

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Satisfaction of Code Enforcement Lien – Le Dai Tu – 149 Magnolia Drive,
Altamonte Springs, Tax Parcel # 03-21-29-505-0E00-0130.

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

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

Agenda Date <u>06/27/06</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 satisfaction of Code Enforcement lien on Tax Parcel # 03-21-29-505-0E00-0130, 149 Magnolia Drive, Altamonte Springs, CEB Case # 02-135-CEB.

(District 3 – Van Der Weide) April Boswell – Assistant Planning Manager

BACKGROUND:

On October 24, 2002, the Code Enforcement Board issued a Findings of Facts, Conclusion of Law and Order. This order required the Respondent to comply with County Code on or before November 8, 2002, by removing the uncultivated vegetation in excess of 24" in height, located within 75' from a structure from the subject property. Failure to comply would result in a fine of \$100.00 per day to be imposed.

On November 13, 2002, an Affidavit of Non-Compliance was filed by the Code Enforcement Officer with the fine of \$100.00 per day imposed.

On November 22, 2002, an Affidavit of Compliance was filed by the Code Enforcement Officer. Said affidavit certified that the Respondent had taken the corrective action.

On February 27, 2003, the Code Enforcement Board issued an Order Finding Compliance and Imposing Fine/Lien in the amount of \$1,200.00.

The lien in the amount of \$1,200.00 was paid by the Respondent on April 25, 2006.

STAFF RECOMMENDATION

Authorize the Chairman to execute a Satisfaction of the Code Enforcement Lien on Tax Parcel # 03-21-29-505-0E00-0130, 149 Magnolia Drive, Altamonte Springs, CEB Case # 02-135-CEB.

Reviewed by:	<u>KFT</u>
Co Atty:	<u> </u>
DFS:	<u> </u>
Other:	<u>TP</u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>cpdp02</u>

Attachments: Findings of Fact, Conclusions of Law and Order (10/24/02)
Affidavit of Non-Compliance (11/13/02)
Affidavit of Compliance (11/22/02)
Order Finding Compliance and Imposing Fine/Lien (02/27/03)
Lien Payment Received (04/25/06)
Property Appraiser Database Information

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 02-135-CEB

1001 10 11 001 11 001 10 10 00 101 01 101 01 01 10 10 101 01 1001

Petitioner,
VS.

LE DAI TU

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04623 PG 1700
CLERK'S # 2002988591
RECORDED 12/09/2002 12:24:40 PM
RECORDING FEES 6.00
RECORDED BY J Eckenroth

AFFIDAVIT OF COMPLIANCE

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

1. That on **OCTOBER 24, 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 **NOVEMBER 8, 2002**.
3. That a re-inspection was performed and the Respondent was in compliance on **NOVEMBER 22, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken.

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of NOVEMBER 2002.

Pamela Taylor

Pamela Taylor, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 22ND day of NOVEMBER 2002, by Pamela Taylor, who is personally known to me.

Marcia L. Fuller

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

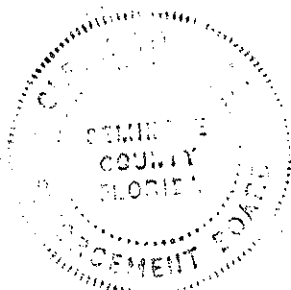
CMPLAFF.CEB

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



By: *Marcia L. Fuller*
Date: *12-6-02*

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 02-135-CEB

Petitioner,

vs.

LE DAI TU
149 MAGNOLIA DR
ALTAMONTE SPRINGS FL 32714

Respondent.

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID #03-21-29-505-0E00-0130), located at 149 Magnolia Dr, Altamonte Springs, located in Seminole County and legally described as follows:

LOT 13 BLK E MOBILE MANOR 2ND SECTION PB 11 PG 48

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 24th day of October 2002, 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 Section 95.4 as defined in Section 95.3(h), Seminole County Code.

Said Order required Respondent to take certain corrective action by November 8, 2002.

