

Summary of Mitigation ask:

Mayor & Commissioners,

The following is a basic timeline of events which occurred over the last ten (plus) years of some of the mitigating circumstances regarding our property and subsequent lien on said property at 2804 Seidenberg Ave. We ask that you please consider the following in your decision for our proposed mitigation.

Around 2003 bought trailer in Geiger Key

2005 or 2006 bought house in KW

(Geiger Key Trailer was being rented out to pay for the mortgage)

Dad's health begins to decline and he needs to live with me full time.

We need to construct something quickly to move him in, since our home wasn't handicap accessible.

Approximately 3 months later economy is crashing, and I lose my job.

Approximately 3 months after that Seidenberg begins to go into foreclosure.

In August of 2010, code enforcement serves a violation for my dad's area of the home.

A few years later I marry my husband.

A few years after that in ___ my father obtained a permit, over the structure that was a violation in order to replace the roof. I asked how he was able to do so and he told me he had taken care of it. I assumed that to mean that he had taken care of the code violation. I honestly didn't think about it much after that.

After many years trying to save the home from foreclosure, it looks like we are going to have to leave any day now.

During this time a letter comes in the mail from Joe Cleghorn on behalf of Homes for Veterans.

I responded to the letter explaining our situation.

Homes for veterans awarded my husband and our family a modular home. The trailer we had on the lot in Geiger Key was removed and construction of the modular home began. We continued to pay our original mortgage on that home from when it was purchased in 2003.

The process from demolition to CO took about two years.

When the house was completed a couple of years later, both my father and my father in law were in very poor health.

My husband and I decided not to move to Geiger key with our three kids so that we could continue to care for our parents at the level they needed, in Key West. Our fathers at that point couldn't make it up and down stairs and building a unit under the Geiger Key home is not allowed in the county if the home was constructed after 2010.

We called Mr Cleghorn and explained our situation and he said the award of the home was meant to serve the purpose of helping a veteran with their housing situation. Period. If it helped my husband and his family to sell the Geiger home, pay off the original mortgage and use the proceeds to save the home on Seidenberg from foreclosure, then he supported that. And so it was. And so we did.

After putting the house in Geiger Key on the market, the title company informed me that there was \$20,000 lien on the property. I called the City of Key West to ask about the process to mitigate that lien and I was informed that the lien was in fact around \$250,000. I was told that the daily fee of \$250 (it was actually \$100/day) had been accruing all these years. I said I thought my father had taken care of it and had obtained a permit for replacing the roof of the carport years ago. It was then explained to me that the roof was part of the original permitted structure of the carport and not the portion of the addition that was in violation and this is why he was able to obtain it.

The lien from the City is attached to any property with my name on the property card. I then asked what my options were for removing the lien from the Geiger key property so that we could then use the proceeds from the sale of that home to bring the Seidenberg home into compliance. That process was explained to me.

I followed that process and signed the agreement to move forward.

We then began working with a local engineering firm to begin plans to build a new area (bedroom, bathroom closet) for my father on the other side of our property where the structure would not be in the setbacks. We would move him into the new structure, then demolish whatever was in violation on the original necessary in his current space to bring the property into compliance. We started working on the drawings with the engineering firm, but before we could start the building process my father passed away. As soon as was bearable for us, we began the demo of my father's area and brought it into compliance as quickly as my husband, my brother and my brother in law could work in the evenings and on the weekends after their first jobs.

We received our affidavit of compliance several weeks ago and today I am asking for the final step in the process of putting this behind us. We humbly ask that you please accept the dollars we have spent thus far bringing the violation into compliance as the fee for mitigation of this lien (see attached). It is our understanding as citizens of Key West that the goal of code enforcement and of the city is for its citizens to achieve compliance. This idea is further edified when referencing Resolution Number 07-010 which states the changing of the "Code Enforcement Division" to the "Code Compliance Division" of the City of Key West.

Seidenberg Expenses for reaching compliance:

	ACTUAL	ESTIMATE	NOTES
Engineer	\$3,500		Need to add up invoices. Only found one so far
			<i>(3 men x \$45/hr x 100 hours) James, my brother & brother-in-law</i>
Labor Value	\$13,500		
Materials			
building materials	\$1,000		
			<i>unexpected changing of panel to GFI panel and breakers</i>
electrical	\$1,000		
TOTAL	\$19,000		