

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Code Enforcement Lien, Case # 05-88-CEB, Request for Reduction of Penalty – Robert Smith and Mercerdees Murrell L TC50, 3600 Sanford Avenue, Sanford, FL, 32773.

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** April Boswell **EXT.** 7339

Agenda Date 07/25/06 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

(A) Approve a reduction to the Code Enforcement Board lien from \$10,200.00, to **\$3,761.95** for Case # 05-88-CEB on the property located at 3600 Sanford Avenue, Sanford – Robert Smith and Mercerdees Murrell L TC50, and require these costs to be paid within a 6-month time period, or the lien will revert to its original amount (\$10,200.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(B) Approve a reduction to the Code Enforcement Board lien from \$10,200.00, to the estimated administrative costs of **\$1,211.95** for processing Case # 05-88-CEB on the property located at 3600 Sanford Avenue, Sanford – Robert Smith and Mercerdees Murrell L TC50, and require these costs to be paid within a 6-month time period, or the lien will revert to its original amount (\$10,200.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(C) Approve the request to waive the Code Enforcement Board lien, which totals \$10,200.00, on the property located at 3600 Sanford Avenue, Sanford – Robert Smith and Mercerdees Murrell L TC50, Case # 05-88-CEB and authorize the Chairman to execute the Satisfaction of Lien; or

(D) Deny a reduction to the Code Enforcement Board lien in the amount of \$10,200.00 on the property located at 3600 Sanford Avenue, Sanford – Robert Smith and Mercerdees L TC50 case # 05-88-CEB, and require this amount to be paid within a 6-month time period, and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien.

District 5 – Commissioner Carey

April Boswell – Assistant Planning Manager

BACKGROUND:

In response to a complaint, on August 30, 2005, the Code Enforcement Officer observed the following violation located at 3600 Sanford Avenue, Sanford: in a C-1 Retail Commercial District, no outside storage of parts, supplies or materials shall be permitted, which is in violation of Seminole County Land Development Code, Chapter 30, Section 30.744. The timeline on this violation is below:

Reviewed by:
Co Atty: KPT
DFS: _____
Other: TW
DCM: OP
CM: OC
File No. rpdp03

DATE	ACTION	RESULT
August 31, 2005 and September 13, 2005	Notices of Violation issued to Respondent.	Violation remains.
October 4, 2005	Statement of Violation and Request for Hearing.	Filed by Code Enforcement Officer.
November 3, 2005	Notice of Hearing mailed to the Respondents.	Certified mail returned to Clerk marked "refused". Notice sent via regular mail was not returned.
November 21, 2005	Posted Notice of Hearing	
December 1, 2005	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	Entered by Code Enforcement Board giving a compliance date of January 20, 2006, or fine of \$150.00 per day will begin to accrue thereafter. Jeffrey Bloom of Coldwell Banker Commercial Real Estate represented the Respondents at this hearing.
December 2, 2005	Findings of Fact, Conclusions of Law and Order mailed to the Respondents.	Certified mail returned to Clerk marked "unclaimed". Findings of Fact sent via regular mail was not returned.
January 23, 2006	Re-inspection and Affidavit of Non-Compliance filed by Code Enforcement Officer.	Violation remains.
February 9, 2006	Affidavit of Non-Compliance mailed to the Respondents.	Certified mail returned to Clerk marked "unclaimed". Affidavit sent via regular mail was not returned.
February 22, 2006	Notice of Hearing to address possible lien mailed to the Respondents.	Certified mail returned to Clerk marked "unclaimed". Notice of Hearing sent via regular mail was not returned.
March 23, 2006	Code Enforcement Hearing – Order Finding Non-Compliance and Imposing Fine/Lien.	Entered by Code Enforcement Board imposing a lien in the amount of \$9,300.00 for 62 day of non-compliance from January 21, 2006 through March 23, 2006 at \$150.00 per day, with the fine continuing to accrue at \$150.00 per day until compliance is obtained. The Respondents and/or their Agent were NOT present at this hearing.
March 27, 2006	Order Finding Non-Compliance and Imposing Fine/Lien mailed to Respondents.	Certified mail returned to Clerk marked "unclaimed". Order mailed via regular mail was not returned.
March 30, 2006	Re-inspection and Affidavit of Compliance filed by Code Enforcement Officer	Certified mail returned to Clerk marked "unclaimed". Affidavit mailed via regular mail was not returned.
May 16, 2006	Request for Reduction of Penalty received from the Respondents.	¹ See below.

