

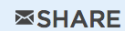
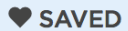
CASE #: VA-18-03-003

3815 LAGUNA ST., ORLANDO, FL, 32805

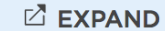
LISA & DEREK COOK



CORRECT HOME FACTS



MORE ▼



✕ CLOSE

Zillow



Sold on 05/31/16

Zestimate®:

\$369,336

I disagree

4 beds · 3 baths · 2,405 sqft [Edit](#)

Edit home facts for a more accurate Zestimate.

*Note: This property is not currently for sale or for rent.
The description below may be from a previous listing.*

EST. REFI PAYMENT

\$1,354/mo 

[See current rates](#)

Here's your opportunity to own a beautiful LAKE FRONT home on Lake Holden. Large rooms with wonderful views and plenty of outdoor play space on this oak shaded 1.50 acre lot. Amenities include a Private Boat Ramp, Dock (75 feet out) and Large Storage Shed(8x15 ft). This lot has over 150 feet of water frontage. There is an over-sized 2 car garage with a full 3rd bath. Home has been completely remodeled with a new kitchen and flooring in select areas. Flooring includes a combination of Oak Hardwood, New Contemporary Tile and Terrazzo. The Kitchen has 42" Cherry Cabinets, All Stainless Steel Appliances and Granite Kasmire Counter Tops. The "family room" is truly the perfect gathering room for a large family. Its 27"x24" size lends itself to entertaining on a grand scale. It has gleaming terrazzo floors and opens to a patio. Bring your family and settle right in to this wonderful LAKE FRONT home! No HOA!! Call today for your private showing!

Less ^

Home Shoppers are Waiting



Ask an agent about market conditions in your neighborhood.

 Your name

Phone

✉ lmbrown456@gmail.com

I own this home and would like to ask an agent about selling 3815

Contact Agent

Or call 407-917-7628 for more info

Sold: \$365,000 (4 beds, 3 baths, 2,405 sqft) Home saved Save image Close




Zillow
Don't miss out
New homes a
search and be
\$8K \$95K \$148 \$118K
\$119K
\$87K
\$149K
\$50
\$221K
\$285K \$23

Saved Homes (25)
riteria.
2 ba · 864 sqft
1, Orlando, FL



THE FENCE

DEREK R. COOK @ GMAIL.COM



CREATIVE FENCE
407-649-8840
P.O. Box 161292 • Altamonte Springs, FL 32716

DATE: 6/2/16
CREW: _____
SOURCE OF LEAD: REF.
HOME PHONE: 408-425-6756
OFFICE PHONE: _____
JOB SITE: OFF 39TH / OBT

SOLD TO: DEREK COOK
ADDRESS: 3815 LAGUNA ST.
CITY: ORLANDO FL 32805
STATE: FL ZIP: 32805

GRADE	WOOD	STYLE	PICKETS	BACK RAIL	BOARD	TOP	FINISH
<input checked="" type="checkbox"/> #1	<input checked="" type="checkbox"/> Cypress	<input checked="" type="checkbox"/> Stockade	<input checked="" type="checkbox"/> 2 1/2	<input checked="" type="checkbox"/> 2 x 3	<input checked="" type="checkbox"/> 4"	<input checked="" type="checkbox"/> Dog Ear	<input checked="" type="checkbox"/> 0
<input type="checkbox"/> #2	<input type="checkbox"/> P.T.	<input type="checkbox"/> Board on Board	<input type="checkbox"/> 3/4	<input type="checkbox"/> 2 x 4	<input type="checkbox"/> 6"	<input type="checkbox"/> Pointed	<input type="checkbox"/> 0

