

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Satisfaction of Code Enforcement Lien – Case No. 09-09-CEB – Lavictor and Latonya Pelt, 2737 Teak Place, Lake Mary

**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 \$959.32, Case No. 09-09-CEB, on 2737 Teak Place, Lake Mary, Tax Parcel # 03-20-30-5PZ-0000-0800, Lavictor and Latonya Pelt, and authorize the Chairman to execute a Satisfaction of Lien.

District 5 Brenda Carey

Tina Williamson

**BACKGROUND:**

In response to a complaint on September 23, 2008, the Code Enforcement Officer observed the following violation located at 2737 Teak Place, Lake Mary: Uncultivated vegetation in excess of 24” in height and located within 75’ from any structure which is in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (h).

The timeline on this violation is below:

<b>DATE</b>	<b>ACTION</b>	<b>RESULT</b>
January 22, 2009	Code Board Hearing – Findings of Fact, Conclusions of Law and Order	Findings of Fact, Conclusions of Law and Order entered by the Code Enforcement Board setting a compliance date of February 5, 2009 or a fine of \$150.00 per day imposed until compliance is achieved
February 6, 2009	Affidavit of Non-Compliance	Violation remained
March 5, 2009	Affidavit of Compliance	Violation corrected. Property was out of compliance for 27 days @ \$150.00 per day
March 26, 2009	Code Board Hearing – Order Finding Compliance and Imposing Fine/Lien	Code Enforcement Board reduced the \$4,050.00 fine to \$959.32 and imposed a lien in that amount
June 16, 2009	Payment received in the amount of \$959.32	

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the Satisfaction of Lien in the amount of \$959.32, Code Enforcement Board Case #09-09-CEB, on 2737 Teak Place, Lake Mary, Tax Parcel # 03-20-30-5PZ-0000-0800, Lavictor and Latonya Pelt, 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 and receipt
6. Property Appraiser Data
7. Satisfaction of Lien

**Additionally Reviewed By:**

County Attorney Review ( Melissa Clarke )

MA. ANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07126 Pgs 0909 - 910; (2pgs)  
CLERK'S # 2009010301  
RECORDED 01/30/2009 12:03:16 PM  
RECORDING FEES 18.50  
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**CASE NO. 09-09-CEB**

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

Petitioner,  
vs.

**LAVICTOR & LATONYA PELT &  
U.S. BANK, N.A.  
PARCEL I.D. NO. - 03-20-30-5PZ-0000-0800**

Respondents.

**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL  
BY: *[Signature]*  
DATE: 1/28/09

RETURN TO SANDY MCCANN

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-09-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 03-20-30-5PZ-0000-0800) located at 2737 Teak Place, Lake Mary, located in Seminole County and legally described as follows:

LOT 80 THE COVE PH 2  
PB 58 PGS 73 - 78

- (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 (h).

It is hereby ordered that the Respondents shall correct the violation on or before February 5, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE

If the Respondents do not comply with the Order, a fine of \$ 150.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 5, 2009.

LAVICTOR & LATONYA PELT & U.S. BANK, N.A.

The Respondents are 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.

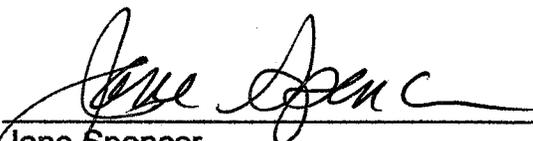
**DONE AND ORDERED** this 22nd day of January 2009, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
TOM HAGOOD, CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 22nd day of January 2009, by Tom Hagood, who is personally known to me.

  
Jane Spencer  
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: 09-09-CEB

1 2009 FEB 12 PM 02:21:01

Petitioner,  
vs.

Lavictor & Latonya Pelt

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07134 Pg 0036; (1pg)  
CLERK'S # 2009015956  
RECORDED 02/12/2009 02:21:01 PM  
RECORDING FEES 10.00  
RECORDED BY G Harford

AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **January 22, 2009**, 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 **February 5, 2009**.
3. That a re-inspection was performed on **February 6, 2009**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the uncultivated vegetation in excess of 24" in height, within 75' of a structure remains on the property.**

FURTHER AFFIANT SAYETH NOT.

DATED this 6<sup>th</sup> day of February, 2009

*Pamela Taylor*  
Pamela Taylor, Code Enforcement Officer

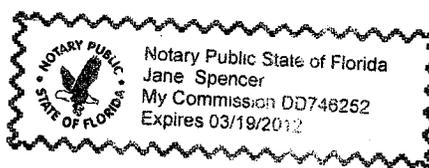
STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February 2009, by **Pamela Taylor** who is personally known to me.

