

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20041628

1. REQUESTED MOTION:

ACTION REQUESTED: Approve a reduction in demolition and lot mowing liens totaling approximately \$33,139.57 down to \$3,000 for five parcels located in Lee County(8220 Penny Drive, 3404 Katherine Street, 3733 Michigan Avenue, 8165 Heck Drive, 5529 Fourth Avenue), payable within 60 days from sale or Board approval.

WHY ACTION IS NECESSARY: Board approval is required for mitigation of county liens.

WHAT ACTION ACCOMPLISHES: Allows lien to be released.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #

A4A

3. MEETING DATE:

01-25-2005

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER _____
- B. DEPARTMENT Community Dev.
- C. DIVISION Building Dept.
- BY: Robert Stewart
Building Official **BS**

7. BACKGROUND:

Lee County has recorded special assessment liens on vacant properties located in Lee County (same as above). The demolition and lot mowing liens plus accrued interest on the five properties totals approximately \$33,139.57. Ms. Mal Hee Wallace is requesting the Board accept \$3,000 as satisfaction of the liens.

The properties have a combined assessed value of \$29,960.51 and have additional outstanding solid waste liens of approximately \$17,180. Ms. Wallace paid approximately \$37,665 for the properties at tax sale.

Since Ms. Wallace has already paid the county more than what the properties appear to be worth, staff recommends the Board accept Ms. Wallace's offer of \$3,000 with the reduced amount payable within 60 days.

CONTINUED ON PAGE 2

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>Mary (1/16/05)</i>				<i>John D. ... 1-6-05</i>	<i>OA</i>	<i>OM</i>	<i>RISK</i>	<i>GC</i>	<i>HS 1/11/05</i>

10. COMMISSION ACTION:

- _____ APPROVED
- _____ DENIED
- _____ DEFERRED
- _____ OTHER

Rec. by CoAtty
 Date: *1/16/05*
 Time: *3:05*
 Forwarded To:
Co. Admin.
1/16/05 4:41

**RECEIVED BY
COUNTY ADMIN:** *TD*
1/16/05
4:22 PM '05
**COUNTY ADMIN
FORWARDED TO:**
Yu 200

	AMT Paid	Property Appraisal Value	Demo and Mowing Liens Principle and Interest
Penny Drive	7,102.70	8,080.00	4,861.35
Katherine Street	4,627.70	5,250.00	5,188.33
Michigan Avenue	12,681.51	4,860.51	13,378.70
Heck Drive	6,354.01	8,890.00	4,747.53
Fourth Avenue	6,900.00	2,880.00	4,963.66
	37,665.92	29,960.51	33,139.57

TO: Lee County Building Office
Mr. Bob Stewart

November 22, 2004

Subject: Petition to reduce charges incurred by previous owners

I recently acquired vacant lots from the County tax delinquency sale with an intention to contribute to community revitalization program.

However, I later found out that these vacant lots owed a total of \$ 33,139.57 to the County Code Enforcement Office for lot mowing, cleaning up, demolition, and accrued interest. Additionally, there is also a large sum owed to the Solid Waste assessment. I already received County code Enforcement notices for trash removal and lot cleaning. Some lots are presently filled with trash like large dumps. Some have massive fallen trees caused by the Hurricane Charlie. The trash removal and lot cleaning is estimated at several thousand dollars. All these violations and charges were committed by the previous owners and I am now forced to resolve all these problems.

I am overwhelmed and frightened; this amount is beyond my ability to pay and would heighten my hardship. Before I decide to cut the losses and get out of this hardship, I still would like to try to do the right thing.

As a new owner I am innocent of the past violations and charges and feel heartbroken worried about this debt. I sincerely request that the County reduce the debt to \$3,000, so that all County liens related debts will be released and cleared. I would very much like to start out with clean slate as a responsible and contributing citizen. Please accept a check for this amount.

I want to thank you in advance for granting me this petition; and I will do my best to keep the lots environmentally clean, attractive, and productive. The lots are listed below:

1. 8220 Penny Dr, North Fort Myers, FL 33917; 24-43-24-03-00030.0320
2. 3404 Katherine St, Fort Myers, FL 33916; 19-44-25-05-00016.0110
3. 3733 Michigan Ave, Fort Myers, FL 33905; 17-44-25-03-0000G.0170
4. 8165 Heck Dr, North Fort Myers, FL 33917; 24-43-24-03-00034.A130
5. 5529 Fourth Ave, Fort Myers, FL 33904; 11-44-24-03-00008.0220
6. ~~10645 Gladiolus Dr, Fort Myers, FL 33908; 32-45-24-02-0000A.0020~~

only solid waste.

Sincerely,



Mal Hee Wallace

5241 Savoy Court, Cape Coral, FL 33904
Tel: 239-549-4660

Sent
Oct 18. 8.30am

TO: County Manager: Donald D. Stilwell

FAX: 335-~~2440~~, Phone: 335-2221
2262 **voice**

From: Mal Hee Wallace, FAX/Phone: 549-4660

October 16, 2004

Pages: 5 pages including the cover sheet

Dear Mr. Stilwell,

Attached is my letter to you requesting your favor of advocating on my behalf in my receiving forgiveness on the interests charged to the code enforcement liens against the properties I purchased at the tax sale.

