

**CE-06-045/**

**CE-16-030**

**Clay County Florida - Code Enforcement Division  
Lien Reduction Procedures**

The Special Magistrate has the authority to recommend a reduction or release of fines and liens. The Clay County Board of County Commissioners has the authority to reduce fines and liens, pursuant to Florida Statutes Chapter 162 as amended. **An entity requesting a release of lien has no right to the reduction or release of a fine or lien.** In evaluating requests for liens to be released or reduced, the Board of County Commissioners and Special Magistrate may consider the following:

1. The length of time the property was in violation prior to the lien being placed;
2. Whether the entity requesting the reduction owns other properties in Clay County and how many have active code enforcement cases or code enforcement liens;
3. Whether the property owner, if different from the entity requesting the release, owns other properties in the County and how many have active code enforcement cases or code enforcement liens;
4. Whether the entity requesting the reduction owned the property for which the lien was placed at the time the lien was placed;
5. Whether the entity requesting the reduction acted promptly to correct the violations for which the lien was placed and the length of time taken to correct the violation(s);
6. Any other specific information which is available about the property or the entity request;
7. Any other factor which may show a hardship on the entity requesting the reduction or which may provide a reasonable basis for the requested relief.

Lien reduction requests already heard by the Special Magistrate and Board of County Commissioners will not be reheard for a 180-day period, unless the property ownership changes or unless there is sufficient documentation of new information not previously available.

To be placed on the Special Magistrate hearing agenda, an applicant makes a request by submitting the Application for Reduction of Code Enforcement Lien to the Special Magistrate Secretary, **Code Enforcement, P. O. Box 1366, Green Cove Springs, FL 32043**. A processing fee of \$25 per parcel must be paid at the time the application is submitted. Payment shall be in the form of cash, cashier's check or money order only, made payable to CCBOCC. The Special Magistrate secretary will mail a confirmation letter to the applicant confirming the meeting date and time. Staff will prepare a report which is provided to the Special Magistrate and Board of County Commissioners prior to the meeting.

Lien reduction applications should be submitted at least fifteen (15) days prior to the Special Magistrate hearing, scheduled for the first Thursday of every other month, beginning in February each year. The hearing before the Board of County Commissioners shall be scheduled by the Senior Code Enforcement Officer at least thirty (30) days prior to the Board of County Commissioners meeting. A letter will be mailed to the applicant confirming the meeting dates.

Those who have requested a lien reduction hearing but are unable to attend the scheduled meeting must notify code enforcement they need to reschedule their appearance. Otherwise, the case will be heard without the applicant being present.

Special Magistrate hearing – Applicants must check in with staff. When the case is called, staff will read its report. The applicant will be invited to speak about the request and the status of the property. The Magistrate may ask questions and will then make a recommendation only as to whether to reduce, remove or leave the lien in place.

Board of County Commissioners hearing – Applicants must check in with staff. When the case is called, staff will read its report. The applicant may speak for three (3) minutes and present information regarding the request to the Board. The applicant will need to be available to answer questions from staff or the Board. The Board will decide whether to reduce the lien or take no action, thus leaving the lien in place.

**If the Board of County Commissioners approves the reduction of a lien, the applicant shall have no more than ten (10) working days from the date of the hearing to make full payment of the reduced lien.** Payment shall be in the form of cash, cashier's check or money order only. If the lien is not paid within the time allowed, the lien will revert back to the original amount placed on the property by the Special Magistrate.

If the Board approves the reduction of a lien and the entity pays the reduced lien, the Special Magistrate secretary will complete paperwork to release the lien. The release-of-lien document will be mailed to the applicant. It is up to the applicant to record the release of lien at the Clay County Clerk of Court.

*In accordance with the Americans with Disability Act, persons needing special accommodations or an interpreter to participate in either of the proceedings should contact the Clay County ADA Coordinator by mail at P. O. Box 1366, Green Cove Springs, FL 32043, or by telephone at (904) 269-6376, at least three (3) days prior to the date of the hearings. Hearing-impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).*

For additional information, contact the Code Enforcement Special Magistrate secretary at (904) 269-6310 or 284-6310.

