

Development Services Regular Agenda Items Lien Reduction Request

Board of County Commissioners Meeting
June 11, 2024

1880 Ranchland Trail, Longwood – Code Enforcement Lien Reduction Request

SUMMARY:

- Code Enforcement Violation Case 12-70-CEB: Construction without the required permits and changed the use of a structure without an Approved Certificate of Occupancy for Parcel ID: 30-20-30-300-0180-0000 (Lot 18)
- Owner enclosed the existing barn into living space and installed electric.
- The violation was cited on December 15, 2011. Multiple extensions for compliance were given by the CEB.

1880 Ranchland Trail, Longwood – Code Enforcement Lien Reduction Request

SUMMARY:

- On April 24, 2014, CEB issued an Order finding Non-Compliance and Imposing Fine/Lien of \$250 per day.
- Owner is requesting to reduce the lien from \$208,250 to \$0. The current value of the property is \$164,134.00.
- Owner brought the property into compliance on May 20, 2015 by pulling a building permit and paying back taxes as directed by the Board.



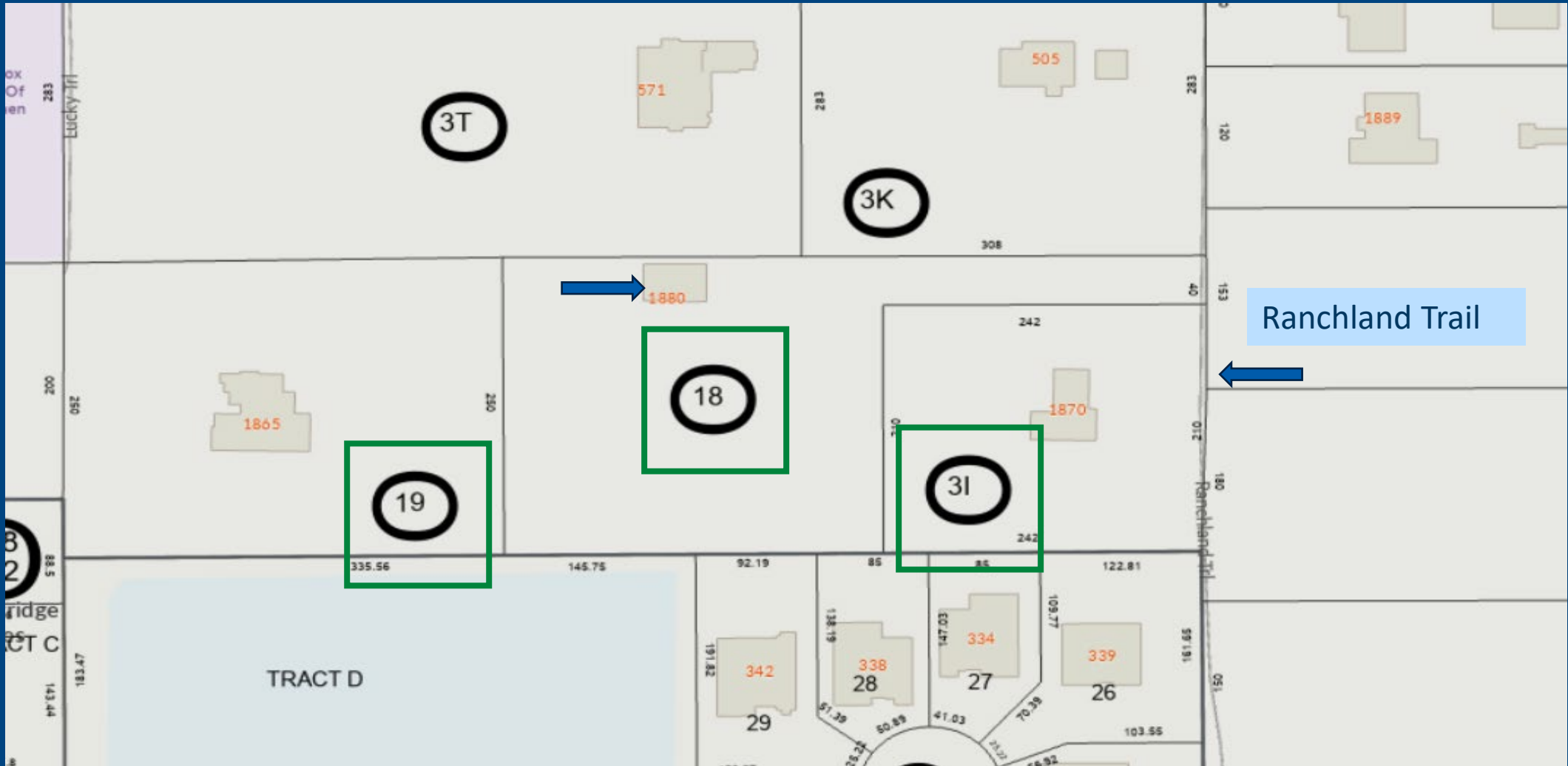
1880 Ranchland Trail, Longwood – Code Enforcement Lien Reduction Request

PRIOR RELEASE:

- On April 14, 2015, Owner came before the Board to request a Release of Lien on a separate vacant property, Parcel ID: 30-20-30-300-0190-0000 (Lot 19) that he also owned.
- Section 162.09(03), F.S. provides that once a certified copy of an order imposing a fine is recorded, it constitutes a lien on the land where the violation exists and any other real or personal property owned by the violator.

1880 Ranchland Trail, Longwood – Code Enforcement Lien Reduction Request

- After a lengthy discussion, the Board approved the Release of Lien on Lot 19.
- The release was contingent on the owner bringing Lot 18 into compliance by obtaining required building permits and paying back taxes.
- The sale of the vacant property (Lot 19) was completed on May 1, 2015 and Owner brought the property into compliance on May 7, 2015.



1880 Ranchland Trail, Longwood – Code Enforcement Lien Reduction Request

ADMINISTRATIVE CODE 3.20:

- Deputy County Manager reviews the request for reduction by evaluating:
 - (a) amount of the lien as compared to the value of the property;
 - (b) the actions taken, or not taken, by the property owner in attempting to abate the violation; and
 - (c) the amount of staff time expended to bring the property in compliance

1880 Ranchland Trail, Longwood – Code Enforcement Lien Reduction Request

- Deputy County Manager presents information to the Board for consideration and final determination.
- In 2013, Board provided guidelines for consideration of requests for lien reduction which are in the agenda packet. The guidance includes consideration of medical and financial hardship for lien reductions, circumstances for administrative cost reductions and 50%-90% reductions.

Requested Action:

Staff recommends the Board of County Commissioners approve a reduction of the Code Enforcement Board lien of \$208,250.00, to the administrative costs of \$552.82, for Case # 12-70-CEB on the property located at 1880 Ranchland Trail, Longwood, and authorize the Chairman to execute the Satisfaction of Lien upon payment in full.