CHAIN LINK
HEIGHT: ☒ 4' ☐ 5' ☐ 6' ☐ 7' ☐ 8' ☐ 10' ☐ 12' ☐ 14' ☐ 16' ☐ 18' ☐ 20' ☐ 22' ☐ 24' ☐ 26' ☐ 28' ☐ 30' ☐ 32' ☐ 34' ☐ 36' ☐ 38' ☐ 40' ☐ 42' ☐ 44' ☐ 46' ☐ 48' ☐ 50' ☐ 52' ☐ 54' ☐ 56' ☐ 58' ☐ 60'

COATED LITE POST TOP RAIL TERMINALS
☒ Galvanized ☐ Vety ☐ 1 1/2" ☐ 2" ☐ 2 1/2" ☐ 3" ☐ 3 1/2" ☐ 4" ☐ 4 1/2" ☐ 5" ☐ 5 1/2" ☐ 6" ☐ 6 1/2" ☐ 7" ☐ 7 1/2" ☐ 8" ☐ 8 1/2" ☐ 9" ☐ 9 1/2" ☐ 10" ☐ 10 1/2" ☐ 11" ☐ 11 1/2" ☐ 12" ☐ 12 1/2" ☐ 13" ☐ 13 1/2" ☐ 14" ☐ 14 1/2" ☐ 15" ☐ 15 1/2" ☐ 16" ☐ 16 1/2" ☐ 17" ☐ 17 1/2" ☐ 18" ☐ 18 1/2" ☐ 19" ☐ 19 1/2" ☐ 20" ☐ 20 1/2" ☐ 21" ☐ 21 1/2" ☐ 22" ☐ 22 1/2" ☐ 23" ☐ 23 1/2" ☐ 24" ☐ 24 1/2" ☐ 25" ☐ 25 1/2" ☐ 26" ☐ 26 1/2" ☐ 27" ☐ 27 1/2" ☐ 28" ☐ 28 1/2" ☐ 29" ☐ 29 1/2" ☐ 30" ☐ 30 1/2" ☐ 31" ☐ 31 1/2" ☐ 32" ☐ 32 1/2" ☐ 33" ☐ 33 1/2" ☐ 34" ☐ 34 1/2" ☐ 35" ☐ 35 1/2" ☐ 36" ☐ 36 1/2" ☐ 37" ☐ 37 1/2" ☐ 38" ☐ 38 1/2" ☐ 39" ☐ 39 1/2" ☐ 40" ☐ 40 1/2" ☐ 41" ☐ 41 1/2" ☐ 42" ☐ 42 1/2" ☐ 43" ☐ 43 1/2" ☐ 44" ☐ 44 1/2" ☐ 45" ☐ 45 1/2" ☐ 46" ☐ 46 1/2" ☐ 47" ☐ 47 1/2" ☐ 48" ☐ 48 1/2" ☐ 49" ☐ 49 1/2" ☐ 50" ☐ 50 1/2" ☐ 51" ☐ 51 1/2" ☐ 52" ☐ 52 1/2" ☐ 53" ☐ 53 1/2" ☐ 54" ☐ 54 1/2" ☐ 55" ☐ 55 1/2" ☐ 56" ☐ 56 1/2" ☐ 57" ☐ 57 1/2" ☐ 58" ☐ 58 1/2" ☐ 59" ☐ 59 1/2" ☐ 60" ☐ 60 1/2" ☐ 61" ☐ 61 1/2" ☐ 62" ☐ 62 1/2" ☐ 63" ☐ 63 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FENCE BUILT - 2016

- PRIOR TO FENCE BUILD - NEIGHBOR TO SOUTH (KATHY) STATED SHE "ALWAYS WANTED A FENCE"
- WAS OUTSIDE WHEN FENCE BUILDER WAS MARKING OFF POINTS FOR FENCE
- DID NOT AT ANY POINT MENTION THE SHED OR FENCE MARKINGS TO BE OVER HER PROPERTY OR OF ISSUE
 - AT THIS TIME WE WERE NOT YET AWARE OF THE SHED ISSUE
- ON A SIDE NOTE - OUR SON WAS 3 MONTHS OLD
 - I JUST STARTED RESIDENCY AND WORK 60-80 HRS/WEEK.









