



CITY OF GAINESVILLE

Neighborhood Enhancement Division

P.O Box 490, Station 10A

Gainesville, FL 32627-0490

(352) 334-5030 / (352) 334-2239 (fax)

www.cityofgainesville.org

CITY v. LE & NGO

CE-20-02462 / SM 2020-132

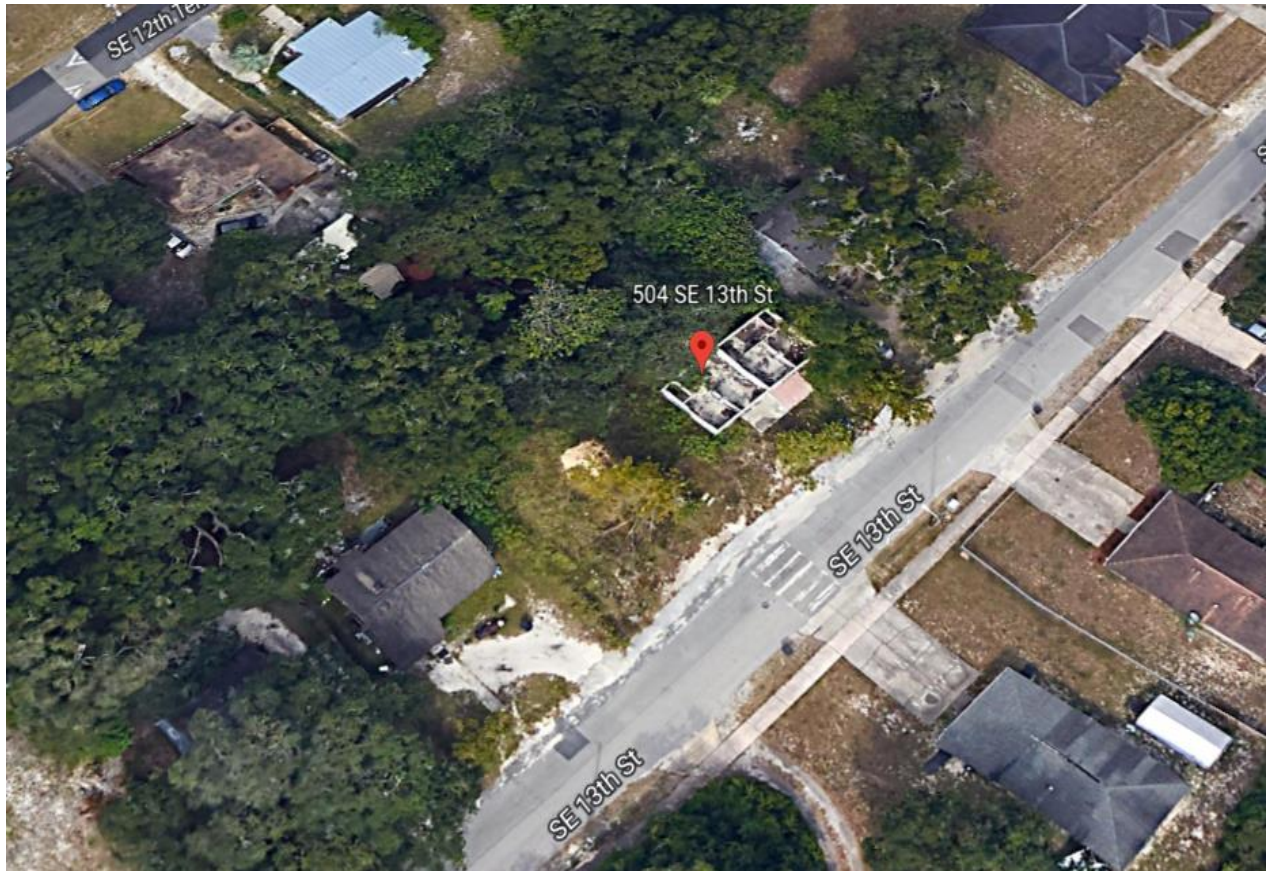
504 SE 13th Street / Tax Parcel No. 11864-001-000

Notice of Violation:	October 21, 2020
Description of Violation:	Sec. 13-171(g) Vegetation Overgrown Sec. 13-171(e)(1) Trash
CEB Order Signed:	March 12, 2021
CEB Date Given to Comply:	10 days to comply = March 22, 2021
Affidavit of Non-Compliance Inspection Date:	March 22, 2021
Liens Recorded On:	April 7, 2021 in Book <u>4877</u> , Page <u>878</u>
Affidavit of Compliance Inspection Date:	December 16, 2021
Accumulated Fine(s):	\$13,400 (@ \$50.00 a day)
Assessed Costs:	\$89.58 (paid)
SMH Reduction/Rescission:	March 10, 2022
SMH Recommendation:	Reduce the remaining lien amounts to \$100.00
Staff Recommendation:	The City recommends that the fines be reduced to zero.

