



REQUEST FOR A REDUCTION OR RESCINDMENT OF
BUILDING VIOLATION LIENS

Date:	10/13/22			
Property address:	4301 Orange Ave Ft. Pierce, FL 34947			
Owner(s) of record:	4301 Gateway, LLC			
Mailing address:	1136 S. Ocean DR Ft. Pierce, FL 34949			
Property tax ID #:	2407 - 412 - 0002 - 00014			
Original purchase date:	June 28, 2019	Original purchase price:	\$208,968.83	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Keith Danks		Relationship to owner(s)	owner
Telephone #:	701-775-3325		Mobile phone #:	701-775-3325
E-mail:	Keith@equitymgmt.biz jessycg@human@yahoo.com		Preferred contact method:	Phone call
What are owner(s) intentions for property:	Commercial lease			
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

\$ 27,950.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 27,950.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0.00

Keith Danks
Signature of Owner or Representative

10-25-22
Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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), contact Katherine Calderon (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3712) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 15 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 4301 Orange Ave Ft. Pierce, FL 34947

Property Owner: 4301 Gateway, LLC

Mailing Address: 1136 S. Ocean Dr. Ft. Pierce, FL 34949

Telephone #: 701-775-3325 Cell Phone #: 701-775-3325

E-Mail Address: Jessyca Ghuman@yahoo.com (and) Keith@equitymgmt.biz

Is the property in compliance? Yes If not, please explain in the narrative of your request.

I, Keith Danks, 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 have never received any notice of fines being compiled and were completely unaware that this was in circulation.

The registered agent for 4301 Gateway, LLC has retired and a lien notification was never forwarded to us. We have worked closely with the City of Fort Pierce staff obtaining permits for 4301 Orange Ave. The lien was never brought to our attention.

Due to Covid & extreme lack of staff the construction was prolonged. We diligently moved forward completing the construction at 4301 Orange Ave.

We have paid for all permit fees & passed all necessary inspections. We have spent an astronomical amount of time & finances on the refurbishment of 4301 Orange Ave. The project is finalized per code. Please see before and after pictures below.

We take pride in the City of Fort Pierce & the Orange Ave corridor, thus why the beautiful completion of 4301 Orange Ave. Please we plead with you to expunge the lien & fee to zero. We truly value your attention. Thank you kindly.

Signed: Keith Danks Jr Date: 10-25-22

Print Name: Keith Danks Jr

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Keith Danks 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 North Dakota DL as identification.

SWORN TO AND SUBSCRIBED before me this 25 day of October, 20 22

Deanna M Gerhart
Notary Public, State of Florida
Deanna M Gerhart



Property Address: 4301 Orange Ave Ft. Pierce, FL 34947

I acknowledge that I have been provided a copy of Rule 15 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. 15(a,b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 15(a,c,d), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

Kevin DG
Signature of Owner or Representative

10-25-22
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 does not agree to process the application as requested by the signing party.

Comments:

Shaun Coss
Shaun Coss, Building Department Coordinator

1/5/23
Date