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March 16, 2021

Via Email Delivery and US Mail

Honorable Joe Meek, Mayor
and City of Crystal River Council Persons
City of Crystal River
123 NW Highway 19
Crystal River, Florida 34428

Re: Paula Black, widow, Alternate Key #3161062, C/E #2015-0135
and 2017-0131

Dear Mayor Meek:

The subject parcel has a City of Crystal River (City) code enforcement lien thereon in the proximate amount of \$50,100.00. The lien has existed since 2015. It arose out of a City code violation notice for failure to maintain the vacant lot i.e. cut grass on a regular basis. The violation was abated in 2017 and there has been no like issue(s) since that date.

To be brief,¹ the lot was vacant and sold in April, 2012 with seller (my client) financing such. Code enforcement notices, lien et al went to the prior owner. My client's husband became seriously ill resulting in a long period where her priorities were not the subject parcel. Client retook title via a quit claim deed in lieu of foreclosure in July, 2015 and recorded in October, 2017. Given family health issues, she failed to record the deed. The City code enforcement personnel contacted her in an attempt to reach the owner per Property Appraiser records. At that time my client realized the deed in lieu of foreclosure was not recorded. She corrected that situation and abated code enforcement by having the lawn/lot cut and has regularly done so to date. Meanwhile the code enforcement lien had grown to the stated figure.

Since City's workshop on this issue in 2020, the client has been awaiting the City Ordinance on code enforcement lien forgiveness. That ordinance, given "covid issues", has not come to completion.

Respectfully, the Client, Paula Black would ask City Council forgiveness pursuant to F.S. 162.09(3) of the noted lien subject to payment of the City's administrative costs etc. As you can determine – there was no damage/loss to the City and/or neighbors. The issue was timely abated (within 30 days). Finally, the dollar sum

¹ I attach my original letter on this matter dated 3/30/20 which includes more detail on timelines.

of the City's lien is disproportionate to any cost and damage. As you most recently stated on City lien issue with the Crystal River mall – City is not in the business of making money via the code enforcement process – just compliance and cost reimbursement.

On review, if you need additional materials please advise. Separately, I attach my letter to Council on the status of the code enforcement lien forgiveness ordinance. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure