nuisance as an object/Outside storage; IPMC 304.2 Protective treatment; 123-37 (12) Landscape maintenance

YOU ARE HEREBY notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on January 20, 2021 at 9:00 a.m. in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

YOU ARE HEREBY noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

If you are unable to attend the hearing in person but wish to attend by either a telephone conference or video conference, you must contact the Code Enforcement Clerk at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE CODE ENFORCEMENT CLERK.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By: Margaret M. Arraiz  
 Margaret M. Arraiz, Code Compliance Manager  
 (772) 467-3720

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, WILLIE C SMITH JR, L C SMITH PINKIE SMITH, FT PIERCE, FL 34950 on this 28th day of December, 2020.

By: Colleen Greer  
 Colleen Greer, Code Enforcement Clerk



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

October 07, 2020

Re: Case # 20-00002291

WILLIE C SMITH JR  
L C SMITH  
PINKIE SMITH  
1826 ORANGE AVE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2

## NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 1826 ORANGE AVE. 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).

### *Section 24-19, 24-20, 24-21(10)(b) – Nuisance as an object / Prohibited use of ROW*

On property for which a current and valid business tax receipt has been issued for any automobile, truck, or motor vehicle business, all non-operative or unregistered vehicles shall be kept, stored, or maintained at least fifteen (15) feet from the paved edge of the nearest roadway, at all times.

- Please refrain from parking all vehicles on the city's right of way. All vehicles must be 15ft from the edge of the road.

### *IPMC 302.7 Accessory structures.*

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

- Please remove or add privacy screening slat throughout the fence.

### *Section 125-322(d)(2) – Security fences – Barbed wire*

Barbed wire fences are not permitted in residential neighborhoods, downtown or in areas of the city which have been targeted for redevelopment.

- Please remove all barbed wiring located on chain link fence.

C0097958

*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.*



*Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage*

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

- Please remove all tires, buckets, tools, crates, rims, wood, metal and all other outside storage items located on throughout parking lot. All outside storage items may be placed in a enclosed garage or not visible from the street.

*IPMC 304.2 Protective treatment.*

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please pressure wash and paint where molding, staining, chipping or deterioration has occurred throughout the building.

*Section 123-37(12) – Landscape maintenance*

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

- Please cut all overgrown bushes, trees, shrubs and grass throughout property.

The City requests that this property be brought into compliance prior to November 07, 2020. 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 Sunday through Wednesday, 6 a.m. to 5 p.m.  
Sincerely,

  
Isaac Saucedo  
Code Enforcement Officer  
P – 772-467-3143  
EM: Isaucedo@cityoffortpierce.com

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Willie C Smith Jr  
 LC Smith, Pinkie Smith  
 1826 Orange Ave  
 Ft. Pierce, FL 34950

SM 01/20/21 1826 Orange Ave  
 IS Case #20-2291



9590 9402 5827 0034 6621 60

2. Article Number (Transfer from service label)

201

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

TD

Agent

Addressee

B. Received by (Printed Name)

Bob

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

could ill

JAN 12 2021

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

IN THE MATTER OF: WILLIE, L.C. & PINKI SMITH JR  
1826 ORANGE AVE  
FT PIERCE, FL 34950

CASE NO: 20-2291

**AFFIDAVIT OF POSTING NOTICE OF SPECIAL MAGISTRATE HEARING**

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

That the property located at 1826 ORANGE AVE was posted with a Notice to Appear at the Special Magistrate Hearing on January 20, 2021 and that a copy of the Notice to Appear is also posted in the lobby of City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 10<sup>th</sup> day of January, 2021.



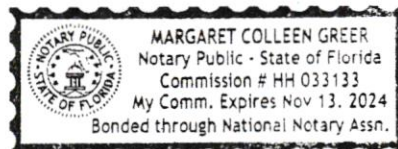
Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 10<sup>th</sup> day of January, 2021.

Margaret Colleen Greer  
NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:



AFFIDAVIT OF MAILING NOTICE TO APPEAR

IN THE MATTER OF: WILLIE, L.C. & PINKI SMITH JR  
1826 ORANGE AVE  
FT PIERCE, FL 34950

CASE NO: 20-2291

RE: 1826 ORANGE AVE

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

That a Notice to Appear at the Special Magistrate Hearing on January 20, 2021, was mailed today by first class mail to:

WILLIE, L.C. & PINKI SMITH JR  
1826 ORANGE AVE  
FT PIERCE, FL 34950

FURTHER AFFIANT SAYETH NOT.

DATED this 10<sup>th</sup> day of Jan, 2021.

Isaac Saucedo, Code Enforcement Officer

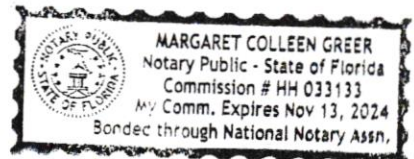
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 10<sup>th</sup> day of January, 2021.

Margaret Colleen Greer  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

April 13, 2021

WILLIE C SMITH JR  
L.C. SMITH  
PINKIE SMITH JR  
1826 ORANGE AVE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2  
Legal description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS  
S 15FT FOR ST-

Re: Case # 20-2291

Code section(s) in violation: 24-19, 24-20, 24-21(10)(b) – Nuisance as an object/Prohibited use of ROW; 24-19, 24-20, 24-21(1)(5) – Nuisance as an object/Outside storage; IPMC 302.7 – Accessory structures; IPMC 304.2 Protective treatment; 123-37(12) – Landscape Maintenance

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 fine of \$250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of non-compliance, then you must respond in writing, stating a detailed reason as to why you disagree. This correspondence must be received by our office within twenty (20) days from the date of this letter.

If we 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 have any questions, please contact our office at (772) 467-3720.

Sincerely,

  
Margaret M. (Peggy) Arraiz  
Code Compliance Manager  
EM: parraiz@cityoffortpierce.com

C0102317



Violator: WILLIE SMITH JR  
 L. C. SMITH, PINKIE SMITH  
 1826 ORANGE AVE  
 FT PIERCE, FL 34950

**CASE #: 20-2291**

Property Address: 1826 ORANGE AVE  
 Tax ID #: 2409-605-0002-000/2  
 Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR ST- (OR 3538-851)

RE: Violation of Section(s): 24-19, 24-20, 24-21 (10) (b) Nuisance as an object/Prohibited use of ROW; IPMC 302.7 Accessory structures; 125-322 (d) (2) Security fences – barbed wire; 24-19, 24-20, 24-21 (1) (5) Nuisance as an object/Outside storage; IPMC 304.2 Protective treatment; 123-37 (12) Landscape maintenance.

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 20, 2021, 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 WILLIE C. SMITH JR, L.C. SMITH, AND PINKIE SMITH are in violation of the Code of Ordinances as specified above, on property located at the above-described location. **Accordingly, it is ORDERED** as follows:

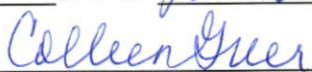
1. The above name violator is ordered to take the following corrective actions:
  - a. Refrain from parking all vehicles on the city's right of way. All vehicles must be 15 ft. from the edge of the road.
  - b. Remove or add privacy screening slats throughout the fence.
  - c. Remove all barbed wiring located on chain link fence.
  - d. Remove all tires, buckets, tools, crates, rims, wood, metal, and all other outside storage items located on and throughout parking lot. All outside storage items must be placed in an enclosed garage or not visible from the street.
  - e. Pressure wash and paint where molding, staining, chipping or deterioration has occurred throughout the building.
  - f. Cut all overgrown bushes, trees, shrubs, and grass throughout property.
2. In the event the violation is not remedied within ten (10 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 Special Magistrate of the City of Fort Pierce, Florida, imposing a 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 21st day of January, 2021.

  
 Fran Ross Esq., Special Magistrate

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

21st DAY OF January, 2021.

  
 Colleen Greer, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4808876 01/26/2021 08:37:44 AM  
 OR BOOK 4543 PAGE 703 - 703 Doc Type: ORD  
 RECORDING: \$10.00

Massey

RECEIVED

MAY 10 2021

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

Margaret M. (Peggy) Arraiz  
Code Compliance Manager  
100 N. U.S. highway 1  
Fort Pierce, FL 34950

Re: Case # 20-2291 /Reconsideration

Dear Mrs. Arraiz

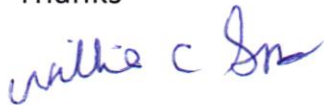
My name is Willie C Smith Jr and I am asking that the fines / violations be stayed for the following reasons:

- (a) I really thought I did everything that you requested and I called you many times for you to come out and see whether or not I was up to code or was there anything else I needed to do but we never could touch base with each other and the last time I heard from you before the letter April letter, you call me and left the following message: "Willie I seen where you called me serval times but I was busy and out with a bad reaction to

the Covid 19 shot but I will get back with you "However, we got back with each other and I was sent a letter in April.

