

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** Approval of Release of Lien for Mona Schmitt (Staff recommends approval).

**REQUESTED ACTION:** Approval of Chairman's signature on Release of Lien

Work Session (Report Only)    **DATE OF MEETING:** 9/25/2012  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_    Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

**BUDGET IMPACT:** \_\_\_\_\_  
 Annual                      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

**HISTORY/FACTS/ISSUES:**

A code enforcement lien was filed against this property on 6/4/2012, in which the property owner at the time was Mona Schmitt. The property was found in compliance on 9/5/2012. Staff costs in the amount of \$300.95 were paid on 9/5/2012. Since the property has been brought into compliance and staff costs paid, a Release of Lien is being requested.

Owner Name – Mona Schmitt  
Property Addresses - 8001 CR 674, Bushnell, FL 33513  
Parcel - N19=012  
Original Hearing Date - 2/23/2012  
Date Found In Compliance - 9/5/2012  
Staff Costs Paid - \$300.95  
Staff Costs Due - \$0.00  
Total Lien Amount - \$2805.00  
Daily Fine Amount - \$15  
Total Amount of Days in Violation - 187

Code Compliance takes pride in helping to ensure property values are maintained by assisting property owners in complying with health, safety, and welfare standards. Periodically, liens are placed on property to support the compliance process. The purpose of the lien is not to generate funds for the county; therefore, once property is brought into compliance, the actual costs incurred by Code Compliance are collected, and the balance of the lien amount is requested to be released.

The lien amount figure is calculated by multiplying the daily fine amount by the total number of days the property remains in violation. Staff costs are calculated by adding the number of inspections performed (@ \$50 each) during the course of the code case, all actual costs of postage, and an administrative cost of \$100.

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This instrument prepared by:  
Kelly Helms, Development Services Division  
7375 Powell Rd, Suite 115  
Wildwood, FL 34785

**RELEASE OF LIEN**

In consideration of value received, the lien recorded as part of a Final Order of the Sumter County Special Master, dated 02/23/2012, and recorded 06/04/2012, in OR Book 2455, Page 156, Document #201260017070, Public Records of Sumter County, direct the Clerk to satisfy the same of record, as is more particularly described as follows:

1. Lien amount: \$2,805.00
2. This is a final release of lien.
3. This applies to the following described property in Sumter County, Florida:

Parcel: N19=012  
Section 19, Township 21, Range 22:  
BEG AT N1/4 COR OF SEC 30 TWP 21S RNG 22 RUN S 192.03 FT W 640 FT N  
15 DEG 23 MIN 24 SEC E TO N LINE OF SEC CONTINUE N 15 DEG 23 MIN 24  
SEC E 210.59 FT E 534.86 FT S 207.97 FT TO THE S LINE OF SEC 19 TWP 21S  
RNG 22E AND THE POB.

4. Property Owner: Mona Lucille Schmitt

ATTEST:

SUMTER COUNTY, FLORIDA

\_\_\_\_\_  
By: Deputy Clerk

\_\_\_\_\_  
By: Garry Breeden, Chairman

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Garry Breeden, Chairman, BOARD OF COUNTY COMMISSIONERS, AND \_\_\_\_\_ AS DEPUTY CLERK.

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_

Personally known \_\_\_\_\_ or Produced Identification  
Type of Identification Produced \_\_\_\_\_