

## **RESOLUTION 2016 – 16**

**A RESOLUTION OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA AUTHORIZING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS; ADOPTING THE SPECIAL ASSESSMENT ROLL FOR ABATEMENT OF CODE VIOLATIONS FOR FISCAL YEARS 2002 – 2015; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lake Wales, Florida (the “City”) has undertaken to improve various properties throughout the City by adopting a unified set of building and property maintenance standards in order to protect and preserve the health, safety and general welfare of the City and its residents; and

**WHEREAS**, the City Commission of the City of Lake Wales, Florida (the “Commission”) finds that by implementing certain provisions through its Code of Ordinances, and abating and/or correcting any harmful or dangerous buildings, structures, and/or premises not in strict compliance therewith through the code enforcement process would best operate to serve and protect the health, safety and general welfare of the city and its residents; and

**WHEREAS**, the Commission, on February 19, 2013, adopted Ordinance 2013-04, (the “Ordinance”), authorizing the City, through its code enforcement process, to abate certain nuisances and/or correct certain violation of all applicable City, County, State and Federal Code provisions; and

**WHEREAS**, the City, through the adoption of the Ordinance, finds that it was fair and equitable to assess against each property benefitted by such abatement and/or corrective actions a non-ad valorem special assessment in an amount equal to the actual costs incurred by the City in improving said property; and

**WHEREAS**, the Ordinance states that a resolution may be prepared for consideration by the Commission identifying outstanding special assessments owed the city for municipal abatement of nuisances and municipal correction of violations of the minimum property maintenance standards of the city, including municipal demolition of one (1) or more structures, and seeking authorization to collect such special assessments as non-ad valorem property tax pursuant to Chapter 197, Florida Statutes; and

**WHEREAS**, the uniform method of collecting non-ad valorem assessments, as authorized by Section 197.3632, Florida Statutes, provides for the collection of non-ad valorem assessments by authorizing the inclusion of said assessments on the tax bills issued for the collection of ad valorem taxes; and

**WHEREAS**, notice was given pursuant to Section 197.3632, Florida Statutes, that the City of Lake Wales would collect the liens imposed for abatement of nuisances, such as removal of

junk, debris, and overgrown lots, by means of the uniform method of collecting non-ad valorem assessments as a properly advertised public hearing held on July 5, 2016; and

**WHEREAS**, the Commission desires to utilize the uniform method of collecting non-ad valorem assessments to collect the non-ad valorem assessments specified herein; and

**WHEREAS**, in accordance with the requirements of the Ordinance and Section 197.3632, Florida Statutes, the Commission held a duly advertised public hearing prior to the adoption of this Resolution and a copy of such notice was served upon the property owners by first class mail at the owner's last known address as same appears on the records of the property appraiser of the county; and

**WHEREAS**, the Commission desires to adopt an Assessment Roll at this time for collection of the special assessment by the Tax Collector on the 2016 tax notices.

**NOW, THEREFORE, BE IT RESOLVED** by the City commission of Lake Wales, Florida, as follows:

1. The City commission hereby elects to utilize the uniform method of collecting non-ad valorem assessments, as provided in Section 197.3632, Florida Statutes for collecting the non-ad valorem assessments specified herein, which assessments have been levied against the properties described in the Assessment Roll in Exhibit "A" attached hereto and made part of this Resolution.
2. The City Commission hereby adopts Exhibit "A" as the City of Lake Wales Assessment Roll for special assessments imposed against properties for the cost of the City to abate code violations of junk, debris, overgrown lots, and demolition.

**THIS RESOLUTION INTRODUCED AND PASSED** by the City Commission of the City of Lake Wales, Florida, at its regular meeting on July 5, 2016.