(b). Also, during the time I was given to bring the property to code I was given the Covid 19 shot as well and unfortunately, I too had some bad side effect and if I was unable to get around to taking care of some of the things you had requested it was because of my sickness. Now I am asking for your reconsideration because of my sickness, to allow me additional time to meet your requirements?

Thanks



Willie C. Smith



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

**CASE #: 20-00002291**

Violator: WILLIE SMITH JR  
 L.C. SMITH & PINKIE SMITH  
 1826 ORANGE AVE  
 FT PIERCE, FL 34950

Property Address: 1826 ORANGE AVE  
 Tax ID #: 2409-605-0002-000/2  
 Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR ST

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4887595 06/30/2021 10:19:26 AM  
 OR BOOK 4639 PAGE 2836 - 2836 Doc Type: ORD  
 RECORDING: \$10.00

RE: Violation of Section(s): 24-19, 24-20, 24-21 (10) (b) Nuisance as an Object/Prohibited use of ROW; IPMC 302.7 Accessory Structures; 24-19, 24-20, 24-21 (1)(5) Nuisance as an Object/Outside storage; IPMC 304.2 Protective Treatment; 123-37 (12) Landscape Maintenance

**ORDER DENYING RESPONDENT'S REQUEST TO CONTEST IMPOSITION OF FINES**

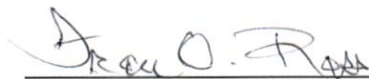
**THIS CAUSE** came before the Special Magistrate on June 2, 2021, upon the request of the Respondent, Willie C. Smith Jr contained in said Respondent's letter received on May 10, 2021 to contest the imposition of fines in response to the Order Determining Violation dated January 21, 2021. The Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that the such request should be denied. Accordingly, it is

**ORDERED** that the Respondent's request to contest the imposition and accrual of fine dated May 10, 2021 is hereby denied.

The Respondent has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

Should no appeal be filed and the property not brought into compliance within the 30 days, an Order Assessing Fine and Imposing Lien shall be recorded in the Public Records of the County.

**DONE AND ORDERED** this 24<sup>th</sup> day of June, 2021.

  
 Fran O. Ross, Esq., Special Magistrate

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

24<sup>th</sup> DAY OF June, 2021.

  
 Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

December 15, 2021

WILLIE SMITH JR  
L.C. SMITH  
PINKIE SMITH  
1826 ORANGE AVE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2  
Legal description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS  
S 15FT FOR ST-

Re: Case # 20-2291

Code section(s) in violation: 24-19, 24-20, 24-21(10)(b) – Nuisance as an object/Prohibited use of ROW; IPMC 302.7 – Accessory structures; 24-19, 24-20, 24-21(1)(5) – Nuisance as an object/Outside storage; IPMC 304.2 – Protective treatment; 123-37(12) – Landscape maintenance


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 \$61,520.00 has accrued and continues to accrue at \$250.00 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 our office at (772) 467-3720.

Sincerely,

  
Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

C0107467



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

Case # 20-2291

Violator: WILLIE SMITH JR  
 L.C. SMITH  
 PINKIE SMITH  
 1826 ORANGE AVE  
 FT PIERCE, FL 34950

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4962529 12/07/2021 03:14:10 PM  
 OR BOOK 4733 PAGE 1071 - 1071 Doc Type: ORD  
 RECORDING: \$10.00

Property Address: 1826 ORANGE AVE  
 Tax ID #: 2409-605-0002-000/2  
 Legal Description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S  
 15FT FOR ST

Violation of Section(s): 24-19, 24-20, 24-21(10)(b) – Nuisance as an object/Prohibited us of ROW; IPMC  
 302.7 – Accessory structures; 24-19, 24-20, 24-21(1)(5) – Nuisance as an object/Outside storage; IPMC  
 304.2 – Protective treatment; 123-37(12) – Landscape maintenance

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated January 21, 2021 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 April 13, 2021 and a like sum thereafter for each day the violation continues. A certified copy of 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 16<sup>th</sup> day of November, 2021.