¹Respondents, through their agent Jeffrey Bloom of Coldwell Banker Commercial Real Estate, are requesting that the lien imposed against the property on March 23, 2006, be waived claiming that they leased this property to a tenant and it was the tenant who caused this violation. They further claim that they have made every legal effort to resolve this issue including evicting the tenant, and upon taking legal possession of the property, the Respondents obtained compliance in a timely manner.

The Board considers the individual facts of each case when determining whether to reduce a lien. In addition, the Board adopted the following guidelines on February 9, 1999 to use when considering lien reductions:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases, the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator, its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation. Per the Property Appraiser information, the assessed value of the property is **\$68,825.00**. The lien totals **\$10,200.00**.
5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

STAFF RECOMMENDATION:

Staff recommends that the Board approve a reduction of the lien in the amount of \$10,200.00 to **\$3,761.95**, which represents \$1,211.95 for administrative costs and 25% of the total lien amount or \$2,550.00, as recommended by the Code Enforcement Officer in her letter dated June 13, 2006, on the property located at 3600 Sanford Avenue, Sanford, based on the following facts:

- 1) This violation was caused by a tenant who leased this property from the Respondents.
- 2) The Respondents took legal remedy to bring this property into compliance, including, but not limited to, incurring substantial expense in excess of \$3,000.00 in the eviction of the tenant from the property, cost of removing the materials placed on the property by the tenant, rental of dumpsters for removal of the tenant's personal property, and costs of hauling and dumping fees.
- 3) The Code Enforcement Officer who handled this case, states in the attached letter dated June 13, 2006, that this case was time consuming with weekly phone calls and daily visual inspections by her and her lieutenant. She advised that the Respondents involved in this case were not cooperative and that this situation could have been remedied quickly and prior to the Code Enforcement Board Hearing, had the Respondents and their representative responded in a timely manner to requests for compliance. The Code Enforcement Officer stated that the Respondents did not

act until they received notice that this case was going before the Code Enforcement Board and even then, they moved slowly to evict the tenants and bring this property into compliance. The Code Enforcement Officer also advised that, at one point, this property was not occupied by the tenants and abandoned items were left for sale outside.

Staff further recommends that this amount, **\$3,761.95**, be paid within a 6-month period and upon payment in full; authorize the Chairman to execute the Satisfaction of Lien.

Attachments: Findings of Fact, Conclusions of Law and Order (12/1/05)
Affidavit of Non-Compliance (1/25/06)
Order Finding Non-Compliance and Imposing Fine/Lien (3/23/06)
Affidavit of Compliance (4/10/06)
Request for Reduction of Penalty (5/16/06)
Property Appraiser Database Information
Estimated Costs for processing Case # 05-66-CEB (Planning Division and SCSO total)
Estimated Costs for processing Case # 05-66-CEB (SCSO)
Letter from Code Enforcement Officer Pamela Taylor (6/13/06)
Photographs of property by Officer Pamela Taylor

YVONNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06024 PGS 1006-1007
CLERK'S # 2005209474
RECORDED 12/05/2005 03:55:42 PM
RECORDING FEES 18.50
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 05-88-CEB

Petitioner,
vs.

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

ROBERT SMITH and MERCERDEES L MURRELL TC50
PARCEL I.D. # 12-20-30-509-0000-0190

Respondents.

By: [Signature]
Date: 12-2-05

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 05-88-CEB, it is determined that the Respondents are:

- (a) the owners-of-record of the property (Tax Parcel ID # 12-20-30-509-0000-0190) located at 3600 Sanford Avenue, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 19 (LESS RD) + 20 SOUTH
SANFORD HEIGHTS ADD
PB 2 PG 119

- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.744.

