

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 19, 2015 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - VIOLATION CASES**

1.	15-0535	1020 Tortugas Avenue	Federal National Mortgage Assoc.	Janey Vanderhorst
2.	15-0578	903 Sunrise Blvd.	PFJ Enterprises LLC	Shaun Coss
3.	15-0600	315 N 19th Street	Baltazar, Rosalina	Shaun Coss
4.	15-0608	1906 N 16th Court	Graham, Barbara G	Terry Denmark
5.	15-0704	1602 N 17th Street	Hall, Charles Sr	Terry Denmark
6.	15-0727	1703 N 15th Street	Regeneration Properties Inc	Shaun Coss
7.	15-0774	1003 N 21st Street	Todd, Chasity	Terry Denmark
8.	15-0822	315 N 19th Street	Baltazar, Rosalina	Shaun Coss

9.	15-0833	1909 N 16th Street	Kessler, Harold	Isaac Saucedo
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10.	15-0839	917, 919, 921 Avenue J	Omer, Orit & Gail	Isaac Saucedo
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11.	15-0858	1021 Avenue M	Reno, Jan	Isaac Saucedo
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12.	15-0882	1103 York Avenue	Michaud, Liphete & Wilguerre	Janey Vanderhorst
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

0.	14-0279	1908 Delaware Avenue	Pachtman, David & Jennifer	Andy Avery
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

9. **OLD BUSINESS**

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Ross Hearing**4. 1.****Meeting Date:** 08/19/2015**Re:** Case # 15-0535 - 1020 Tortugas Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0535	1020 Tortugas Avenue	Federal National Mortgage Assoc.	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	June 3, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Federal National Mortgage Assoc 14221 Dallas Parkway Ste 1000 Dallas, TX 75254	
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VIOLATIONS:**Section(s): 5-368 (1) Property Maintenance****CORRECTIVE ACTIONS:**

1. Remove deteriorated blue tarp from roof. It needs to be repaired
2. A permit is required for the replacing of the fence and the roof. If you have any questions, please contact the Building Department.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 08/13/2015

Started On: 07/10/2015 09:53 AM

Special Magistrate Ross Hearing

4. 10.

Meeting Date: 08/19/2015

Re: Case #15-0839 - 917 Avenue J 919 921

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-0839	917, 919, 921 Avenue J	Omer, Orit & Gail	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	June 5, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Orit & Gail Omer PO Box 600086 North Miami Beach, FL 33160	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (1) Property Maintenance

Section(s): 5-368 (6) Fence Maintenance

Section(s): 5-369 Vacant Buildings

CORRECTIVE ACTIONS:

1. Please fix cracked walls where deterioration has occurred. A permit may be required. Please contact the building department for any questions at (772) 467-3000.
2. Please remove or replace fence where deterioration has occurred. A permit may be required. Please contact the building department for any questions at (772) 467-3000.
3. Please properly secure all windows and doors with exterior grade plywood. Paint plywood to match the color of the apartments.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 08/13/2015

Started On: 07/09/2015 04:23 PM

Special Magistrate Ross Hearing

4. 11.

Meeting Date: 08/19/2015

Re: Case #15-0858 - 1021 Avenue M

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-0858	1021 Avenue M	Reno, Jan	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	June 10, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Jan Reno PO Box 1460 Bastrop, TX 78602	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 Property Maintenance
Section(s): 5-369 Vacant Buildings

CORRECTIVE ACTIONS:

1. Please pressure wash or paint where staining or deterioration has occurred.
2. Please properly secure all windows with exterior grade plywood and paint them to match the color of the home.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 08/13/2015

Started On: 07/09/2015 04:05 PM

Special Magistrate Ross Hearing

4. 12.

Meeting Date: 08/19/2015

Re: Case # 15-0882 - 1103 York Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-0882	1103 York Avenue	Michaud, Liphete & Wilguerre	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	June 15, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Liphete & Wilguerre Michaud 1103 York Avenue Ft. Pierce, FL 34982	
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VIOLATIONS:

- Section(s): 5-368 (6) Fence Maintenance**
- Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage**
- Section(s): 22-187 (13) (a)(b) Landscape Maintenance**
- Section(s): 5-368 (4) Property Maintenance**

CORRECTIVE ACTIONS:

1. Fence needs to be repaired or replaced. A permit might be required, please contact the Building Department if you have any questions at 467-3000.
2. Please remove all miscellaneous items being stored throughout yard. They need to be stored in a shed.
3. Please cut grass and weed out around fence line. Also trees in front of home need trimming.
4. Paint wood around A/C unit same color as the structure.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 08/13/2015

Started On: 07/10/2015 10:18 AM

Special Magistrate Ross Hearing

4. 2.

