



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council Regular Session **MEETING DATE:** 08/03/2021
FROM: Ben Plourd, Code Enforcement
SUBJECT: Lien Reduction Request For 115 St. Johns

BACKGROUND

The previous property owner was cited several times for overgrown weeds/grass. These violations resulted in four separate liens being placed on the property. Three of the liens were assessed in 2013, the lien totals, \$390.24, \$169.89 and \$169.89 include administrative costs and fees for the city cutting the overgrown weeds/grass. The fourth lien in the amount of \$9,000 was assessed in 2016 and includes a onetime fine of \$200 and a daily fine of \$100 running from September 24th 2015, until December 21st, 2015. Property has been vacant for several years and has remained in compliance due to neighbors maintaining the grass.

Ownership was transferred to William C. Higgins from the previous owner through a quit claim deed recorded on June 3rd, 2021.

Mr. Higgins paid all four of the liens off in June, 2021. However, Mr. Higgins has requested a lien reduction of the \$9,000 lien.

FISCAL IMPACT

\$9,000 for the existing lien on the property

RECOMMENDATION

City recommends the request be denied, lien amount assessed was due to ongoing and repeated code violations. All liens were recorded with the county clerk and would have been discoverable during a lien/title search done before the property changed hands.