It is hereby ordered that the Respondents correct the violation on or before January 20, 2006. In order to correct the violation, the Respondents shall take the following remedial action:

CEASE OUTSIDE STORAGE OF PARTS, SUPPLIES OR MATERIALS IN C-1 RETAIL COMMERCIAL DISTRICT.

If the Respondents do not comply with this Order, a fine of \$150.00 will be imposed for each day the violation continues, or is repeated after compliance past January 20, 2006. 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 such time as the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the Public Records of Seminole County.

RESPONDENTS ARE HEREBY NOTIFIED THAT THEY OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAVE THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.

DONE AND ORDERED this 1st day of December 2005, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

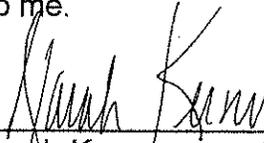


TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 1st day of December 2005, by Tom Hagood, who is personally known to me.





Sarah Kersey
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: 05-88-CEB

Petitioner,

vs.

Robert Smith & Mercerdees Murrell

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06121 Pg 1763; (1pg)
CLERK'S # 2006024737
RECORDED 02/14/2006 04:23:01 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 who after being duly sworn, deposes and says:

1. That on **December 1, 2005** 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 **January 20, 2006**.
3. That a re-inspection was performed on **January 23, 2006**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the outside storage of parts, supplies or materials is still in violation of the Seminole County Land Development Code.**

FURTHER AFFIANT SAYETH NOT.

DATED this 25th day of January, 2006

Pamela Taylor
Pamela Taylor,
Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 25th day of January 2006, by Pamela Taylor, who is personally known to me and who did take an oath.

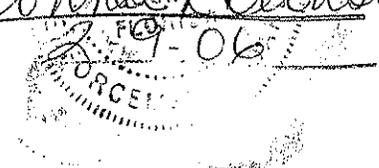
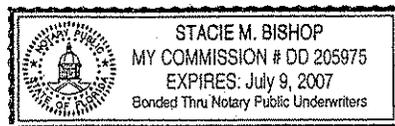
CERTIFIED COPY
CLERK OF THE

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

By: *Constance R. Weaver*

Date: *1-27-06*

Stacie M. Bishop
Notary Public in and for the County
and State Aforementioned



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 05-88-CEB

Petitioner,

vs.

ROBERT SMITH and MERCERDEES L MURRELL TC50
PARCEL I.D. # 12-20-30-509-0000-0190

Respondents

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: Valerie K. Reynolds-Smith
DATE: 3-27-06

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondents are the owners of record of the property (Tax Parcel # 12-20-30-509-0000-0190) located at 3600 Sanford Avenue, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 19 (LESS RD) + 20 SOUTH
SANFORD HEIGHTS ADD
PB 2 PG 119

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 1, 2005, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Land Development Code, Chapter 30, Section 30.744.

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondents did not take certain corrective action by January 20, 2006.

The Code Enforcement Officer filed an Affidavit of Non-Compliance, which certifies under oath that the required action had not been obtained as of January 23, 2006.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 06181 Pgs 0360 - 361; (2pgs)
FILE NUM 2006050950
RECORDED 03/30/2006 10:10:08 AM
RECORDING FEES 18.50
RECORDED BY G Harford

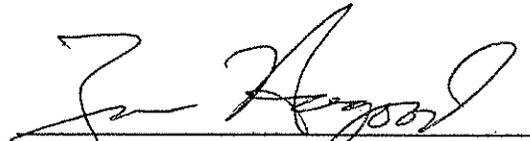
ROBERT SMITH and MERCERDEES L MURRELL TC50

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated December 1, 2005, the Board orders that a **lien** in the amount of **\$9,300.00**, for 62 days of non-compliance at \$150.00 per day from January 21, 2006 through and including March 23, 2006, and the fine shall continue to accrue at **\$150.00** per day for each day the violation continues or is repeated past March 23, 2006.

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 Respondents.

