

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Satisfaction of Code Enforcement Lien – Loraine T. Southall – 452 Oakhurst St.
Altamonte Springs, Tax Parcel # 12-21-29-5BD-6000-0380

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

AUTHORIZED BY: Donald Fisher **CONTACT:** Matt West **EXT.** 7353

Agenda Date 11/18/03 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 lien on Tax Parcel # 12-21-29-5BD-6000-0380, 452 Oakhurst St. Altamonte Springs, Loraine T. Southall.

BACKGROUND:

On February 28, 2002, the Code Enforcement Board issued its Findings of Facts, Conclusion of Law and Order. This Order required the respondent, Loraine T. Southall to comply with County Code on or before March 15, 2002 by removing all the accumulation of trash and debris and the uncultivated vegetation in excess of 24" in height and located within 75' from any structure from the subject property. Failure to comply would result in a fine of \$75.00 per day to be imposed.

On March 20, 2002, an Affidavit of Non-compliance was filed by the Code Inspector and the fine began to accumulate.

On March 26, 2002, an Affidavit of Compliance was filed by the Code Inspector.

On April 25, 2002, the Code Enforcement Board issued an Order, Finding Non-Compliance and Imposing Fine/Lien for 10 days of non-compliance at \$75.00 per day, in the amount of \$750.00.

The fine was paid on September 9, 2003.

STAFF RECOMMENDATION

Authorize the Chairman to execute a Satisfaction of Lien for Code Enforcement Board Case # 02-12-CEB, Tax Parcel #12-21-29-5BD-6000-0380, the amount of \$750.00.

Reviewed by:	
Co Atty:	<u>REC</u>
DFS:	_____
Other:	_____
DCM:	<u>SS</u>
CM:	<u>JLB</u>
File No.	<u>CPDP02</u>

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 02-12-CEB

1 10001 100 1100 11 0001 11 0001 100 1100 001 1001 11 0000 11 1000 11 0001 0000 001 001 1100 1 10000

Petitioner,

vs.

LORAIN T SOUTHALL
453 OAKHURST ST
ALTAMONTE SPRINGS FL 32701

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04352 PG 1603
CLERK'S # 2002847031
RECORDED 03/15/2002 09:08:55 AM
RECORDING FEES 0.00
RECORDED BY S Coatney

Respondent.

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

The Respondent is in violation of Section 95.4 as defined in Section 95.3(g)(h), Seminole County Code based on the following findings:

(a) The Respondent is the owner of record of the property (Tax Parcel ID #-12-21-29-5BD-6000-0380) located at 453 Oakhurst St, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 38 + W 15 FT OF LOT 39 BLK 60 SANLANDO PB 3 PG 65 1/2

(b) The Respondent is in possession/control of the property.

(c) On July 20, 2001, a Seminole County Code Inspector inspected the property and found the accumulation of trash and debris, and uncultivated vegetation in excess of 24" in height and located within 75' from a structure.

(d) On July 24, 2001, Respondent was provided notice of the violations.

(e) On November 3, 2001, a Seminole County Code Inspector reinspected the property and found that the violations remained on the property.

The Respondent shall correct the violations by **March 15, 2002**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS ON SUBJECT PROPERTY.
- 2) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF TWENTY-FOUR INCHES (24") IN HEIGHT AND LOCATED WITHIN SEVENTY-FIVE FEET (75') FROM ANY STRUCTURE.

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondent has complied with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the compliance. The order shall be recorded in the official land records of Seminole County.

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondent did not comply with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the non-compliance and ordering the Respondent to pay a fine of \$75.00 for each day the violation continues, or is repeated past the date set for compliance. Such 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 Respondent

The Respondent must contact the 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 public records of Seminole County, Florida.

DONE AND ORDERED this 28th day of February, 2002, in Seminole County, Florida.

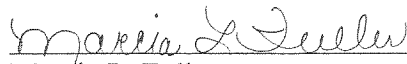
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



JEAN METTS, CHAIR

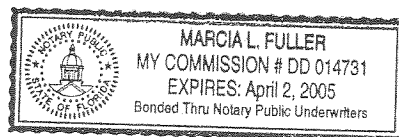
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 6th day of March, 2002, by Jean Metts, who is personally known to me.



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

Order.southall



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO: 02-12-CEB

Petitioner,

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04363 PG 1575
CLERK'S # 2002853536
RECORDED 03/28/2002 08:39:20 AM
RECORDING FEES 6.00
RECORDED BY L Woodley

vs.

LORAIN T SOUTHALL

Respondent.

AFFIDAVIT OF NON-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 **February 28, 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 **March 15, 2002**.
3. That a re-inspection was performed on **March 18, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the accumulation of trash & debris and the uncultivated vegetation in excess of 24" in height and within 75' of a structure has not been removed.**

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of March, 2002

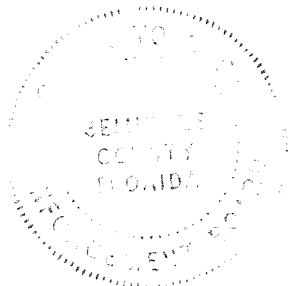
Pamela Taylor
Pamela Taylor, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 20th day of March 2002, by **Pamela Taylor**, who is personally known to me and who did take an oath.

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

AFFNON.COM



Deborah Leigh
MY COMMISSION # CC912138 EXPIRES
February 20, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Marcia Fuller

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

CaseNo.02-12-CEB

Petitioner,
vs.

LORAIN T SOUTHALL

Respondent.
_____ /

1 2002 10 11 09:26:49 AM REC'D BY: L. WOODLEY

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04374 PG 1574
CLERK'S # 2002859224
RECORDED 04/10/2002 09:26:49 AM
RECORDING FEES 6.00
RECORDED BY L Woodley

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 **FEBRUARY 28, 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 **MARCH 15, 2002**.
3. That a re-inspection was performed and the Respondent was in compliance on **MARCH 26, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND WITHIN 75' OF A STRUCTURE AND THE ACCUMULATION OF TRASH & DEBRIS HAS BEEN REMOVED.**

FURTHER AFFIANT SAYETH NOT.

DATED this 27TH day of MARCH 2002.

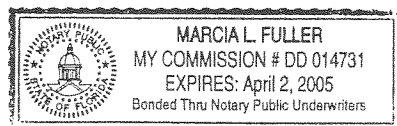
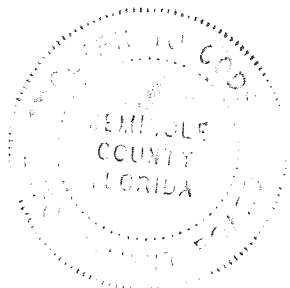
Pamela Taylor
Pamela Taylor, Inspector

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 27TH day of MARCH 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



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 02-12-CEB

1 2002 APR 25 11 00 AM AT COUNTY CLERK'S OFFICE FOR RECORDING

Petitioner,
vs.

LORAIN TO SOUTHALL,

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 04399 PG 0592
CLERK'S # 2002873392
RECORDED 05/06/2002 09:32:57 AM
RECORDING FEES 6.00

Respondent.

ORDER FINDING NON-COMPLIANCE AND IMPOSING A FINE ~~PER ORDER BY~~ Woodley

The Respondent is the owner of record of the property (Tax Parcel ID #12-21-29-5BD-6000-0380) located at 452 Oakhurst St, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 38 + W 15 FT OF LOT 39 BLK 60 SANLANDO PB 3 PG 65 1/2

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 28th day of February, 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(g)(h), Seminole County Code.

Said Order required Respondent to take certain corrective action by March 15, 2002.

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 March 26, 2002, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action has been taken as ordered.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated February 28, 2002, the Board orders that a fine of \$750.00 (total accrued fine up until hearing) is imposed against the property for each day the violation has continued past the date set for compliance

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 25th day of April, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Tom Hagood
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

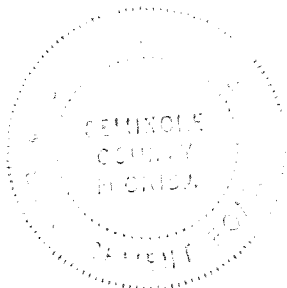
The foregoing instrument was acknowledged before me this 25th day of April, 2002, by Tom Hagood, who is personally known to me.

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

Marcia Fuller

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

en.southall



RECEIPT

No 54323

SEMINOLE COUNTY, FLORIDA

Date 9/9 20 03

Received from Thoroughbred Title

Address _____

Description T-0094 Nowowitz/Southhaw

Account Number	Amount	Description
-----	<u>150.00</u>	<u>Code enforcement</u>
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Total Amount 150.00

Board of County Commissioners

Check No 2471 Cash _____

By A Rumbley