

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Satisfaction of Code Enforcement Lien – George W. and Anabelle Diaz –
120 Meadowfield Lane, Tax Parcel # 03-21-29-504-0D00-0080

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

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

| | | | | |
|------------------------------------|---|--|---|--|
| Agenda Date <u>10/25/05</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"/> | |

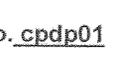
MOTION/RECOMMENDATION:

Approve the Satisfaction of Lien in the amount of \$1,750.00 on 120 Meadowfield Lane, Tax Parcel # 03-21-29-504-0D00-0080, owned by George W. and Anabelle Diaz.

BACKGROUND:

On May 20, 2004, the Code Enforcement Board issued its Findings of Facts, Conclusion of Law and Order. This Order required the Respondents, George W. and Anabelle Diaz, to comply with County Code on or before June 20, 2004, by removing the following: unusable or abandoned furniture, accumulation of trash and debris, used or scrap building materials, and other objectionable, unsightly or unsanitary matter, substance or material, tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County, in violation of Seminole County Code Section 95.4, as defined in Section 95.3(e),(g), (j) and (p). Failure of the Applicant to comply resulted in a fine of \$250.00 per day for a period of seven days. The timeline is below:

| | |
|-------------------|--|
| June 23, 2004 | <u>Affidavit of Non-Compliance</u> filed by the Code Officer and fine began to accumulate |
| June 30, 2004 | <u>Affidavit of Compliance</u> filed by the Code Officer |
| July 28, 2005 | Code Enforcement Board issued an <u>Order Finding Compliance and Imposing Fine/Lien</u> , for a lien in the amount of \$1,750.00 |
| September 9, 2005 | Seminole County received a payment in the amount of \$1,750.00. Copies of the check and receipt are attached. |

| |
|--|
| Reviewed by:  |
| Co Atty:  |
| DFS: _____ |
| Other:  |
| DCM:  |
| CM:  |
| File No. <u>cpdp01</u> |

STAFF RECOMMENDATION

Authorize the Chairman to execute a Satisfaction of Lien for Code Enforcement Board Case #04-26-CEB, Tax Parcel # 03-21-29-504-0D00-0080 in the amount of \$1,750.00.

Attachments: Findings of Fact, Conclusions of Law and Order (05/20/04)
Affidavit of Non-Compliance (06/23/04)
Affidavit of Compliance (6/30/04)
Order Finding Compliance and Imposing Fine/Lien (07/28/05)
Receipt for Payment (09/09/05)
Check for Payment (09/08/05)
Property Appraiser Database Information

If the Respondents do not comply with the Order, a fine of \$ 250⁰⁰ will be imposed for each day the violations continue, or are repeated after compliance past June 20, 2004. 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 official land records of Seminole County and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 20th day of May, 2004, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Jean Metts
JEAN METTS, VICE CHAIR

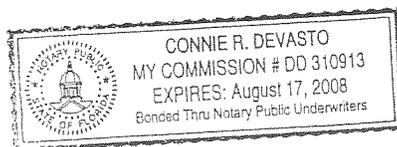
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 20th day of May, 2004, by Jean Metts, who is personally known to me.

Connie R. DeVasto
Connie R. DeVasto
Notary Public to and for the
County and State aforementioned.
My Commission Expires

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

By: Connie R. DeVasto
Date: 5-25-04



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CASE NO: 04-26-CEB

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

Petitioner,

vs.

ANABELLE & GEORGE W. DIAZ

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Joann Davids, Code Inspector for Seminole County Sheriff's Office, who after being duly sworn, deposes and says:

1. That on May 20, 2004, 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 June 20, 2004
3. That a re-inspection was performed on June 22, 2004
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that unusable or abandoned furniture, trash and debris, used/ scrap building materials and objectionable, unsightly or unsanitary matter, substance or material, tending by its existence and or accumulation to endanger or adversely effect the health, safety, lives and or welfare of the citizens of the county remain on the property.

FURTHER AFFIANT SAYETH NOT.

DATED this 23rd day of June, 2004

Joann Davids

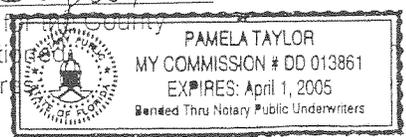
Joann Davids

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 23rd day of June 2004, by Joann Davids, who is personally known to me and who did take an oath.

