



City of Largo Agenda Item 5

Meeting Date
05/15/18

Presenter: Tracey Schofield, Code Enforcement Manager

Department: CD – Community Development

TITLE:

AUTHORIZATION FOR CITY MANAGER TO FORECLOSE ON CODE ENFORCEMENT BOARD LIENS FILED AGAINST MR. GLENN A. PACKER FOR THE PROPERTY LOCATED AT 511 CLEVELAND AVENUE SW.

The purpose of this item is to request authorization to foreclose on a vacant, abandoned house located at 511 Cleveland Avenue. The property has been vacant and subject to code enforcement action since 2014 when it was cited for excessive growth of weeds and debris. The property constitutes a blight on this neighborhood and the City continues to receive complaints about the property. The Code Enforcement Division has identified this as a property for nuisance abatement. The improvement and abatement of derelict and nuisance properties is a major initiative in the City's ongoing code enforcement work program, and has been reflected in the Public Health and Safety Goals in the City of Largo Strategic Plan. Numerous attempts have been made to contact the property owner to no avail. There is no homestead exemption for this property, therefore the Community Development Department wishes to proceed with a foreclosure process to abate the nuisance property.

The following code enforcement actions have been taken to date:

- The Code Enforcement Board found the property in violation on September 25, 2014, with fines assessed starting on October 3, 2014.
- The City has done two lot mows at the property. The property was last mowed and cleaned in March, bringing it into compliance on March 28, 2018. This resulted in a total unpaid lien of \$63,600.
- The City hired a contractor to board up the residence after windows were broken and the doors were kicked in allowing unlawful entry to the unsecured home. The board up has been completed.

The Florida Statutes, Section 162.09, provide for the foreclosure of code enforcement liens that remain unpaid at least three (3) months after the lien is filed. Code enforcement liens run in favor of the local governing body, therefore the

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Budgeted Amount: \$0.00 **Budget Page No(s):** NA **Available Amount:** \$0.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information: Not applicable

Funding Source(s): NA **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:** N/A

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A Strategic Plan

Potential Motion/ Direction Requested: I MOVE TO AUTHORIZE / NOT AUTHORIZE THE CITY MANAGER TO FORECLOSE ON CODE ENFORCEMENT LIENS FILED AGAINST MR.GLENN A. PACKER FOR THE PROPERTY LOCATED AT 511 CLEVELAND AVENUE SW.

Staff Contact: Tracey Schofield, CE Manager X7304 tschofie@largo.com

Attachments: Page 2; Code Enforcement staff report; Excerpt of Code Enforcement Board minutes, April 26, 2018

City is able to foreclose on the liens. There is no mortgage on the property and it is not a homestead property. On April 26, 2018, the request to foreclose was reviewed by the Code Enforcement Board and the Board recommended unanimously to move this case to the City Commission for foreclosure. The foreclosure process typically results in a forced sale of the property to the highest bidder. When a foreclosure sale date is set, the City will bid on this property as the superior lien holder. If the City is successful in obtaining the property, it will be placed in the City's Affordable Housing Development (AHD) program for clearance and redevelopment as an affordable home through one of the City's affordable housing partners. In the event the City is not successful in obtaining the property as the highest bidder, the property would be required to come into compliance through abatement of the violations. Staff estimates the cost of the foreclosure to be \$20,000, inclusive of legal fees and the costs associated with taking ownership of the property, such as payment of tax certificates. The City would expect to recoup these funds if the property is placed into the City's AHD program.



PO Box 296
Largo, FL 33779
Largo.com

Community Development Department
Code Enforcement

April 19, 2018

Code Enforcement Board
City of Largo
PO Box 296
Largo, Fla 33779

Re: 511 Cleveland Avenue foreclosure action: Case #2014080007

Dear Code Enforcement Board,

For the past 3 ½ years the City of Largo has been involved in an ongoing abandoned / neglected structure located at 511 Cleveland Avenue. On October 3, 2014, the Code Board set forth an ongoing fine of \$50.00 per day that ran for 1,272 days. There are also lot mow liens and Board-up liens attached to said property as part of the city's ongoing actions. Currently the property is in compliance as of April 11, 2018 but there is still a large unpaid fine and liens for the property.

As part of this ongoing case the City of Largo is considering as part of it's process, a foreclosure action against the above listed property. I am asking that the Code Enforcement Board review this case and approve or deny a motion to forward this case to the full City Commission for their review and final decision on whether or not to move forward with the foreclosure process.

If you have any questions please feel free to contact me at (727) 587-6799 or (727) 647-0175.

Sincerely,

Tracey Schofield
Code Enforcement Manager
City of Largo

IX. FORECLOSURES

Memo submitted for recommendation of action by the Board to the City Commission.

22 2014080007 PACKER, GLENN A

In Compliance

KOLLAR 511 CLEVELAND AVE LARGO, FL 33770

Fine Ran: 10/04/2014 –

03/28/2018

1,272 Days @ \$50.00 a day

Fine Due: \$63,600.00

Admin. Fee: \$83.55

COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CCEO Jensen gave the presentation and stated that for the past 3½ years the City of Largo has been involved in an ongoing abandoned/neglected structure located at 511 Cleveland Avenue. On October 3, 2014, the Code Board set forth an ongoing fine of \$50.00 per day that ran for 1,272 days. There are also lot mow liens and Board-up liens attached to said property as part of the city's ongoing actions. Currently the property is in compliance as of March 28, 2018 but there is still a large unpaid fine and liens for the property.

As part of this ongoing case the City of Largo is considering as part of it's process, a foreclosure action against this property. Code Enforcement Manager, Tracey Schofield, is asking this Board to review this case and approved or deny a motion to forward this case to the full City Commission for their review and final decision on whether or not to move forward with the foreclosure process.

Verified by Ms. Sobel that the City is the primary lien holder on the property.

Motion made by Shelby, seconded by Sofarelli, in case no 2014080007 for the property located at 511 Cleveland Ave. Largo, FL 33770 to find that the violations against Respondent(s), Glenn A. Packer, have been corrected, but the fine of \$63,600.00 has not been paid and to accept the Affidavit of Compliance.

Approved 6/0

Motion made by Shelby, seconded by Sofarelli, to further move that the City of Largo Municipal Code Enforcement Board authorizes the city attorney to foreclose on the code enforcement lien against Respondent(s) Glenn A. Packer on the property located at 511 Cleveland Ave., Largo, FL 33770 pursuant to section 9.72(c) of the Largo City Code, and recommends that the City Commission authorize the city attorney to foreclosure on the code enforcement lien, and any other liens running in favor of the City Commission, on the property located at 511 Cleveland Ave. Largo, FL 33770. **Approved 6/0**