

RESOLUTION NUMBER 03-02
RESOLUTION OF THE TOWN OF FORT MYERS BEACH, FLORIDA
LEVYING AN ASSESSMENT LIEN AGAINST NUISANCE PROPERTY

WHEREAS, all conditions precedent to the levying of an Assessment Lien on the property described herein pursuant to the provisions of the Town Lot Mowing Ordinance have been complied with; and,

WHEREAS, written demands have been made on the record owner ANGELO PETER LETSOS for payment of the cost incurred by the Lee County in correcting conditions in violation of the Town Lot Mowing Ordinance and said owner or owners have not reimbursed the County for such cost.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF TOWN OF FORT MYERS BEACH, FLORIDA, that:

SECTION ONE. This Resolution is adopted pursuant to the provisions of Town of Fort Myers Beach Ordinance No. 96-13

SECTION TWO. An assessment Lien pursuant to and in accordance with the provisions of the Town Lot Mowing Ordinance, in the principal amount of \$236.00, which shall bear interest at the rate of 12% per annum, is hereby levied against the following described property located in Lee County, Florida: PARCEL # 19-46-24-W4-0090B.0070; STREET ADDRESS:130 Ohio Ave., Fort Myers Beach; LEGAL DESCRIPTION: described in that certain deed recorded in O.R. Book 2653, Page 492, in the Public Records of Lee County, Florida.

SECTION THREE. A certified copy of this resolution shall be recorded in the Official Records 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.

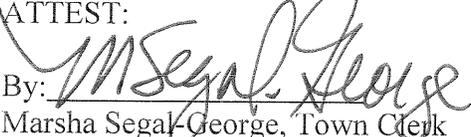
SECTION FOUR. Effective Date. This resolution shall take effect immediately.

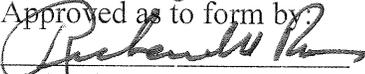
The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

Howard Rynearson	<u>aye</u>
Daniel Hughes	<u>aye</u>
Bill Thomas	<u>aye</u>
W. H. "Bill" Van Duzer	<u>aye</u>
Terry Cain	<u>aye</u>

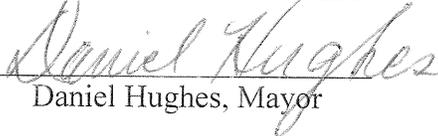
APPROVED this 3rd day of February, 2003.

ATTEST:

By: 
Marsha Segal-George, Town Clerk

Approved as to form by:

Richard V.S. Roosa, Town Attorney

TOWN OF FORT MYERS BEACH

By: 
Daniel Hughes, Mayor

3871010

QUITCLAIM DEED

0R2653 P60492

10.50K
70D

THIS INDENTURE made this 10th day of November, 1995, by and between EVANGELOS P. LETSOS, Individually and as Trustee pursuant to the Trust Agreement recorded in O.R. Book 1737, Page 3913, Public Records of Lee County, Florida, a single man, and JOYCE E. LETSOS (Grantor under said Trust), hereinafter called the "Grantor"; and ANGELO PETER LETSOS, of 130 Ohio Avenue, Fort Myers Beach, Florida 33931, hereinafter called the "Grantee".

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantee, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, their successors and/or assigns forever, the following described land, situated, lying and being in Lee County, State of Florida, to-wit:

LOT 7, BLOCK B, GULF-BAY-VIEW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 8, PAGE 69, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE SECOND NAMED GRANTOR, JOYCE E. LETSOS.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said grantor either in law or equity, to the only proper use, benefit and behoof of the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, The said grantors have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness No. 1.

EVANGELOS P. LETSOS
Individually and as Trustee
as stated above.

Witness No. 2

JOYCE E. LETSOS

70
J.A. Voges

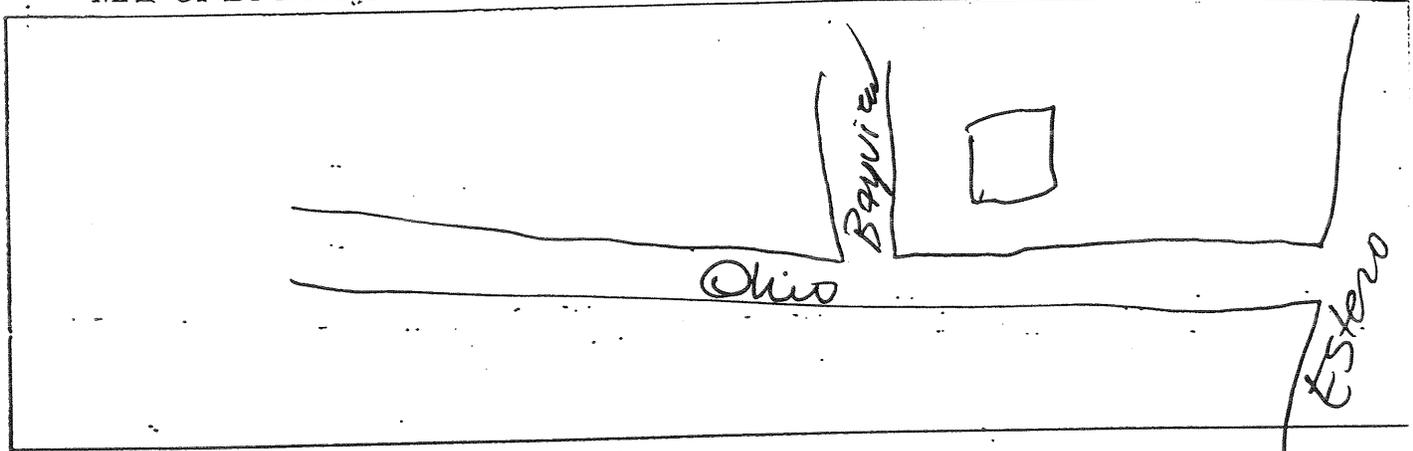
LOT MOWING COMPLAINT FORM

1102002-13305

S-T-R-A-P# 19-46-24-W4-00908.0070 REF# _____ \$ _____ / _____
FEE TOTAL

NAME: Letso

MAP OF LOCATION OF LOT:



HOUSE ON PROPERTY VACANT PROPERTY _____
FENCED IN: ACCESSIBLE NOT ACCESSIBLE _____

REINSPECTION DATE: _____
25 DAY 8-9-02 10 DAY _____

SQ. FOOTAGE: 100 X 72 = 7200

2nd INSP. DATE: 8-13-02 PL
MOWED NOT MOWED
(CIRCLE ONE & INITIAL)

GRASS HEIGHT: excess 16" 50% MORE
TYPE OF LAND USE: urban

OATH OF POSTING

I, DAVE CRABTREE certify that on 7-15-02, I physically posted a Notice of Violation for a nuisance pursuant to Lee County Low Mowing Ordinance 93-23, as amended. The violation consisted of unlawful grasses and weeds at 130 Ohio Fms

Under penalties of perjury, I declare that I have read the foregoing statement pertaining to post and that the facts stated in it are true.

DC

DATE NOTICE SENT: _____ DATE NOTICE RECV: _____
 OWNER MOWED: _____
 DATE OF CONTRACTOR LIST: _____ DATE CONTRACTOR MOWED: _____
 DATE INVOICE MAILED: _____ PAID CHK# _____ DATE: _____
 DATE LIEN PLACED: _____ & OR/BK/PG _____
 DATE LIEN RELEASED: _____ & OR/BK/PG _____