Pamela Taylor

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



CERTIFIED COPY
AFFNON.COM
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By: *Donna R. Delasto*
Date: *6-28-04*

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CEB NO. 04-26-CEB

SEMINOLE COUNTY, a political
Subdivision of the State of Florida



Petitioner,
Vs.

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05379 PG 1192
CLERK'S # 2004108724
RECORDED 07/12/2004 02:46:48 PM
RECORDING FEES 10.00
RECORDED BY J Eckenroth

ANABELLE & GEORGE W. DIAZ
Respondent.

AFFIDAVIT OF COMPLIANCE

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

1. That on May 20, 2004, 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 action by or before June 20, 2004
3. That a re-inspection was performed and the Respondent was in compliance on June 29, 2004
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that unusable or abandoned furniture, accumulation of trash and debris, used or scrap building materials, and other objectionable, unsightly or unsanitary matter, substance or material, tending by its existence to endanger or adversely effect the health, safety, lives and/or welfare of the citizens of the county, has been removed from the property.

FURTHER AFFIANT SAYETH NOT.

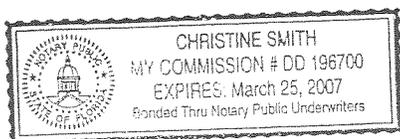
DATED this 30th day of June, 2004

Joann Davids, Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 30th day of June, 2004 by Joann Davids, 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: 3/25/07



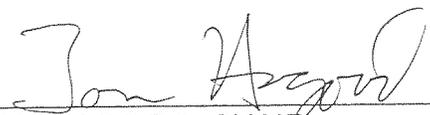
CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA
By:
Date: 7-04-04

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated May 20, 2004, the Board orders that a fine of **\$1,750.00**, for 7 days of non-compliance at \$250.00 per day from June 21, 2004 through and including June 28, 2004, is imposed against the property.

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 Respondents.

DONE AND ORDERED this 28th day of July 2005, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



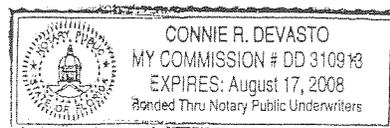
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 28th day of July 2005, 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:



RECEIPT

No 62421

SEMINOLE COUNTY, FLORIDA

Date 9/9 2005

Received from Code Enforcement

Address _____

Description LOIN # 1153 FLP J1

| Account Number | Amount | Description |
|----------------|----------------|-----------------------|
| ----- | <u>1750.00</u> | <u>George Diaz</u> |
| ----- | ----- | <u>(professional)</u> |
| ----- | ----- | <u>ESCROW SVC.</u> |
| ----- | ----- | ----- |
| ----- | ----- | ----- |

Total Amount 1750.00

Board of County Commissioners

Check No. 2209184 Cash _____

By T. BUDG

PROFESSIONAL ESCROW SERVICES, LLC.

SETTLEMENT ESCROW ACCOUNT
1300 PICCARD DRIVE, SUITE L-105
ROCKVILLE, MARYLAND 20850
(301) 795-2000 FAX (301) 795-6664

BB & T
BRANCH BANKING AND TRUST COMPANY
WASHINGTON, DC 20008

22094854

15-171/531

9-8-2005

1750.00

OF CLERK OF SEMINOLE COUNTY COURT *****

THOUSAND SEVEN HUNDRED FIFTY AND 00/100*****

\$

DOLLARS

VOID AFTER 6 MONTHS FROM ISSUE DATE

1153FLP-J1

M P Bell



PROFESSIONAL ESCROW SERVICES, LLC.

22094854

Borrower's Name: GEORGE W. DIAZ
Property Address: 120 MEADOWFIELD LANE, LONGWOOD FL 32779-4820
Case No: 1153FLP-J1