Sincerely,

Mal Wallace
Mal Hee Wallace

04 OCT 25 AM 10:05

October 15, 2004

Donald D. Stilwell, County Manager
P.O. Box 398, Fort Myers, FL 33902

Dear Mr. Stilwell,

I am Mal Hee Wallace who brought you a request to forgive the interest charges attached to the properties I bought at the county tax sale.

I understood I would pay off the charges of lawn and lot cleaning but did not account for the expensive and accumulated interest charges. If I must pay the interests it would cause me great financial hardship. You said you would submit the request to the commission. Although the total amount seems a large figure, if one considers each property separately, I think the requests would be considered reasonable.

I sincerely appreciate your kind support. Thanking you in advance. Attached is copy of the letter I delivered at your office on September 30, 2004.



Mal Hee Wallace, 5241 Savoy Court, Cape Coral, FL 33904 Tel: 239-549-4660.
Email: malheewallace@yahoo.com

Attachment: letter of Oct 30, 04

5529 Fourth Avenue

11-45-24-03-00008.0220

Amount Paid	\$6,900.00
Property Appraiser Value	\$2,880.00
Demotion Lien	\$2,870.00 Principle <u>\$1,808.10 Interest</u> \$4,678.10 Total
Code Enforcement Lien 1 Accrued Fine on Abated Case 95-393	\$54,650.00
Code Enforcement Lien 2 Accrued Fine on Abated Case 2000-281	\$4,410.00
Lot Mowing Lien	\$ 236.00 Principle <u>\$ 49.56 Interest</u> \$ 285.56 Total
Solid Waste	\$2,201.14 P & I

4678.10
285.56
4963.66

8220 Penny Drive

24-43-24-03-00030.0320

Amount Paid:	\$7,102.70	
Property Appraiser Value	\$8,080.00	
Lot Mowing Lien 1)	\$ 205.95	Principle
	<u>\$ 154.46</u>	Interest
	\$ 360.41	Total
Lot Mowing Lien 2)	\$ 231.00	Principle
	<u>\$ 124.74</u>	Interest
	\$ 355.74	Total
Demolition Lien	\$ 2892.00	Principle
	<u>\$ 1253.20</u>	Interest
	\$ 4145.20	Total
Solid Waste Lien	\$ 1,329.07	P & I

1,1461.35

8165 Heck Drive

24-43-24-03-00034.A130

Amount Paid:	\$6,354.01	
Property Appraiser Valve	\$8,890.00	
Lot Mowing Lien 1)	\$ 181.00	Principle
	<u>\$ 99.55</u>	Interest
	\$ 280.55	Total
Lot Mowing Lien 2)	\$ 231.00	Principle
	<u>\$ 92.40</u>	Interest
	\$ 323.40	Total
Lot Mowing Lien 3)	\$ 231.00	Principle
	<u>\$ 60.06</u>	Interest
	\$ 291.06	Total
Lot Mowing Lien 4)	\$ 271.00	Principle
	<u>\$ 27.10</u>	Interest
	\$ 298.10	Total
Lot Mowing Lien 5)	\$ 271.00	Principle
	<u>\$ 43.36</u>	Interest
	\$ 314.36	Total
Demolition Lien	\$2400.00	Principle
	<u>\$ 840.00</u>	Interest
	\$3240.06	Total
Solid Waste Lien	\$3,726.95	P & I

4747.53

3733 Michigan Avenue

17-44-25-03-0000G.0170 (OLD)

17-44-25-P2-01706.0170 (NEW)

Amount Paid:	\$12,681.51	
Property Appraiser Valve	\$4,860.51	
Lot Mowing Lien	\$ 205.95	Principle
	<u>\$ 185.35</u>	Interest
	\$ 391.30	Total
Demolition Lien	\$ 8470.00	Principle
	<u>\$ 4517.32</u>	Interest
	\$12987.40	Total
Solid Waste Lien	\$4,961.75	P & I

13378.70

3404 Katherine Drive

19-44-25-05-00016.0110 (OLD)

19-44-25-P3-00916.0110 (NEW)

Amount Paid:	\$4,627.70	
Property Appraiser Valve	\$5,250.00	
Lot Mowing Lien 1)	\$ 256.00	Principle
	<u>\$ 28.16</u>	Interest
	\$ 284.16	Total
Lot Mowing Lien 2)	\$ 271.00	Principle
	<u>\$ 46.07</u>	Interest
	\$ 317.07	Total
Lot Mowing Lien 3)	\$ 231.00	Principle
	<u>\$ 55.44</u>	Interest
	\$ 286.44	Total
Lot Mowing Lien 4)	\$ 231.00	Principle
	<u>\$ 117.81</u>	Interest
	\$ 348.81	Total
Lot Mowing Lien 5)	\$ 231.00	Principle
	<u>\$ 80.85</u>	Interest
	\$ 311.85	Total
Demolition Lien	\$2600.00	Principle
	<u>\$1040.00</u>	Interest
	\$3640.00	Total
Solid Waste Lien	\$4,961.75	P & I

5744.33