

After Recording, Return to:
James D. Stokes, Interim City Attorney
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



City of Port St. Lucie
SECOND AMENDMENT TO NOTICE OF VIOLATION

DELIVERED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED 7016 2070 0000 7814 0229

Paar Estates Developing "LLC"
c/o Registered Agent - John Rynard
43 River Drive
Tequesta, Florida 33469

September 18, 2019

You are hereby notified that you are in violation of the following provision of City Resolution 04-R62, the development order approving the preliminary and final plat and construction plans for Sawgrass Lakes Phases 3A and 3B:

A performance guarantee shall be approved by the City Engineer and the City Attorney covering the cost of all improvements or the improvements shall be installed and inspected by the City and/or certified by a Florida registered engineer, prior to the recording of the plat.

The plat approval for the Sawgrass Lakes Phase 3A and 3B was submitted by developer, Sawgrass Developers, LLC. Paar Estates Developing "LLC" is the successor to Sawgrass Developers, LLC. All of the improvements for Sawgrass Lakes Phases 3A and 3B have not been installed and inspected, and there is currently no performance guarantee in place to secure their construction.

The City has placed a temporary permit freeze on the following lots owned by Paar Estates Developing "LLC" due to this violation, in order to preserve the status quo:

1. 375 SW Vista Lake Drive, Parcel I.D. 4420-800-0008-000-4
2. 381 SW Vista Lake Drive, Parcel I.D. 4420-800-0009-000-1
3. 387 SW Vista Lake Drive, Parcel I.D. 4420-800-0010-000-1
4. 388 SW Vista Lake Drive, Parcel I.D. 4420-800-0043-000-1
5. 394 SW Vista Lake Drive, Parcel I.D. 4420-800-0042-000-4
6. 400 SW Vista Lake Drive, Parcel I.D. 4420-800-0041-000-7
7. 406 SW Vista Lake Drive, Parcel I.D. 4420-800-0040-000-0
8. 412 SW Vista Lake Drive, Parcel I.D. 4420-800-0039-000-0

AMENDED NOTICE OF VIOLATION**Paar Estates Developing "LLC"**

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9. 436 SW Vista Lake Drive, Parcel I.D. 4420-800-0035-000-2
10. 442 SW Vista Lake Drive, Parcel I.D. 4420-800-0034-000-5

On May 13, 2019, the City Council held a quasi-judicial public hearing to consider a violation issued against Paar Estates Developing "LLC" for non-compliance with City Resolution 04-R62, the development order approving the preliminary and final plat and construction plans for Sawgrass Lakes Phases 3A and 3B, and resulting permit freeze imposed on certain residential lots within Sawgrass Lakes Phases 3A and 3B. The City Council considered the evidence and testimony presented at the quasi-judicial public hearing and found that Paar Estates Developing "LLC" was not in compliance with City Resolution 04-R62 and that the permit freeze on thirteen (13) lots should remain in place until the violation was cured. The violation and attendant permit freeze were affirmed by City Council Order No. 19-02 and the Notice of Violation was recorded in the Public Records of St. Lucie County on May 24, 2019 at OR Book 4274, Page 1119. An Amended Notice of Violation was recorded on August 7, 2019, at OR Book 4305, Page 2311. The Amended Notice released 305 SW Vista Lake Drive, Parcel I.D. 4421-700-0029-000-3 and 454 SW Vista Lake Drive, Parcel I.D. 4420-800-0032-000-1 from the permit freeze.

The Amended Notice is further amended by this Second Amendment to remove the property located at 490 SW Vista Lake Drive, Parcel I.D. 4420-800-0026-000-6. The permit freeze associated with the specified lot is hereby repealed. All other provisions of the Amended Notice remain in full force and effect and the permit freeze remains applicable to all remaining properties listed therein.

This Second Amendment to Notice of Violation will be recorded in the Public Records of St. Lucie County in accordance with City Council Order No. 19-02.