



Department of Economic and Development Services  
Code Enforcement Division

Memorandum

To: Howard Wanamaker, County Manager  
From: Tonya George, Senior Code Enforcement Officer  
Date: August 8, 2023  
Re: Code Enforcement Lien Reduction

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Please place this item under New Business for Code Enforcement on the agenda for the Board of County Commissioners' Meeting on August 22, 2023.

**Background:**

Diana Pendleton, is requesting your approval to reduce the following lien:

**Case No. CE-14-028, 6057 Hillcrest Road, Keystone Heights, Florida**

**The Estate of Margaret Bynum and Clifford W. Bynum, Sr., previous property owners**

**Diana Pendleton, current property owner**

- Case No. CE-14-028 was active 1 year and 1 month for the violations of an unsecured roof, broken windows, broken exterior doors and inadequate floors, walls and ceilings of the home. A fine of \$100.00 a day was imposed beginning June 20, 2014, by the Code Enforcement Special Magistrate.
- As of March 18, 2015, the violations were corrected. The lien totals \$27,300.00.
- There were 50 documents x \$20.00 = \$1,000.00 and 7 inspections x \$100.00 = \$700.00.
- Code Enforcement staff's cost calculates at \$1,700.00.

**Recommendation:** On August 3, 2023, Special Magistrate Hartin recommended that the \$27,300.00 lien be reduced to \$1,700.00. Her decision was based on the fact that the current owner did not create the violations, title search did not show a lien because a municipal lien search was not conducted and the current owner plans to take action against the previous owner for not disclosing the lien.