

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20030837

1. REQUESTED MOTION:

ACTION REQUESTED: Steven Loffreno is requesting the Board to mitigate demolition and lot mowing assessment liens from \$5,738.00 to \$0. County staff recommends that the Board mitigate the lien to \$437 with 60 days to pay.

WHY ACTION IS NECESSARY: Board approval is required for mitigation of county liens.

WHAT ACTION ACCOMPLISHES: Allows lien to be released.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT #

A4D

3. MEETING DATE:

08-26-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Community Dev.
- C. DIVISION Building Dept.

BY: *BS* Robert Stewart
Building Official

5 TIME REQUIRED:

7. BACKGROUND:

Lee County has levied two assessment liens against property located at 435 Redlin Street, Fort Myers (Palmona Park). The first is a demolition lien in the amount of \$3,800.00 recorded in 1999. The second is a lot mowing lien in the amount of \$231.00 assessed in 2001. Interest is accruing at 12% per year on the principal amount (\$4,031.00) of these liens making the current total due and payable approximately \$5,738.00. The assessed value for this vacant parcel is \$2,670.00.

Mr. Loffreno has acquired 8 of the 14 lots within this block of Palmona Park, including the subject parcel, during 2002. The subject parcel is the only vacant lot among these lots.

Generally, the county seeks the full amount of the principal lien assessed as this represents the hard cost to the county. In
CONTINUED ON PAGE 2

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>Manfitts</i>				<i>Adrian 8-15-03</i>	<i>QA 8/14/03</i>	<i>OM 8/14/03</i>	<i>RISK 8/14/03</i>	<i>GC 8/14</i>	<i>W. Stewart</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *8/13/03*
Time: *4:13 pm*
Forwarded To: *8-14-03*

RECEIVED BY
COUNTY ADMIN *10*
8/14 12:00
COUNTY ADMIN
FORWARDED TO: *BH*
8/14 4:45

Blue Sheet #:

Page No.: 2

Subject: Loffreno Lien Mitigation

this case, since the property is only assessed at \$2,670 and Mr. Loffreno has paid \$2,243 in taxes and solid waste bills, therefore County staff recommends that the Board mitigate the lien to \$437 with 60 days to pay.

The Board has no obligation to waive or mitigate any portion of the assessment liens.

Attachments:

- 1) Demolition Assessment Lien recorded at OR BK 3058, Page 4095.
- 2) Lot Mowing Assessment Lien recorded at OR BK 3350, Page 4896
- 3) Property Appraiser information on 235 Redlin Street
- 4) Mr. Loffreno's request for mitigation

5/12/03

Lee County Code Enforcement
c/o Mr. Fred Roenigk
(For Forwarding to Lee County Attorneys office)

Dear Mr. Roenigk,

I spoke with you last week at your office in regard to my vacant lot at 435 Redlin St. North Fort Myers Fl, Strap #34-43-24-01-00050.0050. You had told me to put the following in writing in order for you to forward this info for mitigation to the county attorney's office.

I have purchased this lot recently by tax deed and paid \$1,500. to the Lee County Tax Collector plus several hundred dollars in application fees. I have also paid all past solid waste bills that were owed in the amount of \$743.06 Check #2637 on 1/24/03. With paying back taxes and solid waste and app. fees I have at least \$2,543. into this lot.

I have purchased this lot as is directly next to my house at 431 Redlin St. and I want to clean out the tree branches and debris the neighbors have been disposing there over the years, and get rid of the eyesore this lot has turned into. The assessed value per the Lee County Property Appraiser is \$2,670. (attached)


There are two more outstanding liens on this property:

1. \$3,800. plus accrued interest @10% since Jan. 99' for an unsafe structure which was demo'd. (attached)
2. Lot mowing lien of \$231. (attached) since Jan. 01'

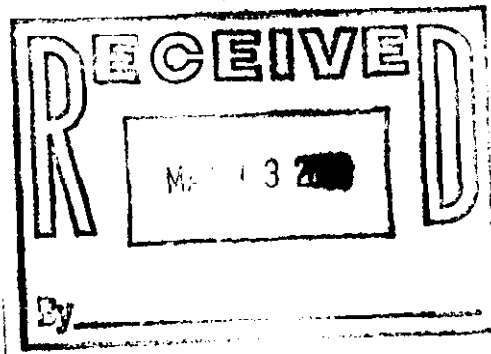
I would like to request the above two liens be removed from this property as it is assessed for basically the price I already have into the property.

