



CITY OF FORT LAUDERDALE DEPARTMENT OF SUSTAINABLE DEVELOPMENT

The following report outlines code enforcement lien settlements for the week ending: **January 8, 2016.**

Total Original Amount of Liens: **\$459,100**

Total Recommended Reduction Amount: **\$53,000**


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.

PROPERTY INFORMATION WORKSHEET

Case Number	CE09031979	Mortgage Amount	\$1,000,100.00
Address	200 SW 11 Avenue	Date of Lis Pendens	No
Property Owner	Lake Success Rentals II LLC	Date of Final Judgment	No
Zoning	RMM-25	Amount of Final Judgment	No
BCPA Assessed Value	\$342,930.00	Pending Sales Price	\$2,050,000.00
BCPA Taxes	\$7,719.47	Closing Date	September 4, 2015
# of Properties Owned	6	Homestead Exemption	No
Violation Information			
Code Violation(s)	28-33 (a) Not Connected to the City's Sanitary Sewer System		
Date of Violation(s)	March 26, 2009		
Date of 1st Hearing	August 24, 2009		
Result of 1st Hearing	The Special Magistrate ordered compliance within 35 days or \$100.00 per day thereafter.		
Date(s) of Extension(s)	September 29, 2009- December 28, 2009 May 24, 2010- September 22, 2010		
Hearing to Impose a Fine	March 22, 2010		
Date of Compliance	September 7, 2011		
Days out of Compliance	497 Days		
Lien Information			
Lien Amount	\$49,700.00		
Date Lien Recorded	November 24, 2010		
Book and Page	Book 47541 Pages 295-296		
City Direct Costs	\$516.00		
City's Recommendation	\$3,720.00		
Background Information	The current property owners acquired the property via a quitclaim deed transfer from Lake Success Rentals LLC to Lake Success Rentals II LLC on September 30, 2013. According to Sunbiz records, the managing member and assistant managing member of both corporations are the same. The property was originally acquired by Lake Success as the result of a foreclosure action against the previous owners. All five of the previous owners that were foreclosed on are the same for each of these three properties.		
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PROPERTY INFORMATION WORKSHEET

Case Number	CE09031981	Mortgage Amount	\$1,017,400.00
Address	1025 SW 2 Court	Date of Lis Pendens	No
Property Owner	Lake Success Rentals II LLC	Date of Final Judgment	No
Zoning	B-2	Amount of Final Judgment	No
BCPA Assessed Value	\$485,110.00	Pending Sales Price	\$2,050,000.00
BCPA Taxes	\$10,669.45	Closing Date	September 04, 2015
# of Properties Owned	6	Homestead Exemption	No
Violation Information			
Code Violation(s)	28-33 (a) Not connected to the City's Sanitary Sewer System		
Date of Violation(s)	March 26, 2009		
Date of 1st Hearing	August 24, 2009		
Result of 1st Hearing	The Special Magistrate ordered 35 days to comply or \$100.00 per day thereafter		
Date(s) of Extension(s)	September 29, 2009, December 28, 2009, May 24, 2010, September 22, 2010		
Hearing to Impose A Fine	March 22, 2010		
Date of Compliance	September 07, 2011		
Days out of Compliance	497 Days		
Lien Information			
Lien Amount	\$49,700.00		
Date Lien Recorded	November 24, 2010		
Book and Page	Book 47541 Pages 301-302		
City Direct Costs	\$516.00		
City's Recommendation	\$3,720.00		
Background Information	The current property owners acquired the property via a quitclaim deed transfer from Lake Success Rentals LLC to Lake Success Rentals II LLC on September 30, 2013. According to Sunbiz records, the managing member and assistant managing member of both corporations are the same. The property was originally acquired by Lake Success as the result of a foreclosure action against the previous owners. All five of the previous owners that were foreclosed on are the same for each of these three properties.		
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PROPERTY INFORMATION WORKSHEET

Water Works

Case Number	CE08040951	Mortgage Amount	\$1,017,400.00
Address	1116 SW 1 Street	Date of Lis Pendens	No
Property Owner	Lake Success Rentals LLC	Date of Final Judgment	No
Zoning	RMM-25	Amount of Final Judgment	No
BCPA Assessed Value	\$295,330.00	Pending Sales Price	No
BCPA Taxes	\$6,574.48	Closing Date	No
# of Properties Owned	6	Homestead Exemption	No

