

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



August 27, 2024

MORGAN VOKE
DEBORAH R LONGSTAFF
1280 AMANDA STREET
ALTAMONTE SPRINGS, FL 327013789

RE: CASE NO – 21-07-CESM/ 19-133-CEB/ 19-134-CEB
PARCEL I.D. NO – 03-21-29-505-0X00-0180

Dear Property Owners:

Pursuant to the Seminole County Administrative Code, Section 3.20 B (2)(A), I am denying your request for reduction of the lien on the property located at 111 Mohawk Lane, Altamonte Springs, FL 32714, based on the fact that you did not meet the following criteria for reduction:

“A request for a waiver of reduction in lien shall not be granted:

(a)

if a property owner has purchased property on which a lien was recorded, a waiver or reduction on lien shall not be granted, in such cases, the lien should have been considered in reaching a purchase price”.

If you choose to appeal my decision to deny your request, please follow the procedure outlined in B (3) of the Administrative Code. This section states:

“If the applicant wishes to appeal the Deputy County Manager’s decision to the Board, the applicant may do so by filing a written appeal with the Deputy County Manager stating why the Board should make an exception to its established guidelines and reduce or waive the lien. Upon receipt of a proper appeal, the Deputy County Manager shall present the information to the Board of County Commissioners at a regular meeting for their consideration and final determination.”

Sincerely,

Tricia Johnson
Deputy County Manager

Enclosure: Administrative Code 3.20

cc: Rebecca Hammock, Planning & Development Manager
Andrew Lanus, Deputy County Attorney

MEMORANDUM

DATE: August 19, 2024

TO: Tricia Johnson, Deputy County Manager

THRU: Rebecca Hammock, Director of Development Services

THRU: Dale Hall, Division Manager, Planning and Development Division

FROM: Alexis Brignoni, Code Enforcement Clerk

SUBJECT: Request for Reduction of Lien
Applicant Name: Morgan Voke
Case # 21-07-CESM, 19-133-CEB, 19-134-CEB

Please find attached a Request for Reduction of Lien for your review, as well as a copy of the history of the case.

There are three separate liens on parcel #03-21-29-505-0X00-0180, which total \$290,100.00. Through application of tax surplus funds, the total lien has been reduced by \$16,852.20 making the remaining lien amount to be \$273,247.80 for all three above referenced case numbers.

The applicant is requesting a reduction of the lien to be reduced to \$16,852.20, which is the total amount of money paid towards case number 21-07-CESM through means of the tax surplus check from the Seminole County Clerk. The applicant is thus requesting a full waiver of the remaining lien amount of \$273.47.80.

In addition to the request for a reduction of lien, the applicant is requesting to have the \$500.00 application fee be set aside to another, more in need applicant.

Please review the below information and issue a determination of approval or denial on this form. Pursuant to Administrative Code Section 3.20, your decision regarding approval or denial shall be based on whether the request fails any one of the established guidelines listed below:

- (1) If a property owner has purchased property on which a lien was recorded, a waiver or reduction on lien shall not be granted, in such cases, the lien should have been considered in reaching a purchase price.

FAILS

DOES NOT FAIL

Staff Findings: The Applicant acquired the property via a tax deed sale through the bidding process due to back taxes not being paid by the original owner of the property. After applying the tax surplus check of \$16,852.20 to case number 21-07-CESM, the remaining lien amount for all three cases referenced totals \$273,247.80.

(2) If the title insurance policy is issued upon the purchase of the property and the title insurance failed to identify or consider the lien, a waiver or reduction in lien shall not be granted. In such cases, the lien should have been discovered by the title insurer and providing a reduction of waiver would place the County in the position of indemnifying the title insurer against its losses, which losses should be reflected in premium charges.

- FAILS
- DOES NOT FAIL

Staff Findings: A title search has not been done.

(3) A request for a waiver of reduction in lien shall not be granted if the Board of County Commissioners has previously reduced the amount of the lien. This statement applies whether or not the request is received from the original applicant for reduction or subsequent applicant.

- FAILS
- DOES NOT FAIL

Staff Findings: To the best of staff's knowledge, there has never been a request of the Board of County Commissioners to reduce the lien; therefore, the request does not fail the established guideline.

Staff has determined that this application **does not** meet the requirements to proceed with the Request for Reduction of Lien.


Tricia Johnson
Deputy County Manager

Approved for Consideration by BCC

Denied