

# Development Services Regular Agenda Items

Board of County Commissioners Meeting  
April 22, 2025

## 560 E 2nd Street – Code Enforcement Lien Reduction Request – 3 Violations on a Single Parcel

- Code Enforcement Violations: Uncultivated Vegetation, Rubbish, and Abandoned Vehicles.
- Request to reduce Liens from \$214,395.64 to administrative costs of \$1,395.64.
- With assistance, current Property owner brought the cases into compliance.

# Summary of Case Number 21-76-CEB

- On January 27, 2022, the matter of Abandoned Vehicles came before the Code Enforcement Board, which issued a Findings of Fact, giving the Respondent a compliance date of February 28, 2022, or a fine of \$100/day may be imposed.
- On July 27, 2022, the Code Enforcement Board issued an Order Finding Non-Compliance and Imposing a Fine/Lien of \$15,000.00 for 150 days of non-compliance to continue to accrue at \$100/day until the Property is brought into compliance. The Affidavit of Compliance states the Property was brought into compliance as of January 27, 2025, making the outstanding Lien total \$106,856.46.

# Summary of Case Number 21-77-CEB

- On January 27, 2022, the matter of Uncultivated Vegetation came before the CEB, which issued a Findings of Fact, giving the Respondent a compliance date of February 28, 2022, or a fine of \$50/day may be imposed.
- On July 27, 2022, the CEB issued an Order Finding Non-Compliance and Imposing a Fine/Lien of \$7,500.00 for 150 days of non-compliance and ordered that a fine continue to accrue at \$50.00/day until the Property is brought to compliance. The Affidavit of Compliance states that the Property was brought into compliance as of January 24, 2025, making the outstanding Lien total \$53,519.59.

# Summary of Case Number 21-78-CEB

- On January 27, 2022, the matter of Rubbish came before the CEB, which issued a Findings of Fact, giving the Respondent a compliance date of February 28, 2022, or a fine of \$50.00/day may be imposed.
- On July 27, 2022, the CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien which imposed a fine in the amount of \$7,500.00 for 150 days of non-compliance and ordered that a fine continue to accrue at \$50.00/day until the Property is brought in compliance. The Affidavit of Compliance states the Property was brought into compliance as of February 3, 2025, making the outstanding Lien total \$54,019.59.

## Financial Summary of Case

Property tax parcel #:	21-21-32-5CF-1900-0010		
Property address:	560 E 2 <sup>nd</sup> Street, Chuluota, FL 32766		
Ownership date:	April 15, 2003		
Conveyance type:	Warranty Deed		
Purchase amount:	Unknown		
2024 Assessed Value:	\$107,563.00		
	Lien 1	Lien 2	Lien 3
Daily fines accrued:	\$106,400.00	\$53,050.00	\$53,550.00
Administrative costs:	\$456.46	\$469.59	\$469.59
Amounts paid or credited against Lien to date:	\$0.00	\$0.00	\$0.00
Lien amount (including administrative costs):	\$106,856.46	\$53,519.59	\$54,019.59
Collective amount secured by all Liens:	\$214,395.64		

## **Review Criteria: Deputy County Manager determined this request did not fail the SCC criteria based on the following:**

- (a) The amount of the lien as compared to the value of the property:
  - The amount of the Liens exceeds the 2024 certified assessed value of the Property.
- (b) The actions taken, or not take, by the property owners in attempting to abate the violation:
  - The Applicant reports that his medical/physical limitations have become major problems when completing daily tasks/maintaining the Property himself and has received assistance from prospective purchasers to remedy these cases.
- (c) The amount of staff time expended:
  - The non-compliance period spanned approximately 4 years with a collective 32.3 hours per staff affidavits.

# Request for Reduced Amount

The Applicant requests that the Board make an exception to its established guidelines and reduce the total amount secured by the Liens (\$214,395.64) to the collective administrative costs of \$1,395.64 for the following reasons:

1. Financial Hardship: The Applicant provided statements in his application outlining his financial struggles.
2. Medical Hardship: The Applicant provided statements that he has medical conditions that made compliance difficult to achieve due to his physical limitations.

## Applicant Requested Action:

The Applicant requests that the Board consider and make a final determination on Applicant's request for a reduction, due to financial and medical hardship, of the Liens (Cases #21-76-CEB, 21-77-CEB, and 21-78-CEB) to the collective administrative costs of \$1,395.64 and, should the amount of the Liens be reduced, authorize the Chairman to execute a Satisfaction of Lien upon payment of the approved reduced amount, if any.