

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Satisfaction of Code Enforcement Lien – David W. and Suzanne A. Sowers –
347 Howard Boulevard, Longwood, Tax Parcel # 20-20-30-501-0H00-0080

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

AUTHORIZED BY: Dan Matthys **CONTACT:** April Boswell **EXT.** 7339

Agenda Date <u>1/10/06</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve the Satisfaction of Lien in the amount of \$2,975.00 on 347 Howard Boulevard, Longwood, Tax Parcel # 20-20-30-501-0H00-0080, previously owned by David W. and Suzanne A. Sowers, but presently owned by Christopher Perez and Jacqueline Carreras.

Commissioner Henley– District 4 April Boswell – Assistant Planning Manager

BACKGROUND:

On January 23, 1997, the Code Enforcement Board issued its Findings of Facts, Conclusion of Law and Order. This Order required the Respondents, David W. and Suzanne A. Sowers, to comply with County Code on or before April 24, 1997, by submitting for permit and obtaining necessary inspections or by removing the subject shed, in violation of Seminole County Code Section 40.51 and Section 103.1.1 of the Standard Building Code. Failure of the Respondent to comply resulted in a fine of \$25.00 per day for a period of 119 days. The timeline is below:

January 23, 1997	<u>Findings of Fact, Conclusions of Law and Order</u> , setting compliance date of April 24, 1997 or a fine of \$25.00 per day imposed if compliance not achieved
May 27, 1998	<u>Affidavit of Compliance</u> filed by the Code Officer, indicating Respondents compliant on August 21, 1997
June 29, 2000	Code Enforcement Board issued an <u>Order Finding Compliance and Imposing Fine/Lien</u> , for a lien in the amount of \$2,975.00 (119 days at \$25.00 per day)
October 5, 2005	Seminole County received a payment in the amount of \$2,975.00. Copies of the check and receipt are attached.

Reviewed by: <u>KL</u> Co Atty: _____ DFS: _____ Other: _____ DCM: <u>JS</u> CM: <u>JS</u> File No. <u>cpdp01</u>
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STAFF RECOMMENDATION

Authorize the Chairman to execute a Satisfaction of Lien for Code Enforcement Board Case #96-55-CEB, Tax Parcel # 20-20-30-501-0H00-0080 in the amount of \$2,975.00.

Attachments: Findings of Fact, Conclusions of Law and Order (01/23/97)
Affidavit of Compliance (05/27/98)
Order Finding Compliance and Imposing Fine/Lien (06/29/00)
Check for Payment (09/21/05)
Receipt for Payment (10/05/05)
Property Appraiser Database Information (11/15/05)

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 96-55-CEB

Petitioner,

vs.

DAVID W & SUZANNE A SOWERS,

Respondents.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

I move that the Respondents are in violation of Section 40.51, of the Code of Seminole County and Section 103.1.1 of the Standard Building Code, based on the following findings:

- a. The Respondents are the owners of record of the property.
- b. The Respondents are in possession/control of the property.
- c. On October 5, 1995, the property was inspected and it was observed that a 12'x12' shed with electrical service had been constructed on the property without issuance of necessary permits. A Notice of Violation was issued on that same day.
- d. On September 17, 1996, the property was reinspected and the Seminole County permitting records reviewed and the property was found to be still in violation as no permits had been pulled to date.

I move that the Respondents correct the violation on or before April 24, 1997. In order to correct the violation, the Respondents shall take the following remedial action:

Submit for permit and obtain necessary inspections.

Amendment to motion: Submit for permit and obtain necessary inspections or remove shed.

Original motion amended.

If the Respondents do not comply with this Order by April 24, 1997, a fine of \$25.00 will be imposed for each day the violation continues past that date, or is repeated after compliance. **THE RESPONDENTS MUST CONTACT THE CODE INSPECTOR TO ARRANGE FOR AN INSPECTION OF THE PROPERTY TO VERIFY COMPLIANCE.** Any fine imposed shall continue until such time as the code inspector inspects the property and establishes the date of compliance.

The Order imposing the fine will be recorded in the public records.