The Boathouse



DIVISION OF BUILDING SAFETY

ALAN C. PLANTE, C.B.O., *Building Official*

201 South Rosalind Avenue, 1st Floor - **Reply To:** Post Office Box 2687 - Orlando, FL 32802-2687

Phone 407-836-5550 Fax 407-836-5510

www.orangecountyfl.net/Dept/growth/building/default.htm

November 29, 2016

Michael Anthony Caiazza

7151 Rose Ave.

Orlando, FL 32810

Permit Number: B16018530

Dear Michael Anthony Caiazza

We have reviewed the plans for the above-referenced application for Building Permit. Please provide the following additional information:

All expired permits must be resolved before any new permits can be issued on this property

If you have any questions concerning this letter, please contact me at (407) 836-2931.

Sincerely,

Steve Delahaye

Plans Examiner

Division of Building Safety

Ph: (407) 836-2931

Per Orange County School Impact Fee Ordinance 2016-08, new School Impact Fee rates will take effect on October 1, 2016. All Building Permits for Single Family, Multi-Family, Townhouse, and Mobile Home projects issued on or after the dates above will be assessed School Impact Fees based on the new rate. Impact Fee Rate Schedules are available in the Impact Fee Administration Office or online at www.ocfl.net. For additional information, please contact the Development Services Section at 407-836-5691.

8 DAYS LATER...



Orange County Division of Building Safety
201 South Rosalind Avenue
Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
Phone: 407-836-5550 • Fax 407-836-5492 • Inspections ONLY: 407-836-2825
www.ocfl.net/building

12/9/16
Date
Building Permit Number

APPLICATION FOR BUILDING/LAND USE PERMIT*

* All Applications Must Comply with Concurrency Requirements

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

PLEASE PRINT:

The undersigned hereby applies for a permit to make building improvements as indicated below on property.

Project Address: 3815 Laguna St

Suite/Unit #: _____ Bldg #: _____ City: Orlando Zip Code: 32805

Subdivision Name: _____

Parcel ID Number: Section _____ Township _____ Range _____ Subdivision _____ Block _____ Lot _____
(15 Digit Parcel Number)

Owner Name: Derek Cook

Phone No.: (407) 425-6756

Owner Address: 3815 Laguna St

City: Orlando State: FL Zip Code: 32805

Tenant Name: _____

Phone No.: () -

Nature of Business: _____

Architect Name: _____ License No.: _____ Phone No.: () -

Civil Engineer Name: _____ License No.: _____ Phone No.: () -

Nature of Proposed Improvements: Replacing B93014674 for 10x16' shed in rear of SR

Demolition Permit #: _____ Site Work Permit #: _____

Property on ☐ Sewer or ☒ Septic

Permit valuation greater than \$2500 requires a notarized Page 2, and Notice of Commencement prior to the first inspection.

Is Notice of Commencement Recorded? ☐ Yes ☐ No

If there were comments on this project, how would you like to receive them?

☐ Pick them up ☐ E-Mail (Customer shall access Web Page)

Is proposed work in response to a Notice of Code Violation written by an Orange County Inspector? ☐ Yes ☒ No

Is proposed work in response to an unsafe abatement notice? ☐ Yes ☒ No

Has project had a pre-review? ☐ Yes ☐ No If Yes, Commercial Plans Examiner(s): _____

Is building fire sprinklered? ☐ Yes ☒ No

Required work: ☐ Plumbing ☐ Electrical ☐ Mechanical ☐ Gas ☐ Roofing ☒ None

Alterations Only:

Is this a new tenant? ☐ Yes ☐ No If yes, state previous use: _____

Intended use of space: _____

List use of adjoining tenant space(s): Side: _____ Above: _____

Rear: _____ Side: _____ Below: _____

Permit Number 316019084

WEST LINE OF NW1/4 SECTION 11

LINE OF DESCRIPTION

I DO HEREBY CERTIFY THAT SITE PLAN SUBMITTED SHOWS LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES AND/OR MOBILE HOMES ON PROPERTY