Violation Information

Code Violation(s)	28-33 (a) Not connected to the City's Sanitary Sewer System
Date of Violation(s)	April 11, 2008
Date of 1 st Hearing	June 16, 2008
Result of 1 st Hearing	Special Magistrate ordered 90 day to comply and \$100 a day fine
Date(s) of Extension(s)	November 24, 2008 - January 24, 2009 March 23, 2009 - June 22, 2009 August 24, 2009 - September 29, 2009 September 29, 2009 - December 28, 2009 May 24, 2010 - September 22, 2010
Hearing to Impose A Fine	October 27, 2008
Date of Compliance	September 7, 2011
Days out of Compliance	688 Days


Lien Information

Lien Amount	\$68,800.00
Date Lien Recorded	November 24, 2010
Book and Page	Book 47541 Pages 303-304
City Direct Costs	\$608.00
City's Recommendation	\$7,220.00
Background Information	The current property owners acquired the property via a quitclaim deed transfer from Lake Success Rentals LLC to Lake Success Rentals II LLC on September 30, 2013. According to Sunbiz records, the managing member and assistant managing member of both corporations are the same. The property was originally acquired by Lake Success as the result of a foreclosure action against the previous owners. All five of the previous owners that were foreclosed on are the same for each of these three properties.

Current Photo(s):



PROPERTY INFORMATION WORKSHEET

Case Number	CE12051068	Mortgage Amount	\$59,500.00
Address	2600 SW 18 Terrace	Date of Lis Pendens	August 4, 2014
Property Owner	As Triton LLC % Storey Law Group PA	Date of Final Judgment	August 4, 2014
Zoning	B-2	Amount of Final Judgment	No
BCPA Assessed Value	\$104,320.00	Pending Sales Price	\$210,000.00
BCPA Taxes	\$2,270.74	Closing Date	June 25, 2015
# 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)	May 11, 2012		
Date of 1st Hearing	July 23, 2012		
Result of 1st Hearing	The Special Magistrate ordered compliance within 35 days or \$100.00 per day thereafter.		
Date(s) of Extension(s)	No		
Hearing to Impose A Fine	September 24, 2012		
Date of Compliance	December 31, 2014		
Days out of Compliance	855 Days		
Lien Reduction			
Lien Amount	\$85,500.00		
Date Lien Recorded	November 02, 2012		
Book and Page	Book 49214 Pages 636-637		
City Direct Costs	\$304.00		
City's Recommendation	\$9,120.00		
Background Information	The current property owners purchased the property, via a Certificate of Title on December 17, 2014. Foreclosure was initiated against the previous owner. A Lis Pendens was filed August 4, 2014 and the Final Judgment was not recorded, current value of the property is \$104,320.00.		
Current Photo(s):			

PROPERTY INFORMATION WORKSHEET

Case Number	CE09062488	Mortgage Amount	\$330,800.00
Address	3821 SW 13 Court	Date of Lis Pendens	No
Property Owner	B & Y Investments LLC	Date of Final Judgment	No
Zoning	RD-15	Amount of Final Judgment	No
BCPA Assessed Value	\$202,800.00	Pending Sales Price	No
BCPA Taxes	\$4,311.18	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 29, 2009
Date of 1 st Hearing	October 26, 2009
Result of 1 st Hearing	The Special Magistrate ordered compliance within 91 days or \$100.00 per day thereafter.
Date(s) of Extension(s)	February 22, 2010-May 24, 2010
Hearing to Impose A Fine	September 27, 2010
Date of Compliance	December 11, 2015
Days out of Compliance	2,054 Days

Lien Reduction

Lien Amount	\$205,400.00
Date Lien Recorded	November 01, 2010
Book and Page	Book 47492 Page 111-112
City Direct Costs	\$660.00
City's Recommendation	\$29,220.00

Background Information	The current property owners purchased the property from Nation Star Mortgage LLC, on October 29, 2015, The property is not homesteaded, and has a value of \$202,800.00.
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