

Application For Relief - Code Enforcement Liens

Manatee County Code Enforcement Division

1112 Manatee Avenue West
Bradenton, FL 34205

Tel: (941) 748-2071 Fax: (941) 749-3094

Notice: This application is available as a WORD document for your convenience.

Manatee County accepts applications for Code Enforcement Lien relief from owners of properties that have corrected ALL of the violations on the subject property. Please complete the form in its entirety. Incomplete applications will not be accepted.

Case # CE2016040230 Manatee County - vs – William Mitchell

Property Information

Parcel Identification Number: 4643600109		
Lot: 82 & 83	Block:	Subdivision: Orange Ridge Subd
Address: 2102 5 th Street E		
City: Bradenton		Zip Code: 34208

Property Owner Information

Current property owner: Investway Group of Florida, Corp.		
Address: 4532 W. Kennedy Blvd. Ste 154.		
City: Tampa	State: FL	Zip: 33609
Phone #: 813.965.5272	Email address: info@investwaygroup.com	
Representative/Agent: Alonso Angulo Zuleta		
Address: 2021 N. Lemans Blvd. Apt 6107		
City: Tampa	State: FL	Zip: 33607
Phone #: 813.965.5272	Email address: alonso.jr0831@gmail.com	

Lien Information

Amount of lien: \$20,550.00	Amount of offer: \$ 2,000 <i>per Testimony at hearing 7/20/17</i>
Date lien was recorded:	Number of days the property was in Violation: 274
Date of Compliance: 05/12/2017	How much money was spent to abate the Violation: \$2,500

The following documentation (when applicable) SHALL be submitted with the application:

(Reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

1. Notice of Lis Pendens recorded with Manatee County Clerk of Courts with the date, book and page shown;
2. Foreclosure Order, with the recording date, book and page shown;
3. Final Summary Judgment of Foreclosure, with the recording date, book and page shown;

4. New Certificate of Title, with the recording date, book and page shown;
5. County's Final Order of Imposition of Fine; and
6. Claim of Lien(s) with the recording date, book and page shown.

FACTORS RELEVANT TO APPLICATIONS FOR RELIEF:

1. The nature and gravity of the violation(s);
2. Any actions you have taken to correct the violation(s);
3. The length of time between the previously ordered compliance date and the date the violation(s) was brought into compliance;
4. Any actual costs you expended to cure the violation(s), if supported by documentation;
5. Any other prior or current violations you committed on the subject property or upon any other property you own within the County; and
6. Equitable considerations.
 - i. Whether there was any extraordinary hardship which existed or currently exists;
 - ii. Whether the applicant was the property owner when the fine or lien was imposed;
 - iii. Whether the property is homestead or non-homestead property;
 - iv. Whether the County lien is interfering with the sale or restoration of the property or will prevent the property from being conveyed to a new owner.

Please provide written justification as to why relief should be granted: (When you complete this section, at a minimum, address the above factors and reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

PROPERTY LITIGATION: (If applicable give detail here if this property is involved in litigation.)

I certify that I am: (Include documentation of the below)

- the owner of the subject property;
 an Attorney representing the owner,
 the legal representative for the property, or
 otherwise authorized to act on behalf of the property owner in this matter.

Alonso Angulo Zuleta

Signature of Owner/Authorized Representative

Alonso Angulo Zuleta

Print Name

6/5/2017

Date

Note *County code section 2-36-8(f) allows the Board of County Commissioners to execute a satisfaction or release of lien.*
The application process requires two (2) public meetings. Once the application and documentation is found to be complete it will be scheduled and presented before a Special Magistrate. The findings of the Special Magistrate along with the application will be forwarded to the Board of County Commissioners for final approval or denial. All payments will need to be mailed to Manatee County, Attention Code Enforcement, P O Box 1000, Bradenton, FL 34206-1000 and payable to: Manatee County, and include the Case Number. Once payment is received a Satisfaction of Lien will be prepared and recorded.

