

TAB 6



## City of Palmetto Agenda Item

**Meeting Date**

2/6/12

**Presenter:**

Jim Freeman

**Department:**

Code Enforcement

**Title:**

**Appeal of Code Enforcement Lien, CEB 11-04, by Florida Default Group for the Federal Home Loan Mortgage Corporation.**

The property that was the subject of this code enforcement case is located at 1405 11th Avenue West, Palmetto, Florida, PI# 26763.0005/2, Township 34S, Range 17E, Section 14. The Respondents in the case, Daniel W. Lynch and Cynthia J. Lynch, are still identified as the owners of the property through the Manatee County Property Appraiser's and Tax Collector's web sites.

A foreclosure case initiated by Wells Fargo Bank NA, case number 2008-CA-005830, in the Manatee County Court resulted in the sale of the property to Wells Fargo Bank, NA, on November 28, 2011. The Certificate of Title was issued to Wells Fargo Bank, NA, on January 13, 2012. This house has been vacant since 2008.

Prior to the current case, multiple code enforcement actions had been initiated but not presented for CEB hearings. Notices of Violation were issued on August 22, 2008 and October 30, 2008. In both cases, bank services cleared the violations – overgrowth, fence, pool and unsecured doors. On April 9, 2009, a Notice of Nuisance was issued for overgrowth and the City Parks Department cleared the overgrowth issues through September 2009. City liens covering the mowing and code enforcement costs were filed against this property at that time.

Security issues and two separate arson cases involving this property were brought to the attention of Wells Fargo on November 30, 2009, February 2, 2010 and March 23, 2010 respectively.

It should be noted all of the code violations and various Notices involving this property were forwarded via e-mail to codeviolations@wellsfargo.com throughout the City's involvement with this property. Regarding CEB 11-04, the Notice of Violation, The Notice of Hearing and the Administrative Order were also forwarded to the Florida Default Law Group.

CEB 11-04 was initiated on November 23, 2010 when a site visit revealed that vandals again broke the front and rear fences, and the pool cage had been partially dismantled for scrap aluminum. Wells Fargo was advised of the need to secure the property, and the Palmetto Police were alerted to the damage. During subsequent site visits in November & December 2010 and January 2011 various doors to the house were found open, and vandalism to the interior of the house continued. Wells Fargo was advised of these occurrences; repairing the fence, securing the house & clearing the accumulated debris were requested of Wells Fargo.

Wells Fargo cleared the overgrowth issues and secured the house during this period of time. However, the fence remained broken, permitting continued access to the rear yard & pool area. In addition, the pool now presented a child safety issue and mosquito breeding area due to the dismantled pool cage. New overgrowth issues developed, and accumulated debris remained in the front and rear yards. A Notice of Violation was issued on February 17, 2011, mailed certified and regular, and posted on the property and City Hall. This NOV was mailed to the Florida Default Law Group, the attorneys of record for the Plaintiffs in the foreclosure proceeding, and it was e-mailed to Wells Fargo.

The initial public hearing before the City Code Enforcement Board was held on March 29, 2011 at which time the Board issued the Administrative Order Imposing Lien. Administration costs of \$428.20 were assessed against the Respondents, Daniel W. Lynch and Cynthia J. Lynch, and the Respondents were directed to cure the violations - overgrowth, accumulated debris, pool issues (child safety & mosquito infestation), and the deteriorated fence - by April 12, 2011.

A second public hearing was held on April 27, 2011. The Code Enforcement Board issued the Order Imposing Fine And Lien at that time, imposing a \$250.00 per day fine commencing April 23, 2011 and continuing until the property was brought into compliance. All of the violations were cured effective December 7, 2011, and a Report of Compliance was issued at that time.

The property has remained in compliance as of January 27, 2012, although vandalism to the fence has continued to date to this vacant property.

**Budgeted  
Amount:**

\$0.00

**Budget Page  
No(s):**

**Available  
Amount:**

\$0.00

**Expenditure  
Amount:**

\$0.00

**Additional Budgetary  
Information:**

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**Funding  
Source(s):**

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**Sufficient  
Funds  
Available:**

☐ Yes  
☐ No

**Budget  
Amendment  
Required:**

☐ Yes  
☐ No

**Source:**

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**City Attorney  
Reviewed:**

☐ Yes  
☐ No  
☐ N/A

**Advisory Board  
Recommendation:**

☐ For  
☐ Against  
☐ N/A

**Consistent  
With:**

☐ Yes  
☐ No  
☐ N/A

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**Potential  
Motion/  
Direction  
Requested:**

If any reduction of the fine is granted, it is recommended the owners satisfy the lien within the next thirty days.

**Staff Contact:**

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**Attachments:**

Pictures, CEB case documents regarding CEB 11-04, e-mails, Comcate case records, prior case documents to 2008.

Code Enforcement  
CEB 11-04 - Lynch  
Summary of Fines  
As of January 31,2011

Description		Amount
<b><u>Notice of Nuisance</u></b>		
Code Enforcement Officers Time (5.33 hrs)		213.20
Parks Dept WO020098003567 6/19/09		100.00
Recording Cost - Book 2302 pg 5892-5893		19.00
Invoice #407054486	①	<u>332.20</u>
<b><u>Administrative Order Imposing Lien</u></b>		
Code Enforcement Public Hearing 03/29/11		428.20
Code Enforcement Board Admin Fee		15.00
AO - Recording Fee (Book 2379 Pg 4147-4148)		45.50
Invoice #407056215	①	<u>488.70</u>
<b><u>Order Imposing Fine and Lien</u></b>		
Hearing 03/18/11 - Non Compliance		
Hearing 4/26/11 - Lien Processed for Recording		
Daily Fines assessed from April 13 thru May 2011 250.00 per day	49.00	12,250.00
Parks Dept WO2009005400 (8/24/09) and 2009004764 (7/23/09)	①	134.16
OI - Recording Fee (Book 2379 Pg 4149-4151)		
Invoice #407056215		<u>12,384.16</u>
<b><u>Report of Compliance - Not in compliance</u></b>		
Report of Compliance - December 7, 2011		
Daily Fines accruing as of June 1, 2011 to December 7, 2011	191.00	47,750.00
Associated interest is approximately 5% annually		1,678.13
<b>Total Recorded Cost</b>		<b><u>\$ 62,633.19</u></b>
<b><u>Cost associated with Code Enforcement Case not recorded</u></b>		
Code Enforcement Officers - 26.71 hr @ 40.00 per hour		1,068.40
Code Enforcement Attorney - 1 hour		250.00
Parks Department Work Orders - 7/1/09 and 9/14/09		150.00
	①	<u>1,468.40</u>
<b>UNPAID: Utility Account # 2913 thru 2/15/2012</b>	①	<b><u>\$ 2,178.78</u></b>
<b>Total Cost Associated with case</b>		<b><u>66,280.37</u></b>
<b>Total Hard Cost associated with address</b>	①	<b><u>\$ 4,602.24</u></b>
<b>Total Accumulated Fines</b>		<b><u>\$ 61,678.13</u></b>



02/17/2011





02/17/2011







02/17/2011









02/17/2011





02/17/2011





02/17/2011









02/17/2011









03/29/2011





03/29/2011





03/29/2011





03/29/2011





03/29/2011





03/29/2011





04/01/2011





10/26/2011





10/26/2011





10/26/2011



IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY, FLORIDA  
CIVIL ACTION

WELLS FARGO BANK, NA,  
Plaintiff,

vs.

CASE NO. 41-2008-CA-005830  
DIVISION B

DANIEL LYNCH A/K/A DANIEL W. LYNCH,  
et al,  
Defendant(s).

CERTIFICATE OF SALE

The undersigned Clerk of the Court certifies that Notice of public sale of the property described in the Order or Final Judgment was published in Gulf Coast Business Review a newspaper circulated in MANATEE County, Florida, in the manner shown by proof of publication attached, and on November 23, 2011, the property was offered for public sale to the highest and best bidder for cash. The highest and best bid received for the property in the amount of \$ 100.00 was submitted by Plaintiff, to whom the property was sold. The proceeds of the sale are retained for distribution in accordance with the Order or Final Judgment or law.

WITNESS my hand and seal of the Court on November 28, 2011, as Clerk of the Circuit Court.

(SEAL)

R.B. Shore, III  
Clerk of the Circuit Court  
By: Ronda Hawes  
Deputy Clerk

Copies furnished to:  
Florida Default Law Group, P.L.  
All parties on the attached service list.



FILED FOR RECORD  
R.B. SHORE  
2011 NOV 28 AM 10:32  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

FILE\_NUMBER: F08052025

DOC\_ID: M900009





## Case Information

<b>Case Number:</b> 41 2008 CA 005830	<b>File Date:</b> 6/23/2008
<b>Case Type:</b> Mortgage Foreclosure	<b>Case Status:</b> ReOpen
<b>Case Action Code:</b> MORTGAGE FORECLOSURE	<b>Judge:</b> DIANA L MORELAND
<b>Judgment Date:</b> 1/21/2010	<b>Judgment Amount:</b> \$209,633.20
<b>Sale Date:</b> 11/23/2011 ( <b>ONLINE SALE</b> )	<b>Title Date:</b> 12/6/2011

## Parties

	Party Type	Name	Gender	Race	DOB
1	Plaintiff	WELLS FARGO BANK NA <i>ATTORNEY: LIN, SCOTT</i>			
2	Defendant	LYNCH, DANIEL <i>AKA : LYNCH, DANIEL W</i>			
3	Defendant	LYNCH, CYNTHIA <i>AKA : LYNCH, CYNTHIA L</i>			
4	Defendant	F A MANAGEMENT SOLUTIONS INC			

## Dockets




















	Image	Date	Description
1		06/23/2008	CIRCUIT COURT FILING FEE ASSESSED Receipt: 31321407 Date: 06/23/2008 Receipt: 31321408 Date: 06/23/2008
2		06/23/2008	MORTGAGE FORECLOSE COMPLAINT
3		06/23/2008	CIVIL ATTACHMENT TO COMPLAINT
4		06/23/2008	NOTICE OF LIS PENDENS-RECORDED
5		06/23/2008	CIVIL COVER SHEET
6		06/23/2008	ADDITIONAL DEFENDANTS CIRCUIT CIVIL Receipt: 31321407 Date: 06/23/2008
7		06/23/2008	SUMMONS ISSUED EACH DEFENDANT HANDED TO PROCESS SERVER
8		08/05/2008	AFFIDAVIT FOR SERVICE BY PUBLICATION
9		08/05/2008	AFFIDAVIT FOR SERVICE BY PUBLICATION
10		08/05/2008	AFFIDAVIT OF DILIGENT SEARCH AND INQUIRY
11		08/05/2008	NOTICE OF ACTION ISSUED DANIEL LYNCH AKA DANIEL W LYNCH AND CYNTHIA LYNCH AKA CYNTHIA L LYNCH
12		08/05/2008	AFFIDAVIT FOR SERVICE BY PUBLICATION
13		08/05/2008	AFFIDAVIT OF DILIGENT SEARCH AND INQUIRY
14		08/05/2008	INSTRUCTIONS TO THE CLERK
15		08/06/2008	COPY NOTICE OF ACTION ISSUED MAILED TO LAST KNOWN ADDRESS
16		08/06/2008	COPY NOTICE OF ACTION ISSUED EMAILED TO GULFCOAST BUSINESS REVIEW FOR PUBLICATION
17		08/22/2008	PROOF OF PUBLICATION-NOTICE OF ACTION TO DANIEL LYNCH AKA DANIEL W LYNCH
18		08/26/2008	SUMMONS RETURNED NON-SERVICE DANIEL LYNCH AKA DANIEL W LYNCH
19		08/26/2008	SUMMONS RETURNED NON-SERVICE CYNTHIA LYNCH AKA CYNTHIA L LYNCH
20		08/26/2008	SUMMONS RETURNED NON-SERVICE TENANT 1
21		08/26/2008	SUMMONS RETURNED NON-SERVICE TENANT 2
22		10/24/2008	COPY OF MORTGAGE AND NOTE ATTACHED TO THE AMENDED COMPLAINT
23		10/24/2008	AMENDED COMPLAINT SUMMONS ISSUED DEFENDANT F A MANAGEMENT SOLUTIONS INC AN DHANDED TO PROCESS SERVER
24		10/24/2008	FEE FOR ISSUANCE OF CIRCUIT COURT SUMMONS Receipt: 31337981 Date: 10/24/2008
25		10/24/2008	AMENDED MORTGAGE FORECLOSURE COMPLAINT
26		10/24/2008	NOTICE OF FILING















































	Image	Date	Description
27		11/13/2008	SUMMONS SERVED 10/31/2008 FA MANAGEMENT SOLUTIONS INC
28		12/22/2008	NOTICE OF VOLUNTARY DISMISSAL OF DEFENDANT
29		12/22/2008	CIVIL ATTACHMENT TO ATTORNEYS FEES
30		12/22/2008	NOTICE OF VOLUNTARY DISMISSAL AS TO COUNT II RE-ESTABLISHMENT OF LOST NOTE
31		12/22/2008	PLAINTIFFS MOTION FOR SUMMARY JUDGMENT INCLUDING A HEARING TO TAX ATTORNEYS FEES AND COSTS
32		12/22/2008	PLAINTIFFS MOTION FOR SUMMARY JUDGMENT INCLUDING A HEARING TO TAX ATTORNEYS FEES AND COSTS
33		12/22/2008	AFFIDAVIT AS TO AMOUNTS DUE AND OWING
34		02/05/2009	NOTICE OF HEARING
35		02/12/2009	ORIGINAL MORTGAGE
36		02/12/2009	NOTICE OF FILING
37		02/12/2009	ORIGINAL NOTE
38		02/18/2009	COPY OF MORTGAGE
39		02/18/2009	NOTICE OF FILING ORIGINAL MORTGAGE AND NOTE - E-FILED
40		02/18/2009	NOTICE OF FILING AFFIDAVIT OF AMOUNTS DUE AND OWING
41		02/18/2009	SUMMARY JUDGMENT CHECKLIST
42		02/18/2009	NOTICE OF FILING ASSIGNMENT OF MORTGAGE AND AFFIDAVIT AS TO REASONABLE ATTORNEYS FEES
43		02/18/2009	COPY OF ASSIGNMENT OF MORTGAGE
44		02/18/2009	FINAL DISPOSITION FORM
45		02/18/2009	AFFIDAVIT OF AMOUNTS DUE AND OWING
46		02/18/2009	PROPOSED UNIFORM FINAL JUDGMENT OF FORECLOSURE
47		02/18/2009	PROPOSED NOTICE OF SALE
48		02/19/2009	AFFIDAVIT AS TO REASONABLE ATTORNEYS FEES
49		02/19/2009	NOTICE OF FILING
50		02/19/2009	COPY OF ASSIGNMENT OF MORTGAGE
51		03/05/2009	SUMMARY JUDGMENT HEARING: CANCELLED BY JUDGE FOR NON-COMPLIANCE WITH ADMINISTRATIVE ORDER
52		04/07/2009	ATTORNEY CERTIFICATE OF COMPLIANCE WITH TWELFTH CIRCUIT HOMESTEAD FORECLOSURE CONCILIATION PROGRAM
53		07/09/2009	PROOF OF PUBLICATION
54		07/09/2009	NONMILITARY AFFIDAVIT
55		07/09/2009	MOTION FOR DEFAULT AS TO AMENDED COMPLAINT/ CLERK CAN NOT ENTERED DEFAULT ON AMENDED COMPLAINT (DEFAULT BY COURT) DANIEL W LYNCH - CYNTHIA L LYNCH AND ANY AND ALL UNKNOWN PARTIES
56		07/29/2009	NOTICE OF FILING
57		07/29/2009	AFFIDAVIT AS TO AMOUNTS DUE AND OWING
58		11/23/2009	NOTICE OF FILING AFFIDAVIT AS TO AMOUNTS DUE AND OWING
59		11/23/2009	AFFIDAVIT AS TO AMOUNTS DUE AND OWING
60		12/14/2009	RE-NOTICE OF HEARING
61		12/22/2009	NOTICE OF FILING
62		12/22/2009	AFFIDAVIT AS TO REASONABLE ATTORNEYS FEES
63		12/29/2009	PROPOSED CERTIFICATE OF TITLE
64		12/29/2009	PROPOSED CERTIFICATE OF DISBURSEMENTS
65		12/29/2009	PROPOSED CERTIFICATE OF SALE
66		12/29/2009	FINAL DISPOSITION FORM
67		12/29/2009	PROPOSED NOTICE OF FORECLOSURE SALE
68		12/29/2009	PROPOSED UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE
69		01/05/2010	ORDER GRANTING DEFAULT AS TO AMENDED COMPLAINT ( DANIEL LYNCH A/K/A DANIEL W LYNCH / CYNTHIA LYNCH A/K/A CYNTHIA L LYNCH / FA MANAGMENT SOLUTIONS INC )
70		01/12/2010	AFFIDAVIT OF PLAINTIFFS COUNSEL AS TO ATTORNEYS FEES AND COSTS
71		01/14/2010	SUMMARY JUDGMENT CHECKLIST






































