

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Code Enforcement Lien, Case # 03-23-CEB, Request for Reduction of Penalty –  
Thomas Madden, 1st Drive, Sanford (Parcel I.D. 31-19-31-502-0000-0120)

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

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

<b>Agenda Date</b> <u>11/15/05</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/> <b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>
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**MOTION/RECOMMENDATION:**

- (A) Approve a reduction to the Code Enforcement Board lien from \$3,750.00 to the estimated administrative costs of \$558.83 for processing Case # 03-23-CEB on the property located at 1st Drive, Sanford, Parcel I.D. 31-19-31-502-0000-0120 – Thomas Madden, owner; require these costs to be paid within 60 days or the lien will revert back to its original amount (\$3,750.00); 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 which totals \$3,750.00, on the property located at 1st Drive, Sanford, Case # 03-23-CEB, to an amount set by the Board of County Commissioners and require the reduced amount to be paid within 60 days or the lien will revert back to its original amount (\$3,750.00); and, upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or
- (C) Approve a waiver of the Code Enforcement Board lien which totals \$3,750.00 on the property located at 1st Drive, Sanford, Case # 03-23-CEB, and authorize the Chairman to execute the Satisfaction of Lien; or
- (D) Deny the request to waive or reduce the Code Enforcement Board lien which totals \$3,750.00 on the property located at 1st Drive, Sanford, Case # 03-23-CEB.

Commissioner Carey – District 5

April Boswell – Assistant Planning Manager

**BACKGROUND:**

On November 14, 2002, the Code Enforcement Officer observed the following violation located at 1st Drive, Sanford (Parcel I.D. 31-19-31-502-0000-0120): Used or scrap building materials on the property, in violation of Seminole County Code Chapter 95, Section 95.4 as defined in Section 95.3. The timeline on this violation is below:

Reviewed by: <u>10.31.05</u> Co Atty: <u>AD</u> DFS: _____ Other: _____ DCM: _____ CM: _____  File No. <u>rpdp03</u>
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DATE	ACTION	RESULT
November 14, 2002 December 10, 2002 January 9, 2003	Notices of Violation issued to Respondent	Violation remains
February 25, 2003	Notice of Hearing mailed to Respondent via certified and regular mail	Certified mail was returned "UNCLAIMED" Regular mail was not returned
March 27, 2003	Code Board Hearing	Order entered giving Respondent compliance date of April 11, 2003 --if the violation was not corrected, a fine of \$75.00 per day would be imposed for each day the violation continued (Attendance of Respondent not verifiable)
April 14, 2003	Reinspection for compliance	Violation remains-- Affidavit of Non-Compliance filed by Code Officer
June 1, 2003	Reinspection for compliance	Violation corrected -- Affidavit of Compliance filed by Code Officer
July 15, 2003	Notice of Hearing mailed to Respondents via certified and regular mail	Certified mail was returned "UNCLAIMED" Regular mail was not returned
July 31, 2003	Code Board hearing	Lien imposed in the reduced amount of \$1,000.00, to be paid no later than September 29, 2003, or would revert back to original amount of \$3,750.00 (Respondent not present at hearing)
August 6, 2003	Copy of Order Imposing Lien mailed to Respondent via certified and regular mail	Certified mail was returned "UNCLAIMED" Regular mail was not returned
August 23, 2005	Request for Reduction of Penalty	Received from Respondent, stating he was unaware of the \$3,750.00 lien, that he and his wife have medical problems, and that they have several potential buyers and want to sell the property

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 a 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 Property Appraiser information, the assessed value of the property is **\$3,185.00**. The lien totals **\$3,750.00**.
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 on the property located at 1st Drive, Sanford, from \$3,750.00 to the administrative costs of \$558.83, the cost of processing Case # 03-23-CEB, based on the following facts:

- (1) Respondent claims medical and financial hardship.
- (2) Respondent may not have been aware of the deadline for payment of the reduced amount of \$1,000.00 or may not have understood the reversion provision invoked by nonpayment.
- (3) Respondent wishes to sell the property upon satisfactory resolution of lien issue.

Staff further recommends that this amount (\$558.83) be paid within 60 days or the fine will revert back to the original lien in the amount of \$3,750.00.

