

Development Services Regular Agenda Items

Board of County Commissioners Meeting

April 22, 2025

241 Overlook Drive, Chuluota

Reduction of Lien Request

- Code Enforcement Violations: Trash and Debris, Uncultivated Vegetation, and Other Objectionable Unsightly Matter
- Request to reduce Lien from \$350,540.19 to administrative costs of \$440.19
- Previous property owner brought the Property into compliance
- Current property owners received the Property through a Probate matter in 2024

Summary of Case

- The case was originally cited in October 2008 for the SCC violations of Trash and Debris, Uncultivated Vegetation, and Other Objectionable Unsightly Matter.
- On January 22, 2009, the CEB issued a Findings of Fact requiring compliance no later than February 4, 2009.
- Lien hearing held on March 26, 2009, issued an Order Finding Non-Compliance and Imposing Fine/Lien of \$5,000.00, which will continue to accrue at \$100.00 per day until brought into compliance.
- The Property was brought into compliance on September 6, 2018.

Financial Summary of Case

Property tax parcel #	22-21-32-5UI-0200-0070
Property address:	241 Overlook Drive, Chuluota, FL 32766
Ownership date:	4/29/2024
Conveyance Type:	Probate Order (Confidential document)
Purchase amount:	Unknown
2024 Assessed Value:	\$339,605.00
Daily fines accrued:	\$350,100.00
Administrative Costs:	\$440.19
Amounts paid or credited against Lien to date:	\$0.00
Lien amount (including administrative costs)	\$350,540.19

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 Lien 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 previous Property owners rectified the violations prior to current ownership.
- (c) The amount of staff time expended:
 - The non-compliance period spanned approximately 9 years with a collective 10.45 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 lien (\$350,540.19) to administrative costs (\$440.19), or not to exceed \$5,000.00 for the following reasons:

1. The current Property owners did not cause the violation.
- 2. There is a prospective purchaser interested in the Property who, upon the reduction of the lien, will potentially purchase the Property and make sure compliance is upheld.

Applicant Requested Action:

The Applicant requests that the Board consider and make a final determination on Applicant's request for a reduction of the Lien to the administrative costs of \$440.19 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.