Image	Date	Description
72	 01/21/2010	FINAL JUDGMENT OF MORTGAGE FORECLOSURE FILED IN OPEN COURT - RECORDED
73	01/25/2010	COPY NOTICE OF SALE ISSUED AND E-MAILED TO GULF COAST BUSINESS REVIEW
74	 01/25/2010	NOTICE OF SALE ISSUED
75	 02/18/2010	PROOF OF PUBLICATION - NOTICE OF SALE - NOT RECORDED
76	02/26/2010	VERBAL CONFIRMATION ORDER CANCELING SALE SET FOR 2/26/10
77	 03/01/2010	ORDER CANCELING FORECLOSURE SALE - RECORDED
78	 03/04/2010	PROPOSED ORDER CANCELING FORECLOSURE SALE
79	 03/04/2010	PROPOSED ORDER CANCELING FORECLOSURE SALE
80	 03/04/2010	MOTION TO CANCEL FORECLOSURE SALE
81	 03/04/2010	MOTION TO CANCEL FORECLOSURE SALE
82	 04/07/2010	PROPOSED NOTICE OF RESCHEDULED FORECLOSURE SALE
83	 04/07/2010	MOTION TO RESCHEDULE FORECLOSURE SALE
84	 04/07/2010	PROPOSED ORDER RESCHEDULING FORECLOSURE SALE
85	 04/07/2010	LETTER FROM ATTORNEY DATED APRIL 4 2010
86	04/12/2010	COPY NOTICE OF SALE ISSUED AND E-MAILED TO GULF COAST BUSINESS REVIEW
87	 04/12/2010	ORDER RESCHEDULING FORECLOSURE SALE - RECORDED
88	 04/12/2010	NOTICE OF SALE ISSUED
89	 04/26/2010	PROOF OF PUBLICATION - NOTICE OF SALE - NOT RECORDED
90	 05/03/2010	PROPOSED CERTIFICATE OF SALE
91	 05/03/2010	PROPOSED CERTIFICATE OF TITLE
92	 05/03/2010	PROPOSED CERTIFICATE OF DISBURSEMENTS
93	 05/14/2010	ORDER CANCELING FORECLOSURE SALE - RECORDED
94	 05/14/2010	MOTION TO CANCEL FORECLOSURE SALE
95	05/14/2010	VERBAL CONFIRMATION - SALE CANCELLED
96	 05/14/2010	MOTION TO CANCEL FORECLOSURE SALE
97	 05/14/2010	PROPOSED ORDER CANCELING FORECLOSURE SALE
98	 12/07/2010	MOTION TO RESCHEDULE FORECLOSURE SALE
99	12/07/2010	PROPOSED ORDER RESCHEDULING FORECLOSURE SALE
100	 12/15/2010	ORDER RESCHEDULING FORECLOSURE SALE - RECORDED
101	 12/27/2010	NOTICE OF RESCHEDULED FORECLOSURE SALE ISSUED BY ATTORNEY
102	 01/06/2011	PROOF OF PUBLICATION - NOTICE OF SALE FOR SALE SCHEDULED - JANUARY 18 2011
103	01/14/2011	PROPOSED ORDER RECEIVED ORDER CANCELING FORECLOSURE SALE
104	 01/14/2011	ORDER CANCELING FORECLOSURE SALE - RECORDED
105	 01/14/2011	MOTION TO CANCEL FORECLOSURE SALE
106	01/14/2011	VERBAL CONFIRMATION SALE CANCELED FOR SALE DATE - 1/18/11
107	 01/21/2011	NOTICE OF CHANGE OF ATTORNEY
108	03/04/2011	PROPOSED ORDER RESCHEDULING FORECLOSURE SALE
109	 03/04/2011	MOTION TO RESCHEDULE FORECLOSURE SALE
110	 03/14/2011	ORDER RESCHEDULING FORECLOSURE SALE - RECORDED
111	 04/06/2011	NOTICE OF RESCHEDULED FORECLOSURE SALE ISSUED BY ATTORNEY
112	04/20/2011	SALE SET FOR 4/20/11 CANCELLED - NO PROOF OF PUBLICATION RECEIVED
113	10/03/2011	PROPOSED ORDER RESCHEDULING FORECLOSURE SALE
114	 10/03/2011	MOTION TO RESCHEDULE FORECLOSURE SALE
115	 10/13/2011	ORDER TO RESCHEDULE FORECLOSURE SALE - RECORDED
116	 11/07/2011	NOTICE OF RESCHEDULED FORECLOSURE SALE ISSUED BY ATTORNEY
117	 11/18/2011	PROOF OF PUBLICATION - NOTICE OF SALE FOR SALE SCHEDULED - 11/23/2011



	Image	Date	Description
118		11/23/2011	FORECLOSURE SALE/CLERK'S FEE - CIRCUIT COURT Receipt: 31494442 Date: 11/28/2011
119		11/23/2011	FEE PAID BY SUCCESSFUL BIDDER FOR ELECTRONIC SALE F.S.45.035(3) Receipt: 31494442 Date: 11/28/2011
120		11/23/2011	DOC STAMP HOLDING ACCOUNT Receipt: 31498524 Date: 01/03/2012
121		11/28/2011	FORECLOSURE SALE BID SHEET
122		11/28/2011	CERTIFICATE OF SALE
123		11/30/2011	PROPOSED CERTIFICATE OF TITLE
124		01/03/2012	CERTIFICATE OF TITLE ISSUED - SEE OFFICIAL RECORDS FOR BOOK/PAGE
125		01/03/2012	CERTIFICATE OF DISBURSEMENTS
126		01/24/2012	PAYMENT OF DOC STAMPS TO RECORDING DIVISION - 465013088 1/9/12

**Disposition**

	Status	Status Date	Disposition Code	Disp Date	Judge
1	Closed	06/23/2008	DISPOSED BY DEFAULT	01/21/2010	DUNNIGAN , JANETTE
2	ReOpen	03/01/2010	UNDISPOSED		DUNNIGAN , JANETTE
3	ReOpen	03/04/2010	UNDISPOSED		DUNNIGAN , JANETTE
4	ReOpen	04/07/2010	UNDISPOSED		DUNNIGAN , JANETTE
5	ReOpen	05/14/2010	UNDISPOSED		DUNNIGAN , JANETTE
6	ReOpen	12/07/2010	UNDISPOSED		MORELAND , DIANA L
7	ReOpen	01/24/2011	UNDISPOSED		MORELAND , DIANA L
8	ReOpen	03/04/2011	UNDISPOSED		MORELAND , DIANA L
9	ReOpen	10/03/2011	UNDISPOSED		MORELAND , DIANA L

**Events**

	Date	Start Time	End Time	Event Type	Judge	Result
1	03/05/2009	2:00:00 PM	2:00:00 PM	MOTION HEARING	MANATEE JUDGE, -	
	<b>Location:</b> COURTROOM 6-D					
2	01/21/2010	9:00:00 AM	9:00:00 AM	MOTION HEARING	MANATEE JUDGE, -	
	<b>Location:</b> COURTROOM 6-D					

**Financial Summary**

	Docket Application	Owed	Paid	Dismissed	Due
1	FILING FEE	\$2.00	\$2.00	\$0.00	\$0.00
2	FILING FEE	\$255.00	\$255.00	\$0.00	\$0.00
3	HOLDING	\$0.70	\$0.70	\$0.00	\$0.00
4	SUMMONS FEE	\$10.00	\$10.00	\$0.00	\$0.00
5	SERVICE CHG	\$70.00	\$70.00	\$0.00	\$0.00
6	COURT COSTS	\$70.00	\$70.00	\$0.00	\$0.00
7	PAYMENT	\$0.70	\$0.70	\$0.00	\$0.00
	<b>Total</b>	<b>\$408.40</b>	<b>\$408.40</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Receipts**

	Date	Receipt	Received From	Payment Amount	Applied Amount	Change Returned
1	06/23/2008	31321407	FLORIDA DEFAULT	\$255.00	\$255.00	\$0.00
2	06/23/2008	31321408	PROVEST	\$2.00	\$2.00	\$0.00
3	10/24/2008	31337981	FLORIDA DEFAULT LAW GROUP PL	\$10.00	\$10.00	\$0.00
4	11/28/2011	31494442	FLORIDA DEFAULT	\$140.00	\$140.00	\$0.00
5	01/03/2012	31498524	FLORIDA DEFAULT	\$0.70	\$0.70	\$0.00





Tasks eFM Customers **Reports** **Code Enforcement** Setup GIS Maps Help

Welcome, Bill Strollo

## Code Enforcement

**Code Enforcement Home**

Advanced Search

Location Search

Create Case

Daily Time Sheet

Check Time Sheet

## Contacts

Contacts

New Contact

Merge Contacts

## CE Case Details

[« Back to CE Case List](#)



CE Case Details

[View Print Version](#)

[Print Field Report](#)

☐ include photos

### CE Case CE10-885

CE Case #: CE10-885

eFM Case #: N/A

Case assigned to: Strollo, Bill

Priority: MED

Location APN: 2676300052  
1405 11TH AVE W  
Palmetto, FL 34221 (map)  
Property Type: Residential  
SPD: 4  
WARDS: 1  
CRA: FALSE

Custom Fields Foreclosure?: Yes

Vacant?: Yes

[edit »](#)

Status: Closed: Code Enforcement Board Abatement

Date Opened-Closed: 11/24/2010 - 12/07/2011

Follow Up Date

Follow Up Action \$250/day commencing April 12, 2011

Open Violations

[Quick Edit](#)

[Full Edit](#)

[Time Tracking](#)

[Clone Case](#)

### Violations

Date	Violation	Submitted By	Status	Disposition	Notes
11/10/2011	Hazardous Condition	Strollo, Bill	Closed	Compliance	
04/01/2011	Disposal of Garbage	Strollo, Bill	Closed	Compliance	
04/01/2011	Overgrown Property	Strollo, Bill	Closed	Compliance	
04/01/2011	Hazardous Condition	Strollo, Bill	Closed	Compliance	
11/24/2010	Fences	Strollo, Bill	Closed	Compliance	

### History

Date	Entered By	Action/Note/Activity
12/07/2011 03:51:17 PM	Strollo, Bill	Changed violation disposition to Compliance
12/07/2011 03:51:17 PM	Strollo, Bill	Status changed: Violation Fences Closed with disposition Compliance
12/07/2011 03:51:01 PM	Strollo, Bill	Changed violation disposition to Compliance
12/07/2011 03:51:01 PM	Strollo, Bill	Status changed: Violation Disposal of Garbage Closed with disposition Compliance
11/24/2010 02:00:40 PM	Strollo, Bill	Added: Fences
11/10/2011 12:55:48 PM	Strollo, Bill	Changed violation disposition to Compliance
11/10/2011 12:55:48 PM	Strollo, Bill	Status changed: Violation Hazardous Condition Closed with disposition Compliance
11/10/2011 12:55:02 PM	Strollo, Bill	Added: Hazardous Condition
05/11/2011 11:34:47 AM	Strollo, Bill	Changed violation disposition to Compliance
05/11/2011 11:34:47 AM	Strollo, Bill	Status changed: Violation Overgrown Property Closed with disposition Compliance
04/01/2011 03:25:20 PM	Strollo, Bill	Changed violation disposition to Compliance
04/01/2011 03:25:20 PM	Strollo, Bill	Status changed: Violation Hazardous Condition Closed with disposition Compliance
04/01/2011 01:53:55 PM	Strollo, Bill	Added: Disposal of Garbage
04/01/2011 01:53:55 PM	Strollo, Bill	Added: Overgrown Property
04/01/2011 01:53:55 PM	Strollo, Bill	Added: Hazardous Condition

### Status and Follow Up

Status	Follow Up Date	Follow Up Action
Closed: Code Enforcement Board Abatement		\$250/day commencing April 12, 2011



**History**

<i>Entry Date</i>	<i>Employee</i>	<i>Description</i>
01/27/2012 10:07:59 AM	Strollo, Bill	Added 5 case hours for Bill Strollo on 2012-01-27.
01/27/2012 09:46:32 AM	Strollo, Bill	Added 13.59 case hours for Bill Strollo on 2012-01-27.
12/07/2011 04:31:08 PM	Strollo, Bill	Case Status changed to Closed: Code Enforcement Board Abatement
12/07/2011 04:31:08 PM	Strollo, Bill	Followup Date removed.
12/07/2011 04:31:08 PM	Strollo, Bill	Closing all violations for closed case
12/07/2011 11:43:49 AM	Strollo, Bill	Followup Date edited from: 12/14/2011 to 12/08/2011.
11/23/2011 11:02:32 AM	Strollo, Bill	Followup Date edited from: 11/23/2011 to 12/14/2011.
11/10/2011 12:56:21 PM	Strollo, Bill	Followup Date edited from: 11/10/2011 to 11/23/2011.
11/02/2011 04:08:44 PM	Strollo, Bill	Followup Date edited from: 11/02/2011 to 11/10/2011.
10/26/2011 12:14:37 PM	Strollo, Bill	Followup Date edited from: 10/26/2011 to 11/02/2011.
10/26/2011 08:24:58 AM	Strollo, Bill	Followup Date edited from: 11/14/2011 to 10/26/2011.
10/24/2011 11:11:49 AM	Strollo, Bill	Followup Date edited from: 10/24/2011 to 11/14/2011.
10/03/2011 10:14:06 AM	Strollo, Bill	Followup Date edited from: 10/03/2011 to 10/24/2011.
09/12/2011 12:53:43 PM	Strollo, Bill	Followup Date edited from: 09/12/2011 to 10/03/2011.
08/23/2011 11:04:48 AM	Strollo, Bill	Followup Date edited from: 08/23/2011 to 09/12/2011.
08/09/2011 03:49:12 PM	Strollo, Bill	Followup Date edited from: 08/09/2011 to 08/23/2011.
08/02/2011 12:28:05 PM	Strollo, Bill	Followup Date edited from: 08/02/2011 to 08/09/2011.
07/12/2011 10:50:56 AM	Strollo, Bill	Followup Date edited from: 07/12/2011 to 08/02/2011.
06/27/2011 12:28:20 PM	Strollo, Bill	Followup Date edited from: 06/27/2011 to 07/12/2011.
06/14/2011 12:05:25 PM	Strollo, Bill	Followup Date edited from: 06/14/2011 to 06/27/2011.
05/20/2011 04:14:19 PM	Strollo, Bill	Followup Date edited from: 05/20/2011 to 06/14/2011.
05/11/2011 12:50:42 PM	Strollo, Bill	Followup Date edited from: 05/11/2011 to 05/20/2011.
04/27/2011 11:51:39 AM	Strollo, Bill	Followup Date edited from: 04/27/2011 to 05/11/2011.
04/27/2011 08:31:07 AM	Strollo, Bill	Followup Action edited from: Fence/pool cage/security check to \$250/day commencing April 12, 2011.
04/26/2011 11:58:12 AM	Strollo, Bill	Followup Date edited from: 04/26/2011 to 04/27/2011.
04/18/2011 04:00:30 PM	Strollo, Bill	Followup Date edited from: 04/18/2011 to 04/26/2011.
04/11/2011 04:09:28 PM	Strollo, Bill	Followup Date edited from: 04/11/2011 to 04/18/2011.
04/01/2011 01:53:55 PM	Strollo, Bill	Case Status changed to Administrative Hearing Scheduled
03/30/2011 08:18:46 AM	Strollo, Bill	Followup Date edited from: 03/30/2011 to 04/11/2011.
03/29/2011 11:43:38 AM	Strollo, Bill	Followup Date edited from: 03/29/2011 to 03/30/2011.
03/22/2011 10:46:32 AM	Strollo, Bill	Followup Date edited from: 03/23/2011 to 03/29/2011.
03/22/2011 10:44:00 AM	Strollo, Bill	Added 9.83 case hours for Bill Strollo on 2011-03-22.
03/18/2011 10:29:19 AM	Strollo, Bill	Followup Date edited from: 03/18/2011 to 03/23/2011.
03/16/2011 09:32:59 AM	Strollo, Bill	Followup Date edited from: 03/16/2011 to 03/18/2011.
03/08/2011 01:57:50 PM	Strollo, Bill	Followup Date edited from: 03/10/2011 to 03/16/2011.
03/07/2011 03:02:44 PM	Strollo, Bill	Followup Date edited from: 03/07/2011 to 03/10/2011.
02/17/2011 10:42:20 AM	Strollo, Bill	Case Status changed to Notice of Violation Issued
02/17/2011 10:42:20 AM	Strollo, Bill	Followup Date edited from: 02/17/2011 to 03/07/2011.
02/16/2011 03:56:38 PM	Strollo, Bill	Followup Date edited from: 02/16/2011 to 02/17/2011.
02/03/2011 03:23:25 PM	Strollo, Bill	Followup Date edited from: 02/03/2011 to 02/16/2011.
01/21/2011 11:01:31 AM	Strollo, Bill	Followup Date edited from: 01/21/2011 to 02/03/2011.
01/18/2011 03:55:40 PM	Strollo, Bill	Followup Date edited from: 01/14/2011 to 01/21/2011.
01/05/2011 01:34:28 PM	Strollo, Bill	Followup Date edited from: 01/05/2011 to 01/14/2011.
01/04/2011 04:20:52 PM	Strollo, Bill	Followup Date edited from: 01/04/2011 to 01/05/2011.
12/15/2010 02:14:02 PM	Strollo, Bill	Followup Date edited from: 12/15/2010 to 01/04/2011.
12/08/2010 12:34:11 PM	Strollo, Bill	Followup Date edited from: 12/08/2010 to 12/15/2010.
11/24/2010 02:13:06 PM	Strollo, Bill	Case Status changed to Written Warning Given
11/24/2010 02:13:06 PM	Strollo, Bill	Followup date added: 2010-12-08 00:00:00
11/24/2010 02:13:06 PM	Strollo, Bill	Followup Action edited from: Overgrowth/security check to Fence/pool cage/security check.
11/24/2010 02:00:40 PM	Strollo, Bill	Initial Case Status Complaint Filed

**Notes**

<i>Entry Date</i>	<i>Entered By</i>	<i>Action Date</i>	<i>Note</i>
01/27/2012 10:07:47 AM	Strollo, Bill	01/27/2012	Research & agenda prep for Feb. 6, 2012 Commission Meeting - five hours additional CE time.
01/27/2012 09:46:13 AM	Strollo, Bill	01/27/2012	Additional CE hours since administrative costs calculated for the AO - 13.59. Total CE hours for this particular case are 23.42.