**I have read and understand the policies and procedures for requesting a lien reduction.**

  
\_\_\_\_\_ Initials

## Reduction of Code Enforcement Lien(s) Request

### Application

**A request for a reduction of a Code Enforcement lien cannot be considered until the property is in full compliance.** Before the application is processed, the property will be inspected to determine compliance. A request for reduction of a Code Enforcement lien also will not be considered if the applicant has any code violations on any other property they hold an interest in and is located within the unincorporated area of Clay County.

Requests are not scheduled for the Special Magistrate hearing until the application has been reviewed for completeness. Along with the application, you must prepare a statement explaining why the lien should be reduced. If you wish to address the Board of County Commissioners during its hearing for request for lien reduction, you will be allowed to present a three-minute statement to the Board. This hearing is not a re-hearing of the case. The Special Magistrate was presented evidence and heard testimony regarding the alleged violation(s) prior to issuing an Order for Non-compliance and an Order to Impose Fine. All respondents are advised of the appeal process in the "Order for Non-Compliance" and "Order to Impose a Fine," as established in Florida Statutes 162.11. There is no evidence an appeal has been filed regarding the property/properties listed in this application.

Requests for reduction of a code enforcement lien go through a two-hearing process. The Special Magistrate will hear a request and will make a recommendation only as to whether or not a lien should be reduced, released or whether any action should be taken. The Special Magistrate's recommendation and the Application Request for the Lien Reduction will then be heard by the Clay County Board of County Commissioners, who will make the final determination.

Date of last inspection: \_\_\_\_\_

Case Number(s) CE-16-030 <b>2015000432</b>	Lien Address (Property Subject to the Lien(s)) 502 Washington Lane, Green Cove Springs <b>(995 Ed Burns Road)</b>
Applicant's name: Lifeline Construction Inc.	Phone number: (904) 404-9977
Mailing address: 107 Broadleaf Lane, Saint Johns, FL 32259	
Authorized representative's name: Erick Saks President, Lifeline Construction Inc.	Written and notarized authorization from owner? Yes                      No
Name of owner of lien address when lien(s) were placed on the property:  TARPON IV, LLC	
Current owner of lien address:  Lifeline Construction Inc.	
Current owner's relationship or affiliation with entity/person named in lien(s): None	
Other property located in Clay County belonging to current owner – Parcel Numbers and Address: Attach a separate sheet if necessary N/A	
What were the violations at lien address when lien(s) was/were placed? On December 1, 2015, at 995 Ed Burns Road, Clay County, Florida, the Respondent violated Clay County Ordinances: Sections 101.6, 305.2, 305,7 and 307.4, Standard Housing Code; as follows: On December 1, 2015, the Respondent maintained and openly stored on its property at said location an overgrown yard and broken windows and inadequate exterior walls on the residence.	
Who lived at the property when the lien(s) went into effect: Unknown, vacant	

Reasons violations not corrected before lien(s) placed:	
Unknown	
Is money held in escrow pending the lien release hearing: If yes, who will receive escrow money if the lien(s) is/are reduced?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Explain why you believe a lien reduction is appropriate:

The lien on this property originated when a previous owner neglected the maintenance of another property they owned, leading to a placement of a lien on all properties owned by that individual, including the subject property.

Our purpose of purchasing this property was to enhance the community and provide affordable housing in a low-income neighborhood.

Lifeline Construction Inc. has partnered with the Clay County Housing Finance Authority to construct a single-family home on this property, specifically for a family earning 80 percent or less of the Area Median Income (AMI).

While we are enthusiastic about expanding the availability of affordable housing, it's important to note that the program imposes a limit on the house's pricing, making it essential to avoid excessive fines that would render the project financially unfeasible. We are a new, veteran-owned organization, and we sincerely appreciate your consideration in this matter.

Has the applicant applied for lien reduction for this property before? Yes  No   
If yes, when? (month/year) \_\_\_\_\_

Has the applicant applied for lien reduction for another property before? Yes  No   
If yes, what property and when? (month/year) \_\_\_\_\_

To obtain information on liens, contact the Clay County Clerk of Court at 904-269-6302 or 284-6302, visit the Official Records Department, Room 101, 825 N. Orange Ave., Green Cove Springs, FL 32043 or go to www.clayclerk.com.

