



Office of

Consent Agenda 09/24/2024

**INDIAN RIVER COUNTY
ATTORNEY**

Jennifer W. Shuler, County Attorney
Susan J. Prado, Deputy County Attorney
Christopher A. Hicks, Assistant County Attorney

MEMORANDUM

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator

FROM: Susan Prado, Deputy County Attorney

DATE: September 12, 2024

SUBJECT: Demolition Lien Releases

Background: There were two demolition liens recorded on two separate properties in the County. The first property (hereinafter “Property 1”) is in Pineview Park and has a demolition lien that was recorded on December 6, 2016, and is located at Official Records Book number 2985, Page 584 as well as a Certificate of Building Official for the demolition located at Official Record Book number 2821, Page 2008 of the Public Records. Property 1 was subsequently sold in a tax deed sale and the new owner has paid off the lien amount that was due in the amount of \$4,876.08. At this time since the lien amount has been satisfied the County should execute the lien and certificate of building official release and record it in the public records releasing Property 1 from the above-mentioned encumbrances.

The second property (hereinafter “Property 2”) is in the Cannon Subdivision and has a demolition lien that was recorded on March 3, 2015, and is located at Official Records Book number 2827, Page 2084 as well as a Certificate of Building Official for the demolition located at Official Records Book 2719, Page 1016 of the Public Records. Property 2 escheated to the County and was listed as surplus lands that were to be dedicated to affordable housing back in 2022 as is demonstrated by the attached agenda item from June 8, 2022. Therefore, the demolition lien and Certificate of Building Official should be released by the County pursuant to execution and recording of a release for the same.

Funding: Costs of the recording lien releases will be paid out of General Fund/County Attorney/Recording Fees, Acct #00110214-034830.

Recommendation: The County Attorney's Office recommends that the Indian River County Board of County Commissioners authorize the Chairman to execute the releases of Demolition and Certificate of Building Official, and that the same be recorded in the Public Record of Indian River County, Florida.

Attachments:

Property 1:

Demolition Lien recorded at O.R. Book 2985, Page 584.
Certificate of Building Official at O.R. Book 2821, Page 2008
Release of Lien and Certificate of Building Official

Property 2:

Demolition Lien recorded at O.R. Book 2827, Page 2084.
Certificate of Building Official at O.R. Book 2719, Page 1016
Release of Lien and Certificate of Building Official
BOCC Agenda item for surplus property from June 8, 2022