Meeting Date: 08/19/2015

Re: Case #15-578 - 903 Sunrise Blvd.

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0578	903 Sunrise Blvd.	PFJ Enterprises LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 10, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: PFJ Enterprises LLC PO BOX 990021 Naples, Florida 34116	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The front door has been replaced without a permit. Obtain a permit for work that has been done.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbusow

Started On: 07/07/2015 12:36 PM

Final Approval Date: 08/13/2015

Special Magistrate Ross Hearing

4. 3.

Meeting Date: 08/19/2015

Re: Case #15-600 - 315 N 19th Street

Submitted For: Shaun Coss, Building Department Investigor, Building

Information

SUBJECT:

15-0600	315 N 19th Street	Baltazar, Rosalina	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 17, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Rosalina Baltazar 315 N 19th Street Fort Pierce, Florida 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.13.2 Openable Windows**
- IPMC 402.3 Light-Other Spaces**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 605.3 Luminaires**
- IPMC 704.2 Smoke Alarms**

CORRECTIVE ACTIONS:

1. Replace all missing exterior doors.
2. Repair or replace all broken windows and window hardware.
3. Working lights must be provided in the kitchen and hallway.
4. Repair or replace the heater/furnace.
5. Electric on the south half of the house is not working properly. Inspect the electrical system and correct any deficiencies.
6. Replace all damaged electric switches.
7. Replace all damaged faceplates and ensure they are secured to the wall.
8. Install missing smoke alarms.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow

Started On: 07/07/2015 12:09 PM

Final Approval Date: 08/13/2015

Special Magistrate Ross Hearing

4. 4.

Meeting Date: 08/19/2015

Re: Case #15-0608 - 1906 N 16th Court

Information

SUBJECT:

15-0608	1906 N 16th Court	Graham, Barbara G	Terry Denmark
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CASE INFORMATION:

Case Initiated:	April 23, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Barbara G Graham 1906 N 16th Court Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage

Section(s): 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please remove all buckets, boards, containers, and all other non-outdoor items from carport. All non-outdoor items must be stored in an enclosed area.
2. Please remove all sofas, chairs, daybeds, tables and all other indoor furniture from carport. All indoor furniture must be kept indoors.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Collen Greer
Final Approval Date: 07/22/2015

Started On: 07/22/2015 04:42 PM

Special Magistrate Ross Hearing

4. 5.

Meeting Date: 08/19/2015

Re: Case #15-0704 - 1602 N 17th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-0704	1602 N 17th Street	Hall, Charles Sr	Terry Denmark
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CASE INFORMATION:

Case Initiated:	May 13, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Charles Hall Sr 1602 N 17th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

1. **Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage**
2. **Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles**
3. **Section(s): 16-46, 16-47, 16-48 Nuisance as an Object**

CORRECTIVE ACTIONS:

1. Please remove all buckets, tubs, wood, tires, compressed air bottles, brooms, mops, coolers, boxes, rubbish, trash, debris and all other miscellaneous non-outdoor items from yard and porch. All non-outdoor items must be kept in an enclosed area.
2. Please remove non-operable gray Mercedes vehicle from property or otherwise make vehicle operable.
3. Please remove all wrecked or incapable of operating watercraft from property

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 20 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 08/13/2015

Started On: 07/06/2015 08:51 AM

Special Magistrate Ross Hearing

4. 6.

Meeting Date: 08/19/2015

Re: Case #15-0727 - 1703 North 15th Street

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0727	1703 N 15th Street	Regeneration Properties Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 12, 1015	Type of Presentation:	Regular
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OWNER:

OWNER: Regeneraties Inc 11295 175th Road N Jupiter, Florida 33478	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. The residence must have smoke alarms. Install smoke alarms.
2. The residence must have heat. Repair or install heating facilities.
3. There are several holes in the interior walls and ceilings. Repair all holes.
4. Install missing electrical faceplates.
5. Repair or replace all broken windows.
6. Repair the plumbing in the sink so that it is able to drain.
7. There is a strong smell of sewage outside of the residence. Repair any leaks or obtain certification from a licensed plumber that no leaks exist.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 08/13/2015

Started On: 07/07/2015 02:12 PM

Special Magistrate Ross Hearing

4. 7.

