



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 24-00000799

Violator: GATEWAY PLAZA FT PIERCE ASSOCIATES LLC
55 5TH FL 14
NEW YORK, NY 10003

Property Address: 2009 S US HWY 1
Tax ID #: 2415-313-0005-010/9
Legal Description: SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US
#1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W

RE: Violation of Section(s): IPMC 302.3 - Sidewalks and Driveways

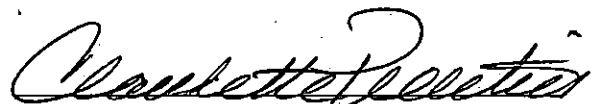
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 11, 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 GATEWAY PLAZA FT PIERCE ASSOCIATES LLC 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
2. The above name violator is ordered to take the following corrective actions:
 - a. Obtain a permit to repair the parking lot of potholes and adhere to all conditions of the permit.
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 \$250.00.
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 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.
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 16th day of September, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
16th DAY OF September, 2024.

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk

CC: Corporation Service Company, 1201 Hays St, Tallahassee, FL 32301

C0127685



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 2009 S US Highway 1

CASE NO: CE2024-799

IN THE MATTER OF: Gateway Plaza Ft Pierce Associates LLC
55 5th AVE FI 14
New York, NY 10003

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 I have personally examined the property described in the Special Magistrate's order dated September 16, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: March 24, 2025.

In accordance with the Order of Violation fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

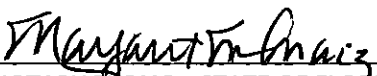
DATED this 24 day of March, 2025.



Heather Debevec, Code Enforcement Officer

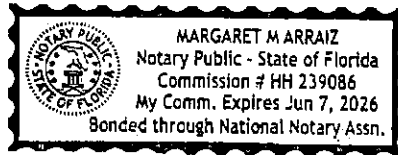
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 24th day of March, 2025.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied