

Lee County Board Of County Commissioners Blue Sheet No. 20060744
Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Approve reduction of County Lot mowing and demolition assessment liens from approximately \$9,838.00 down to \$0 for a parcel located at 418 New York Drive in Tice.

2. WHAT ACTION ACCOMPLISHES: Board approval is required for mitigation of county assessment liens.

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: CAA		5. Meeting Date: 06-20-2006	
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)		8. Request Initiated: Commissioner _____ Department Community Development Division <i>WCH</i> Building Dept. By: Robert Stewart Building Official
	Statute _____		
	Ordinance _____		
	Admin. Code _____		
Other _____			

7. BACKGROUND:

Lee County has recorded special assessment liens on vacant property located at 418 New York Drive. The lot mowing and demolition liens plus accrued interest is approximately \$9,838.00. Mr. Alan Schnoll is requesting that the Board mitigate the demolition assessment lien from \$9,838.00 to \$0.

Mr. Schnoll paid \$5,000.00 for the property and abated the code violations at a cost of \$2,400.00. He also paid Code Enforcement liens and sewer assessment liens totaling \$6,258.00, for a total of \$13,658.00

The Property Appraiser's assessed value for property is \$10,000.

Staff recommends reducing the lien to \$0.

Attachments: Recorded Assessment liens OR Bk 2204, Page 2123; OR Bk 2906, Page 2481; OR Bk 2659, Page 4192; OR Bk 2581, Page 3143; OR Bk 2567, Page 2815; OR Bk 2482, Page 3175; OR Bk 2292, Page 0058.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
				<i>W. Schnoll</i>	<i>Analyst</i>	<i>Risk</i>	<i>Grants</i>	<i>Mgr.</i>	<i>[Signature]</i>

11. Commission Action:

- Approved**
- Deferred**
- Denied**
- Other**

RECEIVED BY COUNTY ADMIN: <i>TD</i>
<i>6/7/06 11:10 AM</i>
COUNTY ADMIN FORWARDED TO: <i>MC</i>
<i>6/8/06</i>
<i>[Signature]</i>

Rec. by CoAtty
Date: <i>6/7/06</i>
Time: <i>10:30 AM</i>
Forwarded To: <i>Admin</i>

1050

Reid 9/9/05

September 7, 2005.

Lee County Board of Commissioners
Old Lee County Courthouses
2120 Main Street
Fort Myers, FL 33901

Dear Commissioners:

RE: Liens on 418 New York Drive

I purchased this vacant lot on the internet for \$5000. & I was not aware that there were Code Violations & old liens on this property from previous owners.

I visited the property on February 11, 2005 & made arrangements to abate the violation which has existed for over 10 years, at a cost of \$2400..

I have paid off the past due sewer assessment including interest in the amount of \$3409.

I recently discovered that the County has a total of eight Liens on this property, well in excess of the value of this parcel. If I can not get the liens released at minimal expense, I believe I will have little alternative but to stop paying taxes and abandon this property. I do not want to do this, but this lot has limited value.

I am asking that the County Issue Releases for the following Liens recorded in the Official Records of Lee County:

LM Book 2482/Page 3175
Book 2562/Page 2040 HE Case 94 -716

LM Book 2567/Page 2815

LM Book 2581/Page 3143

LM Book 2659/Page 4192

LM Book 2906/Page 2481

Book 2043/Page 1273 HE 88-102

Demo Book 2044/Page 2123(Has wrong address)

Attached is a Ownership And Encumbrance Report referencing these Orders/Resolutions & Claims.

Being in New Jersey, it has been difficult to make arrangements to not only have the land cleaned up, but also to make certain that the property stays clean and no other violations occur.

All taxes and assessments have been taken care of to date. It is my hope that consideration will be given for my situation and that the liens be released for repayment of Lee County costs.

I appreciate your consideration. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Schnoll". The signature is fluid and cursive, with the first name "Alan" being more prominent than the last name "Schnoll".

Alan Schnoll, President

Timetravel Traders, Inc.
52 Waverly Place
P.O. Box 60
Matawan, NJ 07747

MEMORANDUM

FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES

DATE: September 14, 2005

TO: Bob Stewart

Building Official

FROM: Paul Smith

Senior Code Enforcement
Officer

See the attached letter from Alan Schnoll requesting release of lot mowing and demolition liens on parcel 04-44-25-01-0000B.0270

The property is assessed at \$15,000. and Mr. Schnoll paid \$5,000. for the property. He spent \$2,400 removing a nuisance accumulation plus other expenses listed in his letter.

/ Demolition Lien OR2044/P2123	
Principle	\$ 2,650.00
Interest (200 months)	\$ 4,416.67
Total	\$ 7,066.67

Lot Mowing Liens

/ OR2906/PG2481 Ref.# 110329	
Principle	\$ 205.95
Interest (92months)	189.47
Total	\$ 395.42

/ OR2659/PG4192 Ref.# 87703	
Principle	\$ 205.95
Interest (17months)	240.96
Total	\$ 446.91

OR2581/PG3143 Ref.# 76803	
Principle	\$ 203.69
Interest (126 months)	256.65
Total	\$ 460.34

✓ OR2567/PG2815 Ref.# 176140
Principle \$ 203.69
Interest (129months) 262.76
Total \$ 466.45

✓ OR2482/PG3175 Ref.# 64353
Principle \$ 206.00
Interest (138 months) 284.28
Total \$ 490.28

✓ OR2292/PG0058 Ref.# 39583
Principle \$ 196.00
Interest (161months) 315.56
Total \$ 511.56

~~Code Enforcement Case OR2043/PG1273 Case 88-102
Minimum Housing and Dangerous Building
\$250/day imposed 7/18/88
Abated by demolition 12/8/88
140/days @\$250/day \$35,000.00~~

~~Code Enforcement Case OR2562/PG2562 Case 94-716
Nuisance Accumulation
\$75/day imposed 12/14/94
Abated 5/3/05
3,750 day @ \$75/day \$281,250.00~~

pd \$ 1811.00

pd \$ 1,658.00

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MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES

RECEIVED
MAR 23 2006

COMMUNITY DEVELOPMENT

DATE: March 22, 2006

TO: Bob Stewart

Building Official

FROM: Paul Smith

Senior Code Enforcement
Officer

See letter from Alan Schnoll and my previous memo of September 14, 2005.

The code enforcement liens have been mitigated and paid. Case ;88-102 was mitigated to \$1,811.00 and Case 94-716 was mitigated to \$1,658.00

Mr. Schnoll is now asking for consideration in mitigation of the remaining demolition lien and lot mowing liens.

PROPERTY DATA FOR PARCEL 04-44-25-01-0000B.0270
TAX YEAR 2005

Parcel data is available for the following tax years:
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

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

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

TMETRAVEL TRADERS INC
P O BOX 60
MATAWAN NJ 07747

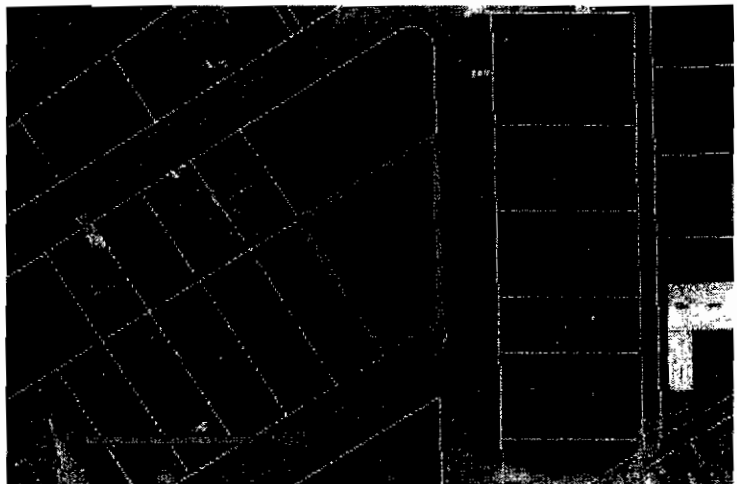
SITE ADDRESS

418 NEW YORK DR
FORT MYERS FL 33905

LEGAL DESCRIPTION

THOMAS W 1ST ADDN TICE
BLK B PB 5 PG 55
LOTS 27 THRU 31 INCL

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

141 - TICE FIRE/EAST CO
SEWER MSTU

DOR CODE

00 - VACANT RESIDENTIAL

**PROPERTY VALUES
(TAX ROLL 2005)
[NEW! HISTORY
CHART]**

EXEMPTIONS

ATTRIBUTES

JUST	10,000	HOMESTEAD	0	UNITS OF MEASURE	UT
ASSESSED	10,000	AGRICULTURAL	0	NUMBER OF UNITS	1.00
ASSESSED SOH	10,000	WIDOW	0	FRONTAGE	0
TAXABLE BUILDING	10,000	WIDOWER	0	DEPTH	0
LAND		0 DISABILITY	0	BEDROOMS	
BUILDING FEATURES	10,000	WHOLLY	0	BATHROOMS	
LAND FEATURES		0 SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
	0			YEAR IMPROVED	1945
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TRANSACTION DETAILS		VACANT / IMPROVED
			TYPE	DESCRIPTION	
100	11/4/2004	<u>2006000008456</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V
5,000	11/4/2003	<u>4127/2924</u>	08	Disqualified (Doc Stamps Greater than .70/SP Gr. than \$100)	V

3,800	2/23/1999	<u>3080/3241</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V
26,900	11/1/1983	<u>1699/3215</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I
0	12/1/1981	<u>1567/2056</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	I

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4 -			0	0.00
COLLECTION DAYS				
GARBAGE	RECYCLING	HORTICULTURE		
Wednesday	Friday	Friday		

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY PANEL	VERSION	DATE	
Category 4/5	X	125124	0225	C 031594	

[Show]

APPRAISAL DETAILS