

Meeting Date: July 14, 2015

Agenda Item 1
Memorandum No. 15-330

REQUESTED COMMISSION ACTION:

Consent Ordinance Resolution Consideration Workshop

SHORT TITLE OR MOTION: A RESOLUTION ASSESSING AS A LIEN THE CITY'S COST TO ABATE PUBLIC NUISANCES ON REAL PROPERTIES IN THE TOTAL AMOUNT OF \$3,078.49.

Summary of Purpose and Why:

The Code Compliance Division had 5 parcels cleared of nuisance violations through the Nuisance Abatement Program. In that the respective owners have failed to pay for the costs and administrative fees, it is necessary to place a lien against the property. In order to place these liens the City Commission is required by section 96.32 of the City Code of Ordinances to adopt the attached resolution.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Development Services Department
- (2) Primary staff contact: Miguel A. Núñez / Robin M. Bird Ext. 7774 / 4634
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE OR ATTACHED MEMO NUMBER
City Attorney	06/22/15	Approved	See Attached Resolution <i>[Signature]</i>
Building Division	06/22/15	Approval	<i>[Signature]</i>
Dev. Services	06/22/15	Approval	<i>[Signature]</i>

Advisory Board
 Development Services Director
 City Manager *[Signature]*

[Signature]

ACTION TAKEN BY COMMISSION:

Ordinance	Resolution	Consideration	Workshop
1 st Reading	1st Reading	Results:	Results:
2 nd Reading			

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH PURSUANT TO CHAPTER 96 OF THE CITY’S CODE OF ORDINANCES, ASSESSING THE CITY’S COSTS FOR ABATING PUBLIC NUISANCE CONDITIONS ON REAL PROPERTY(IES) IN THE CITY AND PROVIDING THAT UPON THE RECORDING OF THIS RESOLUTION SAID ASSESSMENT, INCLUDING ADMINISTRATION AND INSPECTION COSTS, SHALL BE A LIEN AGAINST THE PROPERTY(IES) WHICH SHALL BEAR INTEREST AS SET FORTH IN SECTION 55.03, FLORIDA STATUTES, AND BE CO-EQUAL WITH LIENS OF AD VALOREM TAXES; DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THE RESOLUTION AND TO PROVIDE OWNER(S) WITH A NOTICE OF LIEN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 96 of the Code of Ordinances of the City of Pompano Beach (the “Code”) entitled “Health and Safety”, the City Manager or the City Manager’s agent or assigns (the “City’s Designated Representative”) declared that a public nuisance existed on the real property(ies) described in the list attached hereto and made a part hereof; and

WHEREAS, as provided by § 96.28 of the Code, the City’s Designated Representative inspected said property(ies) and determined that a public nuisance as defined by § 96.26 of the Code existed, and thereafter provided the respective property owner(s) with written notice that described the subject nuisance(s) and advised if the owner(s) did not abate the nuisance(s) within seven (7) days or file a written request for a hearing within five (5) days, the City of Pompano Beach (the “City”) would proceed to correct the public nuisance condition(s) and the cost thereof, including inspection, administration and collection costs would be levied as an assessment against the property(ies); and

WHEREAS, the property owner(s) failed to timely abate the nuisance(s) existing upon the property(ies) or request a hearing pursuant to § 96.30 of the Code, or the property owner(s) did request and receive a hearing which resulted in a determination that public nuisance conditions existed on the property(ies) and the owner(s) thereafter failed to timely abate said public nuisance(s); and

WHEREAS, the City, through agents or contractors, did therefore enter upon the property(ies) and incur costs to abate the public nuisance(s); and

WHEREAS, pursuant to § 96.32 of the Code, the City Commission desires to assess the City's costs to abate the subject public nuisance(s), including inspection and administration, which shall serve as a lien against the property(ies) described in the exhibit to this Resolution co-equal with liens of ad valorem taxes and prior in dignity to any other lien, including mortgages, irrespective of the date of recording of the lien or the date of recording any mortgage or other lien on the property, and such lien shall survive any action to foreclose such inferior lien; and

WHEREAS, such assessment, pursuant to Section 96.32 of the Code, shall bear interest as set forth in F. S. § 55.03 and if collection proceedings are necessary, property owner(s) would be assessed to pay the costs of such proceeding, including attorney's fees; now, therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That assessments for the City's costs of abating nuisances in the individual amount(s) set forth in the attached exhibit are hereby levied against the subject property(ies) described therein and shall serve as a lien against the said property(ies) which shall be co-equal with liens of ad valorem taxes and prior in dignity to any other lien, including mortgages, irrespective of

the date of recording of the lien or the date of recording any mortgage or other lien on the property, and such lien shall survive any action to foreclose such inferior lien

SECTION 2. That said assessments shall be legal, valid and binding obligations on the subject property(ies).