01/25/2012 11:17:20 AM	Strollo, Bill	01/25/2012	Site visit. Property being maintained. However, some of the boards to one panel of the front fence have been removed; rear fence has not been compromised.
01/25/2012 11:16:03 AM	Strollo, Bill	01/24/2012	Received e-mail from Dolores Hartley, Code Lien Specialist, New House Title, LLC. Request lien reduction as sale of house scheduled for January 31, 2012. Jim responded that issue will have to be reviewed by City Commission. Scheduled for the February 6th Commission meeting.
12/28/2011 09:03:51 AM	Strollo, Bill	12/27/2011	CEB public hearings held this evening. Board advised under "Old Business" that property has been brought into compliance by Wells Fargo, the current property owners.
12/08/2011 08:49:24 AM	Strollo, Bill	12/08/2011	Report of Compliance prepared. Mailed to Lynch, copy to Cheryl in Finance, original to CEB, e-mailed copy to Matthew Schell @ wells Fargo.
12/07/2011 04:10:07 PM	Strollo, Bill	12/07/2011	Property Appraiser search. Lynch still listed as owner. Clerk of Court update - foreclosure initiated by Wells Fargo, 2008-CA-005830 still open. Certificate of Sale issued Nov. 23, 2011 to Wells Fargo. Certificate of Title has not been issued.
12/07/2011 03:53:29 PM	Strollo, Bill	12/07/2011	Site visit @ 3:15PM. All debris has been removed from the property, the fence has been repaired, and the remaining cage has been removed from around the pool. Building secure. Property in compliance. Pictures taken.
12/07/2011 11:40:42 AM	Strollo, Bill	12/07/2011	Whitney on site. Greco Property Management removing the remains of the pool cage, repairing the fence & attempting to bring property into compliance. Does not appear that any of this work requires a permit. Check site tomorrow.
12/01/2011 03:24:15 PM	Strollo, Bill	12/01/2011	Lien payoff amount being calculated by Finance. \$52, 980.69 without compliance at this time.
11/23/2011 11:02:12 AM	Strollo, Bill	11/23/2011	Site visit. No changes from Nov. 10th visit.
11/15/2011 08:22:19 AM	Strollo, Bill	11/15/2011	E-mail to Schell advising of the unresolved code violations forwarded to Wells Fargo via the NOV on February 17, the NOH on March 8, the AO on April 4 and the OIF on April 28, 2011. Also advised of \$250/day fine accruing since April 13, 2011.
11/15/2011 08:19:58 AM	Strollo, Bill	11/15/2011	E-mail from Matthew Schell, Wells Fargo, Property Preservation - Minor Violations, advising the matter involving the unsecured structure was resolved. Other concerns may be directed to codeviolations@wellsfargo.com.
11/10/2011 12:54:55 PM	Strollo, Bill	11/10/2011	Site visit. Lawn recently mowed; rear door re-covered & building secured. Recheck in two weeks.
11/02/2011 04:08:37 PM	Strollo, Bill	11/02/2011	Site inspection. Property recently mowed, but no other improvements. Rear door still down, allowing access to the house.
10/26/2011 12:14:30 PM	Strollo, Bill	10/26/2011	E-mail to codeviolations@wellsfargo.com. Advised house open, site of prior fires, & poses safety risk to neighbors. Chief Wells & Fire Marshall Ron Cales copied.
10/26/2011 12:05:11 PM	Strollo, Bill	10/26/2011	Site inspection. Rear door that had been boarded over now open. Cannot secure since this was sheet of plywood over opening. Walked interior of house. Does not appear to be further vandalized. Fires had been set at three locations in past - no new fire pits started. Pictures of exterior taken; property still not in compliance. Foreclosure sale scheduled for November 23, 2011.
10/26/2011 08:24:35 AM	Strollo, Bill	10/25/2011	CEB Board Member Tom Devito stated rear door to vacant house has been broken open again.
10/24/2011 11:11:43 AM	Strollo, Bill	10/24/2011	Clerk of Court search of foreclosure 2008-CA-005830. Foreclosure sale scheduled for November 23, 2011.
10/24/2011 11:08:40 AM	Strollo, Bill	10/24/2011	Site visit. Remaining violations uncured. Recheck in three weeks.
10/03/2011 10:13:39 AM	Strollo, Bill	10/03/2011	Property Appraiser still lists Lynch as owner. Clerk of Court check - Wells Fargo foreclosure 2008-CA-005830 still open, but last docket entry remains April 20, 2011 & reads sale date cancelled.
10/03/2011 10:11:26 AM	Strollo, Bill	10/03/2011	Site inspection. Property unchanged; lawn still being maintained, but none of other violations addressed. What remains of pool cage has partially collapsed, indicating continuing efforts to scrap aluminum.
09/12/2011 12:53:37 PM	Strollo, Bill	09/12/2011	Site visit. Property cleared of overgrowth, but other violations remain unaddressed.
08/23/2011 11:04:27 AM	Strollo, Bill	08/23/2011	Site inspection. Front yard partially cut. Rear & side yard overgrown. No improvements to property.
08/09/2011 03:49:05 PM	Strollo, Bill	08/09/2011	Site inspection. Property recently mowed; no other improvements.
08/02/2011 12:27:56 PM	Strollo, Bill	08/02/2011	Clerk of Court. 2008-CA-005830 still open & pending. Last docket entry readssale date of April 20, 2011 cancelled.
08/02/2011 12:24:41 PM	Strollo, Bill	08/02/2011	Site inspection. Grass marginal. No change regarding debris & fence. House remains locked. No evidence of continued scrapping.
07/12/2011 10:54:25 AM	Strollo, Bill	07/12/2011	Clerk of the Court search. 2008-CA-005830 still open, but last docket entry unchanged - April 20, 2011 sale date cancelled.
07/12/2011 10:50:50 AM	Strollo, Bill	07/12/2011	Site visit. No improvement/change regarding condition of property. Grass is being maintained.
06/27/2011 12:28:02 PM	Strollo, Bill	06/27/2011	Site visit. Grass OK; fence still deteriorated & debris still in yards.



06/14/2011 12:01:27 PM	Strollo, Bill	06/14/2011	Site visit. Grass being maintained - recently mowed. Fence & debris remain problems. Not in compliance.
05/26/2011 02:46:27 PM	Strollo, Bill	05/26/2011	OIF posted @ CH & on the property. Pictures.
05/26/2011 01:06:23 PM	Strollo, Bill	05/26/2011	Certified copy of OIF returned unclaimed.
05/20/2011 04:14:09 PM	Strollo, Bill	05/20/2011	Whitney checked property today; no changes/improvements.
05/11/2011 11:36:19 AM	Strollo, Bill	05/11/2011	Site inspection. Grass mowed; building secure. No other violations addressed by bank.
05/03/2011 10:38:01 AM	Strollo, Bill	05/03/2011	Grass mowed; no other changes.
04/28/2011 02:12:28 PM	Strollo, Bill	04/28/2011	Received e-mail from CodeViolations@wellsfargo.com. They have located the property & referred the matter to the processor to arrange work on the property. Processor will contact CE if anything else needed or when violations cured.
04/28/2011 08:49:07 AM	Strollo, Bill	04/28/2011	Order Imposing Fine and Lien and Administrative Order forwarded to codeviolations@wellsfargo.com.
04/27/2011 11:50:38 AM	Strollo, Bill	04/27/2011	Overgrowth cleared; no other violations addressed - violations for fence, debris remain as violations.
04/27/2011 08:30:32 AM	Strollo, Bill	04/26/2011	Public hearing for CEB 11-04 held. Board Member Tom Devito stated lawn mowed when he returned home from lunch today. Will check site in AM. Advised Board they may continue hearing until property checked; also advised date certain was April 12, 2011 & property was not in compliance as of this AM. Board decided to fine Respondents \$250.00/day commencing April 12, 2011.
04/26/2011 02:46:16 PM	Strollo, Bill	04/26/2011	Property Appraiser & Tax Collector still list Lynch. 2008-CA-005830 still open; foreclosure sale scheduled for April 20, 2011 cancelled - no proof of publication.
04/26/2011 11:53:25 AM	Strollo, Bill	04/26/2011	Site inspection. No improvement. Pictures taken. CEB hearing scheduled for this evening.
04/18/2011 04:00:06 PM	Strollo, Bill	04/18/2011	No improvement in condition of property.
04/11/2011 04:09:21 PM	Strollo, Bill	04/11/2011	Site visit. No change to this property.
04/06/2011 01:08:05 PM	Strollo, Bill	04/06/2011	Received return receipt for certified copy of the AO.
04/04/2011 12:25:55 PM	Strollo, Bill	04/04/2011	Pictures of posting on property.
04/04/2011 10:42:28 AM	Strollo, Bill	04/04/2011	AO forwarded to codeviolations@wellsfargo.com
04/04/2011 10:41:51 AM	Strollo, Bill	04/04/2011	AO posted @ CH & on property.
04/01/2011 03:26:57 PM	Strollo, Bill	04/01/2011	Site inspection. Pool has been secured by the Parks Department - hardware cloth nailed over exposed side of wood frame. No other improvements.
04/01/2011 01:53:50 PM	Strollo, Bill	04/01/2011	E-mail from Allen Tusing. Pool covered with hardware cloth & nailed down on March 31, 2011.
03/30/2011 11:48:55 AM	Strollo, Bill	03/30/2011	R. With Allen Tusing, Director Public Works. Requested he send crew to cover portion of wood frame over pool that constitutes child safety hazard. Pictures provided.
03/30/2011 08:18:40 AM	Strollo, Bill	03/30/2011	T. To Manatee County Mosquito Control, 722-3720. They will send Officer to populate pool with mosquito larvae eating fish.
03/30/2011 08:15:23 AM	Strollo, Bill	03/29/2011	CEB hearing on case CEB 11-04. Lynch found in violation, \$428.20 in admin costs imposed. Board also directed CE to refer child safety issue to DPW for remediation. CE to refer mosquito issue to Manatee County Mosquito Control.
03/29/2011 02:42:15 PM	Strollo, Bill	03/29/2011	Clerk of Court search. No additional developments.
03/29/2011 11:43:21 AM	Strollo, Bill	03/29/2011	Site visit. No improvements - property overgrown, debris around yards, pool open presenting child safety & mosquito issues. Pictures taken. CEB Hearing scheduled for this evening.
03/22/2011 09:48:56 AM	Strollo, Bill	03/22/2011	Point Paper for CEB 11-04 scheduled for a hearing on March 29, 2011 prepared.
03/21/2011 03:57:55 PM	Strollo, Bill	03/21/2011	Property Appraiser & Tax Collector search; Daniel & Cynthia Lynch still listed as owners of the property. Clerk of Court, foreclosure case 2008-CA-005830 still open. Last docket entry dated March 14, 2011, order rescheduling foreclosure sale recorded. On line sale scheduled for April 20, 2011.
03/21/2011 03:54:27 PM	Strollo, Bill	03/21/2011	Site inspection. No improvement/change to property.
03/18/2011 10:29:10 AM	Strollo, Bill	03/18/2011	Site inspection. No change except grass getting higher.
03/16/2011 09:32:01 AM	Strollo, Bill	03/16/2011	T. From Daniel Lynch. Stated he has not owned house since 2007/2008. States Wells Fargo foreclosed property. Received certified copy of NOH. Advised he is still owner listed on Property Appraiser & Tax Collector sites. Acknowledged he has been receiving notices from the court of hearing cancellations. Advised to contact bank or bank attorney processing case & turn over title to the property.
03/10/2011 02:11:23 PM	Chapman, Whitney	03/10/2011	Certified card returned signed by Daniel Lynch.
03/08/2011 01:57:34 PM	Strollo, Bill	03/08/2011	NOH mailed certified & regular. Copy to Florida Default Law Group. Posted on property & @ CH. Pictures. E-mail NOH to codeviolationswellsfargo.com.
03/07/2011 03:02:39 PM	Strollo, Bill	03/07/2011	E-mail to Deanna requesting scheduling of hearing before the CEN on March 29, 2011. CEB 11-04. Request copy of NOH to Florida



Default Law Group. Cert & regular to last known address @ Crescent Court East. CE to forward NOH to Wells Fargo via e-mail when Notice prepared..NOH to be posted.

03/07/2011 02:59:43 PM	Strollo, Bill	03/07/2011	Property Appraiser still lists Lynch as owner. Clerk of the Court, foreclosure case 2008-CA-005830, motion to reschedule foreclosure is last docket entry - March 4, 2011.
03/07/2011 11:44:15 AM	Strollo, Bill	03/07/2011	No change to condition of property. Schedule CEB.
02/28/2011 02:27:12 PM	Strollo, Bill	02/28/2011	Certified copy of NOV returned as forwarding time has expired.
02/28/2011 09:03:48 AM	Strollo, Bill	02/24/2011	Regular mail copy of NOV returned by USPS. Forwarding time expired. Lynch address listed as 316 Crescent Court East, Bradenton 34208-1736
02/17/2011 10:42:13 AM	Strollo, Bill	02/17/2011	NOV posted @ CH & on property. Pictures.
02/17/2011 09:43:13 AM	Strollo, Bill	02/17/2011	Notice of Violation issued. Mailed certified & regular to Respondents; copy mailed to Florida Default Group. E-mailed to Wells Fargo.
02/17/2011 09:41:21 AM	Strollo, Bill	02/17/2011	Manatee County Property Appraiser & Tax Collector search. Property still listed as owned by Lynch. Clerk of Court search - 2008-CA-005830 - still open. Foreclosure sale of Jan. 18, 2011 cancelled by Plaintiff; last docket entry - Notice of change of attorney; still Florida Default Group, but attorney change.
02/16/2011 03:56:20 PM	Strollo, Bill	02/16/2011	Grass mowed, but debris still present on property. Fence deteriorated; pool cage almost gone, pool now presents danger of child drowning (gaps along side of wood frame covered with wire/also someone has pulled up section of this wire fence). Large accumulation of debris in lanai & rear yard. Weeds overgrown in areas. Issue NOV.
02/03/2011 03:23:01 PM	Strollo, Bill	02/03/2011	Site inspection. Property mowed & all doors to house secure. Fence still deteriorated, debris on ground, pool cage practically non-existent.
01/21/2011 11:01:07 AM	Strollo, Bill	01/21/2011	Foreclosure case number 2008-CA-5830. Last docket entry reads Order cancelling foreclosure sale recorded. Sale cancelled @ request of Plaintiff.
01/21/2011 10:56:01 AM	Strollo, Bill	01/21/2011	E-mail to Santosha requesting repair of fence & removal of debris.
01/21/2011 10:42:42 AM	Strollo, Bill	01/21/2011	While in driveway observed juvenile on bicycle ride through property from rear yard. Side door has been boarded over. Property being maintained in terms of overgrowth. Wood & debris still in front yard; front & rear fence panels down.
01/18/2011 03:55:33 PM	Strollo, Bill	01/18/2011	Site visit. Fence still down & side door open. However, property maintenance team on site cutting grass. Check property later this week.
01/11/2011 08:06:39 AM	Strollo, Bill	01/11/2011	E-mail to Santosha. Directed to remove debris from front yard, repair & secure the fence & secure the house against further damage.
01/11/2011 08:05:14 AM	Strollo, Bill	01/10/2011	E-mail from Santosha Clay, Wells Fargo, inquiring regarding fines if they board over house.
01/05/2011 01:34:07 PM	Strollo, Bill	01/05/2011	E-mail to codeviolations@wellsfargo.com advising of illegal entry & requesting they secure building.
01/05/2011 10:55:31 AM	Strollo, Bill	01/05/2011	Site inspection. Side door removed from frame. Property searched, but no additional damage noted. Property has become nuisance & fire hazard. Deputy Chief Hannaford advised of continued vandalism. Bank to be notified of current situation.
01/05/2011 10:52:49 AM	Strollo, Bill	01/05/2011	Clerk of Court search, foreclosure 2008-CA-005830. Dec. 27, 2010 docket entry, notice of re-scheduled foreclosure sale scheduled for Jan. 18, 2011.
01/04/2011 04:20:43 PM	Strollo, Bill	01/04/2011	Site inspection. Vandals have now broken down door on South side of house. More aluminum supports have been taken. Check house tomorrow with Whitney.
12/15/2010 02:13:51 PM	Strollo, Bill	12/15/2010	Property being maintained. House has been locked by service - all but side garage door secured.
12/08/2010 02:07:52 PM	Strollo, Bill	12/08/2010	Clerk of the Court search. 2008-CA-005830 still open in Manatee County; last docket entry is May 14, 2010, proposed order cancelling foreclosure sale.
12/08/2010 12:33:58 PM	Strollo, Bill	12/08/2010	Site inspection with Whitney. Side door to garage open - door knob removed. Will be unable to secure building at this time. Signs of more interior damage by locals. More of pool cage has been scrapped. Wood privacy fences compromised in front and in back. Grass is being mowed, but other issues reported to Wells Fargo remain unresolved. Recheck next week.
12/01/2010 08:20:40 AM	Strollo, Bill	11/30/2010	With Tom Devito, CEB Member. He lives in vicinity of this house & sons own houses adjacent to property. Someone dumped tires in rear yard recently; he contacted Deputy Chief hannafor to report same. One of his sons heard someone dismantling the pool cage; he was told to contact Palmetto PD in future.
12/01/2010 08:16:50 AM	Strollo, Bill	11/30/2010	Remainder of pool cage unchanged. Fences still in disrepair.
11/24/2010 02:11:10 PM	Strollo, Bill	11/24/2010	E-mail to Wells Fargo property maintenance advising of deteriorated fence & aluminum salvage operation. Request they secure the property. Deputy Chief Hannaford copied on this e-mail.