Meeting Date: 08/19/2015

Re: Case #15-0774 - 1003 N 21st Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-0774	1003 N 21st Street	Todd, Chasity	Terry Denmark
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CASE INFORMATION:

Case Initiated:	May 27, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Chasity Todd 1003 N 21st Street Ft. Pierce, FL 34947	OCCUPIED BY: Azell Latimore 1003 N 21st Street Ft. Pierce, FL 34947
Chasity Todd 2954 SE Indian Street Stuart, FL 34997-5126	

VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage

Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles

Section(s): 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please remove all non-operable vehicles from property or otherwise make them operable.
2. Please remove all buckets, containers, automobile parts, appliances, tools, coolers, pots, pans, cords, jugs, cans, doors, ladders, mechanical parts and equipment, wood, debris, trash and all other non-outdoor items from yard. All non-outdoor items must be stored in an enclosed area.
3. Please remove all dressers, mirrors and all other indoor furniture from yard. All indoor furniture must be kept indoors.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 20 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 08/13/2015

Started On: 07/22/2015 12:17 PM

Special Magistrate Ross Hearing

4. 8.

Meeting Date: 08/19/2015

Re: Case #15-0822 - 315 N 19th Street

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0822	315 N 19th Street	Baltazar, Rosalina	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 2, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Rosalina Baltazar 315 N 19th Street Fort Pierce, Florida 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Windows and exterior doors have been replaced without a permit. Obtain a permit for the windows and doors that was replaced.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 08/13/2015

Started On: 07/07/2015 12:28 PM

Special Magistrate Ross Hearing

4. 9.

Meeting Date: 08/19/2015

Re: Case #15-0833 - 1909 N 16th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

15-0833	1909 N 16th Street	Kessler, Harold	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	June 4, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Harold Kessler 1909 N 16th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (1) (4) Property Maintenance

CORRECTIVE ACTIONS:

1. Repair or replace the roof, ceiling, broken windows and doors. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
2. Paint the structure where peeling of paint and other deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 08/13/2015

Started On: 07/14/2015 03:42 PM

Information

SUBJECT:

14-0279	1908 Delaware Avenue	Pachtman, David & Jennifer	Andy Avery
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CASE INFORMATION:

Case Initiated:	February 10, 2014	Type of Presentation:	Massey
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OWNER:

OWNER: David & Jennifer Pachtman Charles Lupari 16651 Westwood Lane Weston, FL 33326	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (1) Property Maintenance
Section(s): 5-369 Vacant Buildings

FINDINGS/ORDER:

April 16, 2014 Special Magistrate Ross gave the violators 30 days to comply or a fine of \$250.00 per day would be assessed.

ACTION DATES:

1. May 19, 2014 an inspection was made; the property was not in compliance, the fines began.
2. July 27, 2014 another inspection was made; the property was now in compliance, the fines stopped.
3. There was no recorded lien.
4. July 31, 2014 received request for reduction/rescindment from David Pachtman.

RECOMMENDATION:

1. Amount of fines is \$108,530.00 (\$30.00 recording fees).
2. Recommendation to be determined.

Attachments

Request
3 Criteria
Tax Card

Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 08/04/2015

Started On: 07/31/2015 09:33 AM



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Date:	7/30/15		
Property address:	1908 Delaware Ave Fort Pierce, Florida 34950		
Owner(s) of record:	David Pachtman		
Mailing address:	8981 South Hollybrook Blvd #206 Pembroke Pines, Florida 33025		
Property tax ID #:	2409-705-0007-000-4		
Original purchase date:	8/6/2004	Original purchase price:	110,000.00
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
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:	David Pachtman	Relationship to owner(s):	Self
Telephone #:	954-240-0957	Mobile phone #:	954-240-0957
E-mail:	pachtmandavid@yahoo.com	Preferred contact method:	All
What are owner(s) intentions for property:	Rent		
Amount of Fine:	108,500.00	Date Fine Initiated:	05/19/2014
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is a lien filed against the property?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the lien amount?
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	\$108,500.00
DOLLAR AMOUNT REQUESTING TO BE WAIVED	\$108,500.00
DOLLAR AMOUNT I AGREE TO PAY	\$30.00 Admin Fees

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

 (Signature of Owner or Representative)

David Pachtman
(Printed Name)



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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 either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
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 of the 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 must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1908 Delaware Ave Fort Pierce, Florida 34950

