

Development Services Regular Agenda Items

Board of County Commissioners Meeting
February 11, 2025

Parcel ID #18-21-30-509-0000-0180

Appeal of Deputy County Manager's Denial of Lien Reduction Request

- Code Enforcement Violation: Remains and Rubble of a Structure
- Applicant purchased the Property via Tax Deed in April 2024. At that time, four County code enforcement liens were attached to the Property.
- Surplus Funds from two Tax Deed sales resulted in the satisfaction of three of the County code enforcement liens on the Property.
- Applicant requests to reduce the remaining Lien from \$24,781.10 to \$0.00.

Summary of Case

- Violation: Remains or rubble of a structure.
- March 24, 2016: The CEB issued a Findings of Fact requiring compliance no later than May 6, 2016. Compliance was achieved on June 15, 2017.
- August 24, 2017 (compliance hearing): The CEB issued an Order reducing the accrued fine to administrative costs totaling \$617.00 if paid within thirty days of the Order, or the original amount of \$40,500.00 will be imposed.
- As no payment was received within the given timeframe, the fine amount reverted to \$40,500.00. Including administrative costs, the Lien secured \$41,117.00.

Applicant's Tax Deed purchases

- Tax Deed sale 1: Applicant purchased property (House Property) in November 2023 for \$102,500.00. The County applied for and received Tax Deed surplus funds.
- Tax Deed sale 2: To combine lots and rectify a building encroachment issue, Applicant purchased the adjoining Property in April 2024 for \$37,990.00. The County applied for and received Tax Deed surplus funds.
- The County collectively received Surplus Funds in the amount of \$120,602.21.
- Property's 2024 Certified Assessed Value: \$137,001.00.

Application of Surplus Funds to County Code Enforcement Liens:

	Lien amount	Amount paid	Source of payment
Lien 1	\$13,216.31	PAID IN FULL	Surplus funds from tax deed sale
Lien 2	\$3,600.00	PAID IN FULL	Surplus funds from tax deed sale
Lien 3	\$87,450.00	PAID IN FULL	Surplus funds from tax deed sale
Lien 4	\$41,117.00	\$16,335.90	Surplus funds from tax deed sale
Lien 4 remaining amount due:			\$24,781.10

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 entirely waive the remaining amount secured by the Lien (\$24,781.10) for the following reasons:

- 1) Community improvement: Applicant did not create, yet rectified, the violations. Applicant reports having “cleaned up the vacant property next door” ridding the neighborhood of an eyesore.
- 2) The County received a collective total of \$120,602.21 in Surplus Funds.
- 3) The Applicant requests that the Board reconsider the application, and generally, the County's lien reduction process.

Applicant's 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 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.