

Meeting Date
May 1, 2023

City of Lake City *Report to Council*

AGENDA	
Section	
Item No.	

SUBJECT: 614 N. Marion Avenue/Lien Forgiveness Request

DEPT. / OFFICE: GROWTH MANAGEMENT

Originator: 614 Building LLC (Property Owner) Randy Carter wants to purchase property from the owner		
City Manager Paul Dyal	Department Director Steve Brown	Date 4/25/2023
Council Action Options: <ol style="list-style-type: none"> 1. Forgive all fees associated with code enforcement 2. File a lawsuit against owner to collect fees 3. File a foreclosure suit on owner and assume city ownership of property 4. Forgive accumulated code enforcement fines on property but have owner pay code enforcement administrative fees expended and require property owner submit plans and obtain permits for construction within twelve months of this council action date 5. Forgive accumulated code enforcement fines on property but have owner pay code enforcement fees expended 		
Summary Explanation & Background: <div style="margin-left: 20px;">Case #2018-00000205</div> <ol style="list-style-type: none"> 1. June 26, 2017- Code Officer Bev Wisman cited the property in violation of numerous International Property Maintenance Codes and City Ordinances. Owner was given a Notice of Violation by certified mail and was given until August 10, 2017. 2. August 3, 2017 property was re-inspected and there was no change to the property. 3. August 10, 2017- A Special Magistrate hearing was held and one of the employees of the owner Sean McCoy testified. Mr. McCoy testified that the owner purchased the property in November 2016 without actual knowledge of the alleged violations. He also testified that thereafter the owner entered into a lease that required the Tenant to repair the building and maintain the property. The Tenant failed to do so and the lease was terminated. 4. August 21, 2017- Special Magistrate Jennifer Springfield ordered that the owner was in violation of International Property Maintenance Codes and City Ordinances. Owner had 30 days to bring violations into compliance or a daily fine of \$50.00 a day would start to accrue. 5. Property violation became cured 1,946 days later: Total lien fee \$97,300 <div style="margin-left: 20px;">Case # 2015-00000111</div> <ol style="list-style-type: none"> 1. May 22, 2018- Code Officer Bev Wisman initially inspected the property and observed overgrown vegetation and a deteriorating structure. A Notice of Violation was also sent to the owner certified mail on this same date. 2. March 19, 2019 property was re-inspected and the condition was unchanged. A 2nd Notice of Violation was sent certified mail to the owner to correct the violations by April 30, 2019. 3. June 13, 2019- Special Magistrate Jennifer Springfield ordered that within 60 days the owner shall obtain a permit for the demolition of the structure on the property and shall maintain the vegetation on the property. 4. Property violation became cured 1,341 days later: Total lien fee \$67,050 <p style="margin-left: 20px;">I was contacted by Mr. Randy Carter that he was in the process of purchasing the property from the owner and it was learned that there was a lien on the property. Mr. Carter stated that he is willing to purchase the property and will clean the property up and get it up to code.</p>		
Alternatives: See above action items		
Source of Funds: Code Enforcement Administrative Expenditures		
Financial Impact: <ol style="list-style-type: none"> 1. Property may or may not be improved 2. \$164,350 collected in fines and property may or may not be improved 3. City owns property and sales property 4. Re-imbursement of CE Administrative Expenditures and property may or may not be improved 5. Re-imbursement of CE Administrative Expenditures and property improved or fines and liens re-instated 		

Exhibits Attached:

- 1. Magistrate Orders**
- 2. Tax Parcel**
- 3. Case file 2018-00000205**
- 4. Case file 2015-00000111**
- 5. Gulf Atlantic Pump and Dredge Property Contract**