*Note: The Code Enforcement Division does not perform title or lien searches but will try to identify any additional liens that may pertain to this request based on the case number(s) provided in this application. The Division is not responsible for outstanding liens omitted from this application.*

Applicant is requesting the below lien(s) be reduced to: \$ 0.00

Under penalty of perjury, the undersigned:

- swears or affirms that the information provided on this Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges that he/she has read the Lien Reduction Procedures;
- acknowledges that he/she was given an opportunity to ask questions regarding the procedures.

A processing fee of \$25 per lien is required at the time the application is submitted. Payment must be made in cash, by cashier's check or by money order. Each additional request on the same property with the same owner shall be an additional \$25 per request.

**Applicant must provide an initialed copy of the Lien Reduction Procedures as acknowledgment of the above for application to be accepted.**

Applicant's signature: *Erick L. Saks* Date: 7/6/23

The foregoing was sworn and subscribed before me this 6 day of July, 2023. He or she is personally to me or provided Erick L. Saks FL Drivers license as identification at the time of notarization. S200-212-76-463-0

Stamp:

Notary Public:



*Laura L. Hanson*

Main Report

INVOICE (INV-00016009)  
FOR CLAY COUNTY

BILLING CONTACT  
Erick Saks



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00016009	06/28/2023	07/28/2023	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
CODE_ENF-20150004 32	Code Violation Fee	\$25.00
SUB TOTAL		\$25.00

<b>REMITTANCE INFORMATION</b>
Clay County Building Department, 477 Houston Street, Green Cove Springs FL, 32043

TOTAL **\$25.00**



LIFELINE CONSTRUCTION INC  
107 BROADLEAF LANE  
SAINT JOHNS, FL 32259

122

63-7927/2630  
013

6/20/23

Date

Pay to the  
Order of

CC BOCC

\$ 25.00

Twenty-Five and 00/100

Dollars

Photo  
Safe  
Deposit  
Details on back



P.O. Box 45085 • Jacksonville, FL 32232-5085

For

Lien Reduction - Processing

*Eal Star*

MP

This instrument was prepared by and return to:  
Kite Tax Lien Capital, LLC  
2055 US Highway 1  
Vero Beach, FL 32960

**QUITCLAIM DEED**

This Indenture, made this 5 day of December 2022, between 5T Wealth Partners, LP, a California limited partnership, whose address is 595 Coombs Street, Napa, California 94559, Grantor, and, **Lifeline Construction Inc** whose address is 107 Broadleaf Lane, St Johns FL 32258 Grantee.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and, assigns forever, the following described land, situate, lying and being in Clay County, Florida, to-wit:

**Legal Description:** PT LOT 2 BLK 28 N.S. GCS AAS REC O R 467 PG 402, 456 PG 55, 473 PG635, 939 PG 637 & 1713 PGS 1824-1828

**Tax Parcel Identification Number:** 38-06-26-017803-000-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

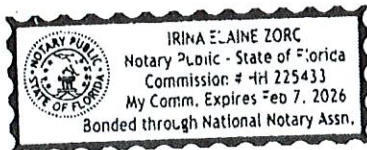
Jana Carrington  
Witness Signature  
JANA CARRINGTON  
Witness Print Name  
Irina Zorc  
Witness Signature  
Irina Zorc  
Witness Print Name

5T Wealth Partners, LP, a California limited partnership

By: [Signature]  
Name: Kelly P Kite JR, as Manager of Kite Tax Lien Capital, LLC a Florida limited liability company as authorized signatory of 5T Wealth Partners, LP, a California limited partnership.

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 5 day of December 2022, by Kelly P. Kite, JR as Manger of Kite Tax Lien Capital, LLC a Florida limited liability company as authorized signatory of 5T Wealth Partners, LP, a California limited partnership who is personally known to me or has produced a driver's license as identification.



