



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT  
*Florida*

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

Date:	11/27/18				
Property address:	1208 N. 20 <sup>TH</sup> STREET FORT PIERCE FL 34950				
Owner(s) of record:	JBM PROPERTIES LLC				
Mailing address:	12723 ASHLEY FALLS DR SAN DIEGO CA 92130				
Property tax ID #:	81-4658852				
Original purchase date:	1/25/2017	Original purchase price:	\$28,774-		
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:	JOHN BENMOSHE OF JBM PROPERTIES LLC.		Relationship to owner(s)	SELF/OWNER	
Telephone #:			Mobile phone #:	201-681-3003	
E-mail:	JBENMOSHE@ALPINEBANKER.COM		Preferred contact method:	MOBILE	
What are owner(s) intentions for property:	RENTAL				
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

\$ 32,200 -

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 31,700 -

DOLLAR AMOUNT I AGREE TO PAY

\$ 500 -

Signature of Owner or Representative

11/27/18  
Date

JOHN BENMOSHE  
Printed Name



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: 1208 N. 20<sup>TH</sup> STREET FORT PIERCE FL 34950

Property Owner: JBM PROPERTIES LLC

Mailing Address: 12723 ASHLEY FALLS DRIVE SAN DIEGO CA 92130

Telephone #: \_\_\_\_\_ Cell Phone #: 201-681-3003

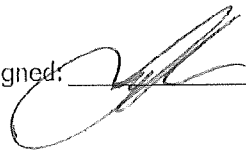
E-Mail Address: JBENMOSHE@ALPINEBANKER.COM

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

I, JOHN BENMOSHE & JBM PROPERTIES 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:

I RESPECTFULLY REQUEST A REDUCTION IN PENALTY.  
I PULLED PERMITS ON THIS HOME OVER A YEAR AGO  
AND COULD NOT GET IT COMPLETED AND INSPECTED IN  
TIME BEFORE I STARTED ACCRUING FEES. I DID HOWEVER  
COMPLETE ALL VIOLATIONS, INCLUDING THE FENCE WHICH  
WAS ALREADY THERE BEFORE I PURCHASED THE PROPERTY. I WAS  
NOT AWARE AT THE TIME THAT IT WAS DONE  
INCORRECTLY, BUT IT IS COMPLETED. THANK YOU IN  
ADVANCE FOR ANY CONSIDERATION OF MY REQUEST.

Date: 11/27/18

Signed: 

Print Name: JOHN BENMOSHE

STATE OF ~~FLORIDA~~ California  
COUNTY OF ~~ST. LUCIE~~ San Diego

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PERSONALLY APPEARED before me, the undersigned authority John Benmoshe 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 a New Jersey Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 27<sup>th</sup> day of November, 2018.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 27<sup>th</sup> day of November 2018 by  
Date Month Year

John Benmoshe

Name of Signer

Proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Kenneth C. Shook  
Signature of Notary Public

see below

Notary Public, State of Florida California



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

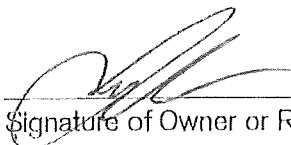
Property Address: 1208 N. 20TH STREET FORT PIERCE FL 34950

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.

 11/27/18 JOAN BENMOSHE  
Signature of Owner or Representative      Date      Printed Name

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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.

 11/27/18 Margaret M Amuz  
City Representative      Date      Printed Name



# BUILDING PERMITS

CITY OF  
FORT PIERCE



- Home
- Select Account
- Status Detail
- View Application
- Fees
- Permit Status
- Inspection Status
- Plan Tracking Status
- Schedule / Cancel Inspections
- Submit Application
- Email Us
- Log Off

## Inspection Status

View inspection comments by choosing an inspection below.

Parcel ID: 2404-702-0128-000/4    Address: 1208 N 20TH ST  
 Application Date: 08/25/17    Owner: JSM PROPERTIES LLC  
 Application #: 17 - 2454    Application Type: FENCE

Inspections for Permit Number: 000 000 FENC 01 - FENCE PERMIT

Inspection Type	Sched Date	Status	Results Date
FENCE, FINAL	10/22/18	DISAPPROVED WITH PENALTY	10/22/18
FENCE, FINAL	10/26/18	DISAPPROVED WITH PENALTY	10/26/18
FENCE, FINAL	11/07/18	APPROVED	11/07/18

[Required Inspections](#)

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 City of Fort Pierce  
 100 N US 1  
 Fort Pierce, FL 34950

Select a structure / permit selection to view an inspection.

**Parcel ID:** 2404-702-0128-000/4 **Address:** 1208 N 20TH ST  
**Application Date:** 08/25/17 **Owner:** JBM PROPERTIES LLC  
**Application #:** 17 - 2453 **Application Type:** RESIDENTIAL, REPAIRS & ALT NO CO  
**Application Status:** APPROVED

### Related Structures and Permits

Select one of the following to view more information:

Sr / Seq / Permit	Permit Description	Contractor / Sub
000 / 000 / BLDG 00	BUILDING PERMIT	SUNRISE CITY COMMUNITY HOUSING
000 / 000 / ELR 00	ELECTRICAL - RESIDENTIAL	STONY ELECTRICAL CONTRACTOR