Payee: CLERK OF SEMINOLE COUNTY COURT
Date: 9-8-2005
Amount: 1750.00

| <p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------|---|--|---------------|------------|-------------|------------|-----------|---------------|---------------|-----------------------------|-----------|----------|---|---------------|---------------|---------------|-------|------|----------|----------|-------|---------------|----------|-----------|------|----------|----------|---|---------------|---------|-------|------|----------|----------|-----|---------------|---------|--|------|----------|----------|-----|--|--|
| <p style="text-align: center;">GENERAL</p> <p>Parcel Id: 03-21-29-504-0D00-0080 Owner: DIAZ ANABELLE & GEORGE W Mailing Address: 120 MEADOWFIELD LN City,State,ZipCode: LONGWOOD FL 32779 Property Address: 120 MEADOWFIELD LN LONGWOOD 32779 Subdivision Name: MEREDITH MANOR GOLF VIEW ESTATES SECTION Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 01-SINGLE FAMILY</p> | | <p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$93,157 Depreciated EXFT Value: \$612 Land Value (Market): \$23,500 Land Value Ag: \$0 Just/Market Value: \$117,269 Assessed Value (SOH): \$117,269 Exempt Value: \$117,269 Taxable Value: \$0 Tax Estimator 2005 Notice of Proposed Property Tax</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>08/2003</td> <td>05042</td> <td>0379</td> <td>\$85,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1984</td> <td>01600</td> <td>1841</td> <td>\$65,800</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1983</td> <td>01436</td> <td>0498</td> <td>\$67,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1981</td> <td>01352</td> <td>0044</td> <td>\$58,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1979</td> <td>01255</td> <td>1047</td> <td>\$48,500</td> <td>Improved</td> <td>Yes</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 | 08/2003 | 05042 | 0379 | \$85,000 | Improved | Yes | WARRANTY DEED | 12/1984 | 01600 | 1841 | \$65,800 | Improved | Yes | WARRANTY DEED | 01/1983 | 01436 | 0498 | \$67,000 | Improved | No | WARRANTY DEED | 08/1981 | 01352 | 0044 | \$58,500 | Improved | Yes | WARRANTY DEED | 11/1979 | 01255 | 1047 | \$48,500 | Improved | Yes | <p style="text-align: center;">2004 VALUE SUMMARY</p> <p>Tax Value(without SOH): \$1,562 2004 Tax Bill Amount: \$1,562 Save Our Homes (SOH) Savings: \$0 2004 Taxable Value: \$92,445 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p> | |
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 08/2003 | 05042 | 0379 | \$85,000 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 12/1984 | 01600 | 1841 | \$65,800 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 01/1983 | 01436 | 0498 | \$67,000 | Improved | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 08/1981 | 01352 | 0044 | \$58,500 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WARRANTY DEED | 11/1979 | 01255 | 1047 | \$48,500 | Improved | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>23,500.00</td> <td>\$23,500</td> </tr> </tbody> </table> | | Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | LOT | 0 | 0 | 1.000 | 23,500.00 | \$23,500 | <p style="text-align: center;">LEGAL DESCRIPTION PLAT</p> <p>LEG LOT 8 BLK D GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT 1 PB 13 PG 20</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Assess Method | Frontage | Depth | Land Units | Unit Price | Land Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT | 0 | 0 | 1.000 | 23,500.00 | \$23,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Heated SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1974</td> <td>6</td> <td>1,230</td> <td>1,620</td> <td>1,230</td> <td>CONC BLOCK</td> <td>\$93,157</td> <td>\$107,386</td> </tr> <tr> <td colspan="3"></td> <td colspan="7">Appendage / Sqft: GARAGE FINISHED / 350</td> </tr> <tr> <td colspan="3"></td> <td colspan="7">Appendage / Sqft: OPEN PORCH FINISHED / 40</td> </tr> </tbody> </table> | | | | | | Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Heated SF | Ext Wall | Bld Value | Est. Cost New | 1 | SINGLE FAMILY | 1974 | 6 | 1,230 | 1,620 | 1,230 | CONC BLOCK | \$93,157 | \$107,386 | | | | Appendage / Sqft: GARAGE FINISHED / 350 | | | | | | | | | | Appendage / Sqft: OPEN PORCH FINISHED / 40 | | | | | | |
| Bld Num | Bld Type | Year Blt | Fixtures | Base SF | Gross SF | Heated SF | Ext Wall | Bld Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | SINGLE FAMILY | 1974 | 6 | 1,230 | 1,620 | 1,230 | CONC BLOCK | \$93,157 | \$107,386 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft: GARAGE FINISHED / 350 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Appendage / Sqft: OPEN PORCH FINISHED / 40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p style="text-align: center;">EXTRA FEATURE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <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>ALUM SCREEN PORCH W/CONC FL</td> <td>1974</td> <td>180</td> <td>\$612</td> <td>\$1,530</td> </tr> </tbody> </table> | | | | | | Description | Year Blt | Units | EXFT Value | Est. Cost New | ALUM SCREEN PORCH W/CONC FL | 1974 | 180 | \$612 | \$1,530 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Year Blt | Units | EXFT Value | Est. Cost New | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALUM SCREEN PORCH W/CONC FL | 1974 | 180 | \$612 | \$1,530 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p><i>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</i> *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |