

THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

#15-0784

Date:	7/9/18		
Property address:	1610 N. 25th St. Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-41 35 389		
Original purchase date:	5/10/17	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s):	personal assistant
Telephone #:		Mobile phone #:	2692811058
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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 / LIEN

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

Claire Lutz
 Signature of Owner or Representative

7/9/18
 Date

Claire Lutz
 Printed Name

I, Claire Lutz, 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:

FB royal garden IIc had paid a down payment on the property without fully understanding the extent of its condition. We went through 3 separate general contractors as they were run off the property due to violence of the tenants, because of this we lost over 140k. We were met with several issues on the property, including squatters which ensued more damages and loss to us and the property. We went above and beyond to fix all the issues and bring the property up to date with new bathrooms and kitchens. Costing us additional several hundreds of thousands. We vow to further maintain the property and bring good tenants to the city of fort pierce. We ask that you please understand what we have gone through with this property and that we only want the best for the city.

Date: 7/9/18

Signed: Claire Lutz

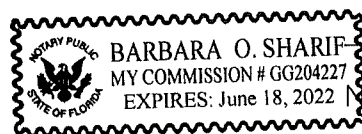
Print Name: Claire Lutz

STATE OF FLORIDA

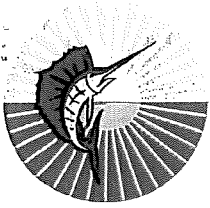
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Claire B. Lutz who acknowledged before me that the information contained herein is true and correct. He or (She) is / (is not) personally known to me and has produced DL - 2320-102-86-922-08 as identification.

SWORN TO AND SUBSCRIBED before me this 10 day of July, 2018.



Barbara O. Sharif
Notary Public, State of Florida



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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: 1610 N 25th St

Property Owner: Ilan Bally - FB Royal Garden LLC

Mailing Address: 10325 NW 7th Ave, Miami, FL 33150

Telephone #: 2692811058 Cell Phone #: 11

E-Mail Address: Claireblutz@gmail.com

Is the property in compliance? yes If no, please explain in the narrative of your request.

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1610 N 25th St

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.


Signature of Owner or Representative

7/9/18
Date

Claire Wtz
Printed Name

COFP – APPLICATION PROCESS DETERMINATION

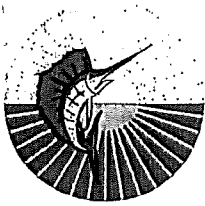
Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

City Representative

Date

Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

#15-0786

Date:	7/9/18		
Property address:	1610 N. 25th St fort pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17.	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	n
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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 / LIEN

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

#15-0788

Date:	7/9/18			
Property address:	1610 N. 25th St Fort Pierce, FL			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL 33150			
Property tax ID #:	82-41 35 389			
Original purchase date:	5/10/17	Original purchase price:	600,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant
Telephone #:	269281 1058		Mobile phone #:	11
E-mail:	claireblutz@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	rental property			
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 / LIEN

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

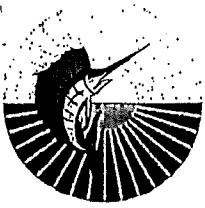
\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

15-1032

Date:	7/9/18			
Property address:	1610 N. 25th St Fort Pierce, FL			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL 33150			
Property tax ID #:	82-4135389			
Original purchase date:	5/10/17	Original purchase price:	600,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant
Telephone #:	2692811058		Mobile phone #:	11
E-mail:	claireblutz@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	rental property			
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 / LIEN

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

#15-1509

Date:	7/9/18			
Property address:	1610 N. 25th St Fort Pierce, FL			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL 33150			
Property tax ID #:	82-4135389			
Original purchase date:	5/10/17.	Original purchase price:	600,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant
Telephone #:	2692811058		Mobile phone #:	11
E-mail:	Claireblutz@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	rental property			
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 / LIEN

\$ 68,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

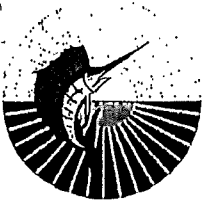
\$ 67,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

#15-1511

Date:	7/9/18				
Property address:	1610 N. 25th St fort pierce, FL				
Owner(s) of record:	FB Royal garden LLC				
Mailing address:	10325 NW 7th ave, Miami, FL 33150				
Property tax ID #:	82-4135389				
Original purchase date:	5/10/17	Original purchase price:	600,000		
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant	
Telephone #:	2692811058		Mobile phone #:	11	
E-mail:	Claireblutz@gmail.com		Preferred contact method:		
What are owner(s) intentions for property:	rental property				
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 / LIEN

\$ 68,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 67,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

15-1513

Date:	7/9/18			
Property address:	1610 N. 25th St Fort Pierce, FL			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL 33150			
Property tax ID #:	82-4135389			
Original purchase date:	5/10/17.	Original purchase price:	600,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant
Telephone #:	2692811058		Mobile phone #:	11
E-mail:	Claireblutz@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	rental property			
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 / LIEN \$ 68,640.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 67,640.00
 DOLLAR AMOUNT I AGREE TO PAY \$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

16-0689

Date:	7/9/18			
Property address:	1610 N. 25th St fort pierce, FL			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL 33150			
Property tax ID #:	82-4135389			
Original purchase date:	5/10/17	Original purchase price:	600,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant
Telephone #:	2692811058		Mobile phone #:	11
E-mail:	Claireblutz@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	rental property			
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 / LIEN

\$ 162,690.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 161,690.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

#10-0690

Date:	7/9/18			
Property address:	1610 N. 25th St Fort Pierce, FL			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL 33150			
Property tax ID #:	82-4135389			
Original purchase date:	5/10/17.	Original purchase price:	600,000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant
Telephone #:	2692811058		Mobile phone #:	11
E-mail:	claireblutz@gmail.com		Preferred contact method:	
What are owner(s) intentions for property:	rental property			
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 / LIEN

\$ 162,690.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 161,690.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

#16-0691

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Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
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Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
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Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

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DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name