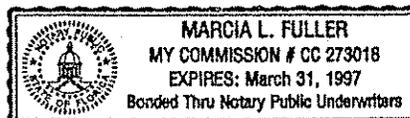
DONE AND ORDERED this 23rd day of January, 1997


CHAIRMAN

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 23rd day of January, 1997, by Jean Metts, who is personally known to me.


Print Name
Notary Public in 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

CaseNo. 96-55-CEB

Petitioner,
vs.

DAVID W & SUZANNE A SOWERS

Respondent.
_____ /

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **James Hitchcock**, Code Inspector for **Current Planning**, who, after being duly sworn, deposes and says:

1. That on **January 23, 1997**, 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 24, 1997**.
3. That a re-inspection was performed and the Respondent was in compliance on **August 21, 1997**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken.

FURTHER AFFIANT SAYETH NOT.

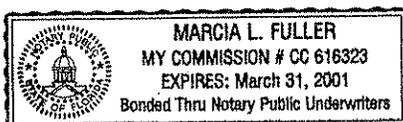
DATED this 27th day of **May 1998**.



Signature of Code Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 27th day of **May 1998**, by **James Hitchcock**, who is personally known to me and who did take an oath.





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

567229

2000 JUL 26 AM 8:18

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 96-55-CEB

Petitioner,

vs.

DAVID W & SUZANNE A SOWERS,

Respondents.

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID #20-20-30-501-0H00-0080) located at 347 Howard Blvd, Longwood, located in Seminole County and legally described as follows:

LEG E 29 FT OF LOT 8 & W 53 FT OF LOT 9 BLK H LONGWOOD PARK
PB 11 PG 10

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 23rd day of January, 1997, 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 (Order).

Said Order found Respondent in violation of Section 40.51 Seminole County Code.

Said Order required Respondent to take certain corrective action by April 24, 1997.

Said Order stated that a fine of \$25.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Compliance bearing the date of May 27, 1998, stating that Compliance has been met on August 21, 1997, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action has been taken as ordered.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated January 23, 1997, the Board orders that a fine of \$2,975.00 (total accrued fine) is imposed against the property for each day the violation continued past the date set for compliance

The Respondent must contact the Code Inspector to arrange for an inspection of the property to verify compliance. The fine imposed shall continue until such time as the Code Inspector inspects the property and establishes the date of compliance.

SEMINOLE CO., FL

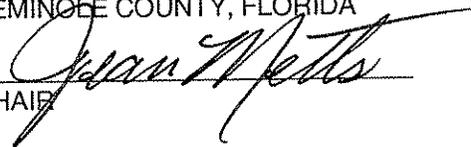
3892 0787

OFFICIAL RECORDS
BOOK PAGE

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 Respondent.

DONE AND ORDERED this 29th day of June, 2000, in Seminole County, Florida.

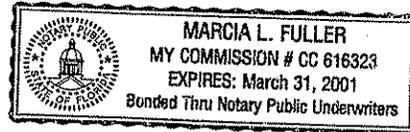
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 6th day of July, 2000, by Jean Metts, who is personally known to me.

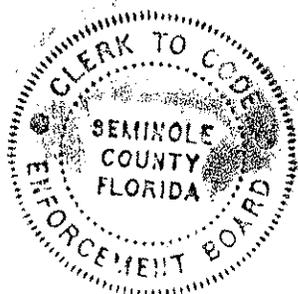

Marcia L. Fuller
Notary Public to and for the
County and State aforementioned.
My Commission Expires:



SEMINOLE CO., FL

3892 0788

OFFICIAL RECORDS
BOOK PAGE



RECEIPT

No 62482

SEMINOLE COUNTY, FLORIDA

Date 10/5 20 05

Received from Code Enforcement

Address _____

Description Case # 96-55-CEB

Account Number	Amount	Description
-----	<u>2,975.00</u>	<u>Property Location:</u>
-----	-----	<u>347 Howard Blvd</u>
-----	-----	<u>Longwood 32750</u>
-----	-----	-----
-----	-----	-----

