

**CITY OF BELLE ISLE, FLORIDA  
CITY COUNCIL AGENDA ITEM COVER SHEET**

**Meeting Date:** October 3, 2023

**To:** Honorable Mayor and City Council Members

**From:** Chief Grimm, Interim City Manager

**Subject:** 3904 Arajo Court Title Search Approval

**Background:** On January 12, 2023, the Code Violation for 3904 Arajo Court was heard before the Code Enforcement Magistrate after due notice to the Respondent. The Magistrate found that the Respondent(s), STOVALL LIZER, by reason of the foregoing, are in violation of the Code of Ordinances of the City of Belle Isle, Section 10-31 Public Nuisance - Definitions (a) Property maintenance, (B) Structure maintenance (c) Serious and immediate threats and Sections 10-153 Tall Grass Violation, in that the Respondent(s) has failed to remedy the violation (s) and are subject to the provisions of the Code of Ordinances of the City of Belle Isle.

Code Enforcement (CE) has not successfully moved this case to a close, and the City has taken it as far as it can in this instance with the code enforcement and building department orders.

CE has requested a title search for the property to determine if any other lienors or parties have an interest in the property other than the record deed holder. Once the results are received, the City can determine who we must name in a lawsuit and better determine other options. The City Attorney has recommended the title search as a starting point and move from there.

If there are no mortgages or liens superior to our code enforcement liens on the property, the City could initiate a foreclosure suit to collect liens due. The result of that would be an auction of the property whereby a new owner (including maybe the City if we're willing to bid) could purchase and rehabilitate the property.

If there is an outstanding mortgage or lien on the property, the City could proceed with a lawsuit for injunctive relief, whereby we would request an order from the court authorizing us to enter the property and clear it.

**Staff Recommendation:** Approve the request for a Title Search before filing a lawsuit.

**Suggested Motion:** I move we authorize the City Attorney to obtain a Title Search for 3904 Arajo Court before filing a lawsuit.

**Alternatives:** Reject the request and discuss other alternatives

**Fiscal Impact:** Unknown at this time

**Attachments:** NA