

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Satisfaction of Code Enforcement Lien – Case No. 08-59-CEB , Previous owners, Fremont Investment & Loan Company and current owner, Philip M. & Donna Henderson, Sr.

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

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

MOTION/RECOMMENDATION:

Approve the Satisfaction of Lien in the amount of \$750.00, Case No. 08-59-CEB, on 1193 Roxboro Road, Longwood, Tax Parcel # 01-21-29-5CK-030H-0150, previously owned by Fremont Investment & Loan Company and currently owned by Philip M. & Donna Henderson, Sr., and authorize the Chairman to execute a Satisfaction of Lien.

District 4 Carlton D. Henley

Tina Williamson

BACKGROUND:

In response to a complaint on September 10, 2007, the Code Enforcement Officer observed the following violations located at 1193 Roxboro Road, Longwood: An accumulation of trash and debris which is in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (g).

The timeline on this violation is below:

DATE	ACTION	RESULT
April 17, 2008	Code Board Hearing – Findings of Fact, Conclusions of Law and Order	Order entered by the Code Enforcement Board setting a compliance date of May 2, 2008 or a fine of \$150.00 per day imposed until compliance is achieved.
May 6, 2008	Affidavit of Non-Compliance filed by the Code Enforcement Officer	Violation remains.
May 8, 2009	Affidavit of Compliance filed by the Code Enforcement Officer	Violation corrected. Property was out of compliance for five days(5 days @ \$150.00 = \$750.00)
June 26, 2008	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$750.00.
February 27, 2009	Payment received in the amount of \$750.00.	Payment received from title company, Fairview Title Company.

STAFF RECOMMENDATION:

Staff recommends the Board approve the Satisfaction of Lien in the amount of \$750.00, Code Enforcement Board Case #08-59-CEB, on 1193 Roxboro Road, Longwood, Tax Parcel # 01-21-29-5CK-030H-0150, previously owned by Fremont Investment & Loan Company and currently owned by Philip M. & Donna Henderson, Sr., and authorize the Chairman to execute a Satisfaction of Lien.

ATTACHMENTS:

1. Findings of Fact
2. Affidavit Of Non Compliance
3. Affidavit Of Compliance
4. Order imposing Lien
5. check & receipt for payment
6. Property Appraiser Data
7. Satisfaction of Lien

Additionally Reviewed By:

County Attorney Review (Melissa Clarke)

MARILYN MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06979 Pgs 0504 - 505; (2pgs)
CLERK'S # 2008047768
RECORDED 04/24/2008 02:47:45 PM
RECORDING FEES 18.50
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

CASE NO. 08-59-CEB

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

Petitioner,

vs.

FREMONT INV & LOAN COMPANY
PARCEL I.D. NO - 01-21-29-5CK 030H-0150

Respondent.

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

BY: Jim Spence
DATE: 4/22/08

RETURN TO SANDY MCCANN

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 08-59-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 01-21-29-5CK 030H-0150) located at 1193 Roxboro Road, Longwood, located in Seminole County and legally described as follows:

LEG THAT PT OF LOTS 15 & 16 IN S 1/2 OF BLK H
TRACT 3 SANLANDO SPRINGS PB 5 PG 51

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g)

It is hereby ordered that the Respondent shall correct the violation on or before May 2, 2008. In order to correct the violation, the Respondent shall take the following remedial action:

1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS

If the Respondent does not comply with the Order, a fine of \$ 150⁰⁰ per day will be imposed for each day the violation continues or is repeated after compliance past May 2, 2008.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 17th day of April 2008, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 17th day of April 2008, by Tom Hagood, who is personally known to me.



Connie R. DeVasto
Notary Public to and for the
County and State aforementioned.
My Commission Expires



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO: 08-59-CEB

Petitioner,

vs.

FREMONT INV & LOAN CO

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06994 Pg 1963; (1pg)
CLERK'S # 2008057703
RECORDED 05/16/2008 02:39:57 PM
RECORDING FEES 10.00
RECORDED BY G Harford

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird**,
Code Enforcement Officer, for Seminole County Sheriff's Office, who after being duly
sworn, deposes and says:

1. That on **April 17, 2008**, 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 **May 2, 2008**.
3. That a re-inspection was performed on **May 5, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the accumulation of trash and debris remains on the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 6th day of MAY 2008.



