LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 22-1566 Violator: OCEAN CREEK DEVELOPMENTS LLC Address: 701 N 19TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	None
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	Complied by City vendors / involuntary
3.) The length of time necessary to bring the property into compliance	N/A – multiple lot clearing cases
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	14 Lot clearing Violations/Liens
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	At least 14
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	Unknown
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	1 active Lot Clearing on 701 N 19th St

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