Property Owner: David Pachtman

Mailing Address: 8981 South Hollybrook Blvd #206 Pembroke Pines, Florida 33025

Telephone #: _____ Cell Phone #: 954-240-0957

E-Mail Address: Pachtmandavid@yahoo.com

Is the property in compliance? _____ YES___ If no, please explain _____



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, David Pachtman, 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 purchased this property back in 2004. I continued to buy other duplexes as well on Delaware Ave and Decordre Court. In 2009/2010 I was the owner of 15 of these exact duplexes. In the 5 to 6 years as owner and manager I never had any issues with code enforcement and always maintained my properties. In late 2009 the entire rental area collapsed due to the housing bubble. The local jobs were gone (Construction, Roofers etc.) All my tenants moved out. At this time I turned all of my properties back over to the bank (Chase). I also filed chapter 7 bankruptcy. Chase took control of all the properties and foreclosed on them over time. Just recently I applied for a loan and was shocked to find out that this (1) property was not foreclosed on. I contacted my attorney and was told that chase dismissed the foreclosure. I then had the attorney run a lien search. I then contacted code enforcement and satisfied all code violation. This was done within a few days. The \$250 daily fines were due to the grass not being cut and windows being broken due to vandalism. This property is vacant and needs to have a lot of fixing and cosmetics done. I am asking that the entire pending fine amount of \$108,500.00 be removed. Honestly this property is currently not worth 10 percent of that. I also have to pay 3 years of back taxes and several years of utility service charges. Please understand that the bank had this property and I had no idea or rights to it. I live in the Fort Lauderdale area over 100 miles away. I also got divorced and my address was not current in any of the Fort Pierce systems. If I was aware I would not have neglected this situation. It was a simple fix.



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I appreciate your time and understanding in this matter.

Date: 7/30/15

Signed: [Signature]

Print Name: David Pachtman

STATE OF FLORIDA
COUNTY OF BROWARD

PERSONALLY APPEARED before me, the undersigned authority Ray J. Comeaux
who acknowledged before me that the information contained herein is true and correct. He / She is not
personally known to me and has produced FL. D.C. # P 235 173 69 308 0
as identification.

SWORN TO AND SUBSCRIBED before me this 30th day of July, 20 15.

[Signature]
Notary Public, State of Florida



Ray J. Comeaux
COMMISSION # FF140837
EXPIRES: Aug. 1, 2018
WWW.AARONNOTARY.COM

**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 14-0279

Date: 7-31-15

1.) The gravity or seriousness of the violation:	Moderate
2) Any and all actions taken by the violator to correct the violations; OR	Once he realized he still owned the property he corrected the violations quickly.
3) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	3= 2 lot clearing (14-1721, 14-277) 1 Property Maintenance (1) and outside storage (8-3345)

Property Identification

Site Address: 1908
 DELAWARE AVE
 Map ID: 24/09S

Parcel ID: 2409-705-0007-
 000-4
 Zoning: R4

Account #: 22239
 Use Type: 0800

Sec/Town/Range:
 09/35S/40E
 Jurisdiction: Fort Pierce

Ownership

David Pachtman
 Jennifer Pachtman
 Charles Lupari
 16651 Westwood Ln
 Weston, FL 33326

Legal Description

MIRACLE MANOR LOT 6-LESS S 5 FT-(OR 2048-1566)

Current Values

Just/Market: \$23,400 Assessed: \$23,400
 Exemptions: \$0 Taxable: \$23,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$23,400	\$23,400	\$0	\$23,400
2013	\$23,900	\$23,900	\$0	\$23,900
2012	\$24,000	\$24,000	\$0	\$24,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-06-2004	2048 / 1566	00	WD	American Rental Properties Inc,	\$110,000
02-07-2002	1509 / 2450	01	QC	Zimmerman,Steven	\$100
05-21-2001	1398 / 1019	01	WD	Tropical Homes & Rentals Inc ,	\$77,000

Primary Building Information

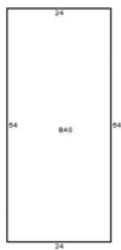
Finished Area of this building: 1,296 SF
 Gross Area of this building: 1,296 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: MFH
Year Built: 1963	Frame:	Grade: MFFQ	Effective Year: 1976
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Terrazo



Total Areas

Finished/Under Air (SF):	1,296
Gross Area (SF):	1,296
Land Size (acres):	0.22
Land Size (SF):	9,554
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	100	

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Administrative Cost Estimator

8/4/2015

Property Address: 1908 Delaware Ave

Date case originated: 2/10/2014

Date case complied: 7/27/2015

Total time: 17 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>14</u>	\$7.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>17</u>	\$850.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing.

Total Estimated Cost: \$1,534.30