



CITY OF FORT LAUDERDALE DEPARTMENT OF SUSTAINABLE DEVELOPMENT

The following report outlines code enforcement lien settlements for the week ending:
September 4, 2015.

Total Original Amount of Liens: **\$137,000**

Total Recommended Reduction Amount: **\$14,010**

The following schedule was used to develop the reduction recommendations in the case of *Waterworks* liens:

Waterworks 2011 Approved Lien Settlement Matrix

Duration of Non-Compliance (mos.)	Code & WW2011 Division Admin. Charges	"Penalty" Charge – 1,2,3 Unit Residential	"Penalty" Charge – Commercial & >3 Unit Residential
1	520	50	100
2	520	100	200
3	520	150	300
4	520	200	400
5	520	250	500
6	520	300	600
7	520	350	700
8	520	400	800
9	520	450	900
10	520	500	1000
11	520	550	1100
12	520	600	1200

For all cases that exceed 12 months of non-compliance, the total amount has been increased by \$500.00 per month.

WaterWorks 2011**PROPERTY INFORMATION WORKSHEET**

Case Number	CE10090295	Mortgage Amount	\$192,000.00
Address	827 SW 30 Street	Date of Lis Pendens	June 28, 2012
Property Owner	Ace Real Estate Group	Date of Final Judgment	August 29, 2013
Zoning	RM-15	Amount of Final Judgment	\$285,864.15
BCPA Assessed Value	\$138,290.00	Pending Sales Price	No
BCPA Taxes	\$2,716.26	Closing Date	No
# of Properties Owned	4	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	28-33 (a) Not connected to City's Sanitary Sewer System
Date of Violation(s)	September 07, 2010
Date of 1st Hearing	November 22, 2010
Result of 1st Hearing	Special Magistrate ordered 60 days to comply or \$100 a day thereafter.
Date(s) of Extension(s)	N/A
Hearing to Impose A Fine	February 28, 2011
Date of Compliance	August 28, 2013
Days out of Compliance	949


Lien Information

Lien Amount	\$94,900.00
Date Recorded	April 04, 2011
Instrument Number	Book 47822 Page 1701-1702
City Direct Costs	\$580.00
City's Recommendation	\$11,220.00


Background Information	The current owner purchased the property November 12, 2014, for \$192,000.00. The property has an assessed value of \$138,290.00. The current owner purchased the property as a result of a foreclosure action by Deutsche Bank Trust Company Americas against the previous property owner, Frederik Crull.
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Current Photo(s):	
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WaterWorks 2011**PROPERTY INFORMATION WORKSHEET**

Case Number	CE08040908	Mortgage Amount	\$740,000.00
Address	842 SW 2 Street	Date of Lis Pendens	November 12, 2009
Property Owner	Aydin, Hatice & Ercan	Date of Final Judgment	NA
Zoning	RMM-25	Amount of Final Judgment	NA
BCPA Assessed Value	\$227,480.00	Pending Sales Price	No
BCPA Taxes	\$5,742.52	Closing Date	No
# of Properties Owned	2	Homestead Tax Exempt	No
Violation Information			
Code Violation(s)	28-33 (a) Not connected to City's Sanitary Sewer System		
Date of Violation(s)	April 11, 2008		
Date of 1st Hearing	June 16, 2008		
Result of 1st Hearing	Special Magistrate ordered 90 days to comply or \$100 a day fine thereafter		
Date(s) of Extension(s)	N/A		
Hearing to Impose A Fine	October 28, 2008		
Date of Compliance	October 22, 2008		
Days out of Compliance	18 Days		
Lien Information			
Lien Amount	\$1,800.00		
Date Recorded	December 19, 2008		
Book Page	Book 45878 Page 1102-1103		
City Direct Costs	\$442.00		
City's Recommendation	\$620.00		
Background Information	The current owner purchased property on June 30, 2004, via a Warranty deed for \$740,000.00. The property has an assessed value of \$227,480.00. A Lis Pendens was filed by Bayview Loan Servicing LLC on November 12, 2009. There was a Release of Mortgage recorded on March 4, 2011 that acknowledged a full payment and satisfaction of the mortgage had been received. This property consists of six units.		
Current Photo(s):			

PROPERTY INFORMATION WORKSHEET

Case Number	CE11060996	Mortgage Amount	\$1,050,000.00
Address	3001 S Federal Highway	Date of Lis Pendens	No
Property Owner	Taylor Investment Ventures LLC	Date of Final Judgment	No
Zoning	B-3	Amount of Final Judgment	No
BCPA Assessed Value	\$407,530.00	Pending Sales Price	No
BCPA Taxes	\$8,610.22	Closing Date	No
# of Properties Owned	1	Homestead Tax Exempt	No
Violation Information			
Code Violation(s)	28-33 (a) Not connected to the City's Sanitary Sewer System		
Date of Violation(s)	June 14, 2011		
Date of 1st Hearing	August 22, 2011		
Result of 1st Hearing	The Special Magistrate ordered 90 days to comply or \$100 a day thereafter		
Date(s) of Extension(s)	January 23, 2012 – April 22, 2012		
Hearing to Impose A Fine	April 23, 2012		
Date of Compliance	December 20, 2012		
Days out of Compliance	305 days		
Lien Reduction			
Lien Amount	\$30,500.00		
Date Lien Recorded	June 27, 2012		
Book and Page	Book 48861 Page 1640-1641		
City Direct Costs	\$396.00		
City's Recommendation	\$1,520.00		
Background Information	The current owners purchased this commercial property on November 30, 2005, for \$1,050,000.00 via a Warranty Deed. The property has an assessed value of \$407,530.00. The property consists of two folios (0222400030 and 0222400020). This lien is recorded against folio 0222400020.		
Current Photo(s):			

WaterWorks 2011**PROPERTY INFORMATION WORKSHEET**

Case Number	CE11061160	Mortgage Amount	\$250,000.00
Address	2820 SW 2 Street	Date of Lis Pendens	April 28, 2010
Property Owner	Sharon Nelson	Date of Final Judgment	No
Zoning	RS-8	Amount of Final Judgment	No
BCPA Assessed Value	\$75,810.00	Pending Sales Price	No
BCPA Taxes	\$914.58	Closing Date	No
# of Properties Owned	1	Homestead Tax Exempt	No

Violation Information

Code Violation(s)	28-33 (a) Not connected to City's Sanitary Sewer System
Date of Violation(s)	June 15, 2011
Date of 1st Hearing	August 22, 2011
Result of 1st Hearing	Special Magistrate ordered 90 days to comply or \$100 per day thereafter
Date(s) of Extension(s)	None
Hearing to Impose A Fine	January 23, 2012
Date of Compliance	March 5, 2012
Days out of Compliance	105 Days

Lien Information

Lien Amount	\$10,500.00
Date Recorded	February 29, 2012
Instrument Number	Book 48544 Page 1658-1659
City Direct Costs	\$350.00
City's Recommendation	\$670.00

Background Information	The previous owner purchased the property on January 6, 1999 for \$80,000.00 via warranty deed. The current owner purchased the property on July 20, 2007 for \$250,000.00 via warranty deed. The property has an assessed value of \$75,810.00. The current owner owned the property at the time the violation was cited.
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Current Photo(s):