



Department of Economic and Development Services  
Code Enforcement Division

Memorandum

To: Howard Wanamaker, County Manager  
From: Tonya George, Senior Code Enforcement Officer  
Date: December 9, 2022  
Re: Code Enforcement Lien Reduction

---

Please place this item under New Business for Code Enforcement on the agenda for the Board of County Commissioners' Meeting on January 10, 2023.

**Background:**

Elijah Torres, representative for DL Investors 1, LLC, is requesting your approval to reduce the following lien:

**Case No. CE-22-044, 6384 Amherst Avenue, Keystone Heights, Florida  
DL Investors 1, LLC, property owner**

- Case No. CE-22-044 was active eleven (11) months and one (1) day for the violations of junk, trash and debris, junk vehicles, an occupied recreational vehicle and non-permitted accessory structures. A fine of \$75.00 a day was imposed beginning August 2, 2022, by the Code Enforcement Special Magistrate.
- As of October 19, 2022, the violations were corrected. The lien totals \$6,025.00.
- There were 74 documents x \$20.00 = \$1,480.00 and 8 inspections x \$100.00 = \$800.00.
- Code Enforcement staff's cost calculates at \$2,280.00.

**Recommendation:** On December 1, 2022, Special Magistrate Hartin recommended that the \$6,025.00 lien be reduced to \$2,500.00. Her decision was based on the fact that the tenants created the violations. The owner had to hire an attorney to evict the tenants and during this time, the owner did not receive payments. Also, the owner requested the lien to be reduced to \$2,500.00, which is greater than staff's costs.