



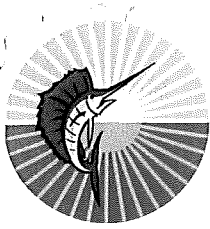
THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES (MASSEY CASE)**

Date:	Oct 2, 2017			
Property address:	1803 S 27th ST			
Owner(s) of record:	RAYMOND VILLANOVA & George Kalidonis			
Mailing address:	2908 Oleander Blvd, Ft Pierce, FL 34982			
Property tax ID #:	2417-803-0028-000/3			
Original purchase date:	1985	Original purchase price:	50,000	
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:	RAYMOND VILLANOVA	Relationship to owner(s)	owner	
Telephone #:	772-940-6654	Mobile phone #:	772-940-6654	
E-mail:	rayvillan@atl.com	Preferred contact method:	email/phone	
What are owner(s) intentions for property:	leasing as single family			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
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 \$ 50 330
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 50 330
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

Raymond Villanova Oct 2, 2017 RAYMOND VILLANOVA
 Signature of Owner or Representative Date Printed Name



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 the appropriate application for lien reduction / rescindment.
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 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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1803 S 27th St
 Property Owner: Raymond Villanova & George Kalidonis
 Mailing Address: 2908 Oleander Blvd, Ft Pierce, FL 34982
 Telephone #: 772-940-6654 Cell Phone #: 772-940-6654
 E-Mail Address: rayvillan@aol.com
 Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, **Raymond Villanova**, 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.

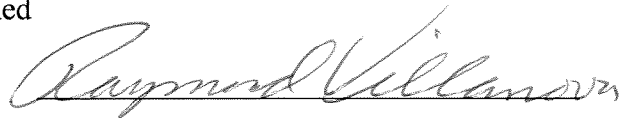
This matter was thought to have been resolved in May 2016, as all noted violations were corrected. Communications between the building department inspector and the tenant, who initiated this complaint, never occurred, as planned and therefore the final inspection did not take place. As mentioned in the June 4, 2016 correspondence with Code Enforcement, we were under the impression that the case was either completed or about to be finalized at this time because the property was in compliance at this time.

Since the violations were corrected and the tenant was to speak to the inspection and get a satisfactory report, we thought the case was closed. Then many months later the inspection approached me explaining that was not the situation and that fines were accruing. We immediately made arrangements with the tenant and building department for a successful inspection.

Attached: Code letters: June 4, 2017 , Sept. 20, 2017

Date: October 2, 2017

Signed



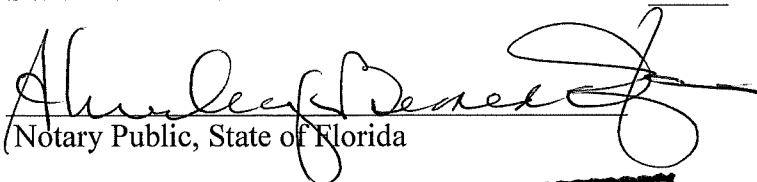
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

Raymond Villanova who acknowledged before me that the information contained herein is true and correct. He is personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 02 day of October 2017



Notary Public, State of Florida



Raymond R. Villanova

CRC 1327518 CCC 1327240

09/20/17

Property Address: 1803 S. 27th St.
Tax Id#: 2417-803-0028-000/3

Re: Case # 15-1199

Fort Pierce Code Enforcement
100 N. US 1
Ft. Pierce, FL 34950

Dear Sirs/Madams:

In response to your September 5, 2017 letter and Special Magistrate notice, we can only object to any fines or liens imposed against this property. There should be no fines levied here because the violations were corrected several months ago or shortly after we were served with the code violation notices.

This entire matter was initiated by a disgruntled tenant, who thought it best to use the City of Ft. Pierce Building Department and Code Enforcement as a tool of get back at their landlord. They complained to Code about certain matters that were never brought to our attention for repair and requested an inspection of the interior. This led to several minor infractions in the household.

We were served notice and quickly corrected the problems, but the tenant made it difficult for us to get an final inspection with the building department. On several occasions we would set dates and they would either not be home or lock us out.

It got so difficult to inspect and close the file, that in June 2016 (attached) a letter was written to the Special Magistrate explaining this situation. The inspector was to contact the tenant and make some arrangement for inspection. Since we corrected the violations and did not hear back from Code or Building it was assumed the matter was over.

Then several months later a building inspector pointed out to me that the file was still open and that fines were accruing. Again we contacted tenant to request an interior inspection and had difficulty in scheduling it during working hours since she was only home in the evening.

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Ft. Pierce, FL 34982
772-940-6654
rayvillan@aol.com

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CITY OF FT. PIERCE
mcg

Raymond R. Villanova

CRC 1327518 CCC 1327240

Finally in September 2017, the tenants mother was living there in the day and the inspection was scheduled and passed.

From the inset, we cooperated with code and building to help resolve this case, but the tenant did not, therefore there should be no fines or liens filed against the property.

Thank you for your understanding.

Regards,



Raymond R. Villanova
George Kalidonis

Enclosure: letter 6 4 16

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