Total Amount 2,975.00

Board of County Commissioners

Check No. 61822 Cash _____

By M. Roldan

THE TITLE COMPANY, INC.
ESCROW ACCOUNT

061822

FILE #: TTC-5581 AMOUNT: \$2,975.00 DATE: 09/21/05 CODE:
CK #: 61822 ALT:

PAYEE: -- SEMINOLE COUNTY CLERK

SELLER(S) -- SUZANNE A. SOWERS-BURDEN and DAVID BURDEN

BUYER(S) -- CHRISTOPHER PEREZ

PROPERTY LOCATION --
347 HOWARD BLVD., LONGWOOD, FL 32750

CODE ENFORCEMENT LIEN

061822

THE TITLE COMPANY, INC.
ESCROW ACCOUNT
1850 Lee Road, Suite 115
Winter Park, Florida 32789
VOID AFTER 90 DAYS

BANK FIRST
WINTER PARK, FLORIDA 32789
63-1380-631
FILE #: TTC-5581 61822

TWO THOUSAND NINE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS ***

DATE AMOUNT
09/21/05 *****\$2,975.00*

PAY
TO THE
ORDER
OF

SEMINOLE COUNTY CLERK
1101 East First St.
Room 1200
Sanford, FL 32771



AUTHORIZED SIGNATURE

⑈061822⑈ ⑆063113808⑆ 061003499⑈

Details on back.  Security Features Included.

08/10/13/08

PARCEL DETAIL		2	3	4	5	6	7	8	9	10.0	11.A	13.0	15.0		
DAVID JOHNSON, CFA, ASA		G													
PROPERTY APPRAISER		31.0	29.0	27.0	28.0	25.0	24.0	21.0	20.0						
SEMINOLE COUNTY FL		33	32	31	30	29	28	27	26	25	24	23	22	21	20
1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506															
		2	3	4	5	6	7	8	9	10	12.A	13	14	15	
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		2.0	3.0	5.0	6.0	7.0	8.0	11.0	12.0	14.0					
		30.0					28.0	24.0	23.0	22.0	21.0				
		33	32	31	30	29	28	27	26	25	24	23	22	21	20
		MARJORIE BLVD													
		2	3	4	5	6	7	8	9	10	11	12	13	14	15

<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 20-20-30-501-0H00-0080 Owner: PEREZ CHRISTOPHER & Own/Addr: CARRERAS JACQUELINE Mailing Address: 347 HOWARD BLVD City,State,ZipCode: LONGWOOD FL 32750 Property Address: 347 HOWARD BLVD LONGWOOD 32750 Subdivision Name: LONGWOOD PARK Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">2006 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$98,989 Depreciated EXFT Value: \$1,153 Land Value (Market): \$19,262 Land Value Ag: \$0 Just/Market Value: \$119,404 Assessed Value (SOH): \$119,404 Exempt Value: \$0 Taxable Value: \$119,404 Tax Estimator</p>																																										
<p style="text-align: center;">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th><th>Date</th><th>Book</th><th>Page</th><th>Amount</th><th>Vac/Imp</th><th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td><td>09/2005</td><td>05939</td><td>1650</td><td>\$205,000</td><td>Improved</td><td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td><td>10/1998</td><td>03610</td><td>1662</td><td>\$100</td><td>Improved</td><td>No</td> </tr> <tr> <td>WARRANTY DEED</td><td>06/1987</td><td>01865</td><td>1370</td><td>\$66,000</td><td>Improved</td><td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td><td>05/1981</td><td>01334</td><td>1518</td><td>\$52,900</td><td>Improved</td><td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td><td>12/1980</td><td>01314</td><td>1428</td><td>\$3,000</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	09/2005	05939	1650	\$205,000	Improved	Yes	QUIT CLAIM DEED	10/1998	03610	1662	\$100	Improved	No	WARRANTY DEED	06/1987	01865	1370	\$66,000	Improved	Yes	WARRANTY DEED	05/1981	01334	1518	\$52,900	Improved	Yes	WARRANTY DEED	12/1980	01314	1428	\$3,000	Vacant	No	<p style="text-align: center;">2005 VALUE SUMMARY</p> <p>2005 Tax Bill Amount: \$1,966 2005 Taxable Value: \$119,989 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p>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.</p>																																											