CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT
& ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED
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CODE ENFORCEMENT
CITY OF FT. PIERCE

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

Date:	November 9, 2016		
Property address:	708 Grandview Avenue, Fort Pierce, FL 34982		
Owner(s) of record:	Qamar Uddin Wahaj and Ayaz Khalid Siraj		
Mailing address:	233 SW Whitmore Drive, Port St. Lucie, FL 34984		
Property tax ID #:	2422-711-0008-000-1		
Original purchase date:	January 21, 2016	Original purchase price:	$83,000.00
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial ☐ Industrial ☐ Vacant Lot
Name of person requesting reduction:	T. Lucas Rossknecht	Relationship to owner(s):	Attorney
Telephone #:	561-530-4560	Mobile phone #:	
E-mail:	luke@titlelawoffice.com	Preferred contact method:	E-mail
What are owner(s) intentions for property:	Currently under contract for sale		
Amount of Fine:	$22,300.00 and $30.00	Date Fine Initiated:	9/7/2005; 3/27/2013

Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)	
Is a lien filed against the property?	☐ No	☑ Yes	If yes, what is the lien amount?	$22,300.00
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?	
Is property under contract for sale?	☐ No	☑ Yes	If yes, what is the sale price?	$164,697.00

AMOUNT OF FINE / LIEN $ 22,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $_22,330.00_____

DOLLAR AMOUNT I AGREE TO PAY $_City's hard costs_

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 of Owner or Representative)

__T. Lucas Rossknecht_____ (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: 708 Grandview Avenue, Fort Pierce, FL 34982

Property Owner: Qamar Uddin Wahaj and Ayaz K. Siraj

Mailing Address: 233 SW Whitmore Drive, Port St. Lucie, FL 34982

Telephone #: 561-530-4560 Cell Phone #: _____

E-Mail Address: luke@titlelawoffice.com

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

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I, QAMAR D. WAHAJ, 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:

SEE ATTACHED MEMORANDUM

Date: 11/8/2016

Signed: X Qamar D. Wahaj

Print Name: QAMAR D. WAHAJ

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority QAMAR D. WAHAJ who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 8th day of NOVEMBER, 2016.

Notary Public, State of Florida

Property:	708 Grandview Avenue Fort Pierce, FL 34982
Respondent:	Rudaina Ibrahim
Current Owner(s):	Qamar U. Wahaj & Ayaz K. Siraj
Case No.:	07-00000814; 13-00000572

MEMORANDUM IN SUPPORT OF REQUEST FOR REDUCTION/RESCINDMENT OF CODE ENFORCMENT LIEN

NOW COMES, Qamar U. Wahaj & Ayaz K. Siraj, (collectively "Owners") through undersigned counsel, and request that the City rescind or reduce the fines associated with these cases and state in support:

1. Owners purchased the subject property at foreclosure auction, Case No. 2012CA004726, on January 22, 2016.

2. Case No. 13-00000572, for "non-operable vehicles" and "outside storage," has outstanding fines of $22,300.00. These violations were incurred by a prior owner. The case was brought into compliance on September 7th, 2005. Exhibit A, City Lien Search.

3. Case No. 07-00000814, for "non-operable vehicles," "outside storage," and parking on the lawn, has outstanding costs of $30.00 and no fines. These violations were incurred by a prior owner. The case was brought into compliance on July 9th, 2013. Exhibit A, City Lien Search.

4. None of the violations in these cases were incurred by the Owners. The cases were brought into compliance by prior owners long before the Owners took title. Any issues with repeat violations, or timeliness of compliance, do not relate to the Owners. Therefore, it would be inequitable to require the Owners to pay these fines.

WHEREFORE, Owners respectfully request that the fines be rescinded in these cases, or in the alternative that the fines be reduced to an amount representing the City's hard costs of enforcement only.

Respectfully submitted,
/s/T. Lucas Rossknecht_____

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