Fran O. Ross  
 Fran O. Ross, Esq., Special Magistrate

ATTEST:  
 STATE OF FLORIDA  
 ST. LUCIE COUNTY  
 CITY OF FORT PIERCE

I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND CORRECT COPY OF THE ORIGINAL.

Aminda W. Cox  
 CITY CLERK

11/27/2021  
 DATE

(CITY SEAL)

**RETURN OF SERVICE**

**State of Florida**

**County of Saint Lucie**

Case Number: 20-2291

Plaintiff:  
**City of Fort Pierce**

vs.

Defendant:  
**Willie Smith, JR, LC Smith, Pinkie Smith**

For:  
Peggy Arraiz  
City of Fort Pierce, Director of Community Response  
100 North Us Hwy 1  
Fort Pierce, FL 34950

Received by Bill Bressett on the 17th day of January, 2024 at 10:25 am to be served on **Willie Smith, Jr. L.C. Smith & Pinkie Smith, 1826 Orange Ave, Fort Pierce, FL 34950.**

I, Beth Kramer PS# 09-46, do hereby affirm that on the **22nd day of January, 2024 at 1:01 pm, I:**

**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **Special Magistrate Order Assessing Fine and Imposing Lien, Order Assessing Fine and Imposing Lien-Case#19-0381, Order Assessing Fine and Inposing Lien-Case#20-2291, Code Letter dated 1/16/2024** with the date and hour of service endorsed thereon by me, to: **Willie Smith, Jr.** at the address of: **1826 Orange Ave, Fort Pierce, FL 34950**, and informed said person of the contents therein, in compliance with state statutes.

**Military Status:** Based upon inquiry of party served, Defendant is not in the military service of the United States of America.

**Marital Status:** Based upon inquiry of party served, Defendant is married.

**Description of Person Served:** Age: 55, Sex: M, Race/Skin Color: BLK, Height: 5'6", Weight: 150, Hair: BLK, Glasses: N

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served.

Under Penalties of Perjury, I declare I have read the foregoing documents and the facts stated in the true. NO NOTARY REQUIRED PURSUANT OF F.S. 92.525(2).



**Beth Kramer PS# 09-46**  
Process Server

**Bill Bressett**  
P.O. BOX 186  
Vero Beach, FL 32961  
(772) 778-5784

Our Job Serial Number: WTB-2024000107



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT

*Florida*

October 23, 2023

WILLIE C SMITH JR  
L.C. SMITH  
PINKI SMITH JR  
1826 ORANGE AVE  
FT PIERCE, FL 34950

Property address: 1826 ORANGE AVE  
Tax ID #: 2409-605-0002-000/2  
Legal description: FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR  
ST

Dear property owner(s):

This correspondence is to inform you that the City of Fort Pierce holds liens against the above referenced property, which have been recorded in the Office of the Clerk of Court of St. Lucie County, Florida.

Copies of the liens are attached for your review. Our records indicate that the liens remain active and have not been resolved.

This letter serves as your notice that the City of Fort Pierce intends to foreclose on the property pursuant to section 162.09, Florida Statutes.

Sincerely,

Margaret M. (Peggy) Arraiz  
Director of Community Response  
EM: [parraiz@cityoffortpierce.com](mailto:parraiz@cityoffortpierce.com)

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 1826 ORANGE AVE Map ID: 24/09N Parcel ID: 2409-605-0002-000-2 Zoning: General Co Account #: 22012 Use Type: 2700 Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce

### Ownership

Willie C Smith Jr  
L C Smith  
Pinkie Smith  
1826 Orange AVE  
Fort Pierce, FL 34950

### Legal Description

FLORIANA PARK BLK 1 W 17 FT OF LOT 1 AND ALL LOTS 2 AND 3-LESS S 15FT FOR ST- (OR 3586-2253; 3960-613)

### Current Values

Just/Market: \$165,500 Assessed: \$77,811  
Exemptions: \$0 Taxable: \$77,811

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$165,500	\$77,811	\$0	\$77,811
2022	\$183,200	\$76,065	\$0	\$76,065
2021	\$73,900	\$73,900	\$0	\$73,900

