



City of Gainesville
Department of Sustainable Development
Code Enforcement Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
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CITY v. MONKUS & MONKUS, Requester Maury Ivey
CE-11-01399 / 2012-012
530 NW 29TH AVE/ Tax Parcel No. 08449-001-000

Notice of Violation: May 12, 2011

Description of Violation: 13-171(b) Sec.13-171(b) Blight-inducing Materials, 13-171(e)(3)
Sec.13-171(e)(3) Dead Tree Limbs/ Vegetative Debris, 13-76(c) Sec.13-
76(c) Leaking Roof

CEB Order (signed): February 16, 2012

**CEB Date Given to
Comply:** February 27, 2012

**Affidavit of Non-Compliance
inspection date:** February 28, 2012

Lien Recorded on: April 04, 2012 in Book 4096, Page 706

Accumulated Fine: \$335,800 (3,358 days @ \$100)

Assessed Costs: \$86.80 paid, \$18,806.79 paid with tax deed overage

SMH Reduction/Rescission: June, 10 2021

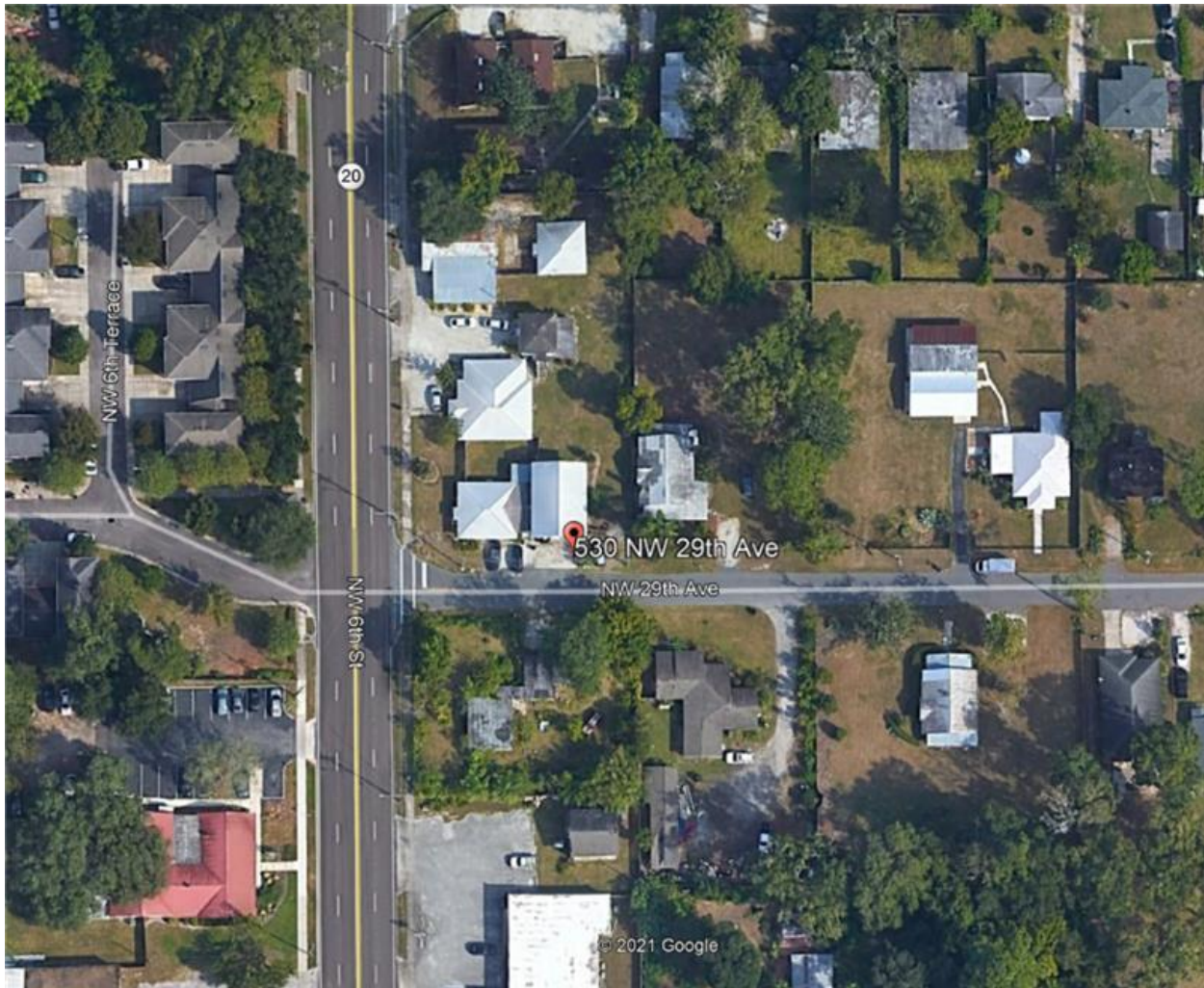
Special Magistrate Recommendation: Reduce the remaining lien amount to \$2,500.

