

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS  
EXECUTIVE SUMMARY

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**SUBJECT:** Approval of Release of Lien and Waiver of Fines for John Antony (Staff Recommends Approval).

**REQUESTED ACTION:** Staff Recommends Approval

**Meeting Type:** Regular Meeting                      **DATE OF MEETING:** 1/24/2023

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

**BUDGET IMPACT:** \_\_\_\_\_  
**FUNDING SOURCE:** \_\_\_\_\_

**Type:** N/A                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_

**HISTORY/FACTS/ISSUES:**

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A code enforcement lien was filed against this property on September 26, 2022, in which the property owner at the time was John Antony. The property was found in compliance on January 3, 2023. Staff costs in the amount of \$507.43 have now been paid. Since costs were paid, a Release of Lien is being requested.

Owner Name – John Antony  
Property Addresses – 13333 CR 719, Webster, FL 33597  
Parcel – T20A020  
Original Hearing Date – September 29, 2022  
Date Found In Compliance – January 3, 2023  
Staff Costs Paid - \$507.43  
Staff Costs Due - \$0.00  
Total Lien Amount - \$3,925.00  
Daily Fine Amount - \$25.00  
Total Amount of Days in Violation - 157

Code Compliance ensures 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 (established by the Special Master) by the total number of days the property remains in violation. Staff costs are calculated by adding the number of inspections performed during the code case, all actual costs of postage, and an administrative cost.

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**Prepared by:** Jessica Douglas    **Grammarly Check**

This instrument prepared by:  
Jessica Douglas, Administrative Services  
7375 Powell Rd., Ste. 200  
Wildwood, FL 34785

**RELEASE OF LIEN**

In consideration of value received, the lien recorded as part of a Final Order of the Sumter County Code Enforcement Special Master, dated September 26, 2022, and recorded October 3, 2023, in OR Book 4350, Pages 577, Document #202260047236, Public Records of Sumter County, direct the Clerk to satisfy the same of record, as is more particularly described as follows:

1. Lien amount: \$3,925.00 for daily fines and \$507.43 for staff costs.
2. That certain lien, claimed by above lien notice, is hereby released.
3. This applies to the following described property in Sumter County, Florida:

Parcel: T20A020  
Section 20, Township 22, Range 23:  
Lots 4 and 5, Block 3, A. P. ROBERTS ADDITION, according to the Plat thereof as recorded in Plat Book 1, Page 51, Public Records of Sumter County, Florida

4. Property Owner: John J Antony

ATTEST:

COLEMAN CITY COUNCIL

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

\_\_\_\_\_  
By: Craig A. Estep, Chairman

STATE OF FLORIDA  
COUNTY OF SUMTER.

The foregoing instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023, by Craig A. Estep, Chairman, BOARD OF COUNTY COMMISSIONERS.

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

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