  
Mayor/Commissioner, City of Lake Wales

ATTEST:

  
City Clerk Clara VanBlargan, MMC

# RESOLUTION 2016-16

## Exhibit "A"

### 2016 ASSESSMENT ROLL

### CODE ENFORCEMENT LIENS FOR ABATEMENT OF VIOLATIONS OF THE MINIMUM PROPERTY MAINTENANCE STANDARDS

Location #	Property Owner	Address	Parcel ID	Legal Description	Abatement	Total
1	Howard Susie Estate of	480 D St	272935-879500-011060	LOT 6 BLK 11 RESUB OF BLKS 11 & 12 LAKE WALES LAND CO SUB PB 30 PG 35	Demo	\$3,000.00
2	Frazier Agnes	610 North Ave	272934-873000-002100	LOTS 10 & 11 WEST 1/2 BLK 2 ROOSEVELT MANOR SUB PB 32 PG 7	Demo	\$4,257.40
3	Tax Certificate Redemptions Inc	315 C St	272935-879000-006070	LOT 7 BLK 6 LAKE WALES LAND CO SUB PB 5 PG 11	Demo	\$4,257.40
4	Clemons Thomas	365 Nassau Ave	273011-917000-002050	LOTS 5 & 6 BLK B LAKE SIDE SUBDIVISION PB 17 PG 42	Demo	\$4,257.40
5	Copeland Rosilyn	206 C St	272935-879000-003110	LOT 11 BLK 3 LAKE WALES LAND CO SUB PB 5 PG 11	Demo	\$6,500.00
6	Staton Linell & Irvis Damon C	406 Lincoln Ave	272935-880000-002010	LOT 1 BLK 2 LINCOLN PRK ADD SUB PB 9 PG 19	Demo	\$3,800.00
7	Frazier Agnes	536 Washington Ave	272934-872500-003040	LOT 4 BLK 3 WASHINGTON PRK UNIT 2 SUB PB 31 PG 57	Demo	\$2,900.00
8	Yarde Derrick R	619 Lincoln Ave	272934-873000-001050	LOT 5 BLK 1 ROOSEVELT MANOR SUB PB 32 PG 7	Demo	\$5,421.92
9	Vero Atlantic 1 LLC	138 E St	272935-880000-002110	LOT 11 BLK 2 LINCOLN PRK SUB PB 9 PG 19	Lot Cleaning	\$152.60
10	Peterson Arlena G & Lane Constance D	500 Jackson Ave	272934-872000-002010	LOT 1 BLK 2 WASHINGTON PRK UNIT 1 SUB PB 31 PG 13	Lot Cleaning	\$140.99
11	Gordon Herman D Est	315 Dorsett Ave	273002-899000-008100	LOT 10 BLK 8 THULBERRYS SUB PB 24 PG 21	Demo	\$3,343.90
12	LLJ Property Management	490 D St	272935-879500-011010	LOT 1 BLK 11 LAKE WALES LAND CO RESUB PB 30 PG 35	Lot Cleaning	\$163.44
13	Talmadge Gerard	110 Alvina Ave	273011-914400-002060	LOT 6 BLK B MCCULLUM ADD SUB PB 45 PG 3	Lot Cleaning	\$303.96
14	Tax Certificate Redemptions Inc	315 C St	272935-879000-006070	LOT 7 BLK 6 LAKE WALES LAND CO SUB PB 5 PG 11	Lot Cleaning	\$286.96
15	Heilbron Marie Antonia, Arrieta Mirian & Ramirez Patricia Janeth	208 Weaver St	273002-906000-004030	LOT 3 BLK D RESUB OF LOTS 3 & 4 BLK 3 TWIN LAKE PRK SUB PB 5 PG 29	Lot Cleaning	\$225.54
16	Lee Marvid D Sr Estate of	509 Marietta St	273012-923000-001470	LOTS 47 & 48 BLK A SHADOW LAWN SUB PB 6 PG 50	Lot Cleaning	\$405.98
17	SLK Florida LLC	206 W Stuart Ave	273002-899500-001450	LOTS 45 & 46 BLK 1 BRIGGS ADD SUB PB 25 PG 1	Lot Cleaning	\$150.44
18	Yarde Derrick R	619 Lincoln Ave	272934-873000-001050	LOT 5 BLK 1 ROOSEVELT MANOR PB 32 PG 7	Lot Cleaning	\$215.98
19	Trustee Investor Services LLC	707 Delmar St	273011-914300-003110	LOT 11, BLK C, WARREN LAKESIDE PARK SUB, PB 38, PG 19	Lot Cleaning	\$190.98