Neighborhood Enhancement Division
CITY v. LE & NGO
504 SE 13TH Street / Tax Parcel No. 11864-001-000
CE-20-02462 / SM 2020-132

210627A
April 21, 2022

Map(s) of Property Location



Neighborhood Enhancement Division
 CITY v. LE & NGO
 504 SE 13TH Street / Tax Parcel No. 11864-001-000
 CE-20-02462 / SM 2020-132

210627A
 April 21, 2022

1 669 77	SE 12TH ST	52.4	13 11845	52.4	18 11850	52.4	87.22	3 11827-1	52.4	14	52.4	53	C	1178
		52.4	12 11845-1	52.4	19		86.6	11	52.4	15	52.4	53	B	11787 7 1178
		52.4	11 11844	52.4	20 11851			11861	52.4	16	52.4	53	C	11790 D 101
		52.4	10 11843	52.4	21		52.4	10	52.4	17	52.4		MSD	11763 8 DOIC
		52.4	9 11842	52.4	22		40	9	52.4	18 11864	52.4		A	1176
		52.4	8 11840-1	52.4	23 11850-1		52.4	11860-1	52.4	19 11864-1	52.4		11809	10
		52.4	7 11840	52.4	24		52.4	8	52.4	20	52.4		2 B	1
		52.4	6 11839	52.4	25 11851-1		52.4	7 11860	52.4	21	52.4		100	13 118
		52.4	5 11838	52.4	26		52.4	6	52.4	22	52.4		11809-1	4
		52.4	4 11837	52.4	27 11853		52.4	5 11858-4	52.4	23	52.4		3 C	1180
		52.4	3	52.4	28		52.4	4	52.4	24	52.4		2	1
148 62		52.4	2	52.4	29		52.4	3	52.4	25	52.4		11766-1	117
2 349 61		52.4	1	52.4	30		52.4	2	52.4	26	52.4		MSD BK36 PG	4
19		52.4	0	52.4	31		52.4	1	52.4	27	52.4		3	1176
		52.4	0	52.4	32		52.4	0	52.4	28	52.4		100	
		52.4	0	52.4	33		52.4	0	52.4	29	52.4		2	19 118
		52.4	0	52.4	34		52.4	0	52.4	30	52.4		3	118
		52.4	0	52.4	35		52.4	0	52.4	31	52.4		11812	118

Prop ID 85245
 Class MFR <10 UNITS
 Acreage 0.31

Owner Address LE & NGO W/H
 1223 NE 14TH TER
 GAINESVILLE, FL 32601

Neighborhood Enhancement Division
CITY v. LE & NGO
504 SE 13TH Street / Tax Parcel No. 11864-001-000
CE-20-02462 / SM 2020-132

210627A
April 21, 2022

SUMMARY:

This item is a request for the City Commission to consider an application for a lien reduction or rescission for 504 SE 13th Street, Gainesville, Florida 32641. On October 21, 2020, a Notice of Violation was issued to LE & NGO for Sec. 13-171(g) Vegetation Overgrown and 13-171(e)(1) Trash. As the violation was not corrected, the case was heard on January 4, 2021 by the Special Magistrate and a Guilty verdict was obtained, with the violation to be corrected by March 22, 2021, or a \$50 a day fine be assessed plus administrative costs of \$89.58. The violation was not corrected and the fines ran until December 16, 2021, when compliance was achieved, accumulating a total of fines of \$13,400.

The administrative costs of \$89.58 have been paid and the property is in compliance with City Ordinances.

Mr. Thomas Ngo requested a Reduction/Rescission of the accumulated fine and costs on February 11, 2022. He met with Sustainable Development Director, Andrew Persons and Neighborhood Enhancement Manager, Pete Backhaus to discuss the violation and remedy. Mr. Ngo applied for a demolition permit on April 1, 2021 and removed the structure. Mr. Ngo has invested over \$20,000 in an effort to put a structure on the property since the demolition. After discussion, it was agreed to recommend that the fine be reduced to zero.

On March 10, 2022, the Special Magistrate Recommended the lien be reduced to \$100.00.

Neighborhood Enhancement Division
CITY v. LE & NGO
504 SE 13TH Street / Tax Parcel No. 11864-001-000
CE-20-02462 / SM 2020-132

210627A
April 21, 2022



10/21/20 - Before Photo taken by Nicole Lardner and accurately reflected the condition of the property at the time it was taken.

Neighborhood Enhancement Division
CITY v. LE & NGO
504 SE 13TH Street / Tax Parcel No. 11864-001-000
CE-20-02462 / SM 2020-132

210627A
April 21, 2022



10/21/20 - Before Photo #2 taken by Nicole Lardner and accurately reflected the condition of the property at the time it was taken.

Neighborhood Enhancement Division
CITY v. LE & NGO
504 SE 13TH Street / Tax Parcel No. 11864-001-000
CE-20-02462 / SM 2020-132

210627A
April 21, 2022



01/13/21 - Before Photo #3 taken by Nicole Lardner and accurately reflected the condition of the property at the time it was taken.

Neighborhood Enhancement Division
CITY v. LE & NGO
504 SE 13TH Street / Tax Parcel No. 11864-001-000
CE-20-02462 / SM 2020-132

210627A
April 21, 2022



03/09/22 – After Photo was taken by Pete Backhaus and accurately reflects the condition of the property at the time it was taken.