WJ

OFFICIAL NOTIFICATION OF CODE VIOLATION

FORT MYERS BEACH DEVELOPMENT SERVICES DIVISION
CODE ENFORCEMENT

P. O. Box 3077, Fort Myers Beach, FL 33932
(941) 765-0202

 **COPY**

FIRST NOTICE OF VIOLATION

Angelo Peter Letsos
130 Ohio
FT Myers Bch, FL 33931

DATE: 7-17-02
REF.#: VID 2002 - 13305

PROPERTY: Same

STRAP NO.: 19-46-24-W4-0090 B-0070

As the Owner of the above-described property, you are hereby notified that a nuisance exists upon such property, contrary to the Town's Lot Mowing Ordinance (Ordinance 96-13). The nuisance consists of grasses and weeds in excess of sixteen (16) inches in height which cover more than fifty percent (50%) of the above-described property.

You are hereby ordered to abate the nuisance by mowing the grasses and weeds within ten (10) days of receipt of this Notice. Upon your failure to abate this nuisance, the Town Manager shall order abatement thereof and at that time Town Employees, servants, agents or contractors will enter upon your property and abate the nuisance. The cost of such abatement will be levied as an assessment against your property. Thereafter, the Town Manager shall prepare an assessment bill for the entire cost of abatement.

If you wish to contest this Notice of Violation, you may appeal to the Town Manager. Requests for appeal must be made in writing and should be directed to the Manager within five (5) days of receipt of this Notice. All decisions of the Town Manager shall be final.

A second notice will contain an invoice detailing the costs incurred by the Town to abate the nuisance on your property along with a request for payment of these costs within thirty(30) days of the date of the notice. In the event this invoice is not paid in full within thirty (30) days, an assessment lien will be placed against your property.

INVOICE

LEE COUNTY
DEVELOPMENT SERVICES DIVISION
P. O. Box 398, Ft. Myers, FL 33902-0398
(941) 335-2535

COPY

September 12, 2002

Angelo Peter Letsos
130 Ohio Ave.
Fort Myers Beach, FL. 33931

SECOND NOTICE AND INVOICE

RE: STRAP NO.: 19-46-24-W4-0090B.0070
VIOLATION ADDRESS: 130 Ohio Ave.
REFERENCE NO.: 2002-13305

CONTRACTOR REIMBURSEMENT	\$ 65.00
CERTIFIED MAIL REIMBURSEMENT	\$ 3.00
ADMINISTRATIVE REIMBURSEMENT	\$ 150.00
TOTAL AMOUNT TO BE PAID	\$ 218.00

As the Owner of Record of the above-described property you were notified on July 17, 2002 that a nuisance existed on your property, contrary to the Lee County Lot Mowing Ordinance. At that time, you were ordered to abate the nuisance within ten (10) days of receipt by mail, or risk the imposition of an assessment lien against the property for the full cost of abatement to the County.

Since the violation was not abated in a timely fashion, the County Manager took steps necessary to abate the nuisance.

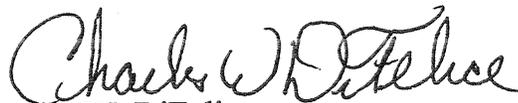
At the present time there is an impending assessment lien which shall accrue interest at a rate of twelve percent (12%) per annum on any unpaid balance if not paid within thirty (30) days from the date this notice was mailed.

SECOND NOTICE AND INVOICE
LOT MOWING
PAGE TWO

If full payment has not been received by the County, the Board of County Commissioners will sign a resolution which shall levy a special assessment lien against the property. The assessment lien will be a legal, valid and binding obligation. Once recorded, the assessment lien shall run with the land and must be satisfied upon sale, transfer or any other disposition of the property. This assessment together with interest thereon, may be enforced by civil action in a Lee County Court of appropriate jurisdiction.

It is hereby requested that you immediately pay such assessment to the Lee County Development Services Division. Please use the reference number listed on the first page, as well as below, in all correspondence and send to Lee County Development Services Division, P.O. Box 398, Fort Myers, FL 33902; Attn: Lot Mowing. If you choose to pay in person, please use our entrance at 1735 Hendry Street, Fort Myers, FL. Our telephone number is (941)335-2535.

