



TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: June 16, 2015

TITLE: Motion Approving Lien Settlement Agreement - 1434-1436 Northwest 9th
Street

Recommendation

It is recommended that the City Commission approve the lien settlement agreement, as provided in Exhibit 1 for the property located at 1434-1436 Northwest 9th Street.

Background

The property owned by Constantine Patsimas has been cited for various property maintenance and Florida Building Code (FBC) violations that date back to 2004, and has amassed \$336,825 in daily fines (Exhibit 3). The Timeline for Compliance (Exhibit 2) was negotiated with Attorney Tom Runyan, on behalf of the property owner.

The key terms and conditions of the lien settlement agreement are stipulated below:

- Payment of \$8,000 to satisfy outstanding liens, \$240 bulk trash fee owed on the property located at 1809 Northwest 13 Court, and a \$5,000 escrow deposit to the City upon execution of the agreement with the City;
- Release of code enforcement liens pertaining to code cases CE04090141 and CE12051532 within 14 days of the date of executing the agreement;
- Completion of specified improvements to bring an affiliated property into full compliance within the 120-day time period; and
- Refund of escrow deposit if improvements are completed within the 120-day time frame; or
- Forfeiture of the escrow deposit to the City if the buyer fails to finish the work before the mandated compliance period.

The agreement contains a provision that allows the property owner to request an extension of time for compliance if any delays were caused by acts of God or by

the City in the issuance of permits.

The approval of the lien settlement agreement prevents further deterioration of the building and enables the owner to rehabilitate the property for occupancy.

Resource Impact

There is a positive fiscal impact to the City in the amount of \$8,240 in lien settlements.

Funds deposited as of April 20, 2015:					
ACCOUNT NUMBER	INDEX NAME (Program)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	FUNDS RECEIVED (Object Code)	REVENUE AMOUNT
001-DSD040101- M103	Community Inspections	Fines & Forfeitures/Code Enforcement Board Fines	\$695,869	\$353,769	\$8,240
			TOTAL ►		\$8,240

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative included within the *Neighborhood Enhancement Cylinder of Excellence*, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics and environmental quality of neighborhoods.
- Initiative 4: Implement findings from the Code Enforcement Process Improvement Initiative.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

Attachments:

Exhibit 1 – Proposed Lien Settlement Agreement

Exhibit 2 – Compliance Timeline

Exhibit 3 – Code Enforcement Fine and Lien Report

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