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

BY: *Jane Spencer*  
DATE: 2/17/09

*Jane Spencer*  
Notary Public in and for the County  
and State Aforementioned



RETURN TO SANDY MCCANN

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Case No. 09-09-CEB

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

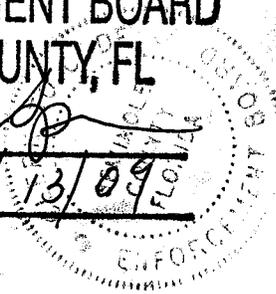
Petitioner,  
vs.

Lavictor & Latonya Pelt

Respondent.

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

BY: [Signature]  
DATE: 3/13/09



MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2009032260 BK 07157 Pg 0493: (1pg) RECD 03/25/2009 02:29:24 PM  
REC FEES 0.00, RECD BY G Harford

RETURN TO SANDY MCCANN

AFFIDAVIT OF COMPLIANCE

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

1. That on **January 22, 2009** 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 **February 5, 2009**.
3. That a re-inspection was performed and the Respondent was in compliance on **March 5, 2009**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken.

FURTHER AFFIANT SAYETH NOT.

DATED this 5<sup>th</sup> day of March 2009.

[Signature: Pamela Taylor]  
Pamela Taylor, Code Enforcement Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March 2009, by Pamela Taylor, who is personally known to me.

[Signature: Stacie M. Bishop]  
Notary Public in and for the County  
and State Aforementioned



MARY E MORBE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07164 Pgs 1187 - 1188; (2pgs)  
CLERK'S # 2009037283  
RECORDED 04/07/2009 01:15:14 PM  
RECORDING FEES 18.50  
RECORDED BY J Eckenroth

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

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

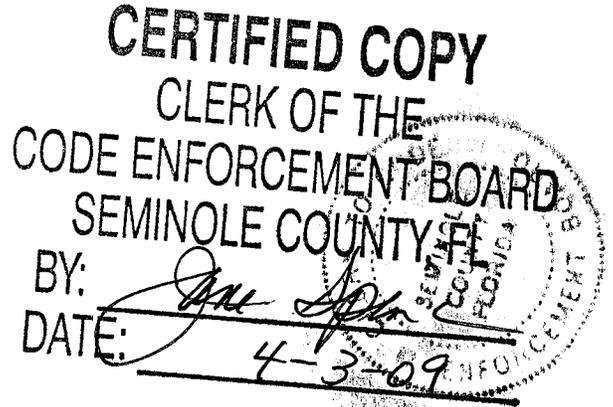
**CASE NO. 09-09-CEB**

Petitioner,

vs.

**LAVICTOR & LATONYA PELT &  
U.S. BANK, N.A.**  
PARCEL I.D. NO – 03-20-30-5PZ-0000-0800

Respondent.



**ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel I.D. # 03-20-30-5PZ-0000-0800) located at 2737 Teak Place, Lake Mary, located in Seminole County and legally described as follows:

LOT 80 THE COVE PH 2  
PB 58 PGS 73 - 78

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 22, 2009, 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 (h).

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 February 5, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on February 6, 2009.

An Affidavit of Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has been obtained after reinspection on March 5, 2009.

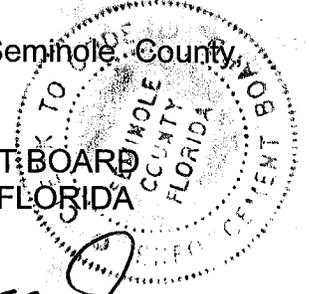
Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated January 22, 2009, the Board orders that a fine in the amount of \$4,050.00 for 27 days of non-compliance at \$150.00 per day, from February 6, 2009 through and including March 4, 2009, **be reduced to \$959.32.**

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

DONE AND ORDERED this 26th day of March 2009, in Seminole County, Florida.

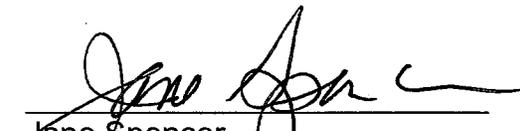
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

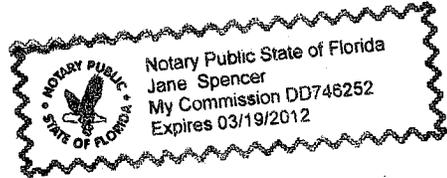
  
TOM HAGOOD, CHAIR



STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 26th day of March 2009, by Tom Hagood, who is personally known to me.