DONE AND ORDERED this 23rd day of March 2006, in Seminole County, Florida.

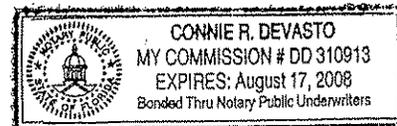
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 23rd day of March 2006, 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



SEMINOLE COUNTY
CODE ENFORCEMENT BOARD
CASE NO. 05-88-CEB

REQUEST FOR REDUCTION OF PENALTY

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH

INSTRUCTIONS: Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Clerk to the Code Enforcement Board. The REQUEST FOR REDUCTION OF PENALTY will then be presented to the Board of County Commissioners at their next regularly-scheduled hearing, or as soon thereafter as possible, and you will be notified in writing of the Board's decision within 10 days after the hearing. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call the Clerk at (407) 665-7403.

Property Owner's Name: Robert Smith and Mercedes L. Murrell
3600 S Sanford Avenue
Property Address: Sanford, Florida 32773

Phone number(s) where you can
be reached during the day: 407-898-6703

Is the property now in compliance? YES NO
(If No, explain in detail) _____

Are you claiming a financial hardship? YES NO

Are you claiming a medical hardship? YES NO

If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:

Name: _____

Relationship: _____

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

I, Mercerdees L. Murrell, do hereby submit this REQUEST FOR REDUCTION OF PENALTY to request a reduction in the total amount of penalty imposed and in support offer the following statement:

SEE THE ATTACHED "REQUEST FOR REDUCTION OF PENALTY"

Date: 5-16-06

Signed: Mercerdees L. Murrell

Print Name: Mercerdees L. Murrell

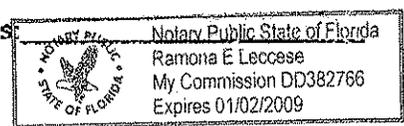
STATE OF FLORIDA
COUNTY OF SEMINOLE

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Mercerdes Murrell, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced FL DL M640-552-33-954-0 as identification and did take an oath.

Date: May 16, 2006

Ramona E. Leccese
Notary Public

My commission expires:



RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1488

May 8, 2006

REQUEST FOR REDUCTION OF PENALTY

The undersigned are the record title owners of the property located at 3600 S. Sanford Avenue in Seminole County, Florida, and request a waiver of the penalty and satisfaction of lien with reference to Case No. 05-88-CEB, the applicants having at all times within the best of their ability and the provisions of law complied with deadlines imposed by Code Enforcement Officer.

Robert Smith, one of the owners, has recently undergone open heart surgery. The other owner, Mercerdees L. Murrell, is presently scheduled for surgery within the next week and will be incapacitated for an extended period of time as a result of said surgery.

This property was leased to the tenant, Mr. DeMarco, on or about August, 2005, and he attempted to conduct a business on the property to repair small appliances or motors.

On or about August 31, 2005, Officer Pamela Taylor contends that there was a Code violation in that there were various parts, supplies or materials stored on the property outside of the building.

Upon receipt of such notice, the undersigned as owners attempted to take immediate corrective action for the removal of any offending parts, supplies or materials from the property. However, the tenant, Mr. DeMarco, could not be reached or located, and we later learned that he claimed that he had a stroke, was disabled and unable to work.

After several diligent attempts to contact Mr. DeMarco and regain possession of the property in order to take corrective action, we posted a notice of termination of the tenancy as provided by Florida Statutes Sections 83.20 and 83.21, and we also arranged for the law firm of Railey & Harding, P.A., to file immediate legal action for eviction of the tenant in order to comply with the necessary action to eliminate any claims of any Code violation. The tenant filed an answer to the complaint on or about January 19, 2006, the tenant having failed to pay any rent from July 2005. The law firm acted expeditiously and on the first possible date obtained a Final Judgment on February 10, 2006 and a writ of possession February 23, 2006 which permitted us to proceed with the removal of the items and materials on the property, and we arranged for two dumpsters to be placed on the site and hired workmen necessary to remove all the offending

materials. We also arranged for the Sheriff's Office to provide for a deputy, Leonard Maciejewski, to meet on the property with our agent and serve the tenant with the Writ of Possession, and to deliver possession. At that time we were able to get the tenant to sign a statement consenting to the removal of all his items of personal property and all of these items were removed from the property by March 20, 2006, less than a week later, whereupon we contacted the Code Enforcement Officer Pamela Taylor and she filed an affidavit of compliance that the remedial action had been taken and that the property was in compliance when she inspected it on March 30, 2006.