Sincerely,



Charles W. DiFelice
Code Enforcement Officer
Development Services Division

REFERENCE NO.: 2002-13305

STATE OF FLORIDA

COUNTY OF Duval

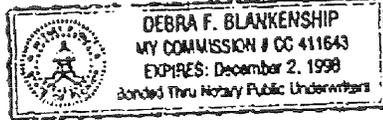
I HEREBY CERTIFY that on November 16th, 1995, before me personally appeared EVANGELOS P. LETSOS, Individually and as Trustee as aforesaid, and JOYCE B. LETSOS, who are personally known to me, or who have produced driver's licenses as identification, who are the persons described in and who executed the foregoing instrument, and who, after being duly sworn, say that the execution thereof is their free act and deed for the uses and purposes herein mentioned and an oath was/was not taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

Debra F. Blankenship
NOTARY PUBLIC

Debra F. Blankenship
(please print or type name)

My commission expires:



FILE NO. 95-141-F

DR2653 PG0493

GREEN LEE CRY, FL
NOV 20 PM 2:59

5-22
1935

OFF. REC. 1737 63920

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

1828373

Name Leslie T. Ahrenholz

Address P. O. Box 2656

Fort Myers Beach, Fla. 33931

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 17th day of July 1984, Between

FRANCES JEAN KIDD, unmarried widow of Robert Kidd

of the County of Northumberland, Province of Ontario, Canada, grantor, and

EVANGELOS P. LETSOS, individually and as Trustee pursuant to the Trust Agreement recorded in O. R. Book 1737, Pages 3713, Public Records of Lee County, Florida,

whose post office address is 130 Ohio Ave, Ft. Myers Bch, Fla - 33931

of the County of Lee, State of Florida 33931, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten ----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Lot 7, Block B, GULF-BAY-VIEW SUBDIVISION, according to the map or plat thereof on file and recorded in the office of the Clerk of Circuit Court in Plat Book 8, Page 69, Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record and taxes for 1984 and subsequent years.

This is to conclude the contract under the Articles of Agreement dated October 5, 1978 as recorded in O.R. Book 1310, Page 1301, Public Records of Lee County, Florida, and any addenda thereto.

RECORDED BY G. WOLFFINGER D.C.

Documentary Tax \$ 193.52

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Signed, sealed and delivered in our presence:

1 R. E. Ahrenholz
2 L. M. Kidd

Frances Jean Kidd
Frances Jean Kidd

(Seal)
NOTARY PUBLIC
STATE OF FLORIDA

RECORDS IN OFFICIAL RECORDS - COUNTY, FLORIDA
JUN 20 9 47 PM '84
NOTARY PUBLIC

STATE OF CANADA
Province of Ontario

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, Frances Jean Kidd, unmarried widow of Robert Kidd

to me known to be the person described in and who executed the foregoing instrument, and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 17th day of July 1984.

My commission expires: on death

Roger S. Cooper
Notary Public
ONTARIO

FOLLOWING IS A SUMMARY OF ATTACHED PAPERWORK CONCERNING
PROPERTY OWNED BY: Angelo Peter Letsos

1. LEGAL DESCRIPTION: ATTACHED
2. COPY OF NOTICE SENT: 7/17/02
3. COPIES OF SIGNED RETURN RECEIPTS: n/a
4. AFFIDAVIT OF POSTING: ATTACHED
5. PROPERTY WAS MOWED BY LEE COUNTY CONTRACTOR ON: 9/3/02
6. COPY OF INVOICE IN AMOUNT OF: \$218.00
7. LIEN AMOUNT REQUESTED: \$236.00

mn

Lee County - Citrix ICA Client

PERMIT-PLAN

File Edit Options Window Help

Violations -- VID2002-13305 Status REC

Name: LETSOS ANGELO PETER Updated: 7/15/02 DTC

Address: 130 OHIO AV

Description: Master # [VID2002-13305] Project: []

send notice for lot mowing

Staff Contact: CRABTRD1 Violation Type: Lot Mowing

Violation Address: OHIO Violation: Yes

Code Officer: 1906

Reported By: DC

Phone #: () - []