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



HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

# CitiMortgage

CitiMortgage, Inc.  
Accounts Payable - M.S. 45  
1000 Technology Drive  
O'Fallon, MO 63368-2240

Citibank, N.A.  
One Penn's Way  
New Castle, DE 19720

CHECK NO. 62-20  
311

**130067921**

CHECK DATE  
06/12/09

\*\*\*\*\*959.32\*\*\*\*\*

NINE HUNDRED FIFTY NINE AND 32/100

Agent for Citibank, N.A.

PAY TO THE ORDER OF  
SEMINOLE COUNTY  
101 EAST FIRST ST  
SANFORD FL 32771-1468

*Richard E. Ambrose*  
Security Features Details on Back

⑈ 13006792

## RECEIPT

No 71800

SEMINOLE COUNTY, FLORIDA

Date 6-16 2009

Received from CitiMortgage

Address \_\_\_\_\_

Description LA Victor + LaTONYA Pelt + US BANK, NA

Account Number	Amount	Description
<u>00100.354200.110100</u>	<u>959.32</u>	<u>Case 09-09-C&amp;B</u>
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Total Amount 959.32

Check No. 13006792 Cash

Board of County Commissioners  
By *Charlene Keller*

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																			
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 03-20-30-5PZ-0000-0800</p> <p>Owner: PELT LAVICTOR &amp; LATONYA</p> <p>Mailing Address: 2371 PINEBROOK CT</p> <p>City,State,ZipCode: OVIEDO FL 32766</p> <p>Property Address: 2737 TEAK PLACE LAKE MARY 32746</p> <p>Subdivision Name: THE COVE PH 2</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 01-SINGLE FAMILY</p>		<p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$163,340</td> <td style="text-align: right;">\$239,934</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$49,000</td> <td style="text-align: right;">\$54,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$212,340</td> <td style="text-align: right;">\$293,934</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$212,340</td> <td style="text-align: right;">\$293,934</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Tax Estimator</b></p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$163,340	\$239,934	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$49,000	\$54,000	Land Value Ag	\$0	\$0	Just/Market Value	\$212,340	\$293,934	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$212,340	\$293,934
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<p style="text-align: center;"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Deed</th> <th style="text-align: center;">Date</th> <th style="text-align: center;">Book</th> <th style="text-align: center;">Page</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">Vac/Imp</th> <th style="text-align: center;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>03/2004</td> <td>05257</td> <td>0180</td> <td>\$243,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/2001</td> <td>04229</td> <td>0614</td> <td>\$190,600</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>03/2001</td> <td>04032</td> <td>0745</td> <td>\$317,900</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	03/2004	05257	0180	\$243,000	Improved	Yes	WARRANTY DEED	10/2001	04229	0614	\$190,600	Improved	Yes	SPECIAL WARRANTY DEED	03/2001	04032	0745	\$317,900	Vacant	No	<p style="text-align: center;"><b>2008 VALUE SUMMARY</b></p> <p style="text-align: right;">2008 Tax Bill Amount: \$4,427</p> <p style="text-align: center;"><b>2008 Certified Taxable Value and Taxes</b></p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>					
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<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Land Assess Method</th> <th style="text-align: center;">Frontage</th> <th style="text-align: center;">Depth</th> <th style="text-align: center;">Land Units</th> <th style="text-align: center;">Unit Price</th> <th style="text-align: center;">Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.000</td> <td style="text-align: right;">49,000.00</td> <td style="text-align: right;">\$49,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	49,000.00	\$49,000	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> <p style="text-align: center;">PLATS: <input type="text" value="Pick..."/></p> <p style="text-align: center;">LOT 80 THE COVE PH 2 PB 58 PGS 73 - 78</p>																					
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<b>BUILDING INFORMATION</b>																																			
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																										
1	SINGLE FAMILY	2001	10	1,266	3,272	2,479	CB/STUCCO FINISH	\$163,340	\$169,264																										
Appendage / Sqft		OPEN PORCH FINISHED / 40																																	
Appendage / Sqft		GARAGE FINISHED / 641																																	
Appendage / Sqft		OPEN PORCH FINISHED / 112																																	
Appendage / Sqft		UPPER STORY FINISHED / 1213																																	
<p><b>NOTE:</b> Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p><b>Permits</b></p> <p><b>NOTE:</b> 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.</p>																																			

**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. 09-09-CEB, filed against LAVICTOR & LATONYA PELT and filed by and on behalf of Seminole County, on March 26, 2009, and recorded in Official Records Book 07164, Pages 1187 - 1188, of the Public Records of Seminole County, Florida, against the following described real property:

LOT 80 THE COVE PH 2  
PB 58 PGS 73 - 78

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  
August 11, 2009 regular meeting.

\_\_\_\_\_  
County Attorney