

PROPERTY INFORMATION			
<i>Case Number</i>	CE07120555	<i>Mortgage Amount</i>	\$720,000.00
<i>Address</i>	3318 NE 38 St	<i>Lis Pendens</i>	November 3, 2011
<i>Owner</i>	Lawrence & Barbara Cohen	<i>Final Judgment</i>	N/A
<i>Zoning</i>	RS-8	<i>Bank Purchase Price</i>	N/A
<i>BCPA Assessed Value</i>	\$728,240.00	<i>Pending Sales Price</i>	N/A
<i>BCPA Taxes</i>	\$8,035.97	<i>Homestead Tax Exempt</i>	Yes
VIOLATION INFORMATION			
<i>Violation(s)</i>	9-278(e) – The storm shutters are closed, covering windows and doors of the house 9-306 - The exterior walls are stained and have peeling, missing paint 9-280(b) – The roof over the house is in disrepair, all the roof tiles are missing		
<i>Date of Violation(s)</i>	December 13, 2007		
<i>Hearing Date</i>	April 3, 2008		
<i>Outcome</i>	The Special Magistrate ordered for violation: 9-278(e) - 21 days for compliance or \$25.00 per day thereafter 9-306 - 91 days for compliance or \$25.00 per day thereafter 9-280(b) – 147 days for compliance or \$25.00 per day thereafter		
<i>Hearing to Impose a Fine</i>	June 2, 2011		
<i>Date of Compliance</i>	9-278(e) - complied on April 25, 2008 9-306 – has NOT complied 9-280(b) – has NOT complied		
LIEN INFORMATION			
<i>Original Amount</i>	\$27,475.00 as of March 23, 2014. The fines continue to accrue at \$50.00 per day as two code violations have not complied.		
<i>Recorded Date</i>	July 8, 2011		
<i>City Direct Costs</i>	\$4,042.00		
<i>Recommendation</i>	Grant approval to the City Attorney's Office to initiate legal action to abate the public nuisance.		
<i>Background</i>	<p>This case was opened in December, 2007 by the request from a neighbor across the canal. They were concerned about the many code violations visible from their property. Upon inspection, the inspector provided a notice of violation for the storm shutters, the peeling paint, and the roof that was in disrepair. The inspector attempted numerous times to gain compliance to no avail. The case was presented to the Special Magistrate on April 3, 2008. The Special Magistrates provided 14 extensions to comply the code violations upon the request of the property owners and their attorneys. On June 2, 2011 the Special Magistrate ordered the imposition of fines that was recorded on July 8, 2011.</p> <p>To date, the code violations have not been complied and the property is still in foreclosure litigation.</p>		
<i>Current Photo(s):</i>	See pages 5-6		

PROPERTY INFORMATION			
Case Number	CE09111379	Mortgage Amount	\$720,000.00
Address	3318 NE 38 St	Lis Pendens	November 3, 2011
Owner	Lawrence & Barbara Cohen	Final Judgment	N/A
Zoning	RS-8	Bank Purchase Price	N/A
BCPA Assessed Value	\$728,240.00	Pending Sales Price	N/A
BCPA Taxes	\$8,035.97	Homestead Tax Exempt	Yes
VIOLATION INFORMATION			
Violation(s)	9-280(g) – Exterior light fixtures are in disrepair & hanging loose 9-306 - 1) The wood dock is in disrepair 2) The chain link fence is in disrepair 3) The retaining wall between the pool and the canal is in disrepair 4) The retaining wall needs stucco repair 5) The exterior of house needs painted FBC(2007) – 105.10.3.1 Roofing permit has expired		
Date of Violation(s)	November 19, 2009		
Hearing Date	June 2, 2011		
Outcome	The Special Magistrate ordered 49 days for compliance or \$25.00 per day/per violation thereafter.		
Hearing to Impose a Fine	August 22, 2011		
Date of Compliance	Code Violations have NOT complied		
LIEN INFORMATION			
Original Amount	\$73,125.00 as of March 23, 2014. The fines continue to accrue at \$75.00 per day as the code violations have not complied.		
Recorded Date	September 26, 2011		
City Direct Costs	\$626.00		
Recommendation	Grant approval to the City Attorney's Office to initiate legal action to abate a public nuisance.		
Background	<p>This case was opened on November 9, 2009 by the area inspector upon the request of the neighbors across the canal. Many of the violations listed are only visible from the canal side of the property and the inspector was provided access to view the violations by the neighbor's property directly behind the subject property across the canal. The inspector attempted to gain compliance from the property owners to no avail. The case was presented to the Special Magistrate on June 2, 2011. The Special Magistrate provided an extension to comply the code violations upon the request of the property owners. On August 22, 2011 the Special Magistrate ordered the imposition of fines that was recorded on September 26, 2011.</p> <p>To date, the code violations have not been complied and the property is still in foreclosure litigation.</p>		
Current Photo(s):	See pages 5-6		