Subdivision: Fort Myers Beach

Directions: 130 ohio fmb

Dates

Received: 7/15/02

Target: []

Issued: []

Expires: []

Finald: []

Activity for VID2002-13305

Description	Menu Code	Date1	Date2	Date3	Disp	Done By	Notes
Complaint Received	A0010	7/15/02		7/15/02	DONE	DTC	
Case Closed	A0050	7/15/02					
Initial Inspection	H0700	7/15/02	7/16/02	7/15/02	DONE	DTC	send notice

Start GroupWise - Mailbox PERMIT-PLAN

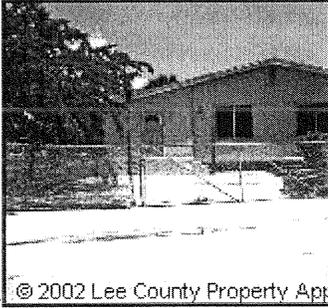
Start Inbox - Microsoft Outlook Lee County - Citrix IC...

15/02 01:50:57 PM

Property Data for Parcel 19-46-24-W4-0090B.0070

[[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 2001 ROLL.

Owner of Record		Legal Description		Image of Structure	
LETSOS ANGELO PETER 130 OHIO AV FT MYERS BEACH FL 33931		GULF BAY VIEW BLK B PB 8 PG 69 LOT 7		 <p>© 2002 Lee County Property Appraiser</p> <p>Photo Date: 6/23/2000</p>	
Site Address		130 OHIO AV Fort Myers Beach, FL 33931			
Taxing District			DOR Code		
033 - TOWN OF FT MYERS BEACH			01 - SINGLE FAMILY RESIDENTIAL		
Property Values		Exemptions		Dimensions	
Just	117,710	Homestead	0	Measurement Units	FF
Assessed	117,710	Agricultural	0	Number of Units	72.00
Assessed SOH	117,710	Widow	0	Frontage	72
Taxable	117,710	Widower	0	Depth	100
Building	73,510	Disability	0	Bedrooms	2
Land	44,200	Wholly	0	Bathrooms	2
Building Extra Features	0	Energy	0	Total Sq. Ft.	1,709
Land Extra Features	1,000	SOH Difference	0	Year Built	1957

Sales Transactions						
Sale Price	Date	OR Book / Page	Transaction Details		Vacant / Improved	
			Type	Description		
100	11/1/1995	2653/492	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	I	
43,000	7/1/1984	1737/3920	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	I	
Solid Waste District		Roll Type		Category	Unit/Area	Tax Amount
008 - Town of Fort Myers Beach		R - Residential Category			1	189.33
Land Tracts/Land Use						
Description		Use Code		Units		
Single Family Residential		100		72.00 Frontage Feet		
Storm Surge Category		Flood Insurance (FIRM)				
		Rate Code	Community	Panel	Version	Date
Tropical Storm		A12:EL12	125124	0429	D	092096

[[View 2001 TRIM Notice](#)]

[[View 2000 TRIM Notice](#)]

[[Show Building Details](#)]

[[Show Aerial View](#)]

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

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

Topics Lawn Service

O. Box 2789
Ft Myers, FL 33902

Invoice.