11/24/2010 02:10:05 PM Strollo, Bill 11/24/2010 Property Appraiser search. Property still owned by Lynch. Clerk of the Court, 2008-CA-005830, still pending. Last docket entry - proposed order cancelling foreclosure sale - May 14, 2010.

11/24/2010 02:00:40 PM Strollo, Bill 11/23/2010 Site visit. Front & rear fences broken, allowing access to property. Pool cage has been partially dismantled by aluminum scrappers.

**History**

Entry Date	Employee	Description
11/24/2010 02:11:39 PM	Strollo, Bill	Change case note from: E-mail to Wells Fargo property maintenance advising of deteriorated fence & aluminum salvage operation. Request they secure the property. to: E-mail to Wells Fargo property maintenance advising of deteriorated fence & aluminum salvage operation. Request they secure the property. Deputy Chief Hannaford copied on this e-mail.

**Attachments**

Date	Title	Description	Uploaded By	Upload Date	Inactive
------	-------	-------------	-------------	-------------	----------

No Files Uploaded

*Inactive photos are not included in Case Report***History**

Entry Date	Employee	Description
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**Forms**

Select Form: --Select--

[Start Form](#)**History**

Link	Name	Generation Date	Generated By
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**Location**Validated: Yes ☒

Last Validated on: 2010-11-24 14:00:40

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDBG Eligible	Property Type	Location Field(s)
1405 11TH AVE W Palmetto FL 34221	2676300052		001401	5		NO	Residential	SPD: 4 WARDS: 1 CRA: FALSE

**Contacts**

Initiation: Self-Initiated

Contact Role	Name/Business	Address	Phone	Open
Property Owner	LYNCH, DANIEL W, LYNCH, CYNTHIA J	316 Crescent Court East Bradenton FL 34208-1736	Work: (941) 447-3000	<a href="#">Q</a>
Property Manager	Wells Fargo		Home: codeviolations@wellsfargo.com	<a href="#">Q</a>

**Time Tracking**

CE Officer	Date	Hours
Strollo, Bill	01/27/2012	13.59
Strollo, Bill	01/27/2012	5.00
Strollo, Bill	03/22/2011	9.83
<b>Total</b>		<b>28.42</b>



## **William Strollo**

---

**From:** William Strollo  
**Sent:** Thursday, December 08, 2011 9:00 AM  
**To:** 'Matthew.Schell@wellsfargo.com'  
**Cc:** Whitney Chapman; Cheryl Miller  
**Subject:** Lynch Property, 1405 11th Avenue West, Palmetto, Florida 34221  
**Attachments:** 20111208084745791.TIF

Matthew Schell,

Please be advised that the code violations at the above sited property were remediated effective December 7, 2011. Attached please find a copy of the Report of Compliance that has been issued to the City of Palmetto Code Enforcement Board advising them that the issues have been cured. Thank you for resolving this matter.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto





516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

**BEFORE THE CODE ENFORCEMENT BOARD  
OF THE CITY OF PALMETTO, FLORIDA**

**CITY OF PALMETTO**

A political subdivision of the  
State of Florida

**Petitioner,**

vs.

Daniel W. Lynch  
Cynthia J. Lynch  
316 Crescent Court East  
Bradenton, Florida 34208-1736

**Case No. CEB – 11-04**

**Respondent.**

**Violation Location: 1405 11<sup>th</sup> Avenue West  
Palmetto, Florida 34221**

**REPORT OF COMPLIANCE**

This is notice that pursuant to the Administrative Order and the Order Imposing Fine And Lien of the Code Enforcement Board of the City of Palmetto dated March 29, 2011 and April 27, 2011 respectively, the violation of the Palmetto City Code in this matter was corrected effective December 7, 2011.

Director, Code Enforcement

cc: Wells Fargo  
cc: Lynch



## William Strollo

---

**From:** William Strollo  
**Sent:** Tuesday, November 15, 2011 8:13 AM  
**To:** 'Matthew.Schell@wellsfargo.com'  
**Cc:** Whitney Chapman  
**Subject:** RE: Lynch, 1405 11th Avenue West, Palmetto, Florida 34221

A \$250.00 per day fine has been accruing on this property since April 13, 2011 due to the debris scattered around the property, the deteriorated fence, the partially dismantled pool cage and the deteriorated pool cover, both of which provide a mosquito breeding area.

These code violations in addition to overgrowth issues were referred to [codeviolations@wellsfargo.com](mailto:codeviolations@wellsfargo.com) by copy of the Notice of Violation on February 17, 2011, the Notice of Hearing on March 8, 2011, the Administrative Order and Lien on April 4, 2011 and the Order Imposing Fine And Lien on April 28, 2011. Two public hearings were held on these violations, March 29, 2011 and April 27, 2011, the results of which were recorded in the Administrative Order and the Order Imposing Fine respectively, which were forwarded to your company as noted above.

This property has been a continuing blight on the neighborhood, attracting scrappers, thieves, and juveniles who have set several fires inside of this structure.

You need to resolve these code violations immediately. Wells Fargo has been advised of these violations before the public hearings were scheduled and before costs and fines accrued.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto

---

**From:** [Matthew.Schell@wellsfargo.com](mailto:Matthew.Schell@wellsfargo.com) [<mailto:Matthew.Schell@wellsfargo.com>]  
**Sent:** Tuesday, November 15, 2011 12:13 AM  
**To:** William Strollo  
**Subject:** RE: Lynch, 1405 11th Avenue West, Palmetto, Florida 34221

Dear Sir:

Please be advised that the matter mentioned below has been addressed as of 11/08/11.

If there are any further questions or concerns regarding this or any other matter they may be directed via email to [codeviolations@wellsfargo.com](mailto:codeviolations@wellsfargo.com) or sent to the below mailing address.

Wells Fargo Home Mortgage  
X2303-048  
1 Home Campus  
Des Moines, IA 50328

Sincerely,

Matthew Schell  
Property Preservation - Minor Violations  
Wells Fargo Home Mortgage



**From:** William Strollo [<mailto:wstrollo@palmettofl.org>]  
**Sent:** Wednesday, October 26, 2011 11:12 AM  
**To:** CodeViolations  
**Cc:** Whitney Chapman; Rick Wells; Ron Cales  
**Subject:** Lynch, 1405 11th Avenue West, Palmetto, Florida 34221

The plywood covering the opening of the rear door has been removed by vandals. Since this property was the site of three prior fires set in the house, the unsecured property poses a safety risk for neighbors. Please secure this property within the next five days.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.



## William Strollo

---

**From:** CodeViolations@wellsfargo.com  
**Sent:** Thursday, April 28, 2011 10:52 AM  
**To:** William Strollo  
**Subject:** RE: Lynch, 1405 11th Avenue West, Palmetto, Florida 34221

I have located the property and have sent it to the processor to be worked. She will get back to you if she needs anything or when the work has been ordered.

---

**From:** William Strollo [<mailto:wstrollo@palmettofl.org>]  
**Sent:** Thursday, April 28, 2011 8:02 AM  
**To:** CodeViolations  
**Cc:** Whitney Ewing  
**Subject:** Lynch, 1405 11th Avenue West, Palmetto, Florida 34221

Attached please find the Order Imposing Fine And Lien issued by the City of Palmetto Code Enforcement Board following the public hearing held on April 26, 2011. The Board has imposed a \$250.00/day fine commencing April 13, 2011 and continuing until the violations are corrected.

The foreclosure proceeding filed by Wells Fargo in Manatee County, 2008-CA-005830, is still open. The last docket entry indicates the foreclosure sale scheduled for April 20, 2011 was cancelled.

You need to correct these violations.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.



## **William Strollo**

---

**From:** William Strollo  
**Sent:** Thursday, April 28, 2011 9:02 AM  
**To:** 'codeviolations@wellsfargo.com'  
**Cc:** Whitney Ewing  
**Subject:** Lynch, 1405 11th Avenue West, Palmetto, Florida 34221  
**Attachments:** 20110428084816996.TIF

Attached please find the Order Imposing Fine And Lien issued by the City of Palmetto Code Enforcement Board following the public hearing held on April 26, 2011. The Board has imposed a \$250.00/day fine commencing April 13, 2011 and continuing until the violations are corrected.

The foreclosure proceeding filed by Wells Fargo in Manatee County, 2008-CA-005830, is still open. The last docket entry indicates the foreclosure sale scheduled for April 20, 2011 was cancelled.

You need to correct these violations.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto





# **PALMETTO**

516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

## **BEFORE THE CODE ENFORCEMENT BOARD OF THE CITY OF PALMETTO, FLORIDA**

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
REGULAR MAIL**

**CITY OF PALMETTO**  
A political subdivision of the  
State of Florida  
**Petitioner**

vs.

Daniel W. Lynch  
Cynthia J. Lynch  
316 Crescent Court East  
Bradenton, Florida 34208-1736

I, THE CITY CLERK OF THE CITY OF PALMETTO,  
FLORIDA, DO HEREBY CERTIFY THAT THE  
ABOVE AND FOREGOING IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL THEREOF  
ON FILE IN MY OFFICE WITNESS MY HAND AND  
SEAL OF SAID CITY THIS 27 DAY OF April  
A.D., 2011

  
CITY CLERK, CITY OF PALMETTO, FLORIDA

Case No. CEB 11-04

**Respondents:**

## **ORDER IMPOSING FINE AND LIEN**

**Violation Location:** 1405 11<sup>th</sup> Avenue West  
Palmetto, Florida 34221

On April 26, 2011, the Code Enforcement Board (CEB) of the City of Palmetto conducted a duly noticed Public Hearing in regard to the above Respondent. Following receipt of sworn testimony and other evidence, the Board makes the following findings:

1. The Respondents were found in violation of the City of Palmetto Code of Ordinances at a hearing held on March 29, 2011. A copy of the Board's Order is attached hereto and incorporated herein as Exhibit "A".



2. The Order required the Respondent to comply with the Palmetto Code of Ordinances, as cited, by April 12, 2011. The Order was sent to the Respondent by Certified Return Receipt Requested U.S. Mail and Regular U.S. Mail on March 31, 2011.
3. The Respondent was notified in that Order that the Code Enforcement Board would hold a hearing on April 26, 2011, to determine whether the Respondent was in compliance with the Order, and if not, whether to impose a fine.
4. At the April 26, 2011 Hearing, the City of Palmetto Code Enforcement Director, Bill Strollo, testified that the Respondent had not complied with the Palmetto Code of Ordinances as ordered by the Administrative Order dated March 29, 2011.

### **CONCLUSIONS OF LAW**

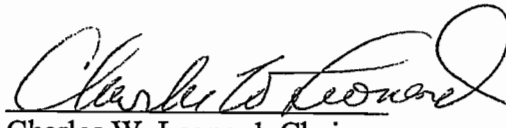
1. The hearing has been properly notified and convened. A quorum is present and voting.
2. Section 2-87 of the Code of Ordinances states that:
  - (2) In determining the amount of the fine, if any, the CEB shall consider the following factors:
    - a. The gravity of the violation;
    - b. Any actions taken by the violator to correct the violation;
    - c. Any previous violations committed by the violator.
3. The prior Administrative Order of this Board, dated March 29, 2011, was not complied with by the date set forth in the Administrative Order.
4. The Board has considered the three factors cited above in arriving at its determination to impose a fine.

### **ORDER**

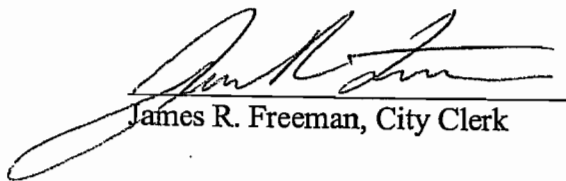
Based on the foregoing, the Code Enforcement Board imposes a fine of \$250.00 per day commencing April 13, 2011, and continuing until the violation is corrected. A certified copy of this Order shall be recorded in the Public Records of Manatee County and any other county

within the State of Florida where the Respondent has real or personal property and it shall thereafter constitute a lien upon any real or personal property owned by the violator. Upon petition to the circuit court by the City, such Order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but such Order shall not be deemed to be a court judgment except for enforcement purposes. **A fine imposed pursuant to this Order shall continue with interest accruing until the violator comes into compliance, or until judgment is rendered in a suit to foreclose on a lien created herein, whichever occurs first.**

Date: April 27, 2011

  
Charles W. Leonard, Chair  
Code Enforcement Board

Attest:

  
James R. Freeman, City Clerk



## William Strollo

---

**From:** William Strollo  
**Sent:** Monday, April 04, 2011 10:55 AM  
**To:** 'codeviolations@wellsfargo.com'  
**Cc:** Whitney Ewing  
**Subject:** Daniel W. & Cynthia J. Lynch, 1405 11th Avenue West, Palmetto, Florida 34221  
**Attachments:** 20110404104031524.TIF

Attached please find the Administrative Order Issued by the City of Palmetto Code Enforcement Board following a public hearing on March 29, 2011.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto  
(941) 723-4570

## William Strollo

---

**From:** Allen Tusing  
**Sent:** Friday, April 01, 2011 10:43 AM  
**To:** William Strollo  
**Subject:** FW: 1405 11th Ave

Bill work accomplished at 1405 11<sup>th</sup> Ave

Thank You  
Allen R. Tusing, Director  
Palmetto Public Works Department



Think Green - don't print this email unless you really need to!

---

**From:** Geoff Seger  
**Sent:** Friday, April 01, 2011 7:30 AM  
**To:** Allen Tusing  
**Subject:** 1405 11th Ave

Allen, the open areas along the west side of the pool at 1405 11<sup>th</sup> Ave have been covered with hardware cloth and nailed down as of 3-31-2011.

Geoffrey T Seger  
Director of Parks  
Palmetto Public Works Department  
Phone - 941-723-4580/ Fax 723-4539  
[gseger@palmettofl.org](mailto:gseger@palmettofl.org)





# **PALMETTO**

516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

## **BEFORE THE CODE ENFORCEMENT BOARD OF THE CITY OF PALMETTO, FLORIDA**

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
REGULAR MAIL**

### **CITY OF PALMETTO**

A political subdivision of the  
State of Florida  
**Petitioner,**

**vs.**

**Case No. 11-04**

Daniel W. Lynch  
Cynthia J. Lynch  
316 Crescent Court East  
Bradenton, Florida 34208-1736  
**Respondent**

**Re Violation Location:** 1405 11<sup>th</sup> Avenue West, Palmetto, Florida

**Legal Description:** THE N 26 FT OF LOT 19, ALL OF LOTS 20 AND 21, LOT 22,  
(INSERT "LESS THE N 2FT OF LOT 22") BLK A ARDMORE  
SUB. Township 34S, Range 17E, Section 14

**Parcel ID #:** PI#: 26763.0005/2

## **ADMINISTRATIVE ORDER IMPOSING LIEN**

**THIS MATTER** came before the City of Palmetto Code Enforcement Board for Public Hearing on March 29, 2011, at 6:00 p.m. at Palmetto City Hall, after due notice to the Respondent.

### **FINDINGS OF FACT:**

The Code Enforcement Board of the City of Palmetto finds as a matter of fact that:

- The pool is full of stagnant water which is breeding mosquitoes. The pool cage has been mostly dismantled, and the wood & fence frame over the pool has been compromised; these structures no longer provide adequate child safety protection.
- There are piles of wood and debris throughout this property.
- There is untended growth of weeds and brush in multiple areas of this property.

- The fence surrounding the property has broken panels on the north and south end of the front fence, and broken panels on the rear fence.

