



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED

FEB 23 2016

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

CODE ENFORCEMENT
CITY OF FT. PIERCE

Date:	2/18/2016		
Property address:	2402 Oleander Avenue, Fort Pierce, FL 34982		
Owner(s) of record:	Federal National Mortgage Association		
Mailing address:	Shapiro, Fishman & Gaché, LLP 4630 Woodland Corporate Boulevard, Suite 100 Tampa, FL 33614		
Property tax ID #:	2422-604-0001-000-3		
Original purchase date:	12/09/2015	Original purchase price:	Foreclosure Date
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:	Tracy Lalim Attorney: Karla Ravenel	Relationship to owner(s):	Legal Assistant
Telephone #:	813-880-8888 Ext: 5197	Mobile phone #:	
E-mail:	tlalim@logs.com	Preferred contact method:	Email
What are owner(s) intentions for property:	Selling property		
Amount of Fine:	\$171,900	Date Fine Initiated:	4/23/2002
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? \$171,900
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price? \$43,500
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price? \$45,200

AMOUNT OF FINE / LIEN \$ 171,900 _____

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 171,900 _____

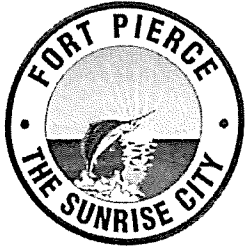
DOLLAR AMOUNT I AGREE TO PAY \$ _____ Cost Incurred by the City or \$500 _____

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)

KARLA A. RAVENEL

 (Printed Name)



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: 2402 Oleander Avenue, Fort Pierce, FL 34982

Property Owner: Federal National Mortgage Association

Mailing Address: On behalf of: Shapiro, Fishman & Gaché, LLP | 4630 Woodland Corporate Boulevard, Suite 100 | Tampa, FL 33614

Telephone #: 813-880-8888 Ext: 5197 Cell Phone #: _____

E-Mail Address: ttalim@logs.com

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



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Karla Ravenel, 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:

We are respectfully requesting a reduction of fine/lien, the lien amount is at \$171,900.00 and the market value of this property is \$20,100 according to the property appraiser's website. Our client is currently under contract at a sales price of \$45,200.00. The City's lien was missed in the foreclosure action and instead of re-foreclosing on the property our client would like to try to complete a lien reduction first. The property violation started on April 23rd, 2002 and the prior owner complied with the violations on April, 9th, 2007. This was years before Federal National Mortgage Association took title.

Once our client took title the property was cleaned up and the debris was removed. We are asking that the lien be reduced to costs incurred by the City or \$500.

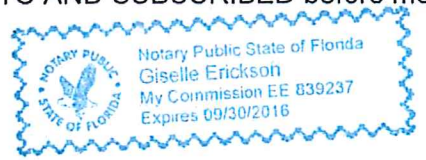
Date: 2/19/16

Signed: [Signature]
Print Name: KARLA A. RAVENEL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Karla A. Ravenel who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 19th day of February, 20 16.



[Signature]
Notary Public, State of Florida