Revised 3/20/15

Prepared by:
Victoria Strickler
Royalty Title, LLC
3014 North US Highway 301, Suite 700
Tampa, Florida 33619

File Number: 16-0833

SALES PRICE: \$43,500.00

General Warranty Deed

Made this February 24, 2017 A.D. By E 5th St Land Trust #2102, dated October 13, 2016, with Antonio G Martin, Esq, with full power and authority to protect, conserve or to sell, to mortgage, encumber or convey, and other powers listed under F.S. 689.073, whose address is: 1420 Celebration Blvd Suite 200, Celebration, Florida 34747, hereinafter called the grantor, to Investway Group of Florida, Corp, a Florida Corporation, whose post office address is: 4532 W Kennedy Blvd, Suite 154, Tampa, Florida 33609, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Manatee County, Florida, viz:

The North 1/2 of Lots 82 and 83, Orange Ridge Subdivision, according to the Plat thereof as recorded in Plat Book 4, page 52, of the Public Records of Manatee County, Florida.

Parcel ID Number: 4643600109
Property Address: 2102 E 5th St, Bradenton, Florida 34208

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE ON FOLLOWING PAGE)

ROYALTY TITLE, LLC

(813) 262-1962 | Fax (813) 262-1964
3014 N US Hwy 301 Suite 700 | Tampa, Florida 33619

WATER LIENS, WASTE LIENS AND HOMEOWNERS/CONDOMINIUM ASSOCIATION LIENS CERTIFICATION AND HOLD HARMLESS AGREEMENT

FILE NO.: 16-0833
BUYER(S): Investway Group of Florida, Corp
SELLER(S): E 5th St Land Trust #2102, dated October 13, 2016
PROPERTY ADDRESS: 2102 E 5th St, Bradenton, Florida 34208

It is hereby agreed and understood by the parties signing below that Royalty Title, LLC is not responsible for any outstanding water bills, waste bills or Homeowner's / Association fees that may be due that were not disclosed to Royalty Title, LLC at the time the search was done.

It is further understood that the parties shall indemnify and Hold Harmless Royalty Title, LLC for any past due or future bill.

It is also understood that the Seller(s) of the above referenced property is/are responsible for any and all outstanding water liens, waste liens, and/or Homeowners/Condominium Association fees.

E 5th St Land Trust #2102, dated
October 13, 2016

SEE ATTACHED

Antonio G Martin, Esq
Its Trustee

Investway Group of Florida, Corp

Alonso Angulo, President

Alonso Angulo, President

Its President

On Mon, Jun 5, 2017 at 6:53 PM, INVESTWAY GROUP <info@investwaygroup.com> wrote:

Attention Code Enforcement Division;

I would like to apply for a settlement of a lien imposed on a property that I bought at: 2102 5th St E. Bradenton, Fl. 34208.

I recently bought the property back in February for investment purposes. When I contracted the property at first, I was promised to get a free and clear title, however, the day of the closing after I had already given a non-refundable deposit, the seller and title company let me know of this huge lien that the property has. They made it look like something easy to resolve and I was willing to take the risk, considering that I had already given a deposit of \$5,000 non-refundable. The biggest problem was that instead of using my own contract, I went ahead and signed the seller's contract which did specify about the lien (not the huge amount) but it did say that I was responsible for it. For a second I was going to back out of the deal at the closing table and lose my \$5,000 deposit. However, while at the closing the title company and seller insisted that it wouldn't be much of a problem and that I can fix it and then settle with the county, which I didn't believe 100% but while at the closing the title company called in speaker code enforcement, gave the address and the city/county agreed to reduce the amount to only 10% of the current total. Whoever we spoke to at the code enforcement department verified this and told me that once I correct the problem to call you guys and apply for the reduction.

The problem has been corrected. I spent \$2,500 buying a garage door, adding the little motor for the garage door to open, buying new windows to the whole house and new doors to the front and back. I also removed all the junk from the yard along with all those old trunks and weeds.

At this point I'm missing to put new grass, but for that I need an irrigation system so my grass won't die. But for the irrigation system to function I need the electricity as well, and to connect the electricity I need to clear this issue with you guys first. So I am begging for you guys to please not only help me reducing this lien's amount, but also helping me finalizing it as soon as possible so I can finish everything and rent it out.

Let me know if you have any questions. For some reason I lost the closing docs in a moving of residence that I had last month, but I can wait for the title company to send them to me again (which I already requested anyways but don't know how long it would take).

Any questions I would appreciate for you to call me please. My name is Alonso Angulo Zuleta and my phone number is 813.965.5272

Thank you!

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

vs.

CASE NO. CE2016040230

WILLIAM MITCHELL,
Respondent.