Said Order stated that a fine of \$100.00 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 November 22, 2002, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action, removing the uncultivated vegetation in excess of 24" in height located within 75' of a structure has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated October 24, 2002, the Board orders that a fine of \$1,200.00 is imposed against the property for each day the violation continued past the date set for compliance

SEMINOLE COUNTY CODE ENFORCEMENT

104 EAST FIRST STREET
32771-1468

RECORDED BY ANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
FILE NO 04736 PG 0067
FILE NUM 2003039876
RECORDED 03/07/2003 09:58:41 AM
RECORDING FEES 10.50
RECORDED BY J Eckenroth

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 27th day of February, 2003, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Jean Metts
JEAN METTS, VICE CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 4th day of March, 2003, by Jean Metts, 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.ledaitu



CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By: *Marcia L Fuller*
Date: 3-6-03

J & K Title Agency, Inc. / Escrow Account

16972

File No.: JK06-1636 J & K TITLE AGENCY LLC - Acct Date: 4-2006 Check Dated: April 19, 2006

Reference: KIRCHER/NGUYEN/REMAX

Payee: SEMINOLE COUNTY CLERK OF COURTS

Printer: HP LaserJet 2420 PS on Apr 19,2006 at 11:55 AM

1304 PAYOFF MUNICIPAL LIEN

1,200.00

1,200.00

TO REORDER CHECKS: (800) 393-4460

RECEIPT

No 64532

SEMINOLE COUNTY, FLORIDA

Date 4/25 20 06

Received from Code ENFORCEMENT

Address _____

Description J&K TITLE - Client


Account Number	Amount	Description
-----	<u>1200.00</u>	<u>Le Dai Tu</u>
-----	-----	<u>Case # -</u>
-----	-----	<u>02-135-CEB</u>
-----	-----	-----
-----	-----	-----

Total Amount 1200.00

Board of County Commissioners

Check No 10972 Cash _____

By D. Dudley

PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508		<table border="1"> <tr> <td>19</td><td></td><td></td><td>15</td><td></td><td></td><td>11</td><td></td><td>9</td><td></td><td></td> </tr> <tr> <td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td> </tr> <tr> <td></td><td></td><td></td><td>23.0</td><td></td><td></td><td></td><td></td><td>28.0</td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>F</td> </tr> </table> <table border="1"> <tr> <td>19</td><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td><td>13</td><td>12</td><td>11</td><td>10</td><td>9</td> </tr> <tr> <td>19.0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>8.0</td><td>8</td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>E</td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>8</td> </tr> </table>	19			15			11		9			20	21	22	23	24	25	26	27	28	29	30				23.0					28.0													F	19	18	17	16	15	14	13	12	11	10	9	19.0									8.0	8											E											8	
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GENERAL Parcel Id: 03-21-29-505-0E00-0130 Owner: KIRCHER KEVIN R Mailing Address: 1026 TURNER RD City,State,ZipCode: WINTER PARK FL 32789 Property Address: 149 MAGNOLIA DR ALTAMONTE SPRINGS 32701 Subdivision Name: MOBILE MANOR 2ND SECTION Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 02-MOBILE/MANUFACTURED		2006 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$15,967 Land Value (Market): \$25,000 Land Value Ag: \$0 Just/Market Value: \$40,967 Assessed Value (SOH): \$24,906 Exempt Value: \$24,906 Taxable Value: \$0 Tax Estimator																																																																																									
SALES <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>04/2006</td><td>06220</td><td>0771</td><td>\$38,300</td><td>Improved</td><td>Yes</td></tr> <tr> <td>QUIT CLAIM DEED</td><td>05/2003</td><td>04848</td><td>0623</td><td>\$100</td><td>Improved</td><td>No</td></tr> <tr> <td>WARRANTY DEED</td><td>08/2000</td><td>03914</td><td>0107</td><td>\$20,900</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>06/1995</td><td>02935</td><td>1606</td><td>\$28,000</td><td>Improved</td><td>No</td></tr> <tr> <td>WARRANTY DEED</td><td>05/1995</td><td>02921</td><td>0477</td><td>\$18,000</td><td>Improved</td><td>Yes</td></tr> <tr> <td>WARRANTY DEED</td><td>12/1988</td><td>02046</td><td>1055</td><td>\$15,000</td><td>Vacant</td><td>Yes</td></tr> </tbody> </table> Find Comparable Sales within this Subdivision		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	04/2006	06220	0771	\$38,300	Improved	Yes	QUIT CLAIM DEED	05/2003	04848	0623	\$100	Improved	No	WARRANTY DEED	08/2000	03914	0107	\$20,900	Improved	Yes	WARRANTY DEED	06/1995	02935	1606	\$28,000	Improved	No	WARRANTY DEED	05/1995	02921	0477	\$18,000	Improved	Yes	WARRANTY DEED	12/1988	02046	1055	\$15,000	Vacant	Yes	2005 VALUE SUMMARY Tax Value(without SOH): \$87 2005 Tax Bill Amount: \$0 Save Our Homes (SOH) Savings: \$87 2005 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																																								
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