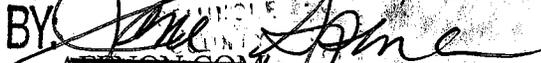
Dorothy Hird, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

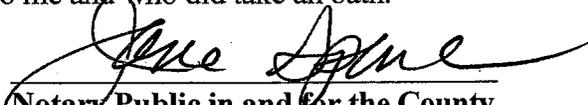
CERTIFIED COPY

The foregoing instrument was acknowledged before me this 6th day of May 2008,
by **Dorothy Hird**, who is personally known to me and who did take an oath.

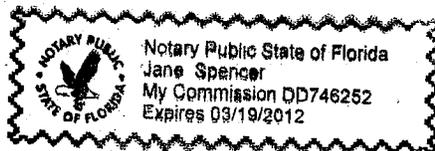
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

BY: 

DATE: 5/13/08



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



RETURN TO SANDY MCCANN

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 08-59-CEB

Petitioner,
vs.

FREMONT INVESTMENT & LOAN CO

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06994 Pg 1964; (1pg)
CLERK'S # 2008057704
RECORDED 05/16/2008 02:39:57 PM
RECORDING FEES 10.00
RECORDED BY G Harford

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird, Code Enforcement Officer, Seminole County Sheriff's Office**, who, after being duly sworn, deposes and says:

1. That on **April 17, 2008**, 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 **May 2, 2008**.
3. That a re-inspection was performed and the Respondent was in compliance on **May 8, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that **the accumulation of trash and debris has been removed from the property.**

FURTHER AFFIANT SAYETH NOT.

DATED this 8th day of **MAY 2008**.

Dorothy Hird, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 8th day of May 2008, by Dorothy Hird, who is personally known to me and who did take an oath.

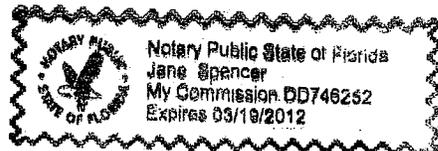
CERTIFIED COPY

CLERK OF THE

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

BY:
DATE: 5/13/08

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



RETURN TO SANDY MCCANN

MORRIS MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07023 Pgs 1549 - 1550; (2pgs)
CLERK'S # 2008077074
RECORDED 07/03/2008 11:19:20 AM
RECORDING FEES 18.50
RECORDED BY G Harford
CASE NO. 08-59-CEB

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

Petitioner,

vs.

**FREMONT INV & LOAN COMPANY
PARCEL I.D. NO - 01-21-29-5CK 030H-0150**

Respondent.

**CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

BY: *[Signature]*
DATE: 7-1-08

RETURN TO SANDY McCANN

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID # 01-21-29-5CK-030H-0150) located at 1193 Roxboro Road, Longwood, located in Seminole County and legally described as follows:

LEG THAT PT OF LOTS 15 & 16 IN S 1/2
OF BLK H TRACT 3 SANLANDO SPRINGS
PB 5 PG 51

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 17, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g).

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondent did not take certain corrective action by May 2, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on May 5, 2008.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on May 8, 2008.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated April 17, 2008, the Board orders that a lien in the

amount of **\$750.00** for five days of non-compliance at \$150.00 per day, from May 3, 2008 through and including May 7, 2008, be imposed.

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

DONE AND ORDERED this 26th day of June 2008, in Seminole County, Florida.

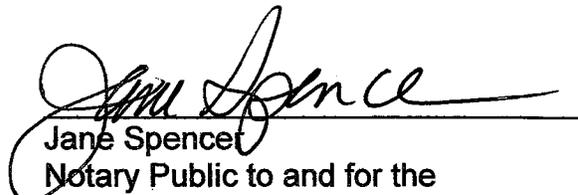
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 26th day of June 2008, by Tom Hagood, who is personally known to me.