APPLICANT

DATE

ORANGE COUNTY ZONING DEPARTMENT

APPROVED BY:

DATE

APPROVED BY:

DATE

APPROVED BY:

DATE

APPROVED BY:

DATE

APPROVED BY:

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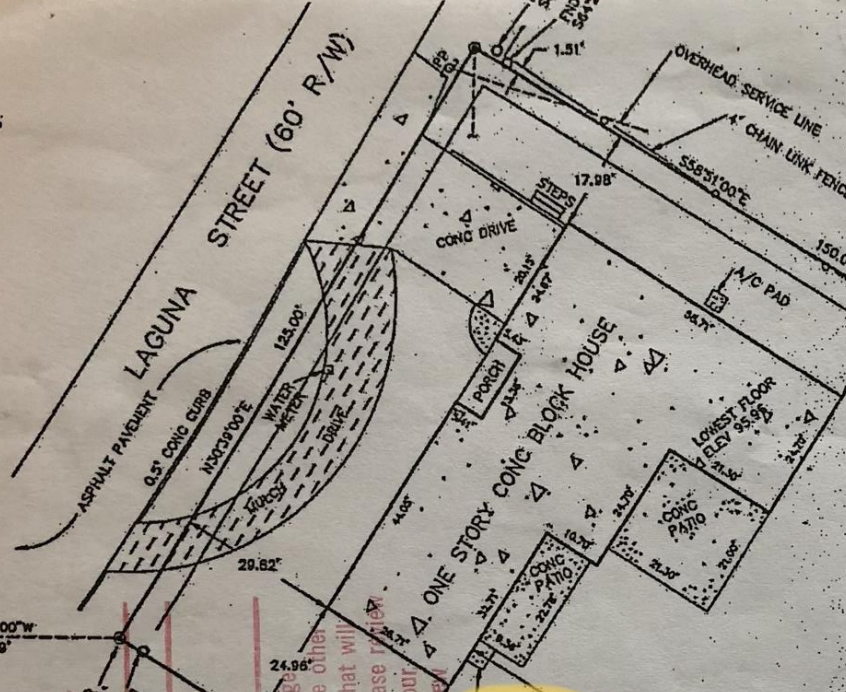
DATE

APPROVED BY:

DATE

APPROVED BY:

DATE



ABBREVIATIONS & SYMBOLS
 CONC = CONCRETE, PP = POWER POLE, N = NORTH,
 S = SOUTH, W = WEST, E = EAST, END = FOUND
 P.O.B. = POINT OF BEGINNING, R/W = RIGHT-OF-WAY

○ = FOUND POINT
 ⊙ = SET REBAR & CAP MARKED "MMS 152494"
 ⊕ = POWER POLE

DESCRIPTION:
 BEGIN AT A POINT 145.20 FEET NORTH
 OF THE NORTHWEST QUARTER OF T
 OF SECTION 11, TOWNSHIP 23 SOUTH
 MINUTES EAST 125.0 FEET ALONG T
 POINT 252.73 FEET NORTH AND 110
 SAID 10 ACRES, THENCE SOUTH 58
 EASTERLY, PARALLEL TO THE SOUTH
 SOUTHERLY ALONG THE EAST LINE
 PARALLEL TO THE SOUTH LINE OF
 DEGREES 49 MINUTES WEST 150.0
 AND PUBLIC RECORDS OF ORANGE

I DO HEREBY CERTIFY THAT SITE PLAN SUBMITTED SHOWS LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES AND/OR MOBILE HOMES ON PROPERTY
 APPLICANT
 DATE 5-18-93
 ORANGE COUNTY ZONING DEPARTMENT
 APPROVED BY:

Normal High water is not indicated on plan, However dated 5/14/93 does show water elevation as being at same

REVISED 5/14/93: ADD



Building Permit

KEEP POSTED ON JOBSITE AT ALL TIMES
Orange County Division of Building Safety
201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 18, 1993**

BUILDING PERMIT NUMBER: **B93014674**

Permission is granted to do the following work according to the conditions hereon and the approved plans and specifications subject to compliance with the Ordinances of Orange County, Florida.

