



ITEM SUMMARY

MEETING DATE: March 18, 2024

FROM: Christy Goddeau, City Attorney's Office

SUBJECT: Proposed Code Enforcement Lien Foreclosures

BACKGROUND

The City's Development and Neighborhood Services Department and its Code Compliance Division is in the process of identifying real properties that are in a state of disrepair and also have accrued significant code enforcement fines under the City's code compliance process. Three (3) properties, 333 Jackson Avenue, 453 Jennings Avenue, and 533 Broward Avenue, are recommended for the City Attorney's Office to review and pursue foreclosure.

ANALYSIS

333 Jackson Avenue: Has accrued over \$500,000 in fines and remains in a state of disrepair. The property is currently owned by Carbn, LLC, a Nevada limited liability company as Trustee of the 333 Jackson Ave Land Trust, who purchased the property in 2020 with full knowledge of the accrued fines. The property owner took some action in 2020 to clean-up the property, but the property remains in a state of disrepair and appears vacant.

453 Jennings Avenue: Has accrued over \$500,000 in fines and remains in a significant state of disrepair. The property is currently owned by Florida Trust Services, LLC, a Florida limited liability company as Trustee for the Jennings Ave Land Trust #453, who purchase the property in 2023 with full knowledge of the accrued fines. The property owner took some action in late 2023 to cut the grass; however, the property continues to remain in a significant state of disrepair with boarded windows, overgrown vegetation and deteriorated exterior walls. The property appears to be vacant.

533 Broward Avenue: Has accrued over \$800,000 in fines and remains in a significant state of disrepair. The property is currently owned by Edward R. Napoli, who has owned the property since 1981. The property owner has taken very little action to rectify the multiple violations at the property and the property is significantly overgrown with a vehicle hidden amongst the vegetation. Except for the vehicle, the property appears to be vacant.

If consensus exists to pursue foreclosure of the above properties, the City Attorney's Office will obtain title searches on each property and then file a foreclosure complaint (if the facts of each case support such filing). Other action may need to be taken if there are any deficiencies discovered in each code compliance case file. Further, if the City has other liens on these properties (e.g., solid waste collection liens), those liens will be added to the foreclosure.

An aerial location map is attached along with current photographs of each property.

FINANCIAL INFORMATION

Not applicable at this time.

LEGAL

City Attorney has reviewed the item and all supporting documents for legal sufficiency and compliance.

STAFF RECOMMENDATION

Staff is recommending to move forward with foreclosing on the identified properties.