[Signature]  
Printed Name: Irina Zorc

# AGREEMENT TO PURCHASE AND SELL REAL ESTATE

By and Between

**5T Wealth Partners LP**

as Seller,

**Lifeline Construction Inc**

as Buyer

dated as of

**12-1-2022**

**Seller(s): 5T Wealth Partners LP**

We hereby agree to transfer all our rights, title, and interest in and to the real estate listed herein for the total sum of **\$9,000.00**. The real estate is sold "AS IS" without recourse against seller through a **Quitclaim Deed**. The Seller represents that they have the legal authority and capacity to convey the real estate, but otherwise makes no representations concerning the real estate. We agree to transfer any and all future accrued interest or future ownership that may arise from any real estate listed herein, as of the date of this Agreement.

**Buyer(s): Lifeline Construction Inc**

I/We agree to purchase the real estate "AS IS" without recourse against the Seller through a **Quitclaim Deed**, and accept ownership without any implied or expressed warranty as to the marketability or physical condition of the real estate.

**Recording Fees/Doc Stamps** will be paid by  Seller  Buyer  N/A

**Any Delinquent Taxes** will be paid by  Seller  Buyer  N/A

**Any Code Enforcement Liens** will be paid by  Seller  Buyer  N/A

**ADMINISTRATIVE FEES: DOC STAMPS PAID, DEED RECORDED. FEE \$300.00**

**TOTAL DUE \$9,100.00**

*100.00*

Time for acceptance is **4 days** from receipt of this agreement.

Closing shall occur no more than **2 days** after this agreement is executed by Buyer.

Should Buyer fail to accept the terms of this agreement within **4 days**, or fail to close in less than **2 days**, Seller reserves the right to market or sell the property to other parties.

Buyer  Seller  Acknowledge receipt of this page which is page 1 of 2

County: Clay

Parcel: 38-06-26-017803-000-00

Address: 502 Washington Ln, Green Cove Springs

Legal Description: PT LOT 2 BLK 28 N.S. GCS AAS REC O R 467 PG 402, 456 PG 55, 473 PG635, 939 PG 637 & 1713 PGS 1824-1828

IN WITNESS WHEREOF, this Contract has been executed by each of the individual Parties hereto and signed by an officer thereunto duly authorized all as the date and year first above written.

Signed, sealed and delivered in the presence of:

**MANAGER OF THE SUB-ADVISOR ON BEHALF OF 5T WEALTH PARTNERS LP**

SELLER: **5T Wealth Partners LP**

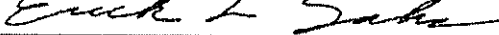
2045 US HIGHWAY 1, VERO BEACH, FL 32960 (Correspondence only, no checks)

Signature: 

Print Name: Kelly P. Kite

Date: 12-2-2022

BUYER: **Lifeline Construction Inc**

Signature: 

Print Name: ERICK SAKS

Title (If Applicable): President, Lifeline Construction Inc

Date: 12-1-2022

Contact Email: erick@oplifeline.org

Name to be on the deed Lifeline Construction Inc

Mailing Address: 107 Broadleaf Lane, St Johns FL 32258

Phone: (904) 404-9977

Buyer  Seller  Acknowledge receipt of this page which is page 1 of 2

**Parcel Summary**

Parcel ID 38-06-26-017803-000-00  
 Location Address 502 WASHINGTON Ln  
 Green Cove Springs 32043  
 Brief Tax Description\* PT LOT 2 BLK 28 N.S.GCS AS REC O R 4671 PG 1805  
 (Note: \*The Description above is not to be used on legal documents.)  
 Property Use Code Vacant Residential (0000)  
 Sec/Twp/Rng 38/6/26  
 Tax District Tax Dist 002  
 Millage Rate 17.1817  
 Acreage 0.31  
 Homestead No

**Map**



**Owner Information**

Lifeline Construction Inc  
 107 Broadleaf Ln  
 Saint Johns FL 32259

**Land Information**

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
VACANT RESIDENTIAL (0000)	1.00	Residential Lot	Site	40	100