20	Kastelrock Management LLC	330 Twin Lake Blvd	273002-903500-012304	Lot 3 W1/2 Less N 199 Ft, Blk 12, Twin Lake Park Sub, PB 3, PG 8	Lot Cleaning	\$500.98
21	Peterson Arlena G & Lane Constance D	500 Jackson Ave	272934-872000-002010	LOT 1, BLK 2, WASHINGTON PRK UNIT 1 SUB, PB 31, PG 13	Lot Cleaning	\$181.96
22	Highsmith Alonzo W	425 D St	272935-879500-012200	LOT 20, BLK 12, RESUB OF BLKS 11 & 12, LAKE WALES LAND CO SUB, PB 30, PG 35	Lot Cleaning	\$215.98
23	McCall Trinity & Peterson Krissy	473 D St	272935-879500-012240	LOT 24, BLK 12, LAKE WALES LAND CO SUB, PB 30, PG 35	Lot Cleaning	\$1,230.46
24	Vero Atlantic 1 LLC	138 E St	272935-880000-002110	LOT 11 BLK 2 LINCOLN PRK SUB, PB 9, PG 19	Lot Cleaning	\$224.04
25	Shakespear Henry & Shakespear James	440 E St	272935-879500-012060	LOT 6, BLK 12, LAKE WALES LAND CO RESUB, PB 30, PG 35	Demo	\$3,800.00
26	SLK Florida LLC	206 W Stuart Ave	273002-899500-001450	LOTS 45 & 46 BLK 1 BRIGGS ADDITION SUB PB 25 PG 1	Demo	\$2,575.00
27	Highsmith Alonzo W	425 D St	272935-879500-012200	LOT 20, BLK 12, RESUB OF BLKS 11 & 12, LAKE WALES LAND CO SUB, PB 30, PG 35	Demo	\$2,890.00
28	Mina Eleftheria N E	517 Greenview Ter	272935-880010-000211	LOT 21 W 1/2, GREENBRIAR PHASE ONE SUB, PB 67, PG 25	Lot Cleaning	\$174.48
29	Mina Amirissa M	517 A Greenview	272935-880010-000212	Lot 21 E 1/2, Greenbriar Phase One Sub, PB 67, PG 25	Lot Cleaning	\$174.48
30	Tarpon IV LLC	311 W Bullard Ave	273002-903500-010105	LOT 1, E 60FT OF W 130FT, BLK 10, TWIN LAKE PRK SUB, PB 3, PG 8	Lot Cleaning	\$390.00
31	Mina Eleftheria N E	517 Greenview Ter	272935-880010-000211	LOT 21 W 1/2, GREENBRIAR PHASE ONE SUB, PB 67, PG 25	Lot Cleaning	\$154.63
32	Mina Amirissa M	517 A Greenview	272935-880010-000212	Lot 21 E 1/2, Greenbriar Phase One Sub, PB 67, PG 25	Lot Cleaning	\$154.63
33	Copeland Rosilyn	206 C St	272935-879000-003110	LOT 11 BLK 3 LAKE WALES LAND CO SUB PB 5 PG 11	Lot Cleaning	\$245.66
34	434 Tillman Ave Lake Wales Trust	434 Tillman Ave E	273001-883000-042040	LOT 4, BLK 42, LAKE WALES SUB, PB 1, PG 88A & 88B	Lot Cleaning	\$350.88
35	Kastelrock Management LLC	330 Twin Lake Blvd	273002-903500-012304	Lot 3 W1/2 Less N 199 Ft, Blk 12, Twin Lake Park Sub, PB 3, PG 8	Lot Cleaning	\$584.94
36	Tax Certificate Redemptions Inc	315 C St	272935-879000-006070	Lot 7, Blk 6, Lake Wales Land Co Sub, PB 5, PG 11	Lot Cleaning	\$291.81
37	LLJ Property Management	490 D St	272935-879500-011010	LOT 1 BLK 11 LAKE WALES LAND CO RESUB PB 30 PG 35	Lot Cleaning	\$181.38
38	Vero Atlantic 1 LLC	138 E St	272935-880000-002110	LOT 11 BLK 2 LINCOLN PRK SUB PB 9 PG 19	Lot Cleaning	\$131.70
39	Holy Ghost Church of God Purchased with his Blood Inc	111 W Sessoms Ave Apt 2	273002-900500-001030	LOTS 3 & 4, BLK A, FRANCIS SUB, PB 16, PG 50	Lot Cleaning	\$517.28
41	Yarde Derrick R	619 Lincoln Ave	272934-873000-001050	LOT 5 BLK 1 ROOSEVELT MANOR PB 32 PG 7	Lot Cleaning	\$227.10
42	Blue Acre LLC	0 Euclid Ave	273012-921500-001100	RESBU OF PART OF BLK A OF LAKE WALES HIGHLAND HEIGHTS PB 10, PG 2, BLK 1, LOTS 10 & 11	Lot Cleaning	\$326.03