The issuance of this permit does not grant permission to violate any applicable Orange County and/or State of Florida codes and/or State of Florida codes and/or ordinances. There may be additional permits required from other governmental agencies.

In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county.

This permit becomes void if the work authorized is not commenced within 6 months or is suspended or abandoned for a period of 6 months after commencement. Work shall be considered suspended if an approved inspection has not been made within a 6 month period.

Tenant/Occupant:

Owner:

Project Address: **3815 Laguna St.
Orlando, FL
32805**

Parcel I.D. Number: **11-23-29-0000-00-054**

Zoning District:

Contractor:

License #: **HMO0000000**

Address:

Building Code:

Value of Work: **\$3,120.00**

NOC: **N/A**

Square Footage: **160**

Maximum Floor Load Allowable: **0**

No. of Stories: **0**

Maximum Number of Persons: **0**

NEW SHED PERMIT – 12/16'

- WILL REQUIRE 2 SETS OF ENGINEERING PLANS
- 25 YEAR OLD STRUCTURE TO BE UP TO CURRENT 2016 CODE
- FINAL INSPECTION
- REQUESTED A QUOTE FROM AN ENGINEER FOR COST OF PLANS TO BE DRAWN
 - INSTRUCTED TO FIX ELECTRICAL TO BE UP TO CODE, ADD HURRICANE STRAPS
 - MAY ALSO NEED NEW WINDOWS AND DOORS
- CONTACTED RELATOR IN MEAN TIME

----- Forwarded message -----

From: **Becky Bryan Dreisbach** <rbdrealtor@gmail.com>

Date: Thu, Jan 26, 2017 at 2:24 PM

Subject: Expired permit on Laguna

To: Jason <Jason@anothersaleagain.com>

Hello Jason,

I hope this finds you and your family well. I spoke to Jannese yesterday, and understand you're out of town for a funeral. Do please accept my condolences.

I wanted to make you aware of a situation that has happened at Laguna. I had called Jannese as the listing agent, though she said she only had her name on there for you and knew nothing about Laguna. When the Cooks went to pull a permit to add a lift to the dock, two expired permits came up on the search and the county required both to be closed before they will issue another permit. One was easily closed, the other is presenting an issue with the shed. Though the original permit was opened in 1993, the county is requiring the shed be brought up to current code, which requires a new pad vs. concrete blocks. This of course will cost some money and the Cooks are seeking some assistance.

After looking over the contract and disclosures, none of which mentioned the permits, I called the Title Company to get a copy of the lien search. It was clearly on the search and yet never disclosed to the Cooks. Nor was there exception on the Title Insurance made or a "hold harmless" signed. Do you know anything about this? In the meantime, the Title Company will be contacted again to see how they are going to proceed to rectify this. If you will also contact the Title Company I would expect that should help us to get this matter resolved to everyone's satisfaction. Please share your thoughts,
Becky

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No: 12666-2301378

Printed: 05/26/2016, 6:06 PM

Officer/Escrow Officer: Michael

Ussery/ep

Settlement Location:

12301 Lake Underhill Road, Ste 221,
Orlando, FL 32828

First American Title Insurance Company

12301 Lake Underhill Road, Ste 221 • Orlando, FL 32828

Phone: (407)803-5350 Fax: (866)436-1146

Final Settlement Statement



Property Address: 3815 Laguna Street, Orlando, FL 32805-7152

Buyer: Derek R. Cook, Lisa M. Cook; Jeffrey R. Cook, Kathy S. Cook

Seller: Allison Hunt

Lender: Century Lending Company

Settlement Date: 05/27/2016

Disbursement Date: 05/27/2016

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	365,000.00	Sale Price	365,000.00	
		Deposit: Receipt No. 126663984 on 05/03/2016 by Derek R. Cook / Lisa M. Cook		3,000.00
		Loan Amount - Century Lending Company		292,000.00
		Prorations/Adjustments		
1,395.50		County Taxes 01/01/16 to 05/27/16 @\$3,465.01/yr		1,395.50
	114.67	2016 Garbage 05/27/16 to 12/31/16 @\$192.00/yr	114.67	
	29.70	Non-Ad Valorem Taxes 05/27/16 to 09/30/16 @\$86.05/yr	29.70	
2,000.00		Seller Credit		2,000.00
		ACH State Tax Stamps on Mortgage to Orange County Comptroller	1,022.00	
		ACH Intangible Tax to Orange County Comptroller	584.00	
		Payoff(s)		
		Lender: Wells Fargo		
174,879.20		Payoff to Wells Fargo		
114.66		Interest on Payoff Loan 05/26/16 to 05/31/16 @\$19.110000/day to Wells Fargo		
		Miscellaneous		
1,250.00		Transaction Fee to RE/MAX Downtown		
		Homeowner's Insurance Premium to Epic Insurance Center	1,458.00	
65.00		Municipal Lien Search to Hometown Title Network		
		Survey to Swerdloff & Perry Surveying, Inc.	345.00	
		Subtotals		
		Due From Buyer		73,845.03
169,931.73		Due To Seller		
365,144.37	365,144.37	Totals	373,368.18	373,368.18

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Appraisal Report

File # 051602

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 3815 Laguna St City Orlando State FL Zip Code 32805
 Borrower Derek & Lisa Cook See Addendum Owner of Public Record Allison Hunt County Orange
 Legal Description Beg 145.2 ft N & 47.19 ft E of SW Cor of NW 1/4 of SW 1/4 of NW 1/4 run N 30 deg E125ft S 58 deg E150 ft See Addendum
 Assessor's Parcel # 11 23 29 0000 00 054 Tax Year 2015 R.E. Taxes \$ 3,435
 Neighborhood Name Orlando Map Reference T:23 R:29 S:11 Census Tract 144.00
 Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ 0 ☐ PUD HOA \$ 0 ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
 Lender/Client Century Lending Company Address 9931 Corporate Campus Dr Ste. 1200 Louisville, KY 40223
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
 Report data source(s) used, offering price(s), and date(s). DOM 88;MLS#O5417486 Subject was listed for sale on 01/29/2016 for \$399,000. Subject was contracted for sale for \$365,000 on 04/18/2016.

SUBJECT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;Contract reviewed by appraiser. There is no personal property conveyed in the contract.

CONTRACT

Contract Price \$ 365,000 Date of Contract 04/18/2016 Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) Orange County Tax
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
 If Yes, report the total dollar amount and describe the items to be paid. \$0;;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	76% %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	8% %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	325	Low 1	Multi-Family	7% %
Neighborhood Boundaries The subject neighborhood is defined by W. Michigan St. to the north, W. Oak Ridge Rd. to the south, Hwy 441 to the west and S. Orange Ave. to the east.								575	High 65	Commercial	9% %
Neighborhood Description The subject neighborhood is within two miles of the Orlando Business District. The neighborhood benefits from proximity to major transportation corridors such as Hwy 441, I-4 and CR 527. The area is predominantly residential with adequate supporting neighborhood commercial uses.								365	Pred. 20	Other	0% %
Market Conditions (including support for the above conclusions) Market conditions are stable with FHA, VA and Conventional financing available. Supply and demand are stabilizing with listings negotiable. Concessions are prevalent with short sale and foreclosure properties available.											