PROPERTY INFORMATION			
Case Number	CE12011967	Mortgage Amount	\$720,000.00
Address	3318 NE 38 St	Lis Pendens	November 3, 2011
Owner	Lawrence & Barbara Cohen	Final Judgment	N/A
Zoning	RS-8	Bank Purchase Price	N/A
BCPA Assessed Value	\$728,240.00	Pending Sales Price	N/A
BCPA Taxes	\$8,035.97	Homestead Tax Exempt	Yes
VIOLATION INFORMATION			
Violation(s)	FBC(2007) – 105.10.3.1 Mechanical permit has expired		
Date of Violation(s)	January 27, 2012		
Hearing Date	May 17, 2012		
Outcome	The Special Magistrate ordered 56 days for compliance or \$25.00 per day/per violation thereafter.		
Hearing to Impose a Fine	April 19, 2013		
Date of Compliance	Code Violation has NOT complied		
LIEN INFORMATION			
Original Amount	\$15,450.00 as of March 23, 2014. The fines continue to accrue at \$25.00 per day as the code violation has not complied.		
Recorded Date	June 5, 2013		
City Direct Costs	\$360.00		
Recommendation	Grant approval to the City Attorney's Office to initiate legal action to abate a public nuisance.		
Background	<p>This case was opened on January 27, 2012 by the area building inspector as the mechanical permit #10071190 for the installation of an A/C unit had expired. The inspector attempted to gain compliance from the property owners to no avail. The case was presented to the Special Magistrate on May 17, 2012. The Special Magistrate provided an extension to comply the violation. On April 19, 2013 the Special Magistrate ordered the imposition of fines that was recorded on June 5, 2013.</p> <p>To date, the code violations have not been complied and the property is still in foreclosure litigation.</p>		
Current Photo(s):	See pages 5-6		

PROPERTY INFORMATION			
<i>Case Number</i>	CE13080978	<i>Mortgage Amount</i>	\$720,000.00
<i>Address</i>	3318 NE 38 St	<i>Lis Pendens</i>	November 3, 2011
<i>Owner</i>	Lawrence & Barbara Cohen	<i>Final Judgment</i>	N/A
<i>Zoning</i>	RS-8	<i>Bank Purchase Price</i>	N/A
<i>BCPA Assessed Value</i>	\$728,240.00	<i>Pending Sales Price</i>	N/A
<i>BCPA Taxes</i>	\$8,035.97	<i>Homestead Tax Exempt</i>	Yes
VIOLATION INFORMATION			
<i>Violation(s)</i>	FBC(2010) – 116.1.1 - The structure is unsafe FBC(2010) – 116.1.2 – The wooden deck was installed without a permit.		
<i>Date of Violation(s)</i>	January 27, 2012		
<i>Hearing Date</i>	N/A		
<i>Outcome</i>	N/A		
<i>Hearing to Impose a Fine</i>	N/A		
<i>Date of Compliance</i>	Code Violation has NOT complied		
LIEN INFORMATION			
<i>Original Amount</i>	N/A		
<i>Recorded Date</i>	N/A		
<i>City Direct Costs</i>	\$92.00		
<i>Recommendation</i>	Grant approval to the City Attorney's Office to initiate legal action to abate a public nuisance.		
<i>Background</i>	This case was opened on August 14, 2013 by the area building inspector as the wooden dock was installed without a permit, is in disrepair and is unsafe. This building inspector is monitoring the violations as there are outstanding code enforcement cases and the property is still in foreclosure litigation.		
<i>Current Photo(s):</i>	See pages 5-6		