Staff Recommendation: The City Commission accept the Magistrate's ruling and reduce the lien to \$2,500.

August 5, 2021

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Map of Property Location



August 5, 2021

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SUMMARY:

This item is a request for the City Commission to consider a request for a lien reduction or rescission for 530 NW 29th Ave. The neighboring property at 532 was previously found in violation of City ordinances for blight, dead tree limbs, and a leaking roof in 2012. A lien was placed on this property, and all others owned by the property owner, that accumulated to \$335,800 plus costs of \$86.80.

The property that originally generated the violations was lost by the owner in a tax deed sale in January of 2021, through which the City was awarded \$18,806.79 in proceeds from the sale toward the lien.

The owner is now trying to sell the neighboring lot at 530 NW 29th Ave., which he still owns, and has the City lien attached to it. The purchase price of the property is \$19,000 per contract.

A reduction/rescission hearing was held on May 6th before the Special Magistrate. Based on information presented the Magistrate recommended the remaining amount of the lien be reduced to \$2,500. The costs of the lien have been paid separately and resolved. Since nearly \$19,000 was already collected in the tax deed sale, staff is recommending the Commission accept the Magistrate's recommendation for reduction.

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Pic taken 7/22/21 of subject property (vacant lot):



RELEASE OF LIEN

STATE OF FLORIDA
COUNTY OF ALACHUA

The City of Gainesville, a municipal corporation of the State of Florida, hereby releases the real property hereinafter described from a certain lien filed by the City of Gainesville Code Enforcement Board on April 4th, 2012, Book 4096 Page 706, in the Office of the Clerk of Court of Alachua County, Florida, Public Records of Alachua County, Florida. Said lien arises from the Order Imposing Fine and Costs entered by the City of Gainesville Code Enforcement Board in Case Number 2012-012 pursuant to Section 162.09, Florida Statutes (2018) which orders fines and costs payable to the City of Gainesville. The City of Gainesville declares said lien released, against the following described real property; and any and all real or personal property owned by Frank and Ellen Monkus and John Monkus, and all successors in interest.

Parcel No.: 08449-001-000

Legal Description: GAINESVILLE HGTS PB A-160 LOT 7 BK C OR 1128/446 & OR 4376/2436
Address: 532 NW 29th AVE, GAINESVILLE, FL

WITNESS my hand and seal this _____ day of _____, 2021.

CITY OF GAINESVILLE

By: _____
LAUREN POE, MAYOR

On this ____ day of _____, 2020, LAUREN POE, as Mayor of the CITY OF GAINESVILLE, personally appeared before me and executed the foregoing release of lien for the purposes therein expressed.

Witness my hand and seal the day and year last above written.

(Seal)

Notary Public, State of Florida
My Commission Expires: _____

Gainesville Code Enforcement, 306 NE 6th Ave, P.O. Box 490, Sta. 10A, Gainesville,

[Prepared by: Code Enforcement, 306 NE 6th Ave, Room 130, Gainesville, FL 32601