Whatever you can do to help is appreciated. To contact me #277-6154 anytime.

Respectfully,


Steven Loffredo
83 Glenmont West #0
North Fort Myers Fl 33917

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10.50R

OR3058 P64095

4540532

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA
LEVYING A SPECIAL ASSESSMENT LIEN FOR DEMOLITION OF AN UNSAFE
STRUCTURE AGAINST THE PROPERTY OF

JACQUELINE JEAN WERNER
(From the most recent tax records)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE
COUNTY, FLORIDA, that:

RECORDED BY
TRUDY SHERWOOD, D.C.

SECTION 1.

This Resolution is adopted pursuant to the provisions of Lee County Land Development Code Section 6-211 which adopts the 1985 Standard Unsafe Building Abatement Code.

SECTION 2.

It is hereby found and determined as follows:

A. All conditions precedent to the levying of a Special Assessment Lien on the property described herein pursuant to the provisions of the Lee County Land Development Code and Standard Unsafe Building Abatement Code have been satisfied.

B. Written demands have made on the record owner or owners of the herein described property for payment of the cost incurred by the County in correcting conditions in violation of the Lee County Land Development Code and Standard Unsafe Building Abatement Code and said owner or owners have not reimbursed the County for such cost.

SECTION 3.

A Special Assessment Lien pursuant to and accordance with the provisions of the Lee County Land Development Code and Unsafe Building Abatement Code in the principal amount of \$ 3,800.00 which shall bear interest at the rate of 10% per annum is hereby levied against the following described property:

435 Redlin Street, Fort Myers, FL
Strap No: 34-43-24-01-00050.0050
LEGAL DESCRIPTION: PALMONA PARK UNIT 1, BLK 50, PB 7, PG 54
LOT 5 , as recorded in the Public Records of Lee County, Florida.

OR3058 P64096

SECTION 4.

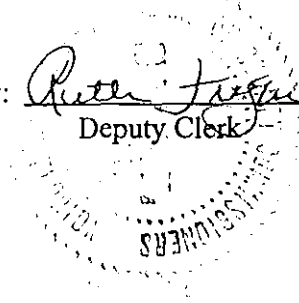
"A certified copy of this resolution shall be recorded in the Official Records Book of Lee County, Florida, and a copy thereof mailed by the Clerk to the owners of the subject property as shown on the most recent tax records of Lee County, Florida."

IN WITNESS WHEREOF, Lee County has caused these presents to be executed in its name by its Board of County commissioners acting by the Chairman of said Board this 4th day of January, ~~1998~~ 1999

ATTEST:

CHARLES GREEN, CLERK

By: Ruth Ferguson
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: Ray Judas
Chairman

CHARLIE GREEN, CLERK
LEE COUNTY, FL
99 JAN -5 PM 4:31

APPROVED AS TO FORM

By: John Madryz
COUNTY ATTORNEY

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 4th day of January, A.D. 1999

CHARLIE GREEN, CLERK

By: Ruth Ferguson
Deputy Clerk

Minutes ✓

RECEIVED JAN 11 1999

R

V102000-03337

LEE COUNTY FINANCE

INSTR 01 115942249

OR BK 03350 PG 4896

RECORDED 01/16/01 02:51 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DEPUTY CLERK K Cartwright

PREPARED BY:

CODE ENFORCEMENT
DEVELOPMENT SERVICES DIVISION
P.O. BOX 398
FORT MYERS, FL 33902

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA
LEVYING A SPECIAL ASSESSMENT LIEN AGAINST THE PROPERTY OF

Jacqueline Jean Werner
(FROM THE MOST RECENT TAX RECORDS)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE
COUNTY, FLORIDA, that:

This Resolution is adopted pursuant to the provisions of Lee County Ordinance No. 93-23, as amended, (Lee County Lot Mowing Ordinance).

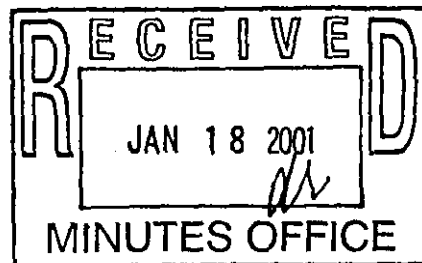
It is hereby found and determined as follows:

A. All conditions precedent to the levying of a Special Assessment Lien on the property described herein pursuant to the provisions of the Lee County Lot Mowing Ordinance have been complied with.