ORDER OF REFERRAL TO THE BOARD OF COUNTY COMMISSIONERS

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 26, 2017, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral as follows:

1. The Order Imposing Fines was issued on July 27, 2016 found that Respondent(s), William Mitchell, was the owner or person in charge of the property located at 2102 5th Street East, Bradenton, FL, and identified in the Manatee County Property Appraiser's records as: PIN 46436000109, and that the property was in violation of Section 2-9-106(b)(1) of the Manatee County Code of Ordinances, in that Respondent had a vacant, unoccupied or abandoned structure and failed to remedy the aforesaid violation.
2. The Order imposed a fine of \$75.00 for each day each violation(s) continued to exist past the compliance date ordered. The Order constituted a lien against the above-described property and upon any other real or personal property owned by Respondent(s) pursuant to Section 162.09, Florida Statutes, and Section 2-9-8 of the Manatee County Code of Ordinances.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$20,550.00.
4. The corrective action ordered in the Order has been completed and the property is now in compliance with Manatee County Land Development Code.
5. Justification exists to refer this case to the Manatee County Board of County Commissioners with a recommendation to reduce the outstanding fines to \$2,000.00.

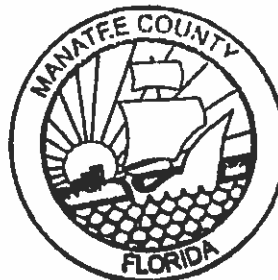
DONE AND ORDERED the 26th day of July, 2017.

Paul O'Leary

Manatee County Code Enforcement
Special Magistrate

ATTEST: Angelina Colonnese, Clerk of the Circuit Court
Manatee County

By: *Angelina Colonnese*
Deputy Clerk



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to Respondent, William Mitchell, at 2102 5th Street East, Bradenton, FL [zip code], by US Mail and to the Manatee County Code Enforcement Division, this 26th day of July, 2017.

Angelina Colonnese, Clerk of the Circuit Court
Manatee County

By: _____



Deputy Clerk

For further information on this matter contact Code Enforcement at 941-748-2071.

**MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

MANATEE COUNTY, FLORIDA
Petitioner,

CASE NO. CE2016040230

vs.

WILLIAM MITCHELL
Respondent

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 27, 2016, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Compliance Order as follows:

I. FINDINGS OF FACT:

Respondent, WILLIAM MITCHELL, whose mailing address is 920 9TH ST W, BRADENTON, FL 34205-8560, is the owner or person in charge of the property located at 2102 5TH ST E, BRADENTON, FL, and described as follows: Parcel Identification Number 4643600109.

Respondent received Letter of Violation and Notice of Hearing. Respondent was not present at the hearing.

The violation of vacant structure doors and windows are not secured was observed at the subject property and constituted a violation of Section 2-9-106(c) Property Maintenance Standards - Vacant, Unoccupied or Abandoned Structures of the Manatee County Code of Ordinances and was to be corrected.

II. CONCLUSIONS OF LAW:

Respondent, WILLIAM MITCHELL, by reason of the foregoing, is in violation of Section 2-9-106(c) Property Maintenance Standards - Vacant, Unoccupied or Abandoned Structures of the Manatee County Code of Ordinances, in that Respondent has failed to remedy the aforesaid violation, and is subject to the provisions of Chapter 162, Part 1, Florida Statutes, and Chapter 2-36 of the Manatee County Code of Ordinances.

III. ORDER:

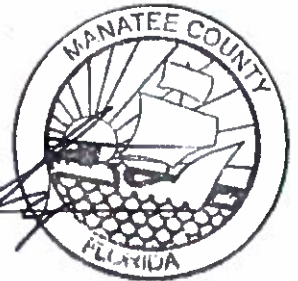
Respondent is ordered to correct the aforesaid violation by: all doors and windows must be secured, if the violation is not corrected by the compliance date the County is authorized pursuant to Florida Statutes 162.09(1) to make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed. In the event that the aforesaid violation is not corrected on or before August 10, 2016, a fine of \$75 shall be imposed against the Respondent for each day the violation has continued past the compliance date ordered.

DONE AND ORDERED this 27th day of July, 20 16.

ATTEST: Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: [Signature]
Deputy Clerk

[Signature]
Code Enforcement Special Magistrate



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been furnished to Respondent, WILLIAM MITCHELL at 920 9TH ST W, BRADENTON, FL 34205-8560 by hand or U.S. mail and to the Manatee County Code Enforcement Division, this 29th day of July, 20 16.

Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: [Signature]
Deputy Clerk

Attention: It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance and that any fines/liens have been satisfied.