43	Peterson Arlena G & Lane Constance D	500 Jackson Ave	272934-872000- 002010	LOT 1 BLK 2 WASHINGTON PRK UNIT 1 SUB PB 31 PG 13	Demo	\$2,695.00
44	Ellis David	516 Edgewater Dr	273001-892500- 001030	LOT 3, BLK 1 OF ATKINSON'S SUBDIVISION PB 23, PG 333	Lot Cleaning	\$90.46



**City of  
Lake Wales**

201 Central Avenue W.  
P. O. Box 1320  
Lake Wales, FL 33859-1320  
Phone (863) 678-4182  
Fax (863) 678-4180

May 31, 2016

First Institutional Missionary Baptist  
205 D Street  
Lake Wales, FL 33853-3536

**Subject property:** 0 E Street (vacant lot)

**Legal Description:** LOTS 7 & 8, BLK 2, LINCOLN PARK ADD SUB, PB 9, PG 19

**Parcel ID:** 272935-880000-002070

**Assessment(s):** \$205.98 (Lot cleaning)  
\$414.97 (Lot cleaning)

The City of Lake Wales Commissioners will hold a public hearing on July 5, 2016 at 6PM in the Commission Chambers of City Hall, located at 201 Central Avenue West, Lake Wales, 33853 to approve the assessed amount onto the tax roll. This amount is for cost incurred, the city will gain no revenue from this action. Failure to pay, the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

You have a right to appear at the hearing and 20 days prior to the hearing to file a written objection with the City of Lake Wales Commissioners.

Respectfully,

Angela Knapstein, Code Enforcement Officer  
Code Enforcement Division  
Department of Planning and Development

# AFFIDAVIT OF PUBLICATION NEWS CHIEF

Lakeland, Polk County, Florida

STATE OF FLORIDA)  
COUNTY OF POLK)

Before the undersigned authority personally appeared Michelle Reece who on oath says that she is Account Executive for Advertising at The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

## NOTICE TO PUBLIC HEARING

In the matter of UNIFORM METHOD OF COLLECTION OF CODE ENFORCEMENT SERVICE LIENS

Concerning CITY OF LAKE WALES

was published in said newspaper in the issues of

6-11; 2016

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County, Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signed Michelle Reece  
Michelle Reece  
Advertising Account Executive  
Who is personally known to me.

Sworn to and subscribed before me this 11th day of June, A.D. 2016

Notary Public

(SEAL)

NOTARY PUBLIC  
STATE OF FLORIDA  
LESUE ALICE MARTINEZ-COLON  
MY COMMISSION # FF 981559  
EXPIRES April 12, 2020  
Bonded Thru Budget Notary Services

## NOTICE OF PUBLIC HEARING FOR UNIFORM METHOD OF COLLECTION OF CODE ENFORCEMENT SERVICE LIENS

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Property Owner	Address	Parcel ID
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Howard Susie Estate of	480 D St	272935-879500-011060
Frazier Agnes	610 North Ave	272934-873000-002100
Tax Certificate Redemptions Inc	315 C St	272935-879000-006070
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Vero Atlantic 1 LLC	138 E St	272935-880000-002110
First Institutional Missionary Baptist	D E St	272935-880000-002070
Shakespeare Henry & Shakespeare James	440 E St	272935-879500-012060
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