Jane Spencer
Notary Public to and for the
County and State aforementioned.
My Commission Expires





RECEIPT

No 71737

SEMINOLE COUNTY, FLORIDA

Date 2/27/09

Received from Fairview Title

Address 00100, 354200, 110100

Description Code Enforcement Fee

Account Number	Amount	Description
-----	<u>750.00</u>	<u>08-59-CEB</u>
-----	-----	-----
-----	-----	-----
-----	-----	-----
-----	-----	-----

Total Amount \$750.00

Check No. 131128 Cash _____

Board of County Commissioners

By Jella Kryzyski

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

BY: [Signature]

DATE: 3/2/09

Feb 23, 2009 NLA HENDERSON/LITTON LOAN F/C WILLIAM ANDERSON
0810051 1193 ROXBORO RD

750.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

FAIRVIEW TITLE COMPANY
ESCROW ACCOUNT
9310 NORTH ARMENIA AVENUE
TAMPA, FL 33612
(813)933-2201

Bank Of America

63-4/630

131128

PAY

February 23, 2009

NLA

****Seven Hundred Fifty dollars & no cents****

****\$750.00**

TO THE
ORDER
OF **Seminole County BCC**

File No. 0810051 HENDERSON/LITTON LOAN F/C WILLIAM ANDERSON

VOID AFTER 90 DAYS



AUTHORIZED SIGNATURE



⑈0131128⑈ ⑆063000047⑆ 005483093817⑈

FAIRVIEW TITLE COMPANY / ESCROW ACCOUNT

131128

File No.: 0810051 New Account - Acct Date: 2-2009 Check Dated: February 23, 2009
Reference: HENDERSON/LITTON LOAN F/C WILLIAM ANDERSON 1193 ROXBORO RD
Payee: Seminole County BCC Operator / Control No: NLA
Printer: \\fairviewserv\Check Printer on Feb 23,2009 at 04:23 PM

1304 Payoff Code Lien



750.00

750.00

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: 01-21-29-5CK-030H-0150
 Owner: HENDERSON PHILIP M SR & DONNA
 Mailing Address: 1193 ROXBORO RD
 City,State,ZipCode: LONGWOOD FL 32750
 Property Address: 1193 ROXBORO RD LONGWOOD 32750
 Subdivision Name: SANLANDO SPRINGS
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

VALUE SUMMARY		
VALUES	2009 Working	2008 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$147,840	\$164,083
Depreciated EXFT Value	\$7,184	\$7,184
Land Value (Market)	\$46,350	\$46,350
Land Value Ag	\$0	\$0
Just/Market Value	\$201,374	\$217,617
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$201,374	\$217,617

Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	02/2009	07143	1015	\$172,000	Improved	No
CORRECTIVE DEED	06/2008	07019	0738	\$100	Improved	No
CERTIFICATE OF TITLE	12/2007	06899	0867	\$100	Improved	No
QUIT CLAIM DEED	09/2005	05956	0678	\$100	Improved	No
QUIT CLAIM DEED	06/2004	05434	0171	\$100	Improved	No
WARRANTY DEED	06/2003	04965	1122	\$230,000	Improved	Yes
WARRANTY DEED	04/2000	03848	0376	\$170,000	Improved	Yes
SPECIAL WARRANTY DEED	04/1998	03435	1253	\$99,500	Improved	No
CERTIFICATE OF TITLE	10/1997	03318	0005	\$100	Improved	No
QUIT CLAIM DEED	02/1986	01718	0578	\$100	Improved	No
QUIT CLAIM DEED	04/1979	01298	0967	\$100	Improved	No
WARRANTY DEED	01/1977	01148	1158	\$30,000	Improved	Yes

Find Comparable Sales within this Subdivision

2008 VALUE SUMMARY

2008 Tax Bill Amount: \$3,277

2008 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	100	150	.000	450.00	\$46,350

LEGAL DESCRIPTION

PLATS:

LEG THAT PT OF LOTS 15 & 16 IN S 1/2 OF BLK H TRACT 3
 SANLANDO SPRINGS
 PB 5 PG 51

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1980	6	2,374	2,860	2,374	CB/STUCCO FINISH	\$147,840	\$168,000
Appendage / Sqft		GARAGE FINISHED / 456							
Appendage / Sqft		OPEN PORCH FINISHED / 30							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

EXTRA FEATURE

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
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GENERAL

Parcel Id: 01-21-29-5CK-030H-0150
 Owner: FREMONT INV & LOAN CO
 Mailing Address: 2727 E IMPERIAL HWY
 City,State,ZipCode: BREA CA 92821
 Property Address: 1193 ROXBORO RD LONGWOOD 32750
 Subdivision Name: SANLANDO SPRINGS
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 01-SINGLE FAMILY

2008 WORKING VALUE SUMMARY

Amendment 1 impact not reflected.

Value Method:	Market
Number of Buildings:	1
Depreciated Bldg Value:	\$188,685
Depreciated EXFT Value:	\$7,184
Land Value (Market):	\$56,650
Land Value Ag:	\$0
<u>Just/Market Value:</u>	\$252,519
Assessed Value (SOH):	\$252,519
Exempt Value:	\$0
Taxable Value:	\$252,519

[Tax Estimator](#)
[Portability Calculator](#)

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CERTIFICATE OF TITLE	12/2007	<u>06899</u>	<u>0867</u>	\$100	Improved	No
QUIT CLAIM DEED	09/2005	<u>05956</u>	<u>0678</u>	\$100	Improved	No
QUIT CLAIM DEED	06/2004	<u>05434</u>	<u>0171</u>	\$100	Improved	No
WARRANTY DEED	06/2003	<u>04965</u>	<u>1122</u>	\$230,000	Improved	Yes
WARRANTY DEED	04/2000	<u>03848</u>	<u>0376</u>	\$170,000	Improved	Yes
SPECIAL WARRANTY DEED	04/1998	<u>03435</u>	<u>1253</u>	\$99,500	Improved	No
CERTIFICATE OF TITLE	10/1997	<u>03318</u>	<u>0005</u>	\$100	Improved	No
QUIT CLAIM DEED	02/1986	<u>01718</u>	<u>0578</u>	\$100	Improved	No
QUIT CLAIM DEED	04/1979	<u>01298</u>	<u>0967</u>	\$100	Improved	No
WARRANTY DEED	01/1977	<u>01148</u>	<u>1158</u>	\$30,000	Improved	Yes

[Find Comparable Sales within this Subdivision](#)

2007 VALUE SUMMARY

Tax Amount(without SOH):	\$3,518
<u>2007 Tax Bill Amount:</u>	\$3,216
<u>Save Our Homes (SOH) Savings:</u>	\$302
2007 Taxable Value:	\$217,738

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
FRONT FOOT & DEPTH	100	150	.000	550.00	\$56,650

LEGAL DESCRIPTION

PLATS:

LEG THAT PT OF LOTS 15 & 16 IN S 1/2 OF BLK H TRACT 3 SANLANDO SPRINGS
PB 5 PG 51

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
Building Sketch	1 SINGLE FAMILY	1980	6	2,374	2,860	2,374	CB/STUCCO FINISH	\$188,685	\$213,203
Appendage / Sqft		GARAGE FINISHED / 456							
Appendage / Sqft		OPEN PORCH FINISHED / 30							

**SATISFACTION OF LIEN
AS TO PARTICULAR PARCEL**

THIS instrument disclaims and releases the lien imposed by the Order Finding Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 08-59-CEB, filed against FREMONT INV & LOAN COMPANY and filed by and on behalf of Seminole County, on June 26, 2008, and recorded in Official Records Book 07023, Pages 1549 - 1550, of the Public Records of Seminole County, Florida, against the following described real property:

LEG THAT PT OF LOTS 15 & 16 IN S 1/2
OF BLK H TRACT 3 SANLANDO SPRINGS PB 5 PG 51

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 ____ day of _____, 2009.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
BOB DALLARI, 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
June 6, 2009 regular meeting.

County Attorney