Attachments: Statement of Violation and Request for Hearing (2/7/03)  
Notice of Hearing and Board Letter (2/25/03)  
Findings of Fact, Conclusions of Law and Order (3/27/03)  
Affidavit of Non-Compliance (4/14/03)  
Affidavit of Compliance (6/1/03)  
Notice of Hearing (7/15/03)  
Order Finding Compliance and Imposing Fine (7/31/03)  
Request for Reduction of Penalty (8/23/05)  
Property Appraiser Database Information  
Estimate of Costs for processing Case # 03-23-CEB (Planning Division and SCSO)  
Estimated Costs for processing Case # 03-23-CEB (SCSO)

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 02-23 -CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Inspector hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: **Seminole County Code: Chapter 95  
Section 95.4 as defined Section 95.3  
(j).**

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **31-19-31-502-0000-0120  
1<sup>st</sup> Drive  
Sanford, FL Seminole County**

District #: 5

NAME AND ADDRESS OF OWNER: **THOMAS MADDEN  
PO Box 4153  
Sanford, FL 32771**

DESCRIPTION OF VIOLATION: **1) Used or scrapped building materials being kept or stored and**

DATE VIOLATION FIRST OBSERVED: **11/14/02**  
DATE 1<sup>st</sup> NOTICE OF VIOLATION: **11/14/02**  
DATE VIOLATION TO BE CORRECTED: **12/09/02**  
DATE OF REINSPECTION: **12/10/02**  
DATE OF 2<sup>ND</sup> NOTICE OF VIOLATION: **12/10/02 and 01/09/03**  
DATE VIOLATION TO BE CORRECTED: **01/06/03 and 01/29/03**  
DATE OF REINSPECTION: **01/07/03 and 01/30/03**  
INSPECTION RESULTS: **Used or scrapped building materials remain on the property**

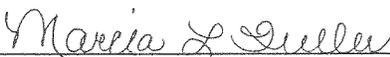
Based upon the foregoing, the undersigned Code Inspector hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

DATED THIS 7<sup>th</sup> DAY OF February, 2003

  
\_\_\_\_\_  
Dorothy Hird, Inspector

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February 2003, by Dorothy Hird, who is personally known to me.

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

COMPLAINT NO. 02-11103



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 03-23-CEB

Petitioner,

vs.

**THOMAS MADDEN**,

Respondent.

---

**NOTICE OF HEARING**

To: THOMAS MADDEN  
P O BOX 4153  
SANFORD FL 32771

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at 1:30 PM, or as soon thereafter as possible, at its regular meeting on Thursday, the 27<sup>th</sup> day of March, 2003, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property, specifically:

Seminole County Code, Section 95.4 as defined in Section 95.3(j).  
Used or scrapped building materials being kept or stored on the property.

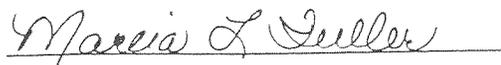
**FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT  
DOROTHY HIRD AT (407) 665-7436.**

**PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF  
THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA  
COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.**

**PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT  
THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR  
SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE  
PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH  
THE APPEAL IS BASED, PER SECTION 285.0105.**

**DATED** this 25<sup>th</sup> day of February, 2003.

Marcia L. Fuller  
Clerk to the Code Enforcement Board  
Seminole County, Florida



PLANNING AND DEVELOPMENT DEPARTMENT

CODE ENFORCEMENT



FEBRUARY 25, 2003

THOMAS MADDEN  
P O BOX 4135  
SANFORD FL 32771

CASE NO 03-23-CEB

The Seminole County Code Enforcement Board was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of this Board is to facilitate the enforcement of the codes in force in Seminole County by means of a board composed of seven citizens who can quickly and fairly reach decisions concerning alleged violations of these codes.

Seminole County has requested that you be called before this Board to determine whether you are in violation of its codes as alleged in the enclosed Statement of Violation and Request for Hearing. A Notice of Hearing is also enclosed setting the time, date and place of the public hearing.

You may appear at the hearing in person or you may be represented by counsel to present your side of the case. You have the right to call witnesses on your behalf and will have an opportunity to cross-examine all other witnesses. If you do not appear, the Board may proceed without you. Should the Board determine that a violation exists, it has the power to issue orders to take whatever steps are necessary to bring a violation into compliance, including the power to fine you and create a lien on your property up to two hundred fifty dollars (\$250.00) for each day the violation continues past the date set for compliance by the Board's order. If compliance has been met, this case may still be heard by the Board.