NEIGHBORHOOD

Dimensions 423 x 107 x 407 x 150 x 125 x 150 Area 1.55 ac Shape Rectangular View B;Res;Lake
 Specific Zoning Classification SFR Zoning Description Single Family (01)
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private		
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Gas	<input type="checkbox"/>	<input type="checkbox"/> None	Sanitary Sewer	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
FEMA Special Flood Hazard Area		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone "AE"		FEMA Map # 12095C 0245F		FEMA Map Date 09/25/2009			
Are the utilities and off-site improvements typical for the market area?					<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, describe			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?					<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, describe			

ATTEMPTING TO RECTIFY THE OPEN PERMIT

- THE ENGINEER STATED THAT WITH THE BUILDING ON THE 0 LOT LINE, THE NEIGHBOR WOULD NEED TO SIGN OFF
- WE ASKED KATHY IF SHE WOULD BE WILLING TO SIGN OFF ON THE SHED THAT WE WERE UNAWARE HAD AN OPEN PERMIT
 - SHE REFUSED STATING SHE WAS MADE IT WAS PUT THERE OVER 20 YEARS AGO.
- THEN ABOUT A WEEK LATER...

SPECIAL MAGISTRATE HEARING
ORANGE COUNTY, FLORIDA

ORANGE COUNTY, Florida

Ref: 494649

Petitioner,

Parcel: 11-23-29-0000-00-054

v

COOK JEFFREY R & COOK KATHY S & COOK LISA M & COOK DEREK R

Respondent(s),

STATEMENT OF VIOLATION AND NOTICE OF HEARING
Orange County has filed the Code Enforcement Action shown below against you

Pursuant to Section 162, Florida Statutes and Chapter 11, Orange County Code, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the below-styled cause by the Orange County, Florida Special Magistrate(herein called Special Magistrate), on the **4th day of December 2017, at 9:00 a.m.**, or at such time thereafter as the matter may be heard, in the County Commission Chambers, Orange County Administration Center, 201 South Rosalind Avenue (first floor), Orlando, Florida. The Special Magistrate shall 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 presented by all parties concerning this case. If the violation is corrected and then recurs or if the violation is not corrected by the time specified by the Code Enforcement Officer(CEO) or Department/Division's Representative in this document, this case may be presented to the Special Magistrate even if the violation has been corrected prior to the Hearing. Your failure to appear will not prevent orders being issued against you.

If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting or public hearing, such person will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I hereby certify that a copy of this Notice of Hearing and Statement of Violation has been sent to the individual(s) shown in the Statement of Violation below by certified mail, return receipt requested.

The undersigned CEO or Department/Division's Representative hereby certifies that the below-described violation continues to exist, that attempts to secure compliance with the Orange County Code have failed, and that the violation has been referred to the Special Magistrate for public hearing.

1. Location/Address where the violation exists: **3815 LAGUNA STREET**

2. Names and Address of owner/person in charge of location where violation exists:

**COOK JEFFREY R 3815 LAGUNA ST ORLANDO, FL 32805-
COOK DEREK R 3815 LAGUNA ST ORLANDO, FL 32805-
COOK KATHY S 3815 LAGUNA ST ORLANDO, FL 32805-
COOK LISA M 3815 LAGUNA ST ORLANDO, FL 32805-**

3. Description of Violation:

38 3, 38-74, 38-77, 38-79(114)Accessory building(s) erected without obtaining permits, Zoning approval and/or not meeting the required setbacks.

38 3, 38-74, 38-77, 38-1408 Fence erected without permit and or does not meet development standards.

4. Date Violation first observed: **August 14, 2017**

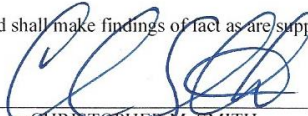
5. Date owner/person in charge given notice of violation: **August 15, 2017**

6. Date on/by which violation to be corrected: **August 30, 2017**

*** Some violations constitute a nuisance and/or hazardous condition which present a serious and continuing danger to the public and/or occupants.**

The Special Magistrate will receive testimony and evidence at said PUBLIC HEARING and shall make findings of fact as are supported by the testimony and evidence pertaining to matters alleged herein.