Each of the actions taken to bring the property into compliance was expeditious and performed with diligence in order to eliminate any violations. We as the owners acted immediately without delay and as rapidly as permitted by law to evict the tenant and comply with any request for corrective action.

Accordingly it would be unfair and unjust to penalize the owners, who acted expeditiously and in good faith in correcting the unauthorized actions of the tenant, and the owners request any and all penalties for Code violation be reduced or eliminated. The owners did not authorize or permit any Code violations, and incurred substantial expense in bringing the property into compliance, there being no reasonable expectation of any recovery from the tenant, who claims he suffers from serious health problems, is unemployed, disabled and judgment proof.

The owners incurred substantial expense in the eviction of the tenant from the property and cost of removal of the parts, supplies and materials placed on the property by the tenant including the filing fees, attorneys fees, payment of the Sheriff for service of the Writ of Possession, rental of dumpsters for removal of tenant's property, labor in placing the materials in the dumpsters, and costs of hauling and dumping fees in excess of \$3,000.00, and have incurred additional damages and expenses.

We appreciate the deficiencies caused by the tenant being brought to our attention and we intend to the best of our ability to see that no further Code violations occur.

Accordingly we would appreciate the reduction or elimination of the penalty.

Yours very truly,


MERCERDEES L. MURRELL

STATE OF FLORIDA
COUNTY OF ORANGE

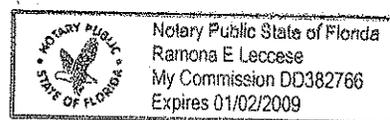
PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, MERCERDEES L. MURRELL, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. She is not personally known to me and has produced FLDL M640-552-33-9540 as identification and did take an oath.

Date: May 16, 2006

Ramona E. Leccese

Notary Public

My commission expires:



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																										
<p align="center">GENERAL</p> <p>Parcel Id: 12-20-30-509-0000-0190 Owner: SMITH ROBERT & Own/Addr: MURRELL MERCERDEES L TC50 Mailing Address: 3041 WESTCHESTER AVE City,State,ZipCode: ORLANDO FL 32803 Property Address: 3600 SANFORD AVE S Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 11-STORES GENERAL-ONE S</p>		<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$36,569 Depreciated EXFT Value: \$336 Land Value (Market): \$31,920 Land Value Ag: \$0 Just/Market Value: \$68,825 Assessed Value (SOH): \$68,825 Exempt Value: \$0 Taxable Value: \$68,825</p> <p>Tax Estimator 2005 Notice of Proposed Property Tax</p>																								
<p 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> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/1987</td> <td>01896</td> <td>0369</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1985</td> <td>01710</td> <td>0995</td> <td>\$100</td> <td>Improved</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	10/1987	01896	0369	\$100	Improved	WARRANTY DEED	01/1985	01710	0995	\$100	Improved	<p align="center">2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$1,120 2004 Taxable Value: \$66,280 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>						
Deed	Date	Book	Page	Amount	Vac/Imp																					
WARRANTY DEED	10/1987	01896	0369	\$100	Improved																					
WARRANTY DEED	01/1985	01710	0995	\$100	Improved																					
<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>SQUARE FEET</td> <td>0</td> <td>0</td> <td>21,280</td> <td>1.50</td> <td>\$31,920</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	21,280	1.50	\$31,920	<p align="center">LEGAL DESCRIPTION PLAT</p> <p>LEG LOTS 19 (LESS RD) + 20 SOUTH SANFORD HEIGHTS ADD PB 2 PG 119</p>												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																					
SQUARE FEET	0	0	21,280	1.50	\$31,920																					
<p align="center">BUILDING INFORMATION</p> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Class</th> <th>Year Blt</th> <th>Fixtures</th> <th>Gross SF</th> <th>Stories</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MASONRY PILAS</td> <td>1949</td> <td>2</td> <td>1,767</td> <td>1</td> <td>CONCRETE BLOCK - MASONRY</td> <td>\$36,569</td> <td>\$91,423</td> </tr> </tbody> </table>									Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New	1	MASONRY PILAS	1949	2	1,767	1	CONCRETE BLOCK - MASONRY	\$36,569	\$91,423
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New																		
1	MASONRY PILAS	1949	2	1,767	1	CONCRETE BLOCK - MASONRY	\$36,569	\$91,423																		
<p align="center">EXTRA FEATURE</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>OVERRIDE</td> <td>1979</td> <td>1</td> <td>\$336</td> <td>\$336</td> </tr> </tbody> </table>									Description	Year Blt	Units	EXFT Value	Est. Cost New	OVERRIDE	1979	1	\$336	\$336								
Description	Year Blt	Units	EXFT Value	Est. Cost New																						
OVERRIDE	1979	1	\$336	\$336																						
<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>																										

