



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date: 3-26-15	
Property address: 449 N 6th St Fort Pierce 34950	
Owner(s) of record: Jon Nepryd Trustee of Pierce Trust Agreement dated 5-13-2005	
Mailing address: PO Box 3862 Fort Pierce FL 34948-3862	
Property tax ID #: account 2410-603-0026-000/4	
Original purchase date: 12-19-2013	Original purchase price: \$ 5000⁰⁰
Other Information: <input type="checkbox"/> Inherited Property <input type="checkbox"/> Purchased at Tax Sale <input type="checkbox"/> Adjoining Property Owner	
Property is used for: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot	
Name of person requesting reduction: Jon Nepryd	Relationship to owner(s): Same
Telephone #: 772-318-9647	Mobile phone #: Same
E-mail: NA	Preferred contact method: phone / USPS
What are owner(s) intentions for property: To be used for rental Rental Income	
Amount of Fine:	Date Fine Initiated: 1/27/09
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Explain: (please attached notice)
Is a lien filed against the property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes, what is the lien amount? 450020.⁰⁰
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 450020.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 447520.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$ 2500.⁰⁰

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

Jon Nepryd
(Signature of Owner or Representative)

Jon Nepryd
(Printed Name)



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REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 449 North Sixth Street Fort Pierce FL 34950

Property Owner: Jan Nepura Trustee of Picaron Trust Dated May 13, 2005

Mailing Address: P.O. Box 3862 Fort Pierce, FL 34948-3862

Telephone #: _____ Cell Phone #: 772-318-9647

E-Mail Address: N/A

Is the property in compliance? Yes If no, please explain _____



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I, Jon Neprud, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I have lived across the street from the property for 18 years. Since it's a abandonment 7 years ago it lay in ruin. When it came on the market, I wanted to restore it and keep the peace and harmony in the neighborhood we've enjoyed the past few years. At the time I was considering purchasing the property it's fines were around \$300,000 and climbing \$200 per day, it's assessed value is \$25,479.40. Not a sound investment. All the fines to date were caused by a previous owner not myself. I spoke with City Employees extensively about the fines, and eventually was told, if done properly with integrity that the fines could be reduced to the hard cost of \$500,000. I have spent \$35,484.35 on the property not including my labor, \$10,000.00 over its value, and exhausting my funding. I am proud of the work completed and I invite you all to view the property just call me for an appointment at 772-318-9147.

Thank you all very much for your consideration in this matter.

Date: 3/31/15

Signed: [Signature]
Print Name: Jon Neprud

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jon Neprud who acknowledged before me that the information contained herein is true and correct. He/She is not personally known to me and has produced FL DL N163-434-60-064-0 as identification.

SWORN TO AND SUBSCRIBED before me this 31st day of March, 2015.

NOTARY PUBLIC
STATE OF FLORIDA
COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

[Signature]
Notary Public, State of Florida

PERMIT TIME LIMITS

COMMENCE WORK
WITHIN 180 DAYS
APPROVED INSPECTION
EVERY 180 DAYS

CODE IN EFFECT

FBC 2010

City of Fort Pierce

Building Department

Issued 3/31/14 20 14 POST THIS CARD Permit No: 14-443

PERMIT FOR CONSTRUCTION

NOTE: CALL 772-460-3167 / 772-429-2018 FOR INSPECTIONS
24 HOUR NOTICE, Effective 12/01/02 Inspections can be called in between 5:45 AM - 11:00 PM

This is to certify that _____

has permission to construct Residential Repair

at No. 449 N 16th St (Address) (Type of Permit) Contractor Edward Speterna Inc

PROVIDING THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT, AND TO THE PROVISIONS OF THE STATUES AND ORDINANCES REGULATING THE CONSTRUCTION OF BUILDINGS IN THE CITY OF FORT PIERCE.

THIS PERMIT MUST BE DISPLAYED ON JOB SITE IN A CONSPICUOUS PLACE IN FULL VIEW FROM THE STREET AND NOT REMOVED UNTIL WORK IS COMPLETED.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO ANY OCCUPANCY.

ANY VIOLATION OF THE TERMS ABOVE STATED IMMEDIATELY REVOKES THIS PERMIT. SEPARATE PERMIT MUST BE OBTAINED IF DRIVEWAY CURB CUT IS TO BE MADE.

Need noc by contractor by 1st insp (Permit Specialist) Quinn Jones

APPROVED PLANS AND NOTICE OF COMMENCEMENT MUST BE RETAINED ON JOB AND KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.

“WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.”

SEE BACK OF CARD FOR INSPECTION SIGN OFF.