



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Violator: FPD OZ LAND HOLDINGS LLC CASE #: LTCL-2024-37
603 E FORT KING ST
OCALA, FL 34471

Property Address: 910 N 13TH ST
Tax ID #: 2404-804-0039-000-6
Legal Description: NOBLES AND NOTTINGHAM S/D BLK 2 LOT 19

ORDER DETERMINING VIOLATION AND MANDATING ABATEMENT OF NUISANCE

THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on August 21, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any evidence presented and arguments made, having considered Chapter 24, Article II, Nuisance Abatement of the Code of Ordinances of the City of Fort Pierce, and being otherwise advised in the premises, I find that:

1. A Notice to Appear at today's hearing and a Notice of Violation providing the steps necessary to correct the violations identified on the property were provided to the above-named violator in compliance with Chapter 162, Fla. Stat., and Section 24-23 of the Code of Ordinances of the City of Fort Pierce; and
2. The above-named violator has failed to appear; and
3. The violations that exist on the real property constitute a nuisance, which poses a threat to the public health, safety and welfare of the City; and
4. Such violations should be addressed through the City's Nuisance Abatement Program.

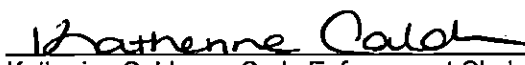
Accordingly it is ORDERED as follows:

1. The above name violator is to take the following corrective actions:
 - a. The grass and all landscaping elements shall be cut and trimmed to be kept free from becoming overgrown and unsightly.
 - b. All trees shall be trimmed to maintain a 7' clear height, and hedges and bushes should be trimmed to maintain a maximum of 2.5' in height.
2. In the event the violation is not remedied by August 28, 2024:
 - a. There shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00 that shall continue until the violation/nuisance is abated; and
 - b. The City shall cause the violation causing the nuisance to be abated, the cost of which shall be charged to the violator, payable within 30 days.
3. Repeat nuisance violations: Any subsequent violation of the same nuisance classification(s) on the same property within twelve (12) months from the date of this order may be abated by the City without further notice, the cost of which shall be charged to the violator, payable within 30 days.
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 Section 1-77 of the Code of Ordinances 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 23rd day of August, 2024.

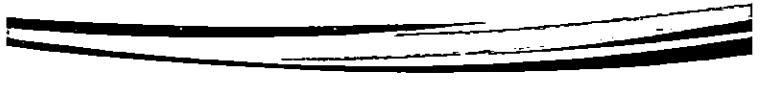

Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, FPD OZ LAND HOLDINGS LLC, 603 E FORT KING ST, OCALA, FL 34471, ADAM RAMSAY, 603 E FORT KINGS ST, OCALA, FL 34471 on this 23 day of August, 2024.


Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
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AFFIDAVIT OF NON-COMPLIANCE

RE: 910 N 13th St

CASE NO: LTCL-2024-37

IN THE MATTER OF: FPD OZ LAND HOLDINGS LLC
603 E FORT KING ST
OCALA, FL 34471

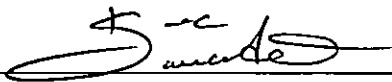
BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated August 21, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: September 09, 2024.

In accordance with the Order of Violation fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.


DATED this 10th day of September, 2024.



Isaac Saucedo, Code Enforcement Officer

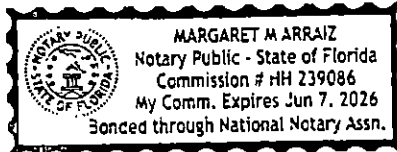
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 10th day of September, 2024.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



2553 S Jenkins Rd