



CITY OF GAINESVILLE

Neighborhood Enhancement Division

P.O Box 490, Station 10A

Gainesville, FL 32627-0490

(352) 334-5030 / (352) 334-2239 (fax)

www.cityofgainesville.org

CITY v. BANK OF AMERICA

CE-16-03490 / SM 2017-045

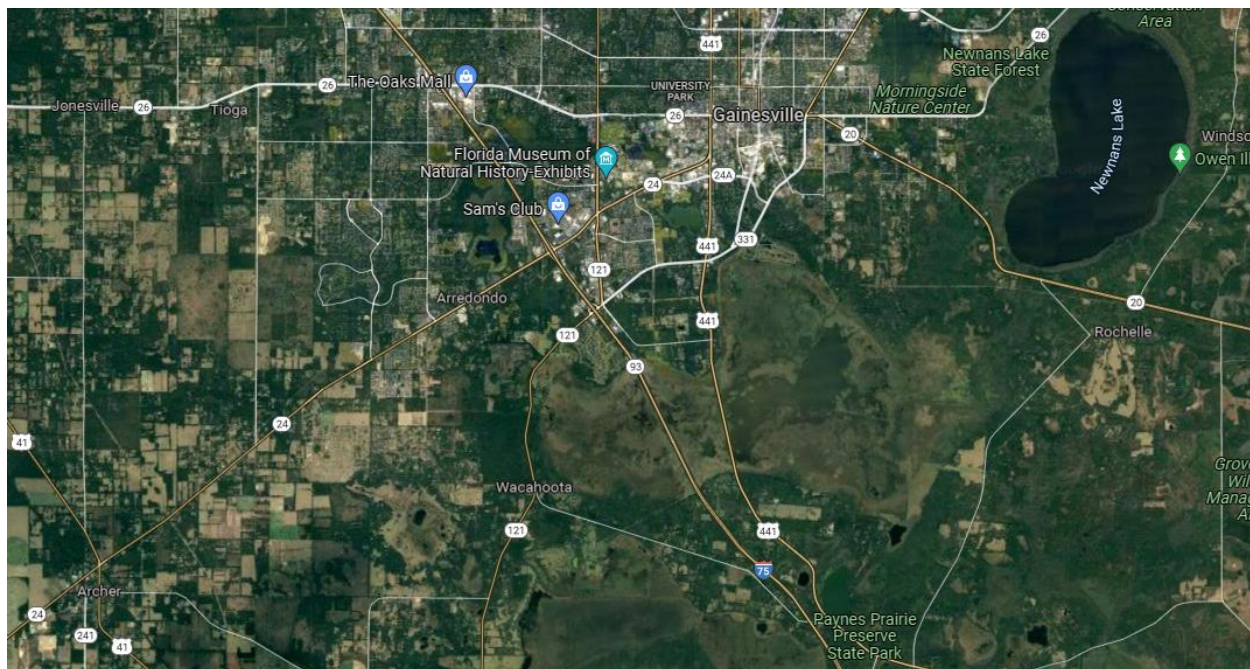
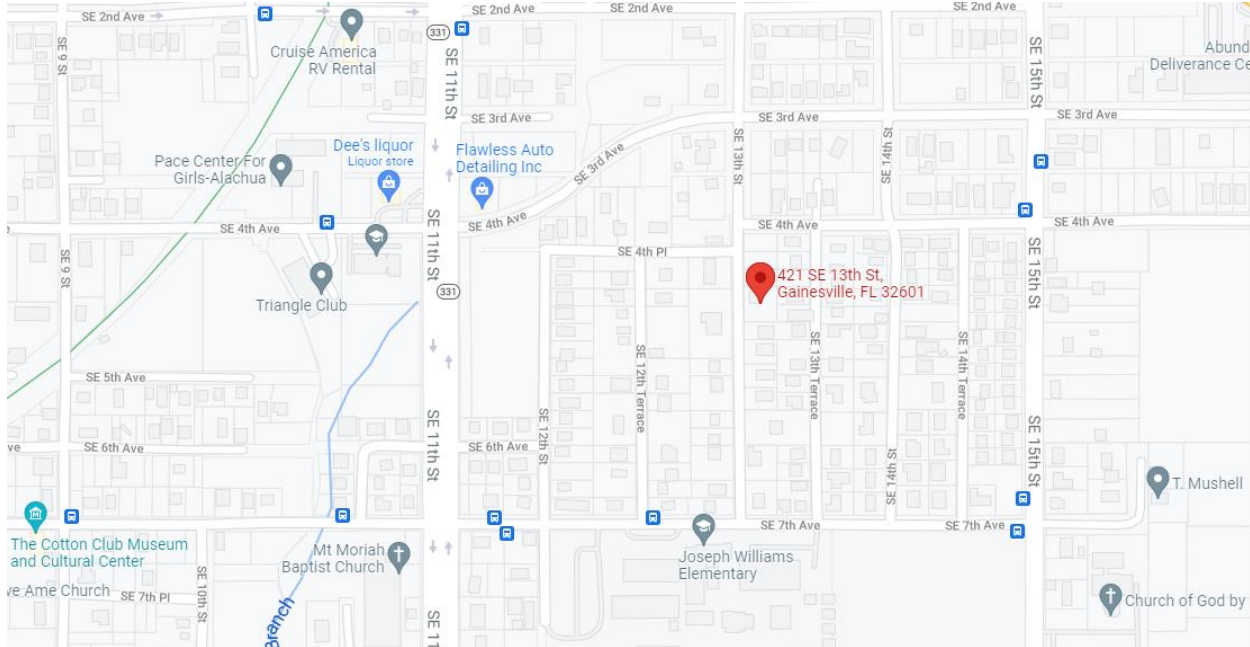
421 SE 13th Street / Tax Parcel No. 11787-000-000

