

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Approval of Waiver of Fines and Release of Lien for Southern Properties Florida LLC (Staff Recommends Approval).

REQUESTED ACTION: Staff Recommends Approval

Meeting Type: Regular Meeting **DATE OF MEETING:** 2/14/2023

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:

A code enforcement lien was filed against this property on March 17, 2017, in which the property owner at the time was TDR Drywall LLC. Southern Properties Florida LLC purchased the property in February 2022 and assumed responsibility for the lien and code case. The property was found in compliance on January 9, 2023. Staff costs in the amount of \$1,941.79. have now been paid. Since costs were paid, a Waiver of Fines and a Release of Lien is being requested.

Owner Name – Southern Properties Florida LLC
Property Addresses – 2850 CR 426E, Lake Panasoffkee, FL 33538
Parcel – F31B079
Original Hearing Date – January 19, 2017
Date Found In Compliance – January 9, 2023
Staff Costs Paid - \$1,941.79
Staff Costs Due - \$0.00
Total Lien Amount - \$218,300
Daily Fine Amount - \$100.00
Total Amount of Days in Violation – 2,183

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.

Prepared by: Emily Estep

Pro-Writing Aid Check