

Reduction of Lien Request

PID: 21-21-32-5CF-900090010

Board of County Commissioners Meeting
May 13, 2025

21-21-32-5CG-9000-0010, Chuluota— Reduction of Lien Request

- Code Enforcement Violation: Unpermitted Signage
- Request to reduce Lien from \$140,201.69 to \$5,000.00
- Previous property owner brought the Property into compliance
- Current property owner purchased this Property through a Quit Claim Deed in 2024 and has provided written authorization for Applicant to continue with this request.

Summary of Case

- This case was originally cited in January 2022 for the SCC violation of Unpermitted Signage.
- On April 28, 2022, the CEB issued a Findings of Fact requiring compliance no later than May 19, 2022, or a fine of \$100/day may be imposed.
- On January 25, 2023, the CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien of \$25,500.00 for 255 days of non-compliance which will continue to accrue at \$200/day until brought into compliance. The Affidavit of Compliance states the Property was rectified as of August 22, 2024.
- The outstanding Lien total is \$140,201.69.

Financial Summary of Case

Property tax parcel #	21-21-32-5CG-9000-0010
Property address:	*Unassigned, Chuluota, FL 32766
Ownership date:	December 26, 2024
Conveyance Type:	Quit Claim Deed
Purchase amount:	Unknown
2024 Assessed Value:	\$98,108.00
Daily fines accrued:	\$139,700.00
Administrative Costs:	\$501.69
Amount paid or credited against Lien to date:	\$0.00
Lien amount (including administrative costs):	\$140,201.69

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 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 previous Property owner rectified the violations prior to current ownership by removing the unpermitted signage physically off the Property.
- (c) The amount of staff time expended:
 - The non-compliance period spanned approximately 3 years with a collective 12.25 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 (\$140,201.69) to \$5,000.00. The Applicant requests that the Board additionally consider the following:

1. **Medical Hardship:** Applicant states “this situation arose due to genuine miscommunication and unforeseen health issues” of his brother, who was initially in charge of managing the Property. Once the Applicant was fully aware of the issue, he remedied the violation.
2. **Administrative Costs:** Applicant is not requesting a reduction or waiver of administrative costs. However, the Applicant does request a return of the \$500.00 application fee, if possible.

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 \$5,000.00 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.