

Development Services Regular Agenda Items

Board of County Commissioners Meeting
February 11, 2025

Parcel ID # 03-21-29-505-0X00-0180 - Appeal of Deputy County Manager's Denial of Lien Reduction Request – Three Liens on Property

- Code Enforcement Violations: Unpermitted Construction, Uncultivated Vegetation, and Remains and Rubble of a Structure. Three County code enforcement liens totaling \$292,056.62 attached to the Property.
- Applicant purchased the Property via Tax Deed in February 2024. The County received Surplus Funds of \$16,852.20, reducing the amount secured by the Liens to \$275,204.42. All Liens remain on the Property.
- Applicant brought the Property into compliance and requests to reduce Lien from \$275,204.42 to \$0.00

Summary of Case Number 19-133-CEB

- Violation: Remains or rubble of a structure.
- August 22, 2019: The CEB issued a Findings of Fact, Conclusions of Law and Order requiring compliance by September 22, 2019, or a daily fine of \$100 may be imposed.
- February 27, 2020 (compliance hearing): the CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien, imposing a \$15,800.00 fine for 158 days of non-compliance and continuing to accrue at \$100.00 daily until compliant.
- The Property was brought into compliance as of February 20, 2024.
- Lien total: \$161,936.11.

Summary of Case Number 19-134-CEB

- Violation: Uncultivated Vegetation
- August 22, 2019: The CEB issued a Findings of Fact, Conclusions of Law and Order requiring compliance by September 22, 2019, or a daily fine of \$50 may be imposed.
- February 27, 2020 (compliance hearing): The CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien imposing a \$7,900.00 fine for 158 days of non-compliance and continuing to accrue at \$50.00 daily until compliant.
- The Property was brought into compliance as of February 20, 2024.
- Lien total: \$81,386.11.

Summary of Case Number 21-07-CESM

- Violation: Construction without a required permit.
- May 13, 2021: The Special Magistrate (SM) issued a Findings of Fact, Conclusions of Law and Order requiring compliance by July 14, 2019, or a daily fine of \$50.00 may be imposed.
- October 14, 2021 (compliance hearing): The SM issued an Order Providing for Final Costs and Imposing Lien, imposing a \$4,600.00 fine for 92 days of non-compliance and continuing to accrue at \$50.00 daily until compliant.
- The Property was brought into compliance as of March 5, 2024.
- Lien total: \$48,734.40.

Applicant's Tax Deed purchase

- Tax Deed sale: Applicant purchased the Property via Tax Deed sale in February 2024 for \$23,000.00.
- The County applied for and received Surplus Funds in the amount of \$16,852.20.
- As the Surplus Funds were not sufficient to satisfy any of the Liens on the Property, all three Liens remain on the Property.
- Property's 2024 Certified Assessed Value: \$29,429.00.

Application of Surplus Funds to the Code Enforcement Liens:

	Lien Amount	Amount paid	Source of payment	Remaining amount owed
Lien 1	\$161,936.11	None	N/A	\$161,936.11
Lien 2	\$81,386.11	None	N/A	\$81,386.11
Lien 3	\$48,734.40	\$16,852.20	Surplus funds from tax deed sale	\$31,882.20
Totals:	\$292,056.62	\$16,852.20	(Surplus funds from tax deed sale)	\$275,204.42

Deputy County Manager's Basis for Denial of the Applicant's Request for Reduction:

- 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. Section 3.20 B.(2)(a), Seminole County Administrative Code.

Appeal of Deputy County Manager's Denial

The Applicant requests that the Board make an exception to its established guidelines and reduce or waive the total remaining amount of \$275,204.42 secured and owed by the Liens for the following reasons:

- 1) Community improvement: Applicant did not create any Property violations, yet quickly rectified Property violations which “impact the entire surrounding area,” given rats, homeless camps, etc., that “take advantage of” such situations. Applicant reports compliance within less than a week while the Property was “an eyesore for all neighbors for many years.”
- 2) Applicant corrected the violations: The violations were not caused by the Applicant, who quickly remedied the violations after acquiring the Property.

Appeal of Deputy County Manager's Denial Continued

- 3) Administrative costs: The Applicant is requesting a total reduction or waiver of administrative costs. Additionally, the Applicant requests that their application fee for this appeal be used “for a less fortunate individual’s lien reduction application fee.”
- 4) The Applicant requests that the Board reconsider the application, and generally, the County’s lien reduction process.
- 5) The Applicant submitted one request for a collective reduction of the Liens to \$0.00.

Applicant Requested Action:

The Applicant requests that the Board consider and make a final determination on Applicant's written appeal from the Deputy County Manager's denial of Applicant's request for reduction of the Liens to \$0.00 and, should the amounts of the Liens be reduced, authorize the Chairman to execute the respective Satisfactions of Liens upon payment of the approved reduced amount, if any.