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-03-2017	3960 / 0613	0111	QC	Smith Jr Willie C	\$100
12-11-2013	3586 / 2253	0198	QC	Gandy Mary	\$100
04-30-2005	3538 / 0851	0198	QC	Smith Jr Willie C	\$100

### Primary Building Information

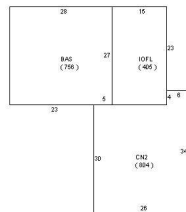
Finished Area of this building: 1,161 SF  
Gross Sketched Area: 1,965 SF

#### Exterior Data

View: Roof Cover: Roll Comp Roof Structure: BarJst/WdDk Building Type: SRCT  
Year Built: 1958 Frame: Grade: Y\_D Effective Year: 1970  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall: Enam/Pfb Mtl

#### Interior Data

Bedrooms: 0 A/C %: 35% Electric: AVERAGE Primary Int Wall:  
Full Baths: 0 Heated %: 35% Heat Type: FredHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: CONC GRD



### Total Areas

Finished/Under Air (SF):	1,161
Gross Sketched Area (SF):	1,965
Land Size (acres):	0.34
Land Size (SF):	14,880
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	6800	1950
CONCRETE LOW	1	2500	1950
BARB WIRE	1	210	1958
CHAINLINK 6'	1	210	1958



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT



**SPECIAL MAGISTRATE  
NOTICE OF FORECLOSURE REVIEW**

Violator: WILLIE C SMITH JR  
LC SMITH  
PINKI SMITH  
1826 ORANGE AVENUE  
FT PIERCE, FL 34950

Property Address:  
Tax ID #:

19-0381	BOOK 4341 PAGE 216	
20-2291	BOOK 4733 PAGE 1071	12/07/2021

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee \$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage \$  
Total \$  
Service \$  
Street \$  
City \$

To: **WILLIE C SMITH JR  
LC SMITH  
PINKI SMITH  
1826 ORANGE AVENUE  
FT PIERCE, FL 34950**

1826 orange FORECLOSURE KC 3/6

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**YOU ARE HEREBY** notified that the Special Magistrate for the Code Enforcement Division of the City of Fort Pierce has scheduled a Foreclosure Review Hearing related to the above referenced matter on **March 6, 2024 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. Highway 1, Fort Pierce, Florida 34950. The purpose of the Foreclosure Review Hearing is for the Special Magistrate to determine whether the Lien(s) (referenced above and enclosed), which were recorded in the Official Records for St. Lucie County on the date(s) indicated should proceed to foreclosure.

**YOU ARE HEREBY** notified that pursuant to Rule 16 of the Fort Pierce Special Magistrate Rules of Procedure, the Special Magistrate will review each case which is recommended for foreclosure to confirm the following:

- (1) For general code enforcement liens, that proper notice has been provided to the property owner notifying them of the violations that existed and for the initial hearing as required by state statute.
- (2) For nuisance abatement or demolition liens, that proper notice has been provided to the property owner notifying them of the violations that existed, and that the property had been posted in accordance with the Code.
- (3) The owner has been provided the opportunity to be heard at a hearing as outlined in Rule 14 and provided notice of the imposition of lien.
- (4) The property is not currently homesteaded.
- (5) The lien remains unpaid.
- (6) Notice of the City's intent to foreclose on the lien has been provided to the property owner through the use of a process server.

Additional Instructions:

- (a) For inquiries regarding the hearing, you can call the Code Enforcement Division at 772-467-3720. Please have your Case Number(s) ready.
- (b) The procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida, and the Fort Pierce Special Magistrate Rules of Procedure. A copy of these Rules may be obtained upon request from the Code Enforcement Division or on the City's Website (Departments/Community Response/Forms & Helpful Links).

**Disclosure pursuant to Florida Statutes section 286.0105:** "If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Please govern yourself accordingly.

By:   
Margaret M. Arraiz, Director of Community Response

**CERTIFICATE OF SERVICE**

I **HEREBY CERTIFY** that a copy of this Notice of Foreclosure Review Hearing, together with a copy of each Lien, was mailed to the Violator, WILLIE C SMITH, L.C. SMITH & PINKI SMITH, 1826 ORANGE AVENUE, FT PIERCE, FL 34950 on this 23<sup>rd</sup> day of February, 2024 via certified mail, return receipt requested, and via U.S. Mail.

By:   
Katherine Calderon, Special Magistrate Clerk