B. Written demands have been made on the record owner or owners of the herein described property for payment of the cost incurred by the County in correcting conditions in violation of the Lee County Lot Mowing Ordinance and said owner or owners have not reimbursed the County for such cost.

A Special assessment Lien pursuant to and in accordance with the provisions of the Lee County Lot Mowing Ordinance, in the principal amount of \$231.00, which shall bear interest at the rate of 12% per annum, is hereby levied against the following described property located in Lee County, Florida:

Page 2
Lot Mowing Lien



STRAP NO.:34-43-24-01-00050.0050
STREET ADDRESS:435 Redlin St..

LEGAL DESCRIPTION:

LOT 5, BLOCK 50, UNIT 1, PALMONA PARK, PLAT BOOK 7, PAGE 54, AS RECORDED
IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

A certified copy of this resolution shall be recorded in the Official Records Book of Lee County,
Florida, and a copy thereof mailed by the Clerk to the owners of the subject property as shown on
the most recent tax records of Lee County, Florida.

IN WITNESS WHEREOF, Lee County has caused these presents to be executed in its name
by its Board of County Commissioners acting by the Chairman of said
Board this 8th day of January, ~~2000~~ 2001

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ruth Ferguson
DEPUTY CLERK

BY: [Signature]
CHAIRMAN

State of Florida
County of Lee

I, Clerk of the County Court
for the County of Lee, Florida, do hereby
this document to be a true and correct copy
of the original as same filed in the
Minutes Department.

APPROVED, AS TO FORM:

BY: [Signature]
OFFICE OF THE COUNTY ATTORNEY

Given under my hand and official seal at
Fort Myers, Florida, this 8th day of
January, 2001

CHARLIE GREEN, CLERK
By: Ruth Ferguson
Deputy Clerk

mn

Return to:
MINUTES OFFICE

PROPERTY DATA FOR PARCEL 34-43-24-01-00050.0050
TAX YEAR 2002

Parcel data is available for the following tax years:
[2001 | 2002]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2002 ROLL.

Owner of Record		Legal Description		Image of Structure	
LOFFRENO STEVEN 83 GLENMONT W #O NORTH FORT MYERS FL 33917		PALMONA PARK UNIT 1 BLK 50 PB 7 PG 54 LOT 5		(Not Presently Available)	
Site Address					
435 REDLIN ST North Fort Myers, FL 33903					
Taxing District			DOR Code		
043 - PALMONA PARK LIGHT MSTU/N FT MYERS FIRE			00 - VACANT RESIDENTIAL		
Property Values		Exemptions		Dimensions	
Just	2,670	Homestead	0	Measurement Units	FF
Assessed	2,670	Agricultural	0	Number of Units	50.00
Assessed SOH	2,670	Widow	0	Frontage	50
Taxable	2,670	Widower	0	Depth	100
Building	0	Disability	0	Bedrooms	
Land	2,670	Wholly	0	Bathrooms	
Building Extra Features	0	Energy	0	Total Sq. Ft.	
Land Extra Features	0	SOH Difference	0	Year Improved	1946
Sales Transactions					
Sale Price	Date	OR Book / Page	Transaction Details		Vacant / Improved
			Type	Description	
1,500	12/10/2002	3795/1465	08	Disqualified (Doc Stamps Greater than .70/SP Gr. than \$100)	V
100	3/1/1982	2156/1250	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	I

6,500	8/1/1978	1296/942	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I
Solid Waste (Garbage) Roll Data					
Solid Waste District		Roll Type	Category	Unit/Area	Tax Amount
004 - Service Area 4 - North Fort Myers Area		-			0.00
Land Tracts/Land Use					
Description		Use Code	Units		
Single Family Residential		100	50.00 Frontage Feet		
Storm Surge Category	Flood Insurance (FIRM)				
	Rate Code	Community	Panel	Version	Date
Category 3	A	125124	0200	C	031594

TRIM (*proposed* tax) Notices are available for the following tax years:
 [1997 | 1998 | 1999 | 2000 | 2001 | 2002]

[[Show Building Details](#)]

[[Show Aerial View](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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