Notice of Violation:	December 30, 2016
Description of Violation:	Sec. 13-171 (b) Blight-Inducing Material & Abandoned Vehicles & Sec. 13-181 Hazardous Conditions (Rotted Front Porch)
CEB Order Signed:	April 24, 2017
CEB Date Given to Comply:	May 23, 2017
Affidavit of Non-Compliance Inspection Date:	May 26, 2017
Liens Recorded On:	October 5, 2017 in Book <u>4548</u> , Page <u>2332</u>
Affidavit of Compliance Inspection Date:	July 1, 2020
Accumulated Fine(s):	\$28,275 (\$25.00 per day @ 1131 days)
Assessed Costs:	\$101.65 (paid)
SMH Reduction/Rescission:	October 14, 2021
SMH Recommendation:	Reduce the remaining lien amount to \$2,000.
Staff Recommendation:	The City recommends that the fines be reduced to \$2,000.

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Map(s) of Property Location



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SUMMARY:

This item is a request for the City Commission to consider an application for a lien reduction or rescission for 421 SE 13th Street, Gainesville. On December 30, 2016, a Notice of Violation was issued to Lawrence Irving for Sec. 13-171(b) Blight-Inducing Material and Abandoned Vehicles and Sec. 13-181 Hazardous Conditions (Rotted Front Porch). As the violation was not corrected, the case was heard on April 13, 2017 by the Magistrate and a Guilty verdict was obtained. The violation was to be corrected on May 23, 2017 or a fine of \$25.00 a day be assessed plus administrative costs of \$101.65. The violation was not corrected and fines ran until June 30, 2020 (1131 days) when compliance was achieved, accumulating a total of fines of \$28,275.

On January 21, 2020, Bank of America, N.A. took possession of the property via foreclosure sale. Julie Lindley, representing Bank of America, requested a Reduction/Rescission of the accumulated fines. On September 20, 2021, Pete Backhaus spoke with Liana Hall, Esquire by phone to discuss the case. Since the bank did not own the property at the time of the violation, a rescission of the total fines are requested so that the property can be sold. The detriment of the neighborhood caused by the neglect of the property, was brought up in conversation, and it was suggested to reduce the fine amount to \$2,000.

The administrative costs of \$101.65 have been paid and the property is in compliance with City Ordinances.

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12/30/2016 - Before Photo taken by Steve Baker and accurately reflected the condition of the property at the time it was taken.

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10/13/2021 – After Photo taken by Pete Backhaus and accurately reflects the condition of the property at the time it was taken.