

THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

RECEIVED

FEB 09 2018

REQUEST FOR REDUCTION OF PENALTY

CODE ENFORCEMENT
 CITY OF FT. PIERCE

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: 1513 AVENUE O, FORT PIERCE, FL 34950

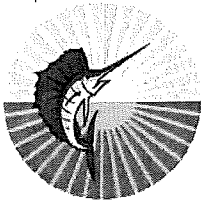
Property Owner: Florida Land and Farm Holdings, Inc. and Ali Consulting 401K Plan

Mailing Address: c/o Kirschbaum Law Office, LLC, 2240 Palm Beach Lakes Blvd, Ste. 250
West Palm Beach, FL 33409

Telephone #: 561-530-4560 Cell Phone #: 772-528-4689

E-Mail Address: LUKE@TITLELAWOFFICE.COM

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



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida


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

Date:	2/7/2018			
Property address:	1513 AVENUE O, Fort Pierce, FL 34950			
Owner(s) of record:	Florida Land and Karm Holdings, Inc. + Ali Consulting 401K Plan			
Mailing address:	2240 Palm Beach Lakes Blvd., Ste. 250, WPB FL 33409			
Property tax ID #:	1432-807-0098-000/0			
Original purchase date:	3/13/2017	Original purchase price:	\$36,900.00	
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:	TIMOTHY L. ROSSKNECHT		Relationship to owner(s)	ATTORNEY
Telephone #:	561-530-4560		Mobile phone #:	772-528-4689
E-mail:	LUKE@TITLELAWOFFICE.COM		Preferred contact method:	Mobile Phone
What are owner(s) intentions for property:	Hold and rent			
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 \$ 357,790.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ VACATE

DOLLAR AMOUNT I AGREE TO PAY \$ 0.00


 Signature of Owner or Representative

2/7/2018
 Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

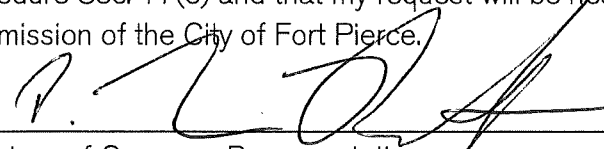
Property Address:	
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I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following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

2/7/2018

Date

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.

Comments:

City Representative

Date

Property: 1513 Avenue O
Fort Pierce, FL 34950
Respondent: Marsha Morris
Current Owner(s): Ali Consulting 401K Plan; Florida Land and Farm Holdings, Inc.
Case No.: 10-1231

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

NOW come Ali Consulting 401K Plan; Florida Land and Farm Holdings, Inc. (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 tax deed auction, Tax Deed File No. 16-145, on March 13, 2017.

2. Case No. 10-1231, has outstanding fines of \$357,790.00 as of September 4, 2017. These violations were incurred by a prior owner. The Owners became aware of the violations on August 8, 2017 through correspondence from the City's Code Enforcement Clerk, and corrected the violations.

3. The violations in this case were incurred by a prior owner of the property. Any issues with repeat violations, or timeliness of compliance, do not relate to the Owners, who corrected the violations diligently once they became aware of same. Therefore, the Owners request that the City's lien and associated fines be vacated in their entirety.

WHEREFORE, Owners respectfully request that the fines in this case be vacated and the City release its lien as to the subject property.

Respectfully submitted,
/s/T. Lucas Rossknecht _____
T. Lucas Rossknecht
Kirschbaum Law Office, LLC
2240 Palm Beach Lakes Blvd., Suite 250
West Palm Beach, FL 33409
T: 561-530-4560

February 7, 2018

F: 888-860-9267
luke@titlelawoffice.com

I, Timothy L. Rossknecht, As Attorney, 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.

Signed: [Signature]

Date: 2/7/2018

Print Name: TIMOTHY L. ROSSKNECHT

STATE OF FLORIDA

COUNTY OF ~~ST. LUCIE~~ PALM BEACH

PERSONALLY APPEARED before me, the undersigned authority TIMOTHY L. ROSSKNECHT 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 _____ as identification.

SWORN TO AND SUBSCRIBED before me this 7th day of February, 2018.

[Signature]

Notary Public, State of Florida

