

Reduction of Lien 345 Feather Place

Board of County Commissioners Meeting

May 13, 2025

345 Feather Place, Longwood – Reduction of Lien Request

- Code Enforcement Violation: Dilapidated Fence
- Request to reduce Lien from \$233,772.59 to \$2,200.00.
- Current property owner brought the Property into compliance.
- Current property owner obtained the Property via a Certificate of Title in 2015.

Summary of Case

- This case was originally cited in March 2018 for the SCC Violation of a Dilapidated Fence.
- On September 27, 2018, the CEB issued a Findings of Fact requiring compliance no late than October 12, 2018, or a fine of \$100/day may be imposed.
- On January 24, 2019, the CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien of \$10,400.00 for 104 days of non-compliance which will continue to accrue at \$100/day until brought into compliance. The Affidavit of Compliance states the Property was rectified as of March 6, 2025.
- The outstanding Lien total is \$233,772.59

Financial Summary of Case

Property tax parcel #	04-21-29-518-0000-0150
Property address:	345 Feather Place, Longwood, FL 32779
Ownership date:	October 15, 2015
Conveyance Type:	Certificate of Title
Purchase amount:	Applicant foreclosed mortgage to obtain title to Property. A Certificate of Disbursement indicates no money was received/ disbursed from the sale.
2024 Assessed Value:	\$387,835.00
Daily fines accrued:	\$233,400.00
Administrative Costs:	\$372.59
Amount paid or credited against Lien to date:	\$0.00
Lien amount (including administrative costs):	\$233,772.59

Review Criteria: As the Deputy County Manager determined this request did not fail threshold SCC criteria, the following was evaluated:

- (a) The amount of the lien as compared to the value of the property:
 - The amount of the Lien is less than the 2024 certified assessed value of the Property.
- (b) The actions taken, or not taken, by the property owners in attempting to abate the violation:
 - The Applicant rectified the violation by installing a new fence. The Applicant provided a screenshot of an approved status for a fence permit via the County permits section on the County website as of March 31, 2020.
- (c) The amount of staff time expended:
 - The non-compliance period spanned approximately 7 years with a collective 8.25 hours of staff time were expended, 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 Lien (\$233,772.59) to \$2,200.00. The Applicant requests that the Board additionally consider the following:

1. Upon researching the status of a fence permit for the Property, the Applicant has submitted a screenshot of the permit status showing approved 5 years prior to this request.

Applicant Requested Action:

The Applicant requests that the Board consider and make final determination on Applicant's request for a reduction of the Lien to \$2,200.00 and, should the Lien amount be reduced, authorize the Chairman to execute a Satisfaction of Lien upon payment of the approved reduced amount, if any.