SECTION 3. That the City Clerk is directed to record a certified copy of this Resolution in the Public Records of Broward County and simultaneously send a Notice of Lien as prescribed in § 96.32 of the Code to the property owner(s).

SECTION 4. Upon the date and time of recording of the certified copy of this Resolution in the Public Records, a lien shall become effective on the property(ies) to secure the cost of abatement, including inspection and administration. Interest on said lien shall accrue at the per annum rate prescribed by § 55.03, Florida Statutes, as now enacted or as may hereafter be amended.

SECTION 5. If collection proceeds are necessary and instituted, the cost of such proceeding, including reasonable attorney's fees, shall be assessed against the property owner(s).

SECTION 6. That this Resolution shall become effective immediately from the date of adoption.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

GBL/jrm
6/19/15
I:reso/2015-392

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 7/14/2015

Date Issue	Case	Owner Info	Address/Folio/Legal Desc	Date Abated					
12/19/2014	73217	SHEPPARD,ANGEL 839 SW 9 CT APT 1 POMPANO BEACH, FL 33060	721 NW 17 Ter POMPANO BEACH, FL 33069 484234050160 HUNTERS MANOR REV PLAT OF POR 27-3 B LOT 15 BLK 1	2/19/2015					
Book/Page	Contractor				Abatement	Admin Fee	Total	Payment	Balance
	TRADITIONAL SERVICE				\$563.13	\$101.00	\$664.13	\$0.00	\$664.13
1/29/2015	73269	MENTONE MANAGEMENT LLC PO BOX 409584 ATLANTA, GA 30384	NW 3 Ave POMPANO BEACH, FL 33060 ##LOT SOUTH OF 616 NW 3 AV 484235100070 SUMPTERS COL ADD TO POMPANO AMENDED PLAT 1- 12 B LOT 10 LESS W 10 FOR RD	2/23/2015					
Book/Page	Contractor				Abatement	Admin Fee	Total	Payment	Balance
	SKKV PROPERTY MAINTENANCE				\$239.38	\$101.00	\$340.38	\$0.00	\$340.38
1/29/2015	73268	THOMPSON,ROD 5670 NW 38 TER COCONUT CREEK, FL 33073	NW 7 St POMPANO BEACH, FL 33060 484235140060 J W NEELEYS SUB 1-71 PB LOT 7	2/23/2015					
Book/Page	Contractor				Abatement	Admin Fee	Total	Payment	Balance
	SKKV PROPERTY MAINTENANCE				\$679.92	\$101.00	\$780.92	\$0.00	\$780.92
1/29/2015	73277	HOWELL'S MOTOR COMPANY INC 14359 78 PL N LOXAHATCHEE, FL 33470	NW 10 St POMPANO BEACH, FL 33060 484235320200 MONTICELLO PARK AMENDED PLAT 16-21 B LOT 18 BLK 2	2/23/2015					

NOTICES OF PUBLIC NUISANCE/NOTICE OF ASSESSMENT BATCH REPORT

Resolution No. 7/14/2015

Date Issue	Case	Owner Info	Address/Folio/Legal Desc	Date Abated					
Book/Page	Contractor				Abatement	Admin Fee	Total	Payment	Balance
	SKKV PROPERTY MAINTENANCE				\$679.92	\$101.00	\$780.92	\$0.00	\$780.92
2/2/2015	73055	IBONE 10 LLC PERFECT DIMENSIONS GROUP LLC 1110 BRICKELL AVE #301 MIAMI, FL 33131	402 NW 27 Ave POMPANO BEACH, FL 33069 484233042130 33-48-42 S1/5 OF SW1/4 OF NW1/4 OF SE1/4 LESS E 550 & LESS W 25 & LESS S 24 AKA: 465 & 466 & ST CC	2/18/2015					
Book/Page	Contractor				Abatement	Admin Fee	Total	Payment	Balance
	TRADITAIONAL SERVICES				\$411.14	\$101.00	\$512.14	\$0.00	\$512.14

Total Cases for Nuisance Abatement	5
Total Cost of Abatement	\$2,573.49
Total Administrative Cost	\$505.00
Total Cost of Nuisance Abatement	\$3,078.49
Total Payments	\$0.00
Balance	\$3,078.49