

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Satisfaction of Code Enforcement Lien – Case No. 02-46-CEB – Mark & Dawn Britton, 5974 N. CR 427, Sanford, Florida

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord **CONTACT:** Carolyn Jane Spencer **EXT:** 7403

MOTION/RECOMMENDATION:

Approve Satisfaction of Lien in the amount of \$900.00, Case No. 02-46-CEB, which represents the lien on 5974 N. CR 427, Sanford, Tax Parcel # 14-20-30-505-0000-0200, and authorize the Chairman to execute a Satisfaction of Lien.

District 5 Brenda Carey

Tina Williamson

BACKGROUND:

In response to a complaint, on November 2, 2001, the Code Enforcement Officer observed the following violations located at 5974 N. CR 427, Sanford: The accumulation of trash and debris and junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (g) and (l).

The timeline on these violations is below:

DATE	ACTION	RESULT
March 28, 2002	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	Order entered by the Code Enforcement Board setting a compliance date of April 30, 2002 for violations (g) and (l) or a fine of \$150.00 per day imposed if compliance not achieved
May 6, 2002	Affidavit of Non-Compliance filed by the Code Enforcement Officer after May 3, 2002 reinspection	Violation (g) remains
May 9, 2002	Affidavit of Compliance filed by the Code Enforcement Officer after May 8, 2002 reinspection	Violation corrected
June 27, 2002	Code Board Hearing – Order Reducing Fine	Ordered entered by the Code Enforcement Board reducing \$900.00 fine to \$150.00 if paid within 30 days with stipulation that failure to pay reduced fine will result in fine reverting to its original amount and a lien being placed against the property.
September 26, 2002	Code Board Hearing – Order Finding Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$900.00
September 11, 2007	Payment received in the amount of \$900.00	

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute a Satisfaction of Lien for the lien in Code Enforcement Board Case #02-46-CEB, Tax Parcel # 14-20-30-505-0000-0200 in the amount of \$900.00.

ATTACHMENTS:

1. Findings And Order
2. Affidavit Of Non Compliance
3. Affidavit Of Compliance
4. Order reducing Fine
5. Order Imposing Lien
6. check and receipt for payment
7. Property Appraiser Data
8. Satisfaction of Lien

Additionally Reviewed By:

County Attorney Review (Kathleen Furey-Tran)

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 02-46-CEB

Petitioner,

vs.

MARK & DAWN BRITTON
5974 N CR 427
SANFORD FL 32773,

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04370 PG 1007
CLERK'S # 2002857357
RECORDED 04/05/2002 08:42:21 AM
RECORDING FEES 10.50
RECORDED BY L Woodley

Respondents.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Respondents are in violation of Section 95.4 as defined in Section 95.3(g)(1),
Seminole County Code based on the following findings:

(a) The Respondents are the owners of record of the property (Tax Parcel ID #14-20-30-505-0000-0200) located at 5974 N CR 427, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 20 & 21 (LESS RD) CITRUS HEIGHTS PB 3 PG 48

- (a) The Respondents are in possession/control of the property.
- (b) On November 2, 2001, a Seminole County Code Inspector inspected the property and found the accumulation of trash and debris, and junked or abandoned vehicles not within an enclosed garage or enclosed carport.
- (c) On November 11, 2001, Respondents were provided notice of the violation and given until November 23, 2001 to correct the violation.
- (d) On November 26, 2001, a Seminole County Code Inspector reinspected the property and found the violations remained on the property.
- (e) On November 26, 2001, Respondents were provided a 2nd notice of violation and given until December 11, 2001 to correct the violations.
- (f) On December 14, 2001, a Seminole County Code Inspector reinspected the property and found that the violations still existed on the property.

The Respondents shall correct the violations by April 30, 2002. In order to correct the violations, the Respondents shall take the following remedial action:

**REMOVE THE TRASH AND DEBRIS; AND
REMOVE THE JUNKED OR ABANDONED VEHICLES NOT WITHIN AN
ENCLOSED GARAGE OR ATTACHED CARPORT.**

Marcia Fuller

CASE NO 02-46-CEB
MARK & DAWN BRITTON

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondent did not comply with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the non-compliance and ordering the Respondents to pay a fine of \$150.00 for each day the violation continues, or is repeated past the date set for compliance. Such order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondent

The Respondents must contact the Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

DONE AND ORDERED this 28th day of March, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

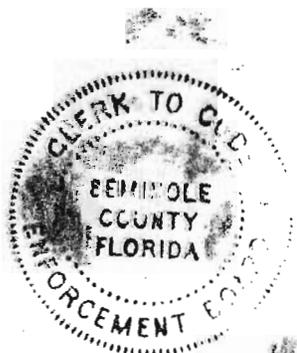
Tom Hagood
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 5th day of April, 2002, by Tom Hagood, who is personally known to me.

Marcia L. Fuller
Marcia L. Fuller
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

Order 02-46-CEB



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of
Florida,

CASE NO: 02-46 CEB

Petitioner,

vs.

Mark & Dawn Britton,

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04408 PG 1941
CLERK'S # 2002879241
RECORDED 05/15/2002 04:33:56 PM
RECORDING FEES 6.00
RECORDED BY L Woodley

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Donna Wisniewski**, Code Inspector for **PLANNING DIVISION**, who after being duly sworn, deposes and says:

1. That on **March 28, 2002**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **April 30, 2002**.
3. That a re-inspection was performed on **May 3, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the trash & debris remain on the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this **6th** day of **May 2002**.

