



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** July 1, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Lien Reduction Request - 3531 Summit Oaks Drive

BACKGROUND

On May 15, 2024 at the Special Magistrate meeting, a hearing was held regarding a notice of violation for an unpermitted shed located at 3531 Summit Oaks Drive. The Special Magistrate found the violation exists and was given until May 29, 2024 to comply with the City code by either removing the shed or securing a building permit or a \$25.00 Daily fine would begin on May 30, 2024.

On January 15, 2025, Chris Coppola, the current City Code Officer then sent out a Lien Hearing Notice for March 19, 2025. He was then contacted by the attorney for the company, saying that the property owner had agreed to take down the shed but needed more time. He then, at the request of the lawyer, moved the hearing to May 21, 2025. He was contacted by another representative of the company to say that they would acquire a permit. He came in picked up the paperwork but never returned to start the permit. On May 15, 2025, the lawyer called and asked if the shed has been taken down, and at the time it was not. The Code Officer went for his final Inspection before the Lien hearing and the shed was still there. The case for a placement of the lien on the property was taken to the Special Magistrate on May 21, 2025 and the Special Magistrate Imposed the Lien. The Code Officer recorded the lien after the Special Magistrate hearing with the County Clerk of Courts. The lawyer then emailed the Code Officer with a picture showing the shed had been removed after the hearing and the Lien being recorded. The property is now in compliance, and they are requesting a Lien Reduction in the amount of \$1000.00 plus the costs of the City's time and effort.

FISCAL IMPACT

The City estimates that staff costs for this case are approximately \$422.97.

RECOMMENDATION

Staff recommends approval of the lien reduction from \$9,100 to \$1,422.97.