DATE	INVOICE NO.
9/9/2002	8640

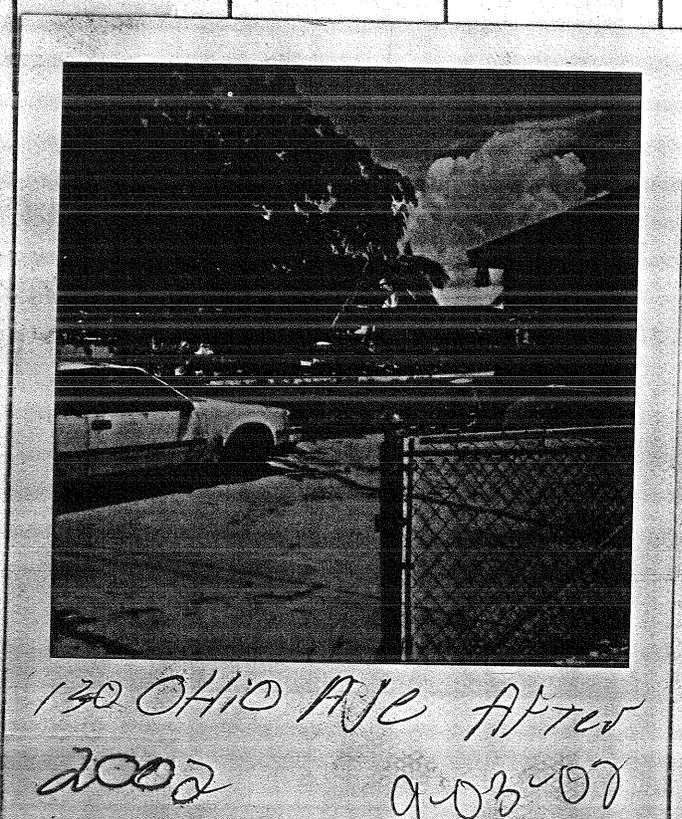
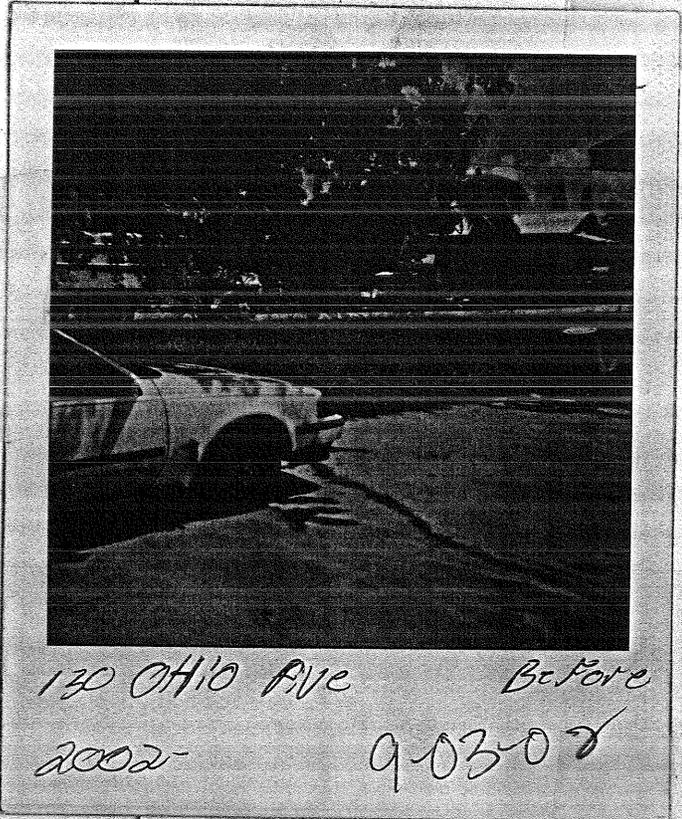
BILL TO
Lee County Code Enforcement Services P.O. Box 398 Ft. Myers, Florida, 33902-0398

SHIP TO
130 Ohio Ave. Ref#2002-13305 P.O.#32927

CWH

P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
			9/9/2002			August 21, 2002

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
ash-hog	9/03/02		65.00	65.00



Thank you for your business.

Total

\$65.00