

Development Services Regular Agenda Items

Board of County Commissioners Meeting
June 10, 2025

118 Plymouth Avenue, Altamonte Springs – Request for total waiver

- Code Enforcement Violation: Rubbish
- Request to reduce lien from \$215,999.27 to \$0.00
- Applicant's daughter (POA) brought the Property into compliance.

Summary of Case

- This case was originally cited in April 2018 for the SCC Violation(s) of Rubbish.
- On October 25, 2018, the CEB issued a Findings of Fact requiring compliance no later than November 9, 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 \$7,600.00 for 76 days of non-compliance which will continue to accrue at \$100/ day until brought into compliance. The Affidavit of Compliance states the violation was rectified as of October 4, 2024, making the outstanding Lien total \$215,999.27.

Financial Summary of Case

Property tax parcel #	07-21-30-505-0A00-0020
Property address:	118 Plymouth Avenue, Altamonte Springs, FL 32701
Ownership date:	September 22, 2015
Conveyance Type:	Quit Claim Deed
Purchase amount:	Unknown
2024 Assessed Value:	\$49,517.00
Daily fines accrued:	\$215,500.00
Administrative Costs:	\$499.27
Amount paid or credited against Lien to date:	\$0.00
Lien amount (including administrative costs):	\$215,999.27

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 far exceeds 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's daughter, Phyllis Hall, organized for the Property to be remedied in August 2024. Ms. Hall advised that she became her parents' permanent caregiver after they received related medical diagnoses in 2015.
- (c) The amount of staff time expended:
 - The non-compliance period spanned approximately 7 years with a collective 11.7 hours of staff time 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 (\$215,999.27) to \$0.00. The Applicant requests that the Board additionally consider the following:

1. Financial Hardship: The amount of the Lien far exceeds the value of the Property approximately 4x.
2. Financial Hardship: Applicant reports a fixed income and a consequent inability to pay the outstanding Lien, "Social Security in the amount of \$1,700.00".
3. Medical Hardship: The Applicant provided documentation sufficiently demonstrating medical hardships.
4. Administrative costs: Applicant requests a waiver of the administrative costs.

Applicant Requested Action:

The Applicant requests that the Board consider and make a final determination on Applicant's request for a total waiver of the Lien to \$0.00 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.