



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session

MEETING DATE: 05/03/2022

FROM: Ben Plourd, Code Enforcement

SUBJECT: Lien Reduction Request For 1124 Houston St.

BACKGROUND

Received a complaint about the property on 10/19/2020, conducted a site visit and observed that the property was heavily overgrown and had junk in the rear yard. The home appeared vacant. I was unable to find contact information for the owners beyond the address listed on property appraiser which is in Texas. A two week notice of violation was sent to the address in Texas as well as posted at the property. Compliance was not met, and the case was brought to Special Magistrate on 11/18/2020, notice of hearing was sent to the address in Texas as well as posted at the property. At the hearing the property was found in violation and was given until 12/05/2020 to comply or a daily fine of \$25 would start to accrue. Compliance was not met, and the fines began to accrue. Fines accrued to the amount of \$7,100 plus the \$100 administrative fee totaling an amount of \$7,200. Per department policy the property was brought back to Magistrate to impose fines and fee as a lien. The lien hearing was held on 9/15/2021. Notice was sent to the address in Texas as well as posted on the property. The Magistrate ordered the lien to be recorded in the full amount of \$7,200. On the same day as the lien hearing, I received a phone call from the property owner asking what needed to be done on the property, I advised her that the grass/weeds needed to be cut and the junk removed. I also told her that the lien would be placed on the property per the Magistrate's order. I asked her if she had been receiving the notices and she stated she had, however due to some medical issues her and her husband had been unable to take care of the property from Texas. She was able to get the property cleaned up within the week of the phone call, however because the order was signed the lien was recorded and the property owner was told she would need to go before City Council to ask for a reduction. The property owner is now requesting a reduction in the full amount and is working with a buyer who plans on fixing up the property.

FISCAL IMPACT

Satisfaction of the lien in the amount of \$7,200

RECOMMENDATION

The City does not recommend a reduction, due to the amount of time the violation remained and the impact it had on the surrounding neighbors. Multiple notices were sent to the owners listed address and code enforcement did not get a response until after the lien hearing.