Any inquiries concerning this matter may be made by calling (407) 665-7403, in Sanford, Seminole County, Florida.

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

*Marcia L Fuller*  
Marcia L Fuller

Enclosures: Notice of Hearing  
Statement of Violation

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 03-23-CEB

1 1001 10 110 11 0001 11 0001 000 111-11 0001 100 011 11 0010 011 1100 011 1001 100 1100 1 1000

Petitioner,

vs.

THOMAS MADDEN  
P O BOX 4153  
SANFORD FL 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04784 PG 0997  
CLERK'S # 2003064182  
RECORDED 04/17/2003 08:43:05 AM  
RECORDING FEES 6.00  
RECORDED BY J Eckenroth

Respondent(s).

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-23-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID #31-19-31-502-0000-0120), located at 1<sup>st</sup> Drive, Sanford, located in Seminole County and legally described as follows: LOT 12 HARDENS ADD PB 7 PG 71
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code Section 95.4 as defined in Section 95.3(j).

It is hereby ordered that the Respondent correct the violations on or before April 11, 2003. In order to correct the violations, the Respondent shall:

**REMOVE THE USED OR SCRAP BUILDING MATERIALS THAT REMAIN ON THE PROPERTY.**

If the Respondent does not comply with the Order, a fine of \$75.00 will be imposed for each day the violations continue, or are repeated after compliance past April 11, 2003. The Respondent is further ordered to contact the Seminole County Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector 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 27<sup>th</sup> day of March, 2003, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

*Jean Metts*  
JEAN METTS, VICE CHAIR

SEMINOLE COUNTY CODE ENFORCEMENT BOARD  
1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771-1468

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 8th day of April, 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

Order.madden

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

By: *Marcia L. Fuller*  
Date: *4-15-03*

MARCIA L. FULLER  
MY COMMISSION # DD 014731  
EXPIRES: April 2, 2005  
Bonded Thru Notary Public Underwriters



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

Case No. **03-23-CEB**

Petitioner,  
vs.

**THOMAS MADDEN**

Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF COMPLIANCE**

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

1. That on **March 27, 2003**, 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 11, 2003**.
3. That a re-inspection was performed and the Respondent was in compliance on **June 01, 2003**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **used or scrapped building materials have been removed from the property**.

**FURTHER AFFIANT SAYETH NOT.**

**DATED** this 1<sup>st</sup> day of **JUNE, 2003**.



\_\_\_\_\_  
**Dorothy Hird, Inspector**

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of **June 2003**, by **Dorothy Hird**, who is personally known to me and who did take an oath.



\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned

Connie R. DeVasto  
MY COMMISSION # CC961768 EXPIRES  
August 17, 2004  
BONDED THROUGH TROY FAIN INSURANCE, INC.



CMPLAFF.CEB

PLANNING AND DEVELOPMENT DEPARTMENT

CODE ENFORCEMENT



July 15, 2003

THOMAS MADDEN  
P O BOX 4153  
SANFORD, FL 32771

**COPY**

Re: CEB Case No. 03-23-CEB

Dear Mr. Madden:

Please be advised that on March 27, 2003, the Code Enforcement Board of Seminole County issued its Findings of Fact, Conclusions of Law and Order of Repeat Violation in the above referenced case. The Order specifically found this property in violation of having used or scrap building materials remaining on property located at 1<sup>st</sup> Drive, Sanford. The Board required compliance with its Order by April 11, 2003. A re-inspection was made on June 1, 2003 and found that the property was in compliance.

Due to the fact that the property came into compliance 50 days after the compliance date, the fine up to and including June 01, 2003 at \$100.00 per day, now totals \$3,750.00.

This item will be heard by the Code Enforcement Board at its regular scheduled meeting on Thursday, July 31, 2003, at 1:30 pm, at the County Services Building, Room 1028, located at 1101 E First Street, Sanford FL.

Seminole County will be requesting the Board to issue an order imposing a lien against this property to be recorded in the County land records with the fine continuing to accrue @ \$100.00 per day until compliance has been met.

ANY PERSONS WISHING TO ADDRESS THE BOARD IN THIS MATTER  
MUST CHECK IN WITH THE CLERK BY 1:25 PM.