Donna Wisniewski
Donna Wisniewski, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this **6th** day of **May 2002**, by **Donna Wisniewski**, who is personally known to me and who did take an oath.

Marcia L Fuller
Notary Public in and for the County
and State Aforementioned
My commission expires:

AFFNON.COM



SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
Subdivision of the State of Florida

Case No. 02-46-CEB

Petitioner,
Vs.

Mark & Dawn Britton,

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04408 PG 1947
CLERK'S # 2002879247
RECORDED 05/15/2002 04:33:56 PM
RECORDING FEES 6.00
RECORDED BY L Woodley

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Donna Wisniewski**, Code Inspector for **Planning Division**, who, after being duly sworn, deposes and says:

1. That on **March 28, 2002**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **April 30, 2002**.
3. That a re-inspection was performed and the Respondent was in compliance on **May 8, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **trash & debris and junk vehicles have been removed from the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 9th day of May 2002.

Donna Wisniewski
Donna Wisniewski, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 9th day of **May 2002**, by **Donna Wisniewski**, who is personally known to me and who did take an oath.

Marcia L Fuller
Notary Public in and for the County
and State Aforementioned
My commission expires:



CMPLAFF.CEB

SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468

SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1408

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 26th day of September, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Tom Hagood
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 26th day of September, 2002, by Tom Hagood, who is personally known to me.

Marcia L. Fuller
Marcia L. Fuller
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

Lien.britton



CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By: *Marcia L. Fuller*
Date: *9/27/02*

Buyer/Borrower: MARK BRITTON and DAWN BRITTON, husband and wife

Seller:

Lender: RAYMOND E & JOAN ELAINE O'NEAL

Property: 5974 N CR 427 / SANFORD

Settlement Date: September 4, 2007

Closer/Responsible Party: TFoldessy

Disbursement Date: September 7, 2007

Check Amount: \$ 900.00 (071477.PFD/071477/34)

Pay To: BCC

For: PAYOFF LIEN

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

32888



UNITED REPUBLIC TITLE, LLLP
ESCROW ACCOUNT
600 W. HILLSBORO BLVD., STE 203
DEERFIELD BEACH, FL 33441-1610
PH. 954-630-2766



63-4/630 FL
ACH R/T 063100277

071477
PAYOFF LIEN

Nine Hundred and 00/100

DATE

Dollars
AMOUNT

September 7, 2007

\$ *****900.00

PAY
TO THE
ORDER BCC

AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈032888⑈ ⑆063000047⑆ 003766617569⑈

RECEIPT

No 67686

SEMINOLE COUNTY, FLORIDA

Date 9-11 2007

Received from MARK & DAWN BRITTON

Address 5974 N. CR 427 SANFORD, FL

Description PAYOFF LIEN

Account Number	Amount	Description
<u>CODE ENFORCEMENT</u>		

Total Amount 900.00

Board of County Commissioners

Check No. 32888 Cash _____

By Mary C. Myer

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506

GENERAL

Parcel Id: 14-20-30-505-0000-0200
 Owner: BRITTON MARK & DAWN
 Mailing Address: 5974 N CR 427
 City,State,ZipCode: SANFORD FL 32773
 Property Address: 5974 427 CR N SANFORD 32773
 Subdivision Name: CITRUS HEIGHTS
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 07-MISCELLANEOUS RESIDE

2007 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$888
 Land Value (Market): \$54,240
 Land Value Ag: \$0
 Just/Market Value: \$55,128
 Assessed Value (SOH): \$55,128
 Exempt Value: \$0
 Taxable Value: \$55,128

[Tax Estimator](#)
[2007 Notice of Proposed Property Tax](#)

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/1998	03498	1089	\$100	Improved	No
WARRANTY DEED	10/1987	01899	1148	\$25,000	Improved	Yes
WARRANTY DEED	03/1979	01213	0704	\$1,200	Vacant	No

[Find Comparable Sales within this Subdivision](#)

2006 VALUE SUMMARY

[2006 Tax Bill Amount:](#) \$670
2006 Taxable Value: \$41,568
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	60	188	.000	400.00	\$27,840
FRONT FOOT & DEPTH	60	170	.000	400.00	\$26,400

[Permits](#)

LEGAL DESCRIPTION

PLATS:

LEG LOTS 20 & 21 (LESS RD) CITRUS HEIGHTS PB 3 PG 48

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
WOOD UTILITY BLDG	1979	240	\$576	\$1,440
WOOD CARPORT NO FL	1979	260	\$312	\$780

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

**SATISFACTION OF LIEN
AS TO PARTICULAR PARCEL**

THIS instrument disclaims and releases the lien imposed by the Order Imposing Penalty/ Lien, issued by the Seminole County Code Enforcement Board in Case No. 02-46-CEB filed against MARK AND DAWN BRITTON and filed by and on behalf of Seminole County, on September 26, 2002, and recorded in Official Records Book 04543, Page 0314, of the Public Records of Seminole County, Florida, against the following described real property:

LOTS 20 & 21 (LESS RD) CITRUS HEIGHTS PB 3 PG 48

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

DATED this 13th day of November, 2007.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
CARLTON D. HENLEY, Chairman

Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by the
Board of County Commissioners at their
November 13, 2007 regular meeting.

County Attorney