#### CONCLUSIONS OF LAW:

1. The Code Enforcement Board is properly convened. Notice has been given and all conditions precedent have been satisfied.
2. Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (2), (3) & (4), and Section 16-27(a), (b), & (c); Chapter 7, Buildings and Building Regulations, Article XI Minimum Maintenance Standards, Requirements for Structures, Section 7-242(a):

## ORDER

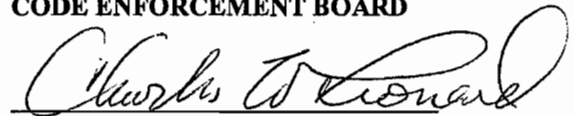
The Respondents, Daniel W. Lynch and Cynthia J. Lynch, are found in violation of the Palmetto Code of Ordinances as noticed and directed to correct the violation within fourteen days or by April 12, 2011. If the aforementioned action is not taken by April 12, 2011, a fine of up to \$250.00 per day may be imposed for each day the violation continues past the date and time specified herein. The Respondent is entitled to notice and an opportunity to be heard prior to a fine being assessed. **Administrative costs incurred by the City in the prosecution of this case in the amount of \$ 428.20, plus any applicable recording fees, are hereby assessed. Upon recording, such costs shall constitute a lien and shall continue with interest accruing. A Public Hearing will be held on April 26, 2011, to determine if the violation has been corrected by the date certain.**

A certified copy of this Administrative Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors-in-interest or assigns if the violation concerns real property and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors-in-interest or assigns.

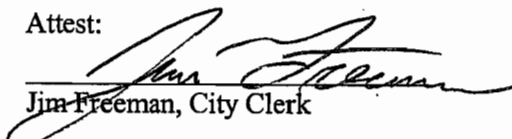
Any aggrieved party may appeal this Administrative Order to the Circuit Court in and for Manatee County. Such appeal shall not be a hearing *de novo*, but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of this Administrative Order

Done and ordered this 29<sup>th</sup> day of March, 2011.

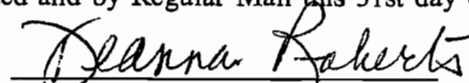
CITY OF PALMETTO  
CODE ENFORCEMENT BOARD

  
Charles W. Leonard, Chair

Attest:

  
Jim Freeman, City Clerk

I hereby certify that a true copy of the foregoing Administrative Order Imposing Lien has been furnished to the Respondents by Certified Mail/ Return Receipt Requested and by Regular Mail this 31st day of March, 2011.

  
Deanna Roberts, Clerk of the Board





# **PALMETTO**

516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

## **CITY OF PALMETTO CODE ENFORCEMENT BOARD**

**CITY OF PALMETTO**  
A political subdivision of the  
State of Florida

**Petitioner,**

vs.

**Case No. CEB 11-04**

Daniel W. Lynch  
Cynthia J. Lynch  
316 Crescent Court East  
Bradenton, Florida 34208-1736

**Respondent.**

### **NOTICE OF HEARING**

**Address of Violation:**  
1405 11<sup>th</sup> Avenue West  
Palmetto, Florida 34221

Pursuant to Chapter 162, Florida Statutes, and City of Palmetto Code of Ordinances, Chapter 2, you are hereby called upon to take notice that a Public Hearing will be conducted before the City of Palmetto Code Enforcement Board (CEB) on the 29<sup>th</sup> day of March, 2011 at 6:00 P.M. in the Commission Chambers at City Hall, which is located at 516 8<sup>th</sup> Avenue West, Palmetto, Florida. The purpose of the hearing is to determine whether the City of Palmetto Code of Ordinances is being violated as set forth in the Notice of Violation dated February 17, 2011, and previously provided to you by Certified Mail/Return Receipt Requested on February 17, 2011. A copy of the Notice of Violation is attached to this Notice of Hearing as Exhibit A. The CEB will receive testimony and evidence at said Public Hearing and shall make such findings of fact and conclusions of law as are supported by the

testimony and evidence pertaining to the matters alleged in the attached Notice of Violation. **If you are found to be in violation, a fine may be assessed against you, as provided by law.** The purpose of the hearing shall be to conduct proceedings regarding the attached Notice of Violation attached hereto as Exhibit A.

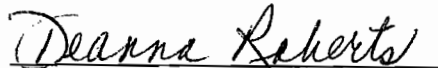
**If you desire to appeal any decision of the CEB with respect to any matter considered at this Public Hearing, you will need a verbatim record of the proceedings and for that purpose, you need to insure that a verbatim record is made which includes the testimony, and evidence upon which the appeal is to be based.** The hearing may be continued from time to time as deemed warranted and appropriate by the CEB. This case may be presented to the CEB even if the violation or repeat violation has been corrected prior to the hearing.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CODE ENFORCEMENT BOARD CLERK FOR ASSISTANCE AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING AT (941) 723-4570.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

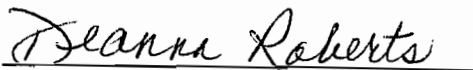
**DATED:** March 8, 2011

**CODE ENFORCEMENT BOARD OF THE  
CITY OF PALMETTO, FLORIDA**



Deanna Roberts  
Clerk of the Board

**I HEREBY CERTIFY** that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Return Receipt Requested and by Regular Mail to the Respondent this 8<sup>th</sup> day of March, 2011.



Deanna Roberts  
Clerk of the Board

cc: Mark Barnebey, City Attorney  
David P. Persson, Code Enforcement Board Attorney  
Florida Default Law Group, P.L.  
Wells Fargo



## William Strollo

---

**From:** William Strollo  
**Sent:** Monday, March 07, 2011 2:37 PM  
**To:** Deanna Roberts  
**Cc:** Whitney Ewing  
**Subject:** CEB Hearings March 29, 2011  
**Attachments:** NOVLynch 1405 11th Ave W Ill.doc

Deanna,

Please schedule Daniel W. Lynch & Cynthia J. Lynch, owners of the property at 1405 11<sup>th</sup> Avenue West, Palmetto, for the March 29, 2011 CEB Hearings, case number 11-04. Please send their NOH to 316 Crescent Court East, Bradenton, Florida 34208-1736. Please send a copy to the Florida Default Law Group, P.L., P.O. Box 25018, Tampa, Florida 33622-5018. I will send a copy of the NOH to Wells Fargo, once you have prepared the document. I will also post the Notice.

Attached please find the NOV. I will provide the hard copy of the NOV & the codes violated. Thank you.

Bill.

## **William Strollo**

---

**From:** William Strollo  
**Sent:** Thursday, February 17, 2011 10:35 AM  
**To:** 'codeviolations@wellsfargo.com'  
**Cc:** Whitney Ewing  
**Subject:** Lynch, 1405 11th Avenue West, Palmetto, Florida 34221  
**Attachments:** NOVLynch 1405 11th Ave W Ill.doc

Please note the attached Notice of Violation regarding the above referenced property. If still unresolved, this matter will be referred to the March 29, 2011 Code Enforcement Board.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto  
(941) 723-4570  
Fax (941) 723-4576



# PALMETTO

## **CODE ENFORCEMENT** **NOTICE OF VIOLATION**

516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
CERTIFIED MAIL NO.7009 0080 0002 3404 4692 and Regular Mail

Daniel W. Lynch  
Cynthia J. Lynch  
11830 Colvar Lane  
Parrish, Florida 34219 7518

**RE: City of Palmetto, Petitioner, v. Daniel W. Lynch & Cynthia J. Lynch**  
**Address of Violation: 1405 11<sup>th</sup> Avenue West, Palmetto, Florida 34221**  
**Legal Description: THE N 26 FT OF LOT 19, ALL OF LOTS 20 AND 21,**  
**LOT 22, (INSERT "LESS THE N 2FT OF LOT 22") BLK A ARDMORE**  
**SUB. PI#: 26763.0005/2 Township 34S, Range 17E, Section 14**

Daniel W. Lynch & Cynthia J. Lynch:

The purpose of this letter is to provide you with notice that based upon investigation of alleged violations of City Code, and upon inspection by the undersigned, it has been determined that a violation of the City Code is occurring at the above-referenced property. The Code provisions that are in violation and the nature of the violations are as follows:

Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (2), (3) & (4), and Section 16-27(a), (b), & (c); Chapter 7, Buildings and Building Regulations, Article XI Minimum Maintenance Standards, Requirements for Structures, Section 7-242(a):

- Sec. 16-26. Nuisances defined.
- Sec. 16-26(1). Tract or parcel of land is or may reasonably become a breeding place for mosquitoes, or may reasonably cause disease, or otherwise threatens or endangers the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- Sec. 16-26(2). The accumulation of trash, filth, rubbish or other materials that threatens or endangers the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- Sec. 16-26(3). The existence of excessive accumulation or untended growth of weeds and undergrowth.
- Sec. 16-26(4). Partition fences or other structures which have fallen into such a poor state of repair as to threaten or endanger public health or likely to adversely affect economic welfare of adjacent property.
- Sec. 16-27(a) & (b). Nuisances are prohibited and may be enforced against any violator.
- Sec. 16-27(c). This article shall be enforced as provided by Florida law.

- Sec. 7-242(a). *Structures, fences, walls, etc.* Structures at the rear of buildings, whether attached or unattached, to the principle structure, which are structurally unsound, shall be properly demolished and materials disposed of.

**DESCRIPTION OF VIOLATION:**

- The pool is full of stagnant water which is breeding mosquitoes. The pool cage has been mostly dismantled, and the wood & fence frame over the pool has been compromised; these structures no longer provide adequate child safety protection.
- There are piles of wood and debris throughout this property.
- There is untended growth of weeds and brush in multiple areas of this property.
- The fence surrounding the property has broken panels on the north and south end of the front fence, and broken panels on the rear fence.

**TO REMEDY THESE VIOLATIONS**, you must accomplish the following action within fifteen (15) days of receipt of this Notice. The corrective action necessary is as follows:

- The pool must be treated regularly to prevent growth and breeding of mosquitoes. This pool must be secured to adequately address child/public safety issues.
- Piles of debris throughout the property must be removed and properly discarded.
- The weeds and brush throughout the property must be removed.
- You must repair and/or replace the portions of fence as noted above.

**THIS IS NOTICE** that a failure to accomplish corrective action and remedy the violations above within the time provided will result in referral of this matter to the City's Code Enforcement Board for a hearing. If, after the hearing by the Code Enforcement Board, violations are determined, such violations may be punishable by a fine not to exceed Two Hundred and Fifty Dollars (\$250.00) per day for a first violation and a fine not to exceed Five Hundred Dollars (\$500.00) per day for a repeat violation, in addition to and including, all costs incurred by the City as a result of such enforcement action.

It is the intent of this Notice to assist you in correcting the violations and avoid the necessity of a hearing before the Code Enforcement Board. If you have any specific questions regarding the violations please contact me at Palmetto City Hall either in person or by telephone at (941) 723-4570 ext. 105.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

**DATED** this 17<sup>th</sup> day of February 2011

**CITY OF PALMETTO, FLORIDA**



Bill Strollo  
Director, Code Enforcement



## William Strollo

---

**From:** William Strollo  
**Sent:** Tuesday, January 11, 2011 8:00 AM  
**To:** 'Santosha.A.Clay@wellsfargo.com'  
**Cc:** Whitney Ewing  
**Subject:** RE: 1405 11TH AVE W PALMETTO FL 34221

Santosha,

There are no fines, and I am not preparing a case for the Code Enforcement Board at this time. The property needs to be secured against continued vandalism including illegal entries and theft of salvageable materials. Please remove the debris collected in the front yard, repair & secure the fence, and protect the house from further damage. Thank you.

Bill Strollo

---

**From:** Santosha.A.Clay@wellsfargo.com [mailto:Santosha.A.Clay@wellsfargo.com]  
**Sent:** Monday, January 10, 2011 4:35 PM  
**To:** William Strollo  
**Subject:** 1405 11TH AVE W PALMETTO FL 34221

Hi William,  
Will we receive fines is we have the property boarded?  
Thank you,  
Santosha Clay

---

**From:** CodeViolations  
**Sent:** Wednesday, January 05, 2011 3:26 PM  
**To:** Clay, Santosha A.  
**Subject:** 0257169227-708 FL

Please correct violation issues.

Thank You, CZ

---

**From:** William Strollo [mailto:wstrollo@palmettofl.org]  
**Sent:** Wednesday, January 05, 2011 12:34 PM  
**To:** CodeViolations  
**Cc:** Whitney Ewing  
**Subject:** Lynch Property, 1405 11th Avenue West, Palmetto, Florida 34221

The above referenced property again has been illegally entered by vandals. The South side door has been removed from its frame and a rear window has been broken out. This property presents a nuisance in that it has been set on fire twice, has been repeatedly entered by vandals, and is a target for scrappers who are dismantling the pool cage.

The Palmetto Police Department has been alerted to these continuing conditions, but your property management team must better secure the building against illegal entry.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.





Tasks eFM Customers Reports **Code Enforcement** Setup GIS Maps Help

Welcome, Bill Strollo

## Code Enforcement

### Code Enforcement Home

Advanced Search

Location Search

Create Case

Daily Time Sheet

Check Time Sheet

### Contacts

Contacts

New Contact

Merge Contacts

## CE Case Details

[← Back to CE Case List](#)



CE Case Details

[View Print Version](#)

[Print Field Report](#)

☐ include photos

### CE Case CE10-568

CE Case #: CE10-568

eFM Case #: N/A

Case assigned to: Strollo, Bill

Priority: MED

Location ☒ APN: 2676300052  
1405 11TH AVE W  
Palmetto, FL 34221 (map)  
Property Type: Residential  
SPD: 4  
WARDS: 1  
CRA: FALSE

Custom Fields Foreclosure?: Yes  
Vacant?: Yes

[edit](#)

Status: Closed: Voluntary Compliance

Date Opened-Closed: 08/23/2010 - 09/07/2010

Follow Up Date

Follow Up Action Overgrowth/security check

Open Violations

[Quick Edit](#)

[Full Edit](#)

[Time Tracking](#)

[Clone Case](#)

### Violations

Date	Violation	Submitted By	Status	Disposition	Notes
08/23/2010	Overgrown Property	Strollo, Bill	Closed	Compliance	

### History

Date	Entered By	Action/Note/Activity
09/07/2010 03:31:50 PM	Strollo, Bill	Changed violation disposition to Compliance
09/07/2010 03:31:50 PM	Strollo, Bill	Status changed: Violation Overgrown Property Closed with disposition Compliance
08/23/2010 12:02:08 PM	Strollo, Bill	Added: Overgrown Property

### Status and Follow Up

Status	Follow Up Date	Follow Up Action
Closed: Voluntary Compliance		Overgrowth/security check

### History

Entry Date	Employee	Description
01/26/2012 02:55:43 PM	Strollo, Bill	Added 1.2 case hours for Bill Strollo on 2012-01-26.
09/07/2010 03:32:55 PM	Strollo, Bill	Case Status changed to Closed: Voluntary Compliance
09/07/2010 03:32:55 PM	Strollo, Bill	Followup Date removed.
09/07/2010 03:32:55 PM	Strollo, Bill	Closing all violations for closed case
09/01/2010 11:20:00 AM	Strollo, Bill	Followup Date edited from: 09/01/2010 to 09/09/2010.
08/23/2010 12:02:08 PM	Strollo, Bill	Initial Case Status Notice of Nuisance Issued

### Notes

Entry Date	Entered By	Action Date	Note
09/07/2010 03:32:44 PM	Strollo, Bill	09/07/2010	Overgrowth cleared.
09/01/2010 11:19:48 AM	Strollo, Bill	09/01/2010	E-mail to codeviolations@wellsfargo.com requesting remediation of overgrowth w/in seven days.
09/01/2010 11:13:55 AM	Strollo, Bill	09/01/2010	Property marginal in front; heavier growth in rear. Fence in rear again damaged; both front fence accesses open. All doors secure.

Central A/C has been dismantled & removed. E-mail overgrowth to Wells Fargo.

08/23/2010 12:02:08 PM Strollo, Bill 08/23/2010 Property becoming overgrown; recheck next week. Property Appraiser still lists Lynch as owners; Clerk of Court - docket indicates judgement recorded for \$209,633. but foreclosure sale cancelled three times. Last docket entry, May 14, 2010 motion cancelling foreclosure sale.

