



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### 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: 1215 South 11<sup>th</sup> Street Fort Pierce Florida 34950

Property Owner: Javier Carrera, et al.

Mailing Address: c/o Robertson Anschutz and Schneid, PL 6409 Congress Ave. Suite 100  
Boca Raton, FL 33487

Telephone #: 561-241-6901 Ext 1289 Cell Phone #: \_\_\_\_\_

E-Mail Address: mzelina@rasflaw.com

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

The property was brought into compliance on 3/10/15. The fines now due are \$12,730.00, which cover the time period of 11/3/14 – 3/10/15. They accrue at the rate of \$100.00/day. At this time, the lien has not been



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recorded, however we would respectfully request that this amount be reduced, as Citi completed all requisite steps when it learnt of the violation. At Citi, all requests and work orders must be approved before the work is to be completed, and this accounted for the delayed response.

I, Michelle M. Zelina, Esq. as attorney for Citi Mortgage, Inc., 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:

This matter had been in foreclosure. The complaint was filed on 8/5/2010, but was not completed until Certificate of title was issued to Citi on 10/25/2013. At this time, the property has been brought into compliance. Citi shall continue to monitor the property, and would respectfully request that all future communications on this property be sent directly to the firm, to ensure timely handling. The property shall be conveyed over to the FHA once the present matter has been resolved, to be marketed.



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\*\*\*Space intentionally left blank, see following page\*\*\*

I would request an abatement of the \$12,730.00, as communicated by Officer Colleen Greer. Any abatement would be greatly appreciated.

Thank you,

Michelle

Date: 4/27/2015 Signed: *Michelle*

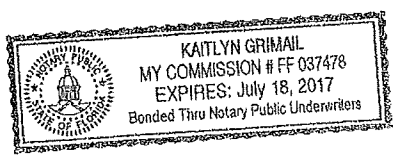
Print Name: MICHELE M. ZELINA

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Michelle Zelina who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced Florida Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 27 day of April, 2015.

*[Signature]*  
 Notary Public, State of Florida





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## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

|  |  |  |   |
|--|--|--|---|
| Date:                                      | 4/27/2015  |  |   |
| Property address:                          | 1215 South 11 <sup>th</sup> Street Fort Pierce Florida 34950                             |  |   |
| Owner(s) of record:                        | Javier Carrera, et al.   |  |   |
| Mailing address:                           | c/o Robertson Anschutz and Schneid, PL 6409 Congress Ave. Suite 100 Boca Raton, FL 33487 |  |   |
| Property tax ID #:                         | 103082889  |  |   |
| Original purchase date:                    | CT issued back to Citi post foreclosure<br>10/25/2013                                    | Original purchase price:                       | 210,064.63  |
| 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<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Vacant Lot |
| Name of person requesting reduction:       | Michelle M. Zelina, Esq.   | Relationship to owner(s):                      | Counsel for Citi Mortgage   |
| Telephone #:                               | 561-241-6901 Ext 1289  | Mobile phone #:                                |   |
| E-mail:                                    | mzelina@rasflaw.com  | Preferred contact method:                      | email   |
| What are owner(s) intentions for property: | Lien abatement, to be able to convey over to FHA   |  |   |
| Amount of Fine:                            | \$12,730.00  | Date Fine Initiated:                           |   |
| 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?  |
| 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  
\$ \_\_\_\_\_ 12,730.00 \_\_\_\_\_



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DOLLAR AMOUNT REQUESTING TO BE WAIVED

-To be decided by the City \$ Requesting \$11,450  
to be waived

DOLLAR AMOUNT I AGREE TO PAY

-To be decided by the Citi, requesting 10%

\$ 1,273.-

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.

[Signature]  
(Signature of Owner or Representative)

MICHELLE M. ZEUNA, ESQ  
(Printed Name) COUNSEL FOR  
CITI MORTGAGE,



Thank you! <Watchdog: Virus checked>

Michelle Zelina

to:

'CGreer@City-FtPierce.Com'

04/29/2015 02:18 PM

Hide Details

From: Michelle Zelina <mzelina@rasflaw.com>

To: "'CGreer@City-FtPierce.Com'" <CGreer@City-FtPierce.Com>

1 Attachment



SKMBT\_601ha15042914120.pdf

Colleen,

Thank you so much for your courtesy! I've rescanned the attached document, with the requested figures. The end of the sheet may be slightly cut off due to the margins, but we are requesting the city waive \$11,457, and we would respectfully request to pay \$ 1,273. That is 10% of the amount due.

Thank you!

Michelle M. Zelina, Esq.

Robertson, Anschutz & Schneid, P.L.



ROBERTSON ANSCHUTZ & SCHNEID  
LAW OFFICES

6409 Congress Avenue

Boca Raton, FL 33487

Phone 561.241.6901

Fax 561.241.9181

mzelina@rasflaw.com

**Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: "This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose."**

**PRIVILEGE AND CONFIDENTIALITY NOTICE:** This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. § 2510-2521 and is legally privileged. The contents of this e-mail message and any attachments are intended solely for the party or parties addressed and named in this message. This communication and all attachments, if any, are intended to be and to remain confidential, and it may be subject to the applicable attorney - client and or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute, or copy this message and or any attachments if you are not the intended recipient. Do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Robertson, Anschutz and Schneid, P.L. for damage arising in any way from its use.