Sincerely,

Connie R. DeVasto  
Clerk to the Board

Lienlt.MADDEN.CRD.doc

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

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

CASE NO 03-23-CEB



Petitioner,

vs.

THOMAS MADDEN  
P. O. BOX 4153  
SANFORD, FL 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 05055 PG 1055  
CLERK'S # 2003182704  
RECORDED 10/09/2003 04:00:59 PM  
RECORDING FEES 10.50  
RECORDED BY J Eckenroth

Respondent(s).  
\_\_\_\_\_ /

ORDER FINDING COMPLIANCE AND IMPOSING FINE

The Respondent is the owner of record of the property (Tax Parcel ID #31-19-31-502-0000-0120), located at 1<sup>st</sup> Drive, Sanford, located in Seminole County and legally described as follows:

LOT 12 HARDENS ADD PB 7 PG 71

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 27<sup>th</sup> day of March, 2003, after due notice to the Respondent via Public Posting. 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(j), Seminole County Code.

Said Order required Respondent to take certain corrective action by April 11, 2003.

Said Order stated that a fine of \$75.00 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 June 1, 2003, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action, removing the used or scrapped building materials, has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has come into compliance with the Order dated March 27, 2003. The compliance was achieved 50 days @ \$100.00 per day after the Order date, which constitutes a fine/lien in the amount of \$3,750.00.

CASE NO 03-23-CEB  
THOMAS MADDEN

After discussion by the Board, it is hereby ordered that the lien in the amount of \$3,750.00 be waived, due to the fact that the Respondent is currently in compliance, and a fine in the amount of \$1,000.00 shall be imposed against the Respondent and the Respondent shall have 60 days from the date of this Order in which to pay said fine.

If the Respondent does not pay the fine of \$1,000.00 on or before September 29, 2003, then this will revert back to the original amount of \$3,750.00 and 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 31<sup>st</sup> day of July, 2003, 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 31<sup>st</sup> day of July, 2003, 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:

Lien.waive lien.impose fine. MADDEN.CRD



Connie R. DeVasto  
MY COMMISSION # CC961768 EXPIRES  
August 17, 2004  
BONDED THRU TROY FAH INSURANCE, INC

CERTIFIED COPY  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA  
BY:   
Date: 8-6-03

SEMINOLE COUNTY  
CEB CASE NO. 03-23-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 Secretary of the Code Enforcement Board. The Petition will then be presented at the next regularly scheduled meeting 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 Secretary at 407-665-7403.

Property Owner's Name Thomas Madden Peggies Madden

Property Address P.O. Box 4153 Sanford, FL 32772

Phone number where you can be reached during the day 407-322-9305

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 authorized to act for the Property Owner and their relationship to the Property Owner:

Spouse Peggie Smith Madden  
\_\_\_\_\_

I, Thomas & Peggy Madden, do hereby submit this Petition in request for a reduction in the total amount of penalty imposed and in support, offer the following statement:

As T told you we were told that the neighbors called on us, we had materials to start building a duplex, but my body got weak my wife has a siatic nerve problem she is 100% disabled.

When we got the phone call from the County we took action immediately, I called the lady back she said she would go out there & take a look, so she then returned the phone call and said that everything was in order, so we would not be charged and disregard the court hearing. I know I should've taken the name of the lady I talked to, but at the time, I were going thru. God in heaven knows that ~~we would've taken~~ did not know anything

about \$3750.00. We cut the grass. There were 2 people that wanted to buy the property. We gave them the price. I don't have \$100.00 my husband has high blood pressure. I can barely walk

Date: 8-23-05

Signed: Thomas Madden

Print Name: Thomas Madden

this is why we were going to sell it.

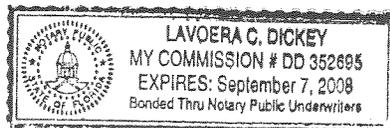
State of Florida  
County of Seminole

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Thomas Madden, who 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 PAID CARD as identification and did take an oath.