#### History

Entry Date Employee Description

#### Attachments

Date Title Description Uploaded By Upload Date Inactive

No Files Uploaded

*Inactive photos are not included in Case Report*

#### History

Entry Date Employee Description

#### Forms


Select Form: --Select--

[Start Form](#)

#### History

Link Name Generation Date Generated By

#### Location

Validated: Yes 

Last Validated on: 2010-08-23 12:02:08

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDBG Eligible	Property Type	Location Field(s)
1405 11TH AVE W Palmetto FL 34221	2676300052		001401	5		NO	Residential	SPD: 4 WARDS: 1 CRA: FALSE

#### Contacts

Initiation: Self-Initiated

Contact Role	Name/Business	Address	Phone	Open Cases
Property Owner	<b>LYNCH, DANIEL W, LYNCH, CYNTHIA J</b>	316 Crescent Court East Bradenton FL 34208-1736	Work: (941) 447-3000	<a href="#">0</a>

#### Time Tracking

CE Officer	Date	Hours
Strollo, Bill	01/26/2012	1.20
<b>Total</b>		<b>1.2</b>



## PALMETTO

Tasks eFM Customers Reports **Code Enforcement** Setup GIS Maps Help

Welcome, Bill Strollo

**Code Enforcement**

Code Enforcement Home

Advanced Search

Location Search

Create Case

Daily Time Sheet

Check Time Sheet

**Contacts**

Contacts

New Contact

Merge Contacts

**CE Case Details**[« Back to CE Case List](#)

CE Case Details

[View Print Version](#)[Print Field Report](#)☐ include photos**CE Case CE10-126**

CE Case #: CE10-126

eFM Case #: N/A

Case assigned to: Chapman, Whitney

Priority: MED

Location APN: 2676300052

1405 11TH AVE W

Palmetto, FL 34221 [\(map\)](#)

Property Type: Residential

SPD: 4

WARDS: 1

CRA: FALSE

Custom Fields Foreclosure?: Yes

Vacant?: Yes

[edit »](#)

Status: Closed: Voluntary Compliance

Date Opened-Closed: 04/20/2010 - 05/14/2010

Follow Up Date

Follow Up Action

Open Violations

[Quick Edit](#)[Full Edit](#)[Time Tracking](#)[Clone Case](#)**Violations**

Date	Violation	Submitted By	Status	Disposition	Notes
04/26/2010	Overgrown Property	Chapman, Whitney	Closed	Compliance	
04/26/2010	Unfit or Unsafe Buildings	Chapman, Whitney	Closed	Compliance	
04/26/2010	Vacant Structures & Land	Chapman, Whitney	Closed	Compliance	
04/20/2010	Overgrown Property	Chapman, Whitney	Closed	Compliance	
04/20/2010	Unfit or Unsafe Buildings	Chapman, Whitney	Closed	Compliance	
04/20/2010	Vacant Structures & Land	Chapman, Whitney	Closed	Compliance	

**History**

Date	Entered By	Action/Note/Activity
05/10/2010 04:25:10 PM	Chapman, Whitney	Changed violation disposition to Compliance
05/10/2010 04:25:10 PM	Chapman, Whitney	Status changed: Violation Overgrown Property Closed with disposition Compliance
05/10/2010 04:24:58 PM	Chapman, Whitney	Changed violation disposition to Compliance
05/10/2010 04:24:58 PM	Chapman, Whitney	Status changed: Violation Unfit or Unsafe Buildings Closed with disposition Compliance
05/10/2010 04:24:48 PM	Chapman, Whitney	Changed violation disposition to Compliance
05/10/2010 04:24:48 PM	Chapman, Whitney	Status changed: Violation Vacant Structures & Land Closed with disposition Compliance
04/26/2010 12:30:10 PM	Chapman, Whitney	Added: Overgrown Property
04/26/2010 12:30:10 PM	Chapman, Whitney	Added: Unfit or Unsafe Buildings
04/26/2010 12:30:10 PM	Chapman, Whitney	Added: Vacant Structures & Land
04/26/2010 12:28:18 PM	Chapman, Whitney	Changed violation disposition to Compliance
04/26/2010 12:28:18 PM	Chapman, Whitney	Status changed: Violation Vacant Structures & Land Closed with disposition Compliance
04/26/2010 12:28:06 PM	Chapman, Whitney	Changed violation disposition to Compliance
04/26/2010 12:28:06 PM	Chapman, Whitney	Status changed: Violation Unfit or Unsafe Buildings Closed with disposition Compliance
04/26/2010 12:27:56 PM	Chapman, Whitney	Changed violation disposition to Compliance
04/26/2010 12:27:56 PM	Chapman, Whitney	Status changed: Violation Overgrown Property Closed with disposition Compliance

04/20/2010 04:20:27 PM Chapman, Whitney Added: Overgrown Property  
 04/20/2010 04:20:27 PM Chapman, Whitney Added: Unfit or Unsafe Buildings  
 04/20/2010 04:20:27 PM Chapman, Whitney Added: Vacant Structures & Land

**Status and Follow Up**

Status Follow Up Date Follow Up Action

Closed: Voluntary Compliance

**History**

Entry Date	Employee	Description
01/26/2012 02:45:12 PM	Strollo, Bill	Added 5.67 case hours for Whitney Chapman on 2012-01-26.
06/04/2010 08:46:40 AM	Strollo, Bill	Followup Date removed.
05/14/2010 04:12:33 PM	Strollo, Bill	Case Status changed to Closed: Voluntary Compliance
05/14/2010 04:12:33 PM	Strollo, Bill	Closing all violations for closed case
05/10/2010 04:25:28 PM	Chapman, Whitney	Followup Date edited from: 05/08/2010 to 05/26/2010.
04/26/2010 12:30:10 PM	Chapman, Whitney	Case Status changed to Notice of Violation Issued
04/26/2010 12:30:10 PM	Chapman, Whitney	Followup Date edited from: 04/26/2010 to 05/08/2010.
04/20/2010 04:20:27 PM	Chapman, Whitney	Initial Case Status Complaint Filed

**Notes**

Entry Date	Entered By	Action Date	Note
01/26/2012 02:44:50 PM	Strollo, Bill	01/26/2012	Due to appeal of fines by Federal Home Loan Mortgage Corporation, calculated CE contact hours commencing June 16, 2009 thru April 26, 2010. Total Officer hours 5.67. Added to case at this time.
04/26/2010 12:29:37 PM	Chapman, Whitney	04/26/2010	Property maintained. Still boarded up. No change to condition of fence.
04/20/2010 04:20:27 PM	Chapman, Whitney	04/20/2010	Refer to hard copy file for history. Home has been vandalized and set fire numerous times. Now boarded up and secure. Will keep monitoring for security and overgrowth.

**History**

Entry Date Employee Description

**Attachments**

Date Title Description Uploaded By Upload Date Inactive

No Files Uploaded

*Inactive photos are not included in Case Report*

**History**

Entry Date Employee Description

**Forms**

Select Form: --Select--

 **Start Form**

**History**

Link Name Generation Date Generated By

**Location**

Validated: Partial ✓

Last Validated on: 2010-04-20 16:20:27

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDRG Eligible	Property Type	Location Field(s)
1405 11TH AVE W Palmetto FL 34221	2676300052					NO	Residential	SPD: 4 WARDS: 1 CRA: FALSE

**Contacts**

Initiation: Self-Initiated

Contact Role	Name/Business	Address	Phone	Open Cases
Property Owner	LYNCH, DANIEL W. LYNCH, CYNTHIA J	316 Crescent Court East Bradenton FL 34208-1736	Work: (941) 447-3000	0



---

Time Tracking

<i>CE Officer</i>	<i>Date</i>	<i>Hours</i>
Chapman, Whitney	01/26/2012	5.67
<b>Total</b>		<b>5.67</b>

---

**William Strollo**

---

**From:** Whitney Ewing  
**Sent:** Monday, April 05, 2010 8:10 AM  
**To:** 'Brian.O.Barton@wellsfargo.com'  
**Cc:** William Strollo  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Good morning Brian:

I am following up with you regarding 1405 11<sup>th</sup> Ave W. As of Thursday, April 1<sup>st</sup>, no work has been completed to secure the home from the fire. Please let me know the status of this as soon as possible.

Thanks!

Whitney Ewing, Code Enforcement Officer

---

**From:** Brian.O.Barton@wellsfargo.com [mailto:Brian.O.Barton@wellsfargo.com]  
**Sent:** Tuesday, March 23, 2010 3:27 PM  
**To:** Andrew.D.Hohensee@wellsfargo.com; Charmian.L.Scruggs@wellsfargo.com  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Whitney,

I have placed a work order with our maintenance company to board the windows/doors with a rush. This should be completed within 48 hours, I will email you when I receive confirmation that the work has been completed.

Thank you

Brian Barton  
Wells Fargo Home Mortgage  
Minor Violations  
Phone: 515-324-2154

---

**From:** Hohensee, Andrew D.  
**Sent:** Tuesday, March 23, 2010 2:21 PM  
**To:** Scruggs, Charmian L.; Barton, Brian O.  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

4/5/2010



Whitney,

Thank you for notifying us.

Char,

There was apparently another fire at this property, please review as I do not see the first claim has been settled yet.

Brian,

Please ensure the property is completely boarded and advise FHLMC it was necessary as an emergent issue.

Thank you, all.

Andrew D. Hohensee

Property Preservation

Wells Fargo Home Mortgage

P: 414-214-4383

F: 866-512-0757

---

**From:** Whitney Ewing [mailto:wewing@palmettofl.org]

**Sent:** Tuesday, March 23, 2010 2:10 PM

**To:** Hohensee, Andrew D.

**Subject:** Emergency request from City of Palmetto Code Enforcement

**Importance:** High

Hi Andrew:

I left you a voicemail a few minutes ago but thought I would email you with the information for your file.

Property info: 1405 11<sup>th</sup> Avenue West, Palmetto, FL, previously owned/foreclosed on by Wells Fargo vs. Daniel W. & Cynthia Lynch

Here is our request: We have had numerous break-ins at this property and it has also been set on fire twice. Today's fire was ruled arson according to the North River Fire Department. There is serious damage to the home to include broken out windows and glass doors. The property needs to be completely boarded up and the fence removed from the perimeter of the property to try

and prevent these incidents from reoccurring.

Would you please contact me as soon as possible regarding this matter? You may also call 1-800-BOARDUP which is a free service that will perform the securing of the property. Thanks in advance for your help on this!

Whitney Ewing

Code Enforcement Officer/Special Projects Coordinator

City of Palmetto

941-723-4570, x124

[wewing@palmettofl.org](mailto:wewing@palmettofl.org)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.



ST 4/4/12  
12

**William Strollo**

**From:** Whitney Ewing  
**Sent:** Tuesday, March 23, 2010 3:33 PM  
**To:** 'Andrew.D.Hohensee@wellsfargo.com'  
**Cc:** 'Charmian.L.Scruggs@wellsfargo.com'; William Strollo  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Lynch - 1405 11<sup>th</sup> Ave W

**All:**

There is significant damage from today's fire. There were a total of four fires set in the home and one of them burned right through a bedroom floor. There is also a lot of smoke damage.

Complain  
4/12  
Property secure

Whitney Ewing

---

**From:** Andrew.D.Hohensee@wellsfargo.com [mailto:Andrew.D.Hohensee@wellsfargo.com]  
**Sent:** Tuesday, March 23, 2010 3:29 PM  
**To:** Charmian.L.Scruggs@wellsfargo.com; Brian.O.Barton@wellsfargo.com  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

If the adjustor has already inspected, there may be additional damages since another fire occurred to today.

Thanks,

Andrew D. Hohensee

Property Preservation

Wells Fargo Home Mortgage

P: 414-214-4383

F: 866-512-0757

---

**From:** Scruggs, Charmian L.  
**Sent:** Tuesday, March 23, 2010 2:28 PM  
**To:** Barton, Brian O.; Hohensee, Andrew D.  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

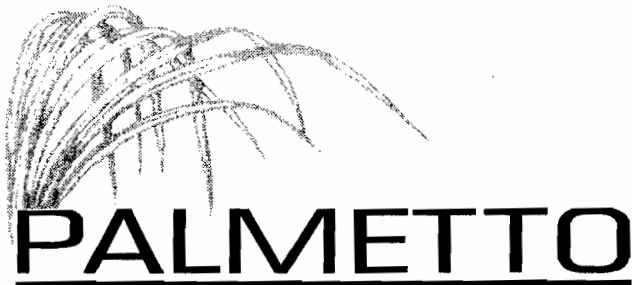
3/24/2010

<b>Lynch</b>	<b>1405 11<sup>th</sup> Avenue West</b>	<b>Notice of Nuisance</b>
<b><u>DATE</u></b>	<b><u>ACTIVITY</u></b>	<b><u>TIME - MINUTES</u></b>
12/22/08	Site visit	15
01/12/09	Site visit	15
02/03/09	Site visit	15
02/24/09	Site visit	15
03/18/09	Site visit	15
04/08/09	Site visit	15
04/09/09	Record Search/Notice of Nuisance	120
04/09/09	NON posted – pictures	20
05/01/09	Site visit	15
05/18/09	Site visit	15
06/08/09	Site visit	15
06/08/09	Record Search/Refer to Parks	--
06/10/09	Property cleared by Parks	Refer to work order
06/16/09	Site visit	15
06/16/09	Record Search/Lien prep	30
<b>Total Time</b>	<b>Code Enforcement Officers</b>	<b>5.33 Hours</b>

**Administrative Costs:**

<b>Code Enforcement Officers</b>	5.33 hours @ \$40.00/hour = <b>\$213.20</b>
<b>Parks Department Work Order</b>	Minimum initial charge <b>100.00</b>
<b>Lien Filing Fees</b>	<b><u>19.00</u></b>
<b>Total Costs</b>	<b>\$332.20</b>





516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

## NOTICE OF NUISANCE AND LIEN

**Date:** April 9, 2009

**Name of Owner:** Daniel W. Lynch & Cynthia J. Lynch

**Address of Owner:** 11830 Colvar Lane, Parrish, Florida 34219-7518

Our records indicate that you are the owner of the following property in the City of Palmetto, Manatee County, Florida:

**1405 11<sup>th</sup> Avenue West, Palmetto, Florida 34221.**

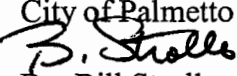
**Legal Description: THE N 26 FT OF LOT 19, ALL OF LOTS 20 AND 21, LOT 22, (INSERT "LESS THE N 2FT OF LOT 22") BLK A, ARDMORE SUB. PI#26763.0005/2 Township 34S, Range 17E, Section 14.**

An inspection of this property discloses, and I have found and determined, that a nuisance exists thereon so as to constitute a violation of the City of Palmetto Nuisance Law (Chapter 16, Article II of the City of Palmetto Code of Ordinances) by virtue of the following condition or activity:

**The above noted property is severely overgrown and contains untended growth of weeds and brush.**

You are hereby notified that you must remedy the above described condition so as to bring it into compliance with the City of Palmetto Code of Ordinances or request a hearing pursuant to the City of Palmetto Code of Ordinances, Section 16-30, within twenty (20) days from the date hereof, or within such time as the Director of Public Works or his designee shall determine to be reasonable. Failure to remedy the nuisance or request a hearing within the specified time period will be deemed a waiver of your right to a hearing and the City will proceed to remedy this condition, taking continuing or periodic abatement action when appropriate. The cost of the work, including abatement and/or removal costs, noticing costs, interest and other expenses, will be imposed as a lien on the property if said costs are not paid within thirty (30) days after receipt of billing by the City Clerk.

The City estimates the total cost of abatement and/or removal to be approximately \$ 500.00, but in no way represents or guarantees that actual costs will not exceed this amount.

City of Palmetto  
  
By: Bill Strollo  
Director of Code Enforcement  
For Director of Public Works

Cc: Wells Fargo Real Estate Tax Service

## William Strollo

---

**From:** CodeViolations@wellsfargo.com  
**Sent:** Wednesday, November 19, 2008 1:07 PM  
**To:** Matthew.L.Koons@wellsfargo.com  
**Cc:** William Strollo  
**Subject:** FW: 1405 11th Avenue West, Palmetto, Florida 0257169227 708  
**Attachments:** NOV Lynch 1405 11th Ave W II.doc

Matt ,  
Please review the above  
Thanks  
Gay

---

**From:** William Strollo [mailto:wstrollo@palmettofl.org]  
**Sent:** Wednesday, November 19, 2008 7:17 AM  
**To:** CodeViolations  
**Subject:** 1405 11th Avenue West, Palmetto, Florida 0257169227 708

Wells Fargo bank, NA, has initiated foreclosure proceedings against the current owners of the above listed property, Daniel & Cynthia Lynch, Manatee County Court case number 2008-CA-005830. Please be advised the City of Palmetto has charged the owners with code violations delineated in the attachment. To date the property remains in violation of City codes. Any assistance you may render would be appreciated.

Bill Strollo  
Director of Code Enforcement  
City of Palmetto

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.



## William Strollo

---

**From:** William Strollo  
**Sent:** Wednesday, November 19, 2008 8:17 AM  
**To:** 'codeviolations@wellsfargo.com'  
**Subject:** 1405 11th Avenue West, Palmetto, Florida  
**Attachments:** NOV Lynch 1405 11th Ave W II.doc

Wells Fargo bank, NA, has initiated foreclosure proceedings against the current owners of the above listed property, Daniel & Cynthia Lynch, Manatee County Court case number 2008-CA-005830. Please be advised the City of Palmetto has charged the owners with code violations delineated in the attachment. To date the property remains in violation of City codes. Any assistance you may render would be appreciated.

Bill Strollo  
Director of Code Enforcement  
City of Palmetto



516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

**CODE ENFORCEMENT**  
**NOTICE OF VIOLATION**

CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
CERTIFIED MAIL NO.7008 0150 0002 2794 6544 and Regular Mail

Daniel W. Lynch  
Cynthia J. Lynch  
1405 11<sup>th</sup> Avenue West  
Palmetto, Florida 34221

**RE: City of Palmetto, Petitioner, v. Daniel W. Lynch & Cynthia J. Lynch**  
**Address of Violation: 1405 11<sup>th</sup> Avenue West, Palmetto, Florida 34221**  
**Legal Description: THE N 26 FT OF LOT 19, ALL OF LOTS 20 AND 21,**  
**LOT 22, (INSERT "LESS THE N 2FT OF LOT 22") BLK A ARDMORE**  
**SUB**  
**PI#: 26763.0005.2 Township 34S, Range 17E, Section 14**

Daniel W. Lynch & Cynthia J. Lynch:

The purpose of this letter is to provide you with notice that based upon investigation of alleged violations of City Code, and upon inspection by the undersigned, it has been determined that a violation of the City Code is occurring at the above-referenced property. The Code provisions that are in violation and the nature of the violations are as follows:

Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (3) & (4), and Section 16-27(a), (b), & (c); Chapter 17, Housing, Article II, Housing Standards, Section 17-28, Palmetto Property Maintenance Code, Section 304, Exterior Structures, Section 304.15; Chapter 7, Buildings and Building Regulations, Article XI Minimum Maintenance Standards, Requirements for Structures, Section 7-242(a):

- Sec. 16-26. Nuisances defined.
- Sec. 16-26(1). Tract or parcel of land is or may reasonably become a breeding place for mosquitoes, or may reasonably cause disease, or otherwise threatens or endangers the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- Sec. 16-26(3). The existence of excessive accumulation or untended growth of weeds and undergrowth.
- Sec. 16-26(4). Partition fences or other structures which have fallen into such a poor state of repair as to threaten or endanger public health or likely to adversely affect economic welfare of adjacent property.
- Sec. 16-27(a) & (b). Nuisances are prohibited and may be enforced against any violator.
- Sec. 16-27(c). This article shall be enforced as provided by Florida law.

- Sec. 7-242(a). *Structures, fences, walls, etc.* Structures at the rear of buildings, whether attached or unattached, to the principle structure, which are structurally unsound, shall be properly demolished and materials disposed of.

**DESCRIPTION OF VIOLATION:**

- The pool is full of stagnant water which is breeding mosquitoes. The pool cage has been mostly dismantled, and the wood & fence frame over the pool has been compromised; these structures no longer provide adequate child safety protection.
- There are piles of wood and debris throughout this property.
- There is untended growth of weeds and brush in multiple areas of this property.
- The fence surrounding the property has broken panels on the north and south end of the front fence, and broken panels on the rear fence.

**TO REMEDY THESE VIOLATIONS**, you must accomplish the following action within fifteen (15) days of receipt of this Notice. The corrective action necessary is as follows:

- The pool must be treated regularly to prevent growth and breeding of mosquitoes. This pool must be secured to adequately address child/public safety issues.
- Piles of debris throughout the property must be removed and properly discarded.
- The weeds and brush throughout the property must be removed.
- You must repair and/or replace the portions of fence as noted above.


**THIS IS NOTICE** that a failure to accomplish corrective action and remedy the violations above within the time provided will result in referral of this matter to the City's Code Enforcement Board for a hearing. If, after the hearing by the Code Enforcement Board, violations are determined, such violations may be punishable by a fine not to exceed Two Hundred and Fifty Dollars (\$250.00) per day for a first violation and a fine not to exceed Five Hundred Dollars (\$500.00) per day for a repeat violation, in addition to and including, all costs incurred by the City as a result of such enforcement action.

It is the intent of this Notice to assist you in correcting the violations and avoid the necessity of a hearing before the Code Enforcement Board. If you have any specific questions regarding the violations please contact me at Palmetto City Hall either in person or by telephone at (941) 723-4570 ext. 105.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

**DATED** this 17<sup>th</sup> day of February 2011

**CITY OF PALMETTO, FLORIDA**

  
\_\_\_\_\_  
Bill Strollo  
Director, Code Enforcement



## William Strollo

---

**From:** William Strollo  
**Sent:** Tuesday, January 11, 2011 8:00 AM  
**To:** 'Santosha.A.Clay@wellsfargo.com'  
**Cc:** Whitney Ewing  
**Subject:** RE: 1405 11TH AVE W PALMETTO FL 34221

Santosha,

There are no fines, and I am not preparing a case for the Code Enforcement Board at this time. The property needs to be secured against continued vandalism including illegal entries and theft of salvageable materials. Please remove the debris collected in the front yard, repair & secure the fence, and protect the house from further damage. Thank you.

Bill Strollo

---

**From:** Santosha.A.Clay@wellsfargo.com [mailto:Santosha.A.Clay@wellsfargo.com]  
**Sent:** Monday, January 10, 2011 4:35 PM  
**To:** William Strollo  
**Subject:** 1405 11TH AVE W PALMETTO FL 34221

Hi William,  
Will we receive fines if we have the property boarded?  
Thank you,  
Santosha Clay

---

**From:** CodeViolations  
**Sent:** Wednesday, January 05, 2011 3:26 PM  
**To:** Clay, Santosha A.  
**Subject:** 0257169227-708 FL

Please correct violation issues.

Thank You, CZ

---

**From:** William Strollo [mailto:wstrollo@palmettofl.org]  
**Sent:** Wednesday, January 05, 2011 12:34 PM  
**To:** CodeViolations  
**Cc:** Whitney Ewing  
**Subject:** Lynch Property, 1405 11th Avenue West, Palmetto, Florida 34221

The above referenced property again has been illegally entered by vandals. The South side door has been removed from its frame and a rear window has been broken out. This property presents a nuisance in that it has been set on fire twice, has been repeatedly entered by vandals, and is a target for scrappers who are dismantling the pool cage.

The Palmetto Police Department has been alerted to these continuing conditions, but your property management team must better secure the building against illegal entry.

Bill Strollo  
Director, Code Enforcement  
City of Palmetto

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.

## PALMETTO

Tasks eFM Customers Reports **Code Enforcement** Setup GIS Maps Help

Welcome, Bill Strollo

**Code Enforcement****Code Enforcement Home**

Advanced Search  
 Location Search  
 Create Case  
 Daily Time Sheet  
 Check Time Sheet

**Contacts**

Contacts  
 New Contact  
 Merge Contacts

**CE Case Details**[Back to CE Case List](#)

CE Case Details

[View Print Version](#)[Print Field Report](#)☐ include photos**CE Case CE10-568**

CE Case #: CE10-568

eFM Case #: N/A

Case assigned to: Strollo, Bill

Priority: MED

Location APN: 2676300052

✓ 1405 11TH AVE W

Palmetto, FL 34221 [\(map\)](#)

Property Type: Residential

SPD: 4

WARDS: 1

CRA: FALSE

Custom Fields Foreclosure?: Yes

Vacant?: Yes

[edit](#)

Status: Closed: Voluntary Compliance

Date Opened-Closed: 08/23/2010 - 09/07/2010

Follow Up Date

Follow Up Action Overgrowth/security check

Open Violations

[Quick Edit](#)[Full Edit](#)[Time Tracking](#)[Clone Case](#)**Violations**

Date	Violation	Submitted By	Status	Disposition	Notes
08/23/2010	Overgrown Property	Strollo, Bill	Closed	Compliance	

**History**

Date	Entered By	Action/Note/Activity
09/07/2010 03:31:50 PM	Strollo, Bill	Changed violation disposition to Compliance
09/07/2010 03:31:50 PM	Strollo, Bill	Status changed: Violation Overgrown Property Closed with disposition Compliance
08/23/2010 12:02:08 PM	Strollo, Bill	Added: Overgrown Property

**Status and Follow Up**

Status	Follow Up Date	Follow Up Action
Closed: Voluntary Compliance		Overgrowth/security check

**History**

Entry Date	Employee	Description
01/26/2012 02:55:43 PM	Strollo, Bill	Added 1.2 case hours for Bill Strollo on 2012-01-26.
09/07/2010 03:32:55 PM	Strollo, Bill	Case Status changed to Closed: Voluntary Compliance
09/07/2010 03:32:55 PM	Strollo, Bill	Followup Date removed.
09/07/2010 03:32:55 PM	Strollo, Bill	Closing all violations for closed case
09/01/2010 11:20:00 AM	Strollo, Bill	Followup Date edited from: 09/01/2010 to 09/09/2010.
08/23/2010 12:02:08 PM	Strollo, Bill	Initial Case Status Notice of Nuisance Issued

**Notes**

Entry Date	Entered By	Action Date	Note
09/07/2010 03:32:44 PM	Strollo, Bill	09/07/2010	Overgrowth cleared.
09/01/2010 11:19:48 AM	Strollo, Bill	09/01/2010	E-mail to codeviolations@wellsfargo.com requesting remediation of overgrowth w/in seven days.
09/01/2010 11:13:55 AM	Strollo, Bill	09/01/2010	Property marginal in front; heavier growth in rear. Fence in rear again damaged; both front fence accesses open. All doors secure.



Central A/C has been dismantled & removed. E-mail overgrowth to Wells Fargo.

08/23/2010 12:02:08 PM Strollo, Bill 08/23/2010 Property becoming overgrown; recheck next week. Property Appraiser still lists Lynch as owners; Clerk of Court - docket indicates judgement recorded for \$209,633. but foreclosure sale cancelled three times. Last docket entry, May 14, 2010 motion cancelling foreclosure sale.

#### History

Entry Date	Employee	Description
No entries found.		

#### Attachments

Date	Title	Description	Uploaded By	Upload Date	Inactive
No Files Uploaded					

No Files Uploaded

Inactive photos are not included in Case Report

#### History

Entry Date	Employee	Description
No entries found.		

#### Forms

Select Form: --Select--

[Start Form](#)

#### History

Link	Name	Generation Date	Generated By
No entries found.			

#### Location

Validated: Yes ☒

Last Validated on: 2010-08-23 12:02:08

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDBG Eligible	Property Type	Location Field(s)
1405 11TH AVE W Palmetto FL 34221	2676300052		001401	5		NO	Residential	SPD: 4 WARDS: 1 CRA: FALSE

#### Contacts

Initiation: Self-Initiated

Contact Role	Name/Business	Address	Phone	Open Cases
Property Owner	LYNCH, DANIEL W. LYNCH, CYNTHIA J	316 Crescent Court East Bradenton FL 34208-1736	Work: (941) 447-3000	0

#### Time Tracking

CE Officer	Date	Hours
Strollo, Bill	01/26/2012	1.20
<b>Total</b>		<b>1.2</b>

Strollo, Bill 01/26/2012 1.20

**Total 1.2**

## PALMETTO

Tasks eFM Customers Reports **Code Enforcement** Setup GIS Maps Help

Welcome, Bill Strollo

**Code Enforcement****Code Enforcement Home**

Advanced Search

Location Search

Create Case

Daily Time Sheet

Check Time Sheet

**Contacts**

Contacts

New Contact

Merge Contacts

**CE Case Details**[« Back to CE Case List](#)

CE Case Details

[View Print Version](#)[Print Field Report](#)☐ include photos**CE Case CE10-126**

CE Case #: CE10-126

eFM Case #: N/A

Case assigned to: Chapman, Whitney

Priority: MED

Location APN: 2676300052

1405 11TH AVE W

Palmetto, FL 34221 [\(map\)](#)

Property Type: Residential

SPD: 4

WARDS: 1

CRA: FALSE

Custom Fields Foreclosure?: Yes

Vacant?: Yes

[edit »](#)

Status: Closed: Voluntary Compliance

Date Opened-Closed: 04/20/2010 - 05/14/2010

Follow Up Date

Follow Up Action

Open Violations

[Quick Edit](#)[Full Edit](#)[Time Tracking](#)[Clone Case](#)**Violations**

Date	Violation	Submitted By	Status	Disposition	Notes
04/26/2010	Overgrown Property	Chapman, Whitney	Closed	Compliance	
04/26/2010	Unfit or Unsafe Buildings	Chapman, Whitney	Closed	Compliance	
04/26/2010	Vacant Structures & Land	Chapman, Whitney	Closed	Compliance	
04/20/2010	Overgrown Property	Chapman, Whitney	Closed	Compliance	
04/20/2010	Unfit or Unsafe Buildings	Chapman, Whitney	Closed	Compliance	
04/20/2010	Vacant Structures & Land	Chapman, Whitney	Closed	Compliance	

**History**

Date	Entered By	Action/Note/Activity
05/10/2010 04:25:10 PM	Chapman, Whitney	Changed violation disposition to Compliance
05/10/2010 04:25:10 PM	Chapman, Whitney	Status changed: Violation Overgrown Property Closed with disposition Compliance
05/10/2010 04:24:58 PM	Chapman, Whitney	Changed violation disposition to Compliance
05/10/2010 04:24:58 PM	Chapman, Whitney	Status changed: Violation Unfit or Unsafe Buildings Closed with disposition Compliance
05/10/2010 04:24:48 PM	Chapman, Whitney	Changed violation disposition to Compliance
05/10/2010 04:24:48 PM	Chapman, Whitney	Status changed: Violation Vacant Structures & Land Closed with disposition Compliance
04/26/2010 12:30:10 PM	Chapman, Whitney	Added: Overgrown Property
04/26/2010 12:30:10 PM	Chapman, Whitney	Added: Unfit or Unsafe Buildings
04/26/2010 12:30:10 PM	Chapman, Whitney	Added: Vacant Structures & Land
04/26/2010 12:28:18 PM	Chapman, Whitney	Changed violation disposition to Compliance
04/26/2010 12:28:18 PM	Chapman, Whitney	Status changed: Violation Vacant Structures & Land Closed with disposition Compliance
04/26/2010 12:28:06 PM	Chapman, Whitney	Changed violation disposition to Compliance
04/26/2010 12:28:06 PM	Chapman, Whitney	Status changed: Violation Unfit or Unsafe Buildings Closed with disposition Compliance
04/26/2010 12:27:56 PM	Chapman, Whitney	Changed violation disposition to Compliance
04/26/2010 12:27:56 PM	Chapman, Whitney	Status changed: Violation Overgrown Property Closed with disposition Compliance

04/20/2010 04:20:27 PM Chapman, Whitney Added: Overgrown Property  
 04/20/2010 04:20:27 PM Chapman, Whitney Added: Unfit or Unsafe Buildings  
 04/20/2010 04:20:27 PM Chapman, Whitney Added: Vacant Structures & Land

**Status and Follow Up**

Status Follow Up Date Follow Up Action

Closed: Voluntary Compliance

**History**

Entry Date	Employee	Description
01/26/2012 02:45:12 PM	Strollo, Bill	Added 5.67 case hours for Whitney Chapman on 2012-01-26.
06/04/2010 08:46:40 AM	Strollo, Bill	Followup Date removed.
05/14/2010 04:12:33 PM	Strollo, Bill	Case Status changed to Closed: Voluntary Compliance
05/14/2010 04:12:33 PM	Strollo, Bill	Closing all violations for closed case
05/10/2010 04:25:28 PM	Chapman, Whitney	Followup Date edited from: 05/08/2010 to 05/26/2010.
04/26/2010 12:30:10 PM	Chapman, Whitney	Case Status changed to Notice of Violation Issued
04/26/2010 12:30:10 PM	Chapman, Whitney	Followup Date edited from: 04/26/2010 to 05/08/2010.
04/20/2010 04:20:27 PM	Chapman, Whitney	Initial Case Status Complaint Filed

**Notes**

Entry Date	Entered By	Action Date	Note
01/26/2012 02:44:50 PM	Strollo, Bill	01/26/2012	Due to appeal of fines by Federal Home Loan Mortgage Corporation, calculated CE contact hours commencing June 16, 2009 thru April 26, 2010. Total Officer hours 5.67. Added to case at this time.
04/26/2010 12:29:37 PM	Chapman, Whitney	04/26/2010	Property maintained. Still boarded up. No change to condition of fence.
04/20/2010 04:20:27 PM	Chapman, Whitney	04/20/2010	Refer to hard copy file for history. Home has been vandalized and set fire numerous times. Now boarded up and secure. Will keep monitoring for security and overgrowth.

**History**

Entry Date Employee Description

**Attachments**

Date Title Description Uploaded By Upload Date Inactive

No Files Uploaded

*Inactive photos are not included in Case Report.*

**History**

Entry Date Employee Description

**Forms**

Select Form: --Select--

 **Start Form**

**History**

Link Name Generation Date Generated By

**Location**

Validated: Partial  
 Last Validated on: 2010-04-20 16:20:27

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDBG Eligible	Property Type	Location Field(s)
1405 11TH AVE W Palmetto FL 34221	2676300052					NO	Residential	SPD: 4 WARDS: 1 CRA: FALSE

**Contacts**

Initiation: Self-Initiated

Contact Role	Name/Business	Address	Phone	Open Cases
Property Owner	LYNCH, DANIEL W. LYNCH, CYNTHIA J	316 Crescent Court East Bradenton FL 34208-1736	Work: (941) 447-3000	<a href="#">Q</a>



---

Time Tracking

<i>CE Officer</i>	<i>Date</i>	<i>Hours</i>
Chapman, Whitney	01/26/2012	5.67
<b>Total</b>		<b>5.67</b>

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City Website : [Comcate, Inc](#)

© 2012

**William Strollo**

---

**From:** Whitney Ewing  
**Sent:** Monday, April 05, 2010 8:10 AM  
**To:** 'Brian.O.Barton@wellsfargo.com'  
**Cc:** William Strollo  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Good morning Brian:

I am following up with you regarding 1405 11<sup>th</sup> Ave W. As of Thursday, April 1<sup>st</sup>, no work has been completed to secure the home from the fire. Please let me know the status of this as soon as possible.

Thanks!

