



# 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:	<a href="mailto:pachtmandavid@yahoo.com">pachtmandavid@yahoo.com</a>	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

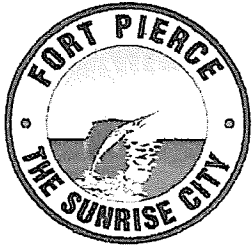
Mailing Address: 8981 South Hollybrook Blvd #206 Pembroke Pines, Florida 33025

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 30<sup>th</sup> day of July, 20 15.

[Signature]  
Notary Public, State of Florida



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