



CITY OF GAINESVILLE

Neighborhood Enhancement Division

P.O Box 490, Station 10A

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www.cityofgainesville.org

CITY v. JOHNATHAN O. NICHOLS

CE-20-01347 / 2020-095

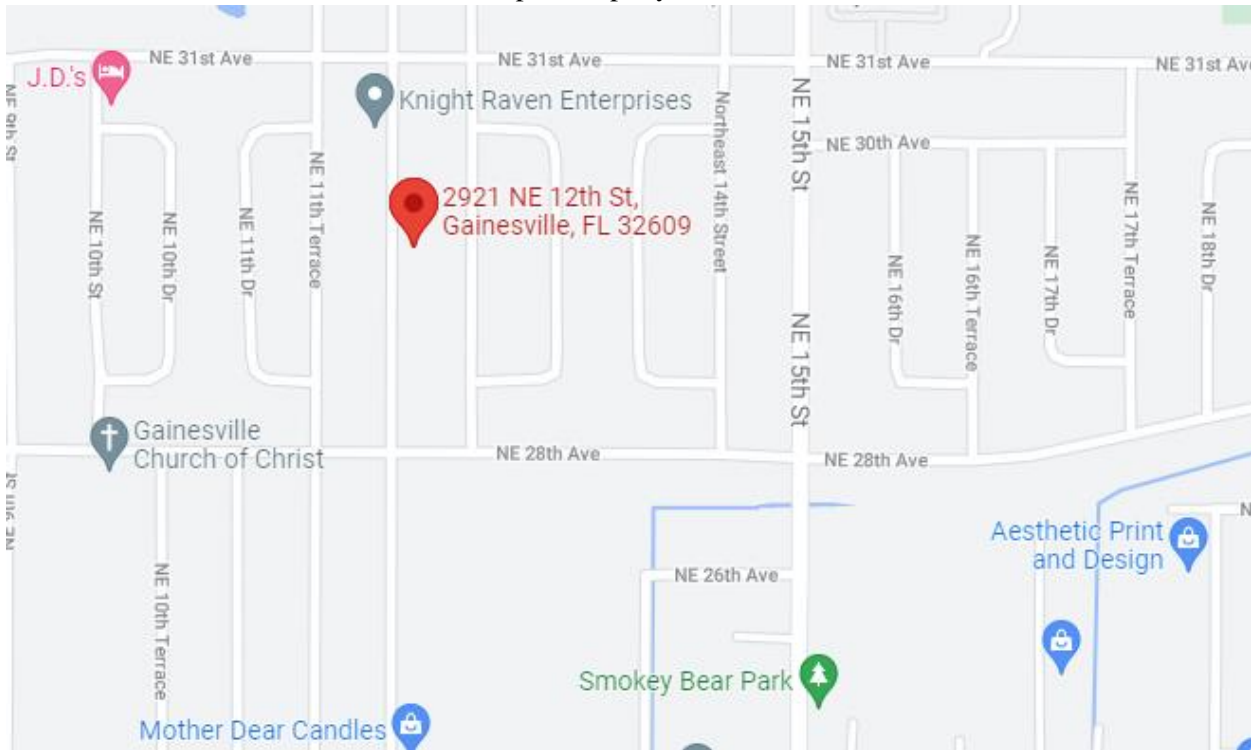
2921 NE 12th Street / Tax Parcel No. 08203-071-000

Notice of Violation:	July 30, 2019
Description of Violation:	Sec. 13-171 (g) Yard Maintenance for an Overgrown Vacant Property.
CEB Order Signed:	September 16, 2020
CEB Date Given to Comply:	September 20, 2020
Affidavit of Non-Compliance Inspection Date:	September 21, 2020
Lien Recorded On:	September 29, 2020 in Book 4816, Page 2193
Affidavit of Compliance Inspection Date:	August 11, 2021
Accumulated Fine:	\$64,600.00 (323 days @ \$200.00)
Assessed Costs:	\$123.09 (paid)
SMH Reduction/Rescission:	September 9, 2021
SMH Recommendation:	Reduce the remaining lien amount to \$4,000.00
Staff Recommendation:	The City Commission accept the Magistrate's proposal of \$4,000 reduction with no contingencies.

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210363A
October 21, 2021

Map of Property Location





SUMMARY:

This item is a request for the City Commission to consider an application for a lien reduction or rescission for 2921 NE 12th Street. On July 30, 2019, a Notice of Violation was issued for violation of Sec. 13-171 (g) Yard Maintenance for an Overgrown Vacant Property. As the violation was not corrected, the case was heard on October 10, 2019 by the Magistrate and a Guilty verdict was obtained. After the violation was corrected by abatement, with total costs of \$337.00 assessed.

On June 19, 2020, another Notice of Violation was issued for violation of Sec. 13-171 (g) Yard Maintenance for an Overgrown Vacant Property. As the violation was not corrected, the case was heard by the Magistrate on September 10, 2020. A Guilty verdict was obtained at that time. The violation was to be corrected by September 20, 2020 or a fine of \$200 a day would be assessed plus administrative costs of \$123.09.

The violation was not corrected and fines ran until August 11, 2021 (323 days) when compliance was achieved, accumulating a total of \$64,600.

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On September 2, 2021 Manager Backhaus met with Vic Borrero, representative of the owner. Mr. Borrero advised that the property had been neglected due to a divorce of the residents and that it was left to go into foreclosure. The foreclosure did not occur and he now has a contract to sell the property pending resolution of the lien.

The City suggested that the lien be reduced to \$2,000 contingent on the sale of the property by November 30th. After discussion the Magistrate proposed that the lien be reduced to \$4,000 with no contingencies to facilitate the sale since Mr. Borrero has three parties interested and the Magistrate does not want the lien to interfere with the transfer of the property (Mr. Borrero advised that a previous sale had fallen through because of the lien). This would also provide compensation for the neglect of the property and detriment caused to the neighborhood.

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6/19/2020 Before Photo taken by Samantha Norris and accurately reflected the condition of the property at the time it was taken.



9/8/2021 After Photo taken by Pete Backhaus and accurately reflects the condition of the property at the time it was taken.