**Sales**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
12/5/2022	\$9,000	Quit Claim Deed	<a href="#">4671</a>	<a href="#">1805</a>	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	<a href="#">11</a>	No	Vacant	5T Wealth Partners LP	Lifeline Construction Inc
11/2/2017	\$6,100	Tax Deed	<a href="#">4026</a>	<a href="#">1970</a>	Unqualified - UNQUAL/FEDERAL/STATE/LOCAL GOV	<a href="#">18</a>	No	Vacant	CLAY COUNTY CLERK OF THE COURT	5T WEALTH PARTNERS LP
1/20/2010	\$3,800	Tax Deed	<a href="#">3176</a>	<a href="#">419</a>	Unqualified - UNQUAL/CORRECTIVE/QCD,TD	<a href="#">11</a>	No	Improved	CLAY COUNTY CLERK OF THE COURT	TARPON IV LLC
4/2/1998	\$100	Letter of Administration	<a href="#">1713</a>	<a href="#">1828</a>	Qualified	<a href="#">01</a>	No	Improved	ESTATE SAMMIE LEE BATTLE SR	BATTLE SAMMIE L JR & DANITA DAWN BATTLE P/R

For detailed information on applying the transfer codes, click [HERE](#)

August 3, 2023

**REQUEST FOR LIEN REDUCTION RECOMMENDATION**

**CE-14-028            The Estate of Margaret Bynum and Clifford W. Bynum, Sr.**

Officer George presented this case at 6057 Hillcrest Road, Keystone Heights, Florida, stating it was active 1 year and 1 month for an unsecured roof, broken windows, broken exterior doors and inadequate floors, walls and ceilings of the home. A fine of \$100.00 per day beginning June 20, 2014, was imposed. As of March 18, 2015, the violations were corrected. The lien totals \$27,300.00. There were 50 documents at \$20.00 each, which equals \$1,000.00; and 7 inspections at \$100.00 each, which equals \$700.00. Code Enforcement staff's costs total \$1,700.00.

Diana Pendleton was present and testified on her own behalf.

**Order:** Magistrate Hartin recommended the \$27,300.00 lien be reduced to \$1,700.00 for CE-14-028. 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 previous owner for not disclosing the lien.

**CE-06-045/            Tarpon IV LLC**  
**CE-16-030**

Officer George presented this case stating: On December 5, 2022, Erick Saks (Lifeline Construction, Inc.) purchased a vacant piece of property at 502 Washington Lane, Green Cove Springs, Florida from 5T Wealth Partners, LP, who purchased the property under a Tax Deed in 2017. The owner of this property prior to 5T Wealth Partners, LP was Tarpon IV, LLC, who also owns several other properties within the county. Tarpon IV, LLC purchased 995 Ed Burns Road under a Tax Deed in 2009, which already had one (1) existing lien (CE-06-045). A new case was created against the new property owner for 995 Ed Burns Road and the violations were not corrected on this case; therefore, a second lien was placed against the property (CE-16-030). Per Section 162.09(3), Florida Statutes, an Order Imposing Fine shall constitute a lien against the property upon which the violations exist and upon any other real or personal property owned by the Respondent. This property has since changed ownership again. It was purchased by Joseph S. Boyett and Patricia E. Newman under a Tax Deed in 2017.

502 Washington Lane is located within the City of Green Cove Springs. Mr. Saks is asking that a partial release be granted to ONLY release the lien off the property at 502 Washington Lane, Green Cove Springs, Florida.

Eric Saks, who resides at 107 Broadleaf Lane, St. Johns, Florida, was present and testified on his own behalf.

**Order:** Magistrate Hartin recommended that a partial release be granted to release the lien from the property at 502 Washington Lane, Green Cove Springs, Florida. Her decision was based on the following: Tarpon IV, LLC owns a few properties within the county and we had this issue before and a partial release was granted; the liened property is located within the City of Green Cove Springs and does not have a code enforcement violation; and the new owner already has a prospective buyer who is a veteran and gone through Operation Barnabas and this property will be a homestead for him and his wife.

## **ADJOURN**

There being no further business for consideration before the Special Magistrate, the meeting was adjourned 11:18 a.m.

**SPECIAL MAGISTRATE PROCEEDING  
CLAY COUNTY, FLORIDA**