Date: August 26, 2005

Lavoera C. Dickey  
Notary Public of STATE FLORIDA  
My Commission Expires: 9/7/2008

Lavoera C. Dickey



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																													
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 31-19-31-502-0000-0120</p> <p>Owner: MADDEN THOMAS</p> <p>Mailing Address: PO BOX 4153</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address: 1ST DR SANFORD 32771</p> <p>Subdivision Name: HARDENS ADD</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 00-VACANT RESIDENTIAL</p>	<p><b>2005 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$3,185</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$3,185</p> <p>Assessed Value (SOH): \$3,185</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$3,185</p> <p>Tax Estimator</p> <p>2005 Notice of Proposed Property Tax</p>																												
<p align="center"><b>SALES</b></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>QUIT CLAIM DEED</td> <td>07/2001</td> <td>04133</td> <td>1419</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>04/1994</td> <td>02758</td> <td>1655</td> <td>\$400</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>08/1987</td> <td>01874</td> <td>1040</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	07/2001	04133	1419	\$100	Vacant	No	QUIT CLAIM DEED	04/1994	02758	1655	\$400	Improved	No	QUIT CLAIM DEED	08/1987	01874	1040	\$100	Vacant	No	<p align="center"><b>2004 VALUE SUMMARY</b></p> <p>2004 Tax Bill Amount: \$54</p> <p>2004 Taxable Value: \$3,185</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																							
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** 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 # 03-23-CEB**  
**Thomas Madden**

<b><u>Postage</u></b>				
Regular	5	\$ .37	\$ 1.85	
Certified	5	\$ 4.42	\$22.10	
				<b>\$ 23.95</b>
<b><u>Processing Time for Code Enforcement and BCC Action</u></b>				
Code Board Secretary	2 hours	\$ 12.50	\$ 25.00	
Code Board Attorney	1 hour	\$100.00	\$100.00	
Planning Manager's Review	1 hour	\$ 40.00	\$ 40.00	
Planning and Development Director's Review	1 hour	\$ 50.00	\$ 50.00	
Deputy County Manager's Review	1 hour	\$ 60.00	\$ 60.00	
County Attorney's Review	1 hour	\$100.00	\$100.00	
				<b>\$375.00</b>
<b>Other associated costs not captured:</b>				
<b>Fleet expense, Phone expense, Utilities, Computer Support</b>				
<b>Costs for Recording Documents -</b>				
<b># of first page docs - 3 # of additional page docs - 1</b>				<b>\$ 38.50</b>
<b>(\$10.00 first page, \$8.50 each additional page)</b>				
<b><u>ESTIMATED COST FOR PROCESSING CASE # 03-23-CEB</u></b>				
<b><u>By the Planning Division</u></b>				<b>\$437.45</b>
<b><u>ESTIMATED COST FOR PROCESSING CASE # 03-23-CEB</u></b>				
<b><u>By the Seminole County Sheriff's Office</u></b>				<b>\$121.38</b>
<b><u>TOTAL COST FOR PROCESSING CASE # 03-23-CEB</u></b>				<b>\$558.83</b>

**SEMINOLE COUNTY SHERIFF'S OFFICE**  
**Affidavit For Reimbursement of Code Enforcement Officers Administrative Costs**  
**Case#03-23-CEB/Thomas Madden**

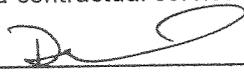
The Seminole County Sheriff's Office requests that the Department of Planning and Development petition the Board of County Commission to enter an order requiring the Respondent in the above-styled case to pay the costs of investigation incurred by this office during the investigation and presentation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

**Code Enforcement Officer: Dorothy Hird**

DATE	PERSONNEL ACTIVITY	HOURS
11/14/02 – 06/01/03	7 Inspections and took 6 photos	1.5
11/14/02 – 01/09/03	3 Notices mailed	1
03/19/03	1 telephone call	.25
02/07/03	Prepared case for CEB	.50
03/17/03	Posted property for CEB	.25
03/27/03	CEB hearing, comply by 04/11/03 or a fine of \$75.00 per day	2
04/14/03	Filed Affidavit of Non-Compliance	.25
06/01/03	Filed Affidavit of Compliance	.25
<b>TOTAL HOURS</b>		<b>6</b>
		x \$20.23
<b>TOTAL PERSONNEL COSTS</b>		<b>\$ 121.38</b>

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

The Seminole County Sheriff's Office has incurred actual costs in the amount of **121.38** 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 Deputy / Investigator:  10/06/05  
Date

Attested to this 6<sup>th</sup> of October, 2005, by Dorothy Hird  
A Code Enforcement Officer