**Estimate of Costs
CEB Case # 05-88-CEB
ROBERT SMITH AND
MERCERDEES MURRELL**

<u>Postage</u>			
Regular	6	\$.39	\$ 2.34
Certified	6	\$ 4.64	\$27.84
			\$30.18
<u>Processing Time for Code Enforcement and BCC Action</u>			
Code Board Secretary	2 hours	\$ 13.13	\$26.26
Code Board Attorney	1 hour	\$100.00	
Planning Manager's Review	1 hour	\$ 40.00	
Planning and Development Director's Review	1 hour	\$ 50.00	
Deputy County Manager's Review	1 hour	\$ 60.00	
County Attorney's Review	1 hour	\$100.00	
			\$376.26
Other associated costs not captured: Fleet expense, Phone expense, Utilities, Computer Support			
Costs for Recording Documents -			
# of first page docs - 4 # of additional page docs - 2			\$57.00
(\$10.00 first page, \$8.50 each additional page)			
<u>ESTIMATED COST FOR PROCESSING CASE # 05-88 -CEB By the Planning Division</u>			\$463.44
<u>ESTIMATED COST FOR PROCESSING CASE # 05-88 -CEB By the Seminole County Sheriff's Office</u>			\$748.51
<u>TOTAL COST FOR PROCESSING CASE # 05-88- CEB</u>			\$1,211.95

SEMINOLE COUNTY SHERIFF'S OFFICE
Affidavit For Reimbursement of Code Enforcement Officers Administrative Costs
Case No. 05-88-CEB

The Seminole County Sheriff's Office requests that the Department of Planning and Development petition the Board of County Commission to enter an order requiring the Respondent in the above-styled case to pay the costs of investigation incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for investigating this case.

Code Enforcement Officer: Pamela Taylor

DATE	PERSONNEL ACTIVITY	HOURS
December 1, 2005 & March 23, 2006	CEB Hearings	2
	Inspections: 08/30/05, 09/13/05, 09/14/05, 10/04/05, 11/21/05 12/01/05, 03/17/06, 03/20/0 & 03/30/06 Inspection by Lt Rufo 09/14/05	5
	Phone calls 13 CEO; Lt Rufo 12	25
08/31/05 & 09/13/05	2 letters; e-mail 1; research 1 hour; Request for Hearing; Affidavit of Non-Compliance 01/25/06; Affidavit of Compliance 04/10/06.	5
	TOTAL HOURS	37
		x \$20.23
	TOTAL PERSONNEL COSTS	\$ 748.51

DATE	TANGIBLE GOODS OR SERVICES	COST
1.		
2.		
3.		
4.		
	TOTAL TANGIBLE AND/OR SERVICE COSTS	\$ 00

The Seminole County Sheriff's Office has incurred actual costs in the amount of \$ 748.51 during the investigation and prosecution of the defendant in this case. Said costs are supported and documented as listed above. Personnel costs are calculated at a rate of \$20.23 per hour, as determined by the Financial Services Section of the Seminole County Sheriff's Office. Tangible goods and contractual services are indicated as required and at a direct cost to the Office.

