

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Satisfaction of Code Enforcement Lien – Case No. 07-51-CEB Previous owners, Corey S. Johns and current owner, Wells Fargo Bank

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 \$3,750.00, Case No. 07-51-CEB, on 710 Tropical Avenue, Oviedo, Tax Parcel # 21-21-32-5CF-5800-0030, previously owned by Corey S. Johns and currently owned by Wells Fargo Bank, and authorize the Chairman to execute a Satisfaction of Lien.

District 1 Bob Dallari

Tina Williamson

BACKGROUND:

In response to a complaint on March 12, 2007, the Code Enforcement Officer observed the following violation located at 710 Tropical Avenue, Oviedo: Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport which is in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (l).

The timeline on this violation is below:

DATE	ACTION	RESULT
May 17, 2007	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	Order entered by the Code Enforcement Board setting a compliance date of May 30, 2007 or a fine of \$150.00 per day imposed until compliance is achieved.
May 30, 2007	Affidavit of Non-Compliance filed by the Code Enforcement Officer after May 30, 2007 reinspection.	Violation remains.
June 26, 2007	Affidavit of Compliance filed by the Code Enforcement Officer after June 25, 2007 reinspection.	Violation corrected. Total fine accrued, \$3,700.00.
July 26, 2007	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien.	Order entered by the Code Enforcement Board imposing a lien of \$3,750.
June 10, 2008	Payment received in the amount of \$3,750.00.	Payment received from new owners, Wells Fargo Bank.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Satisfaction of Lien in the amount of \$3,750.00, Code Enforcement Board Case #07-51-CEB, on 710 Tropical Avenue, Oviedo, Tax Parcel # 21-21-32-5CF-5800-0030, previously owned by Corey S. Johns and currently owned by Wells Fargo Bank, and authorize the Chairman to execute a Satisfaction of Lien.

ATTACHMENTS:

1. Findings And Order
2. Affidavit Of Non Compliance
3. Affidavit Of Compliance
4. Order imposing Lien
5. Check and receipt for payment
6. Property Appraiser Data
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. 07-51-CEB

Petitioner,
vs.

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: John Spivey
DATE: 5-21-07

COREY S. JOHNS
PARCEL I.D. NO - 21-21-32-5CF-5800-0030

Respondent.

RETURN TO SANDY MCCANN

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 07-51-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 21-21-32-5CF-5800-0030) located at 710 Tropical Avenue, Oviedo, located in Seminole County and legally described as follows:

LOT 3 BLK 58 NORTH CHULUOTA PB 2 PGS 54 TO 58

- (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 (l)

It is hereby ordered that the Respondent shall correct the violation on or before May 30, 2007. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) **Repair or remove the junked or abandoned vehicle(s) or place in an enclosed garage or an attached carport**

If the Respondent does 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 May 30, 2007.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06704 Pgs 0109 - 110; (2pgs)
FILE NUM 2007077060
RECORDED 05/23/2007 03:26:30 PM
RECORDING FEES 18.50
RECORDED BY G Harford

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 May 2007, in Seminole County, Florida.

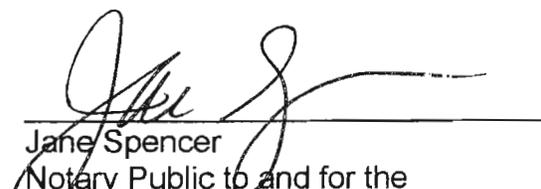
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 17th day of May 2007, by Tom Hagood, who is personally known to me.



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



Jane Spencer
Commission # DD299304
Expires: March 19, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CASE NO. 07-51-CEB

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

Petitioner,

vs.

COREY S. JOHNS
PARCEL I.D. NO – 21-21-32-5CF-5800-0030

Respondent.

_____ /

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: *Jane Spence*
DATE: *07/31/07*

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel # 21-21-32-5CF-5800-0030) located at 710 Tropical Avenue, Oviedo, located in Seminole County and legally described as follows:

LOT 3 BLK 58 NORTH CHULUOTA PB 2 PGS 54 TO 58

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 17, 2007, 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 (I).

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 30, 2007.

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 30, 2007.

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 June 25, 2007.

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2007112924 BK 06778 Pgs 1237 - 1238 (2pgs) REC'D 09/02/2007 02:34:00 PM
REC FEES 18.50, RECD BY G Harford

Accordingly, it having been brought to the Board's attention that the Respondent has complied with the Findings of Fact, Conclusions of Law and Order dated May 17, 2007.

Therefore, the Board orders that a **lien** in the amount of **\$3,750.00** for 25 days of non-compliance at \$150.00 per day, from May 31, 2007 through and including June 24, 2007, be imposed against the property.

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 July 2007, 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 July 2007, by Tom Hagood, who is personally known to me.


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

 Jane Spencer
Commission #DD299304
Expires: March 19, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

68939
68939



1800 N.W. 49TH STREET, SUITE 120
FORT LAUDERDALE, FL 33309
TELEPHONE (954) 771-5522
ESCROW ACCOUNT

WACHOVIA BANK, N.A.
63-643-670

28-01698-FL
VIOLATION PAYOFF
07-51CEB

--Three Thousand Seven Hundred Fifty and 00/100

DATE

AMOUNT Dollars

June 9, 2008

\$ *****3,750.00

PAY TO THE ORDER OF

BCC
Seminole County Planning Division, 2nd FL,
1101 E. FIRST ST. SANFORD, FLORIDA 32771

⑈00068939⑈ ⑆067006432⑆ 2000025731349⑈

RECEIPT

No 70107

SEMINOLE COUNTY, FLORIDA

Date 6-10 2008

Received from Watson Title

Address _____

Description Ravi Poorandatt + Shameeza Noorhassan

Account Number	Amount	Description
-----	<u>3750.00</u>	<u>Case No</u>
-----	-----	<u>07-51-CEB</u>
-----	-----	-----
-----	-----	-----
-----	-----	-----

Total Amount 3750.00

Board of County Commissioners

Check No. 68939

Cash _____

By

Charles Kellner

<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>																																																			
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 21-21-32-5CF-5800-0030</p> <p>Owner: JOHNS COREY S</p> <p>Mailing Address: 710 TROPICAL AVE</p> <p>City,State,ZipCode: OVIEDO FL 32766</p> <p>Property Address: 710 TROPICAL AVE CHULUOTA 32766</p> <p>Subdivision Name: NORTH CHULUOTA</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 00-HOMESTEAD (2000)</p> <p>Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">2007 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$78,001</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$43,699</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$121,700</p> <p>Assessed Value (SOH): \$63,549</p> <p>Exempt Value: \$25,000</p> <p>Taxable Value: \$38,549</p> <p>Tax Estimator</p>																																																		
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**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. 07-51-CEB filed against COREY S. JOHNS and filed by and on behalf of Seminole County, on July 26, 2007, and recorded in Official Records Book 06778, Pages 1237-1238, of the Public Records of Seminole County, Florida, against the following described real property:

LOT 3 BLK 58 NORTH CHULUOTA
PB 2 PGS 54 TO 58

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 _____, 2008.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
BRENDA CAREY, 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 12, 2008 regular meeting.

County Attorney