



CASE #: 24-00000140

Violator: LAUDERDALE HOMES LLC  
3101 N FEDERAL HWY # 606  
FORT LAUDERDALE, FL 33306

Property Address: 209 GARDENIA AVE  
Tax ID #: 2422-504-0105-000/5  
Legal Description: SUNSET PARK BLK 8 LOT 4

ORDER DETERMINING REPEAT VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on April 17, 2024, 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:

1. LAUDERDALE HOMES LLC was previously found to be in violation of Sections 30-28(c) – Responsibility for containers, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage, Section 123-37(12) – Landscape maintenance of the Code of Ordinances, which is documented in an Order signed by the Special Magistrate on November 15, 2023.
2. LAUDERDALE HOMES LLC is currently in violation of Sections 30-28(c) – Responsibility for containers, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage, Section 123-37(12) – Landscape maintenance of the Code of Ordinances on the property located at the above-described location.
3. Per State Statute 162.09 a repeat violation may be fined beginning on the date the repeat violation is found to have occurred by the Code Enforcement Officer, which is January 26, 2024, as established by photographic evidence and testimony provided.


Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
  - a. Move all trash/recycling containers to the side or rear of structure on non-collection days.
  - b. Remove all loose items and any other items in the above-mentioned ordinance and store out of public view, a garage, or a shed.
  - c. Mow and clean off fence lines.
2. A fine of \$500.00 per day shall commence on the date first identified, January 26, 2024 and continue to accrue until the property is brought into compliance.
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 14, 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 23<sup>rd</sup> day of April, 2024.

  
Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
23 DAY OF April, 2024.

  
Katherine Calderon, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 5335684 05/09/2024 08:55:37 AM  
OR BOOK 5147 PAGE 235 - 235 Doc Type: ORD  
RECORDING: \$10.00

CC: LAW OFFICE OF MILLER & MILLER, 3101 NORTH FEDERAL HIGHWAY #606, FORT LAUDERDALE, FL 33306