

RESOLUTION NO. 2025-13R-09

A Resolution adopting and imposing a CLAIM OF LIEN and CERTIFICATE OF INDEBTEDNESS against the hereinafter described real property for fines and administrative costs imposed by the Town pursuant to Section 13-45 of the Code of Ordinances of Havana, Florida (including, as amended pursuant to Ordinance 379) (collectively, the "Nuisance Ordinance"), for failure to correct a continuing violation of the Town's Nuisance Ordinance.

WHEREAS, the hereinafter described property has been cited by the Town for a violation of its Nuisance Ordinance in that there is a growth of grass and weeds which exceeds 14 inches in height in violation of section 13-38(1) of the Town's Nuisance Code, an accumulation of fallen trees and any substantial accumulations of other on-living plan/vegetative matter in violation of section 13-38(4)(b) and also the property which has, or may reasonably become infested or inhabited with unreasonable numbers of rodents, vermin, wild animals, or snakes, or which has or may become a breeding place for mosquitoes, flies or other insects which may cause harm or disease in violation of 13-38(5) of said Nuisance Code; and

WHEREAS, the TOWN has imposed a fine of \$100 per day for the period of August 1, 2025 until the violations are corrected as well as an administrative charge of \$15 for the processing of the violations pursuant to Section 13-45 of said Nuisance Ordinance;

WHEREAS, as of **September 30, 2025** the above-described violations have not been corrected, and such fines have an accumulated total of **\$6,200.00** plus the processing fee of \$15.00 for a total of **\$6,215.00**; and

NOW THEREFORE AND IN VIEW OF THE FOREGOING, a Claim of Lien and Certificate of Indebtedness is now hereby adopted and imposed upon the following described real property located in the Town of Havana, Florida:

605 E. 9th Avenue
Havana, FL 32333

OR 896 P 1516; OR 728 P 1144 OR 721 P 1726 OR 719 P 589 OR 514 P 163 FROM NWC OF NE1/4 OF NW1/4., RUN E 20 FT TO POB. RUN S 165 FT., E 80 FT., N 165 FT., W 80 FT TO THE POB. IN SECTION 35-3N-2W.

Owned Grant E MacDonnell
605 E. 9th Avenue
Havana, FL 32333

In the total amount of **\$6,215.00** as of **September 30, 2025** as shown on the chart attached hereto as Exhibit "A" and made apart hereof.

The Town reserves its rights to adopt subsequent claims of lien and certificates of indebtedness to address continuing, repeated, or additional violations as those described above, with respect to the described real property, and to take all other lawful actions available to the Town.

Upon recording this Claim of Lien shall constitute a lien against the hereinabove described property and shall upon petition to the Circuit Court be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the property of the violator. The Town may also enforce this lien using any method available to it under Florida law, including the initiation of legal proceedings to collect or foreclose on this lien and may recover the costs of the suit and reasonable attorney's fees, all pursuant to section 13-45 of the Town's Nuisance Ordinance.

ADOPTED BY THE TOWN COUNCIL in open session this 30th day of September, 2025.

Lourence Reed Mayor Pro Tem

Mayor and Presiding Officer of the
Town Council

Attest:

Shuyuan R. Allen

Town Clerk