Signature of Code Enforcement Officer: _____ **Date:** June 13, 2006

Attested to this 13th day of June, 2006, by: Pamela Taylor
Code Enforcement Officer

SEMINOLE COUNTY SHERIFF'S OFFICE
Affidavit For Reimbursement of Code Enforcement Officers Administrative Costs
Case No. 05-88-CEB

The Seminole County Sheriff's Office requests that the Department of Planning and Development petition the Board of County Commission to enter an order requiring the Respondent in the above-styled case to pay the costs of investigation incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for investigating this case.

Code Enforcement Officer: Pamela Taylor

DATE	PERSONNEL ACTIVITY	HOURS
December 1, 2005 & March 23, 2006	CEB Hearings	2
	Inspections: 08/30/05, 09/13/05, 09/14/05, 10/04/05, 11/21/05 12/01/05, 03/17/06, 03/20/0 & 03/30/06 Inspection by Lt Rufo 09/14/05	5
	Phone calls 13 CEO; Lt Rufo 12	25
08/31/05 & 09/13/05	2 letters; e-mail 1; research 1 hour; Request for Hearing; Affidavit of Non-Compliance 01/25/06; Affidavit of Compliance 04/10/06.	5
	TOTAL HOURS	37
		x \$20.23
	TOTAL PERSONNEL COSTS	\$ 748.51

DATE	TANGIBLE GOODS OR SERVICES	COST
1.		
2.		
3.		
4.		
	TOTAL TANGIBLE AND/OR SERVICE COSTS	\$ 00

The Seminole County Sheriff's Office has incurred actual costs in the amount of \$ 748.51 during the investigation and prosecution of the defendant in this case. Said costs are supported and documented as listed above. Personnel costs are calculated at a rate of \$20.23 per hour, as determined by the Financial Services Section of the Seminole County Sheriff's Office. Tangible goods and contractual services are indicated as required and at a direct cost to the Office.

Signature of Code Enforcement Officer: Pamela Taylor **Date:** June 13, 2006

Attested to this 13th day of June, 2006, by: Pamela Taylor
Code Enforcement Officer

June 13, 2006
Case Summary 05-88-CEB
Robert Smith and Mercerdees Murrell

One of the complainants on this case called almost weekly to myself or Lt Rufo District 2 Commander. This was very time consuming. Lt Rufo called the property owners, Robert Smith and Mercerdees Murrell; Jeff Bloom, property manager and Barry Hicks, the person responsible for the lease; he subleased the property to Mr. DeMarko, the violator. Many attempts were made to contact Mr. DeMarko that were unsuccessful.

I spoke to Mr. Barry Hicks, he would not cooperate with this investigation or give me any information on Mr. DeMarko.

Myself and Lt Rufo contacted Jeff Bloom, property manager many times and Mr. Bloom made many promises to clean up the property and evict the tenant. This was also to no avail until I filled this case for the Code Enforcement Board. Then Mr. Bloom moved very slowly to evict the tenants and to clean up the property.

I observed this property almost daily and it was not occupied by the tenant and the items for sale were left outside causing a breeding place for vermin, a driving hazard for the motorist on the roadway and a visual blight for the whole community and citizens of Seminole County.

Today I called Mr. Jeff Bloom and informed him that some debris was on the property and that the door to the building is standing open. He was unaware of this situation.

I had cited Mr. DeMarko prior to this case and he slowly complied with the Codes of Seminole County.

I feel that this situation could have been remedied quickly and prior to the Code Enforcement Hearing and feel that all of the Administrative Costs should be collected and at least 25% of the accrued fine.

This case started on August 23, 2006 and is still an open case until the lien is resolved.

Pamela Taylor
Code Enforcement Officer
SCSO/District 2 SNP



05-88-CEB
Robert Smith/Mercerdes Murrell