Whitney Ewing, Code Enforcement Officer

---

**From:** Brian.O.Barton@wellsfargo.com [mailto:Brian.O.Barton@wellsfargo.com]  
**Sent:** Tuesday, March 23, 2010 3:27 PM  
**To:** Andrew.D.Hohensee@wellsfargo.com; Charmian.L.Scruggs@wellsfargo.com  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Whitney,

I have placed a work order with our maintenance company to board the windows/doors with a rush. This should be completed within 48 hours, I will email you when I receive confirmation that the work has been completed.

Thank you

Brian Barton  
Wells Fargo Home Mortgage  
Minor Violations  
Phone: 515-324-2154

---

**From:** Hohensee, Andrew D.  
**Sent:** Tuesday, March 23, 2010 2:21 PM  
**To:** Scruggs, Charmian L.; Barton, Brian O.  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Whitney,

Thank you for notifying us.

Char,

There was apparently another fire at this property, please review as I do not see the first claim has been settled yet.

Brian,

Please ensure the property is completely boarded and advise FHLMC it was necessary as an emergent issue.

Thank you, all.

Andrew D. Hohensee

Property Preservation

Wells Fargo Home Mortgage

P: 414-214-4383

F: 866-512-0757

---

**From:** Whitney Ewing [mailto:wewing@palmettofl.org]

**Sent:** Tuesday, March 23, 2010 2:10 PM

**To:** Hohensee, Andrew D.

**Subject:** Emergency request from City of Palmetto Code Enforcement

**Importance:** High

Hi Andrew:

I left you a voicemail a few minutes ago but thought I would email you with the information for your file.

Property info: 1405 11<sup>th</sup> Avenue West, Palmetto, FL, previously owned/foreclosed on by Wells Fargo vs. Daniel W. & Cynthia Lynch

Here is our request: We have had numerous break-ins at this property and it has also been set on fire twice. Today's fire was ruled arson according to the North River Fire Department. There is serious damage to the home to include broken out windows and glass doors. The property needs to be completely boarded up and the fence removed from the perimeter of the property to try



and prevent these incidents from reoccurring.

Would you please contact me as soon as possible regarding this matter? You may also call 1-800-BOARDUP which is a free service that will perform the securing of the property. Thanks in advance for your help on this!

Whitney Ewing

Code Enforcement Officer/Special Projects Coordinator

City of Palmetto

941-723-4570, x124

[wewing@palmettofl.org](mailto:wewing@palmettofl.org)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.

**William Strollo**

ST 4/4/12

**From:** Whitney Ewing  
**Sent:** Tuesday, March 23, 2010 3:33 PM  
**To:** 'Andrew.D.Hohensee@wellsfargo.com'  
**Cc:** 'Charmian.L.Scruggs@wellsfargo.com'; William Strollo  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

Lynch - 1405 11<sup>th</sup> Ave W

All:

There is significant damage from today's fire. There were a total of four fires set in the home and one of them burned right through a bedroom floor. There is also a lot of smoke damage.

Complaint  
4/12  
Property secure

Whitney Ewing

---

**From:** Andrew.D.Hohensee@wellsfargo.com [mailto:Andrew.D.Hohensee@wellsfargo.com]  
**Sent:** Tuesday, March 23, 2010 3:29 PM  
**To:** Charmian.L.Scruggs@wellsfargo.com; Brian.O.Barton@wellsfargo.com  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

If the adjustor has already inspected, there may be additional damages since another fire occurred to today.

Thanks,

Andrew D. Hohensee

Property Preservation

Wells Fargo Home Mortgage

P: 414-214-4383

F: 866-512-0757

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**From:** Scruggs, Charmian L.  
**Sent:** Tuesday, March 23, 2010 2:28 PM  
**To:** Barton, Brian O.; Hohensee, Andrew D.  
**Cc:** Whitney Ewing  
**Subject:** RE: Emergency request from City of Palmetto Code Enforcement 0257169227-708

3/24/2010

<b>Lynch</b>	<b>1405 11<sup>th</sup> Avenue West</b>	<b>Notice of Nuisance</b>
<b><u>DATE</u></b>	<b><u>ACTIVITY</u></b>	<b><u>TIME - MINUTES</u></b>
12/22/08	Site visit	15
01/12/09	Site visit	15
02/03/09	Site visit	15
02/24/09	Site visit	15
03/18/09	Site visit	15
04/08/09	Site visit	15
04/09/09	Record Search/Notice of Nuisance	120
04/09/09	NON posted – pictures	20
05/01/09	Site visit	15
05/18/09	Site visit	15
06/08/09	Site visit	15
06/08/09	Record Search/Refer to Parks	--
06/10/09	Property cleared by Parks	Refer to work order
06/16/09	Site visit	15
06/16/09	Record Search/Lien prep	30
<b>Total Time</b>	<b>Code Enforcement Officers</b>	<b>5.33 Hours</b>

**Administrative Costs:**

<b>Code Enforcement Officers</b>	5.33 hours @ \$40.00/hour = <b>\$213.20</b>
<b>Parks Department Work Order</b>	Minimum initial charge <b>100.00</b>
<b>Lien Filing Fees</b>	<b><u>19.00</u></b>
<b>Total Costs</b>	<b>\$332.20</b>





516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
E-mail: [chgeneral@palmettofl.org](mailto:chgeneral@palmettofl.org)  
Web: [www.palmettofl.org](http://www.palmettofl.org)

## NOTICE OF NUISANCE AND LIEN

**Date:** April 9, 2009

**Name of Owner:** Daniel W. Lynch & Cynthia J. Lynch

**Address of Owner:** 11830 Colvar Lane, Parrish, Florida 34219-7518

Our records indicate that you are the owner of the following property in the City of Palmetto, Manatee County, Florida:

**1405 11<sup>th</sup> Avenue West, Palmetto, Florida 34221.**

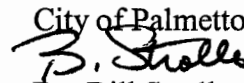
**Legal Description:** THE N 26 FT OF LOT 19, ALL OF LOTS 20 AND 21, LOT 22, (INSERT "LESS THE N 2FT OF LOT 22") BLK A, ARDMORE SUB. PI#26763.0005/2 Township 34S, Range 17E, Section 14.

An inspection of this property discloses, and I have found and determined, that a nuisance exists thereon so as to constitute a violation of the City of Palmetto Nuisance Law (Chapter 16, Article II of the City of Palmetto Code of Ordinances) by virtue of the following condition or activity:

**The above noted property is severely overgrown and contains untended growth of weeds and brush.**

You are hereby notified that you must remedy the above described condition so as to bring it into compliance with the City of Palmetto Code of Ordinances or request a hearing pursuant to the City of Palmetto Code of Ordinances, Section 16-30, within twenty (20) days from the date hereof, or within such time as the Director of Public Works or his designee shall determine to be reasonable. Failure to remedy the nuisance or request a hearing within the specified time period will be deemed a waiver of your right to a hearing and the City will proceed to remedy this condition, taking continuing or periodic abatement action when appropriate. The cost of the work, including abatement and/or removal costs, noticing costs, interest and other expenses, will be imposed as a lien on the property if said costs are not paid within thirty (30) days after receipt of billing by the City Clerk.

The City estimates the total cost of abatement and/or removal to be approximately \$ 500.00, but in no way represents or guarantees that actual costs will not exceed this amount.

City of Palmetto  
  
By: Bill Strollo  
Director of Code Enforcement  
For Director of Public Works

Cc: Wells Fargo Real Estate Tax Service

## William Strollo

---

**From:** CodeViolations@wellsfargo.com  
**Sent:** Wednesday, November 19, 2008 1:07 PM  
**To:** Matthew.L.Koons@wellsfargo.com  
**Cc:** William Strollo  
**Subject:** FW: 1405 11th Avenue West, Palmetto, Florida 0257169227 708  
**Attachments:** NOV Lynch 1405 11th Ave W II.doc

Matt ,  
Please review the above  
Thanks  
Gay

---

**From:** William Strollo [mailto:wstrollo@palmettofl.org]  
**Sent:** Wednesday, November 19, 2008 7:17 AM  
**To:** CodeViolations  
**Subject:** 1405 11th Avenue West, Palmetto, Florida 0257169227 708

Wells Fargo bank, NA, has initiated foreclosure proceedings against the current owners of the above listed property, Daniel & Cynthia Lynch, Manatee County Court case number 2008-CA-005830. Please be advised the City of Palmetto has charged the owners with code violations delineated in the attachment. To date the property remains in violation of City codes. Any assistance you may render would be appreciated.

Bill Strollo  
Director of Code Enforcement  
City of Palmetto

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in a public records request, do not send electronic e-mail to this entity, contact this office by phone or writing.

## William Strollo

---

**From:** William Strollo  
**Sent:** Wednesday, November 19, 2008 8:17 AM  
**To:** 'codeviolations@wellsfargo.com'  
**Subject:** 1405 11th Avenue West, Palmetto, Florida  
**Attachments:** NOV Lynch 1405 11th Ave W II.doc

Wells Fargo bank, NA, has initiated foreclosure proceedings against the current owners of the above listed property, Daniel & Cynthia Lynch, Manatee County Court case number 2008-CA-005830. Please be advised the City of Palmetto has charged the owners with code violations delineated in the attachment. To date the property remains in violation of City codes. Any assistance you may render would be appreciated.

Bill Strollo  
Director of Code Enforcement  
City of Palmetto





516 8th Avenue West  
P.O. Box 1209  
Palmetto, Florida 34220-1209  
Phone (941) 723-4570  
Fax: (941) 723-4576  
Suncom: 516-0829  
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Web: [www.palmettofl.org](http://www.palmettofl.org)

**CODE ENFORCEMENT**  
**NOTICE OF VIOLATION**

CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
CERTIFIED MAIL NO.7008 0150 0002 2794 6544 and Regular Mail

Daniel W. Lynch  
Cynthia J. Lynch  
1405 11<sup>th</sup> Avenue West  
Palmetto, Florida 34221

**RE: City of Palmetto, Petitioner, v. Daniel W. Lynch & Cynthia J. Lynch**  
**Address of Violation: 1405 11<sup>th</sup> Avenue West, Palmetto, Florida 34221**  
**Legal Description: THE N 26 FT OF LOT 19, ALL OF LOTS 20 AND 21,**  
**LOT 22, (INSERT "LESS THE N 2FT OF LOT 22") BLK A ARDMORE**  
**SUB**  
**PI#: 26763.0005.2 Township 34S, Range 17E, Section 14**

Daniel W. Lynch & Cynthia J. Lynch:

The purpose of this letter is to provide you with notice that based upon investigation of alleged violations of City Code, and upon inspection by the undersigned, it has been determined that a violation of the City Code is occurring at the above-referenced property. The Code provisions that are in violation and the nature of the violations are as follows:

Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (3) & (4), and Section 16-27(a), (b), & (c); Chapter 17, Housing, Article II, Housing Standards, Section 17-28, Palmetto Property Maintenance Code, Section 304, Exterior Structures, Section 304.15; Chapter 7, Buildings and Building Regulations, Article XI Minimum Maintenance Standards, Requirements for Structures, Section 7-242(a):

- Sec. 16-26. Nuisances defined.
- Sec. 16-26(1). Tract or parcel of land is or may reasonably become a breeding place for mosquitoes, or may reasonably cause disease, or otherwise threatens or endangers the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- Sec. 16-26(3). The existence of excessive accumulation or untended growth of weeds and undergrowth.
- Sec. 16-26(4). Partition fences or other structures which have fallen into such a poor state of repair as to threaten or endanger public health or likely to adversely affect economic welfare of adjacent property.
- Sec. 16-27(a) & (b). Nuisances are prohibited and may be enforced against any violator.
- Sec. 16-27(c). This article shall be enforced as provided by Florida law.

- Sec. 304.15. *Doors.* All exterior doors shall be maintained in good condition.
- Sec. 7-242(a). *Structures, fences, walls, etc.* Structures at the rear of buildings, whether attached or unattached, to the principle structure, which are structurally unsound, shall be properly demolished and materials disposed of.

**DESCRIPTION OF VIOLATION:**

- The pool, in addition to miscellaneous containers, are full of stagnant water which is breeding mosquitoes.
- There is untended growth of weeds and brush in the pool cage growing up out of the pool deck.
- The fence surrounding the property has broken panels on the north and south end of the front fence.
- The set of doors on the southwest wall are dilapidated and do not provide appropriate protection from weather or infestation of vermin or insects.
- The shed at the southwest corner of the backyard has caved in.

**TO REMEDY THESE VIOLATIONS,** you must accomplish the following action within fifteen (15) days of receipt of this Notice. The corrective action necessary is as follows:

- The pool must be treated regularly to prevent growth and breeding of mosquitoes.
- The weeds and brush in the pool cage must be removed.
- You must repair and/or replace the portions of fence as noted above.
- The doors on the southwest wall must be replaced.
- The shed needs to be removed from the property.

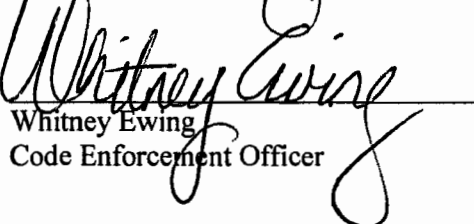
**THIS IS NOTICE** that a failure to accomplish corrective action and remedy the violations above within the time provided will result in referral of this matter to the City's Code Enforcement Board for a hearing. If, after the hearing by the Code Enforcement Board, violations are determined, such violations may be punishable by a fine not to exceed Two Hundred and Fifty Dollars (\$250.00) per day for a first violation and a fine not to exceed Five Hundred Dollars (\$500.00) per day for a repeat violation, in addition to and including, all costs incurred by the City as a result of such enforcement action.

It is the intent of this Notice to assist you in correcting the violations and avoid the necessity of a hearing before the Code Enforcement Board. If you have any specific questions regarding the violations please contact me at Palmetto City Hall either in person or by telephone at (941) 723-4570 ext. 106.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

**DATED,** this 30<sup>th</sup> day of October 2008

**CITY OF PALMETTO, FLORIDA**

  
Whitney Ewing  
Code Enforcement Officer

## **CODE ENFORCEMENT**

### **NOTICE OF VIOLATION**

CERTIFIED MAIL/RETURN RECEIPT REQUESTED  
CERTIFIED MAIL NO.7008 0150 0002 2794 5974 and Regular Mail

Daniel W. Lynch  
Cynthia J. Lynch  
1405 11<sup>th</sup> Avenue West  
Palmetto, Florida 34221

**RE: City of Palmetto, Petitioner, v. Daniel W. Lynch & Cynthia J. Lynch**  
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**LOT 22, (INSERT "LESS THE N 2FT OF LOT 22") BLK A ARDMORE**  
**SUB**  
**PI#: 26763.0005.2 Township 34S, Range 17E, Section 14**

Daniel W. Lynch & Cynthia J. Lynch:

The purpose of this letter is to provide you with notice that based upon investigation of alleged violations of City Code, and upon inspection by the undersigned, it has been determined that a violation of the City Code is occurring at the above-referenced property. The Code provisions that are in violation and the nature of the violations are as follows:

Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (3), (4), and Section 16-27(a), (b), & (c); Chapter 7, Buildings and Building Regulations, Article XI Minimum Maintenance Standards, Section 7-242(a), Section 7-243(a), Requirements For Sites:

- Sec. 16-26. Nuisances defined.
- Sec. 16-26(3). The existence of excessive accumulation or untended growth of weeds and undergrowth.
- Sec. 16-26(4). Partition fences or other structures which have fallen into such a poor state of repair as to threaten or endanger public health or likely to adversely affect economic welfare of adjacent property.
- Sec. 16-27(a) & (b). Nuisances are prohibited and may be enforced against any violator.



- Sec. 16-27(c). This article shall be enforced as provided by Florida law.
- Sec. 7-242(a). *Structures, Fences, Walls, etc.* Structures which are structurally unsound shall be properly repaired or demolished. All fences shall be repaired to present a neat and clean appearance.
- Sec. 7-243(a). *Landscaping.* All areas shall be kept free of overgrowth, weeds, trash and debris.

**DESCRIPTION OF VIOLATION:**

- The above noted property contains untended growth of weeds and brush in the back yard. The back yard is overgrown.
- The fence located at the above noted property has broken panels. The fence is in need of repair.

**TO REMEDY THESE VIOLATIONS**, you must accomplish the following action within fifteen (15) days of receipt of this Notice. The corrective action necessary is as follows:

- You must mow, trim the back yard and maintain the entire property.
- You must repair and/or replace the fence.

**THIS IS NOTICE** that a failure to accomplish corrective action and remedy the violations above within the time provided will result in referral of this matter to the City's Code Enforcement Board for a hearing. If, after the hearing by the Code Enforcement Board, violations are determined, such violations may be punishable by a fine not to exceed Two Hundred and Fifty Dollars (\$250.00) per day for a first violation and a fine not to exceed Five Hundred Dollars (\$500.00) per day for a repeat violation, in addition to and including, all costs incurred by the City as a result of such enforcement action.

If you have any specific questions regarding the violations please contact me at Palmetto City Hall either in person or by telephone at (941) 723-4570 ext. 106.

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

**DATED**, this 22th day of August 2008

**CITY OF PALMETTO, FLORIDA**

---

Whitney Ewing  
Code Enforcement Officer