NOTICE: If you are going to be represented by an attorney, that attorney should file a Notice of Appearance with the Board, at
2450 W 33rd Street, 2nd floor Orlando FL 32839


CHRISTOPHER M. SMITH
CEO or Department/Division's Representative
Code Enforcement Division
(407) 836-3111

On Sep 1, 2017, at 4:54 PM, Lisa Brown-Cook <lbrown456@gmail.com> wrote:

Hello Ms. Duhigg,

My name is Lisa Cook and I am writing you as a last resort in hopes that you can help me and my family with a stressful permit issue we are dealing with. I appreciate your time and consideration and will try to keep this as brief as possible.

In May 2016, my husband and I and are 3 month old baby moved here from Missouri into our first home. We had a realtor and went through a title company for the purchase. A few months later we wanted to add on a boat house to our dock for coverage from the sun and rain here.

Part of the payment to the dock builder was for permitting. The morning the builder was to start on the dock, he informed us there was an issue with an open permit on the property that he claimed would be simple to close out and that he would proceed with the build. We were hesitant, but he assured us these things usually close out easily.

My husband then went to the county office that week to attempt to close out the permit issue, which was on a shed that was build in 1993 (# B93014674 - apparently expired). He was told that he would need to have new plans drawn up by a structural engineer and everything would need to be up to today's code. A new permit was opened with the #B16019084.

We then had a structural engineer come, who informed us that the windows and door would likely need to be replaced along with a few other minor things that overall may cost around \$2000. Mind you this is a shed that was build in 1993 and has stood through all hurricanes and tropical storms during this time. The shed was actually advertised with pictures the house ad: (https://www.zillow.com/homes/for_sale/3815-Laguna-St,-Orlando,-FL-32805_rb/?fromHomePage=true&shouldFireSellPageImplicitClaimGA=false&fromHomePageTab=buy)

We then contacted our realtor and asked why this didn't come up with the fees we paid through the titling process. We found out that we paid for a property lien search that should have disclosed open permits. Although we paid for the search, the actual lien search document was not disclosed to us with the other title paperwork.

Now several months out from the dock project being completed, the dock builder's lawyer has sent multiple letters threatening to sue us for the final payment that was due upon permitting the boat house. Despite us telling him that we are working on this issue and intend to pay him once the dock is permitted, he does not care.

We've also spoken with a real-estate lawyer who counseled us that we would likely have a case against the title company, who should have disclosed the property lien search. But the lawyer cannot give us an accurate estimate on what his lawyers fees would amount to, of course.

Basically at this point our options are:

1. Tear down the shed pay and hire fence builders to add another 15 foot of privacy fence to connect the fence that currently connects to the back of the shed.
- We would be left with an 8x15 foot concrete slab in our yard & no where to put everything stored in the shed.
2. Take out a loan to pay the structural engineer and the cost to get the shed up to code - because with our mortgage and boat house we added on, we don't have an extra \$2000 now to pay for the shed updates.
3. Hire the lawyer to try to go after the title company in the hopes that we win.

Again I want to kindly thank you for your time and any help you may offer or direction as to where to go next. I work an average of 60-80 hours per week to pay for our mortgage and try to spend as much time with my baby as I can when home. Trying to deal with this permit issue has put a lot of extra stress on our family. We would also really like to avoid involving lawyers or being sued. Anything you can offer would be greatly appreciated.

Sincerely,
Lisa Cook

From: <Aneta.Duhigg@ocfl.net>
Date: September 20, 2017 at 12:50:22 PM EDT
To: <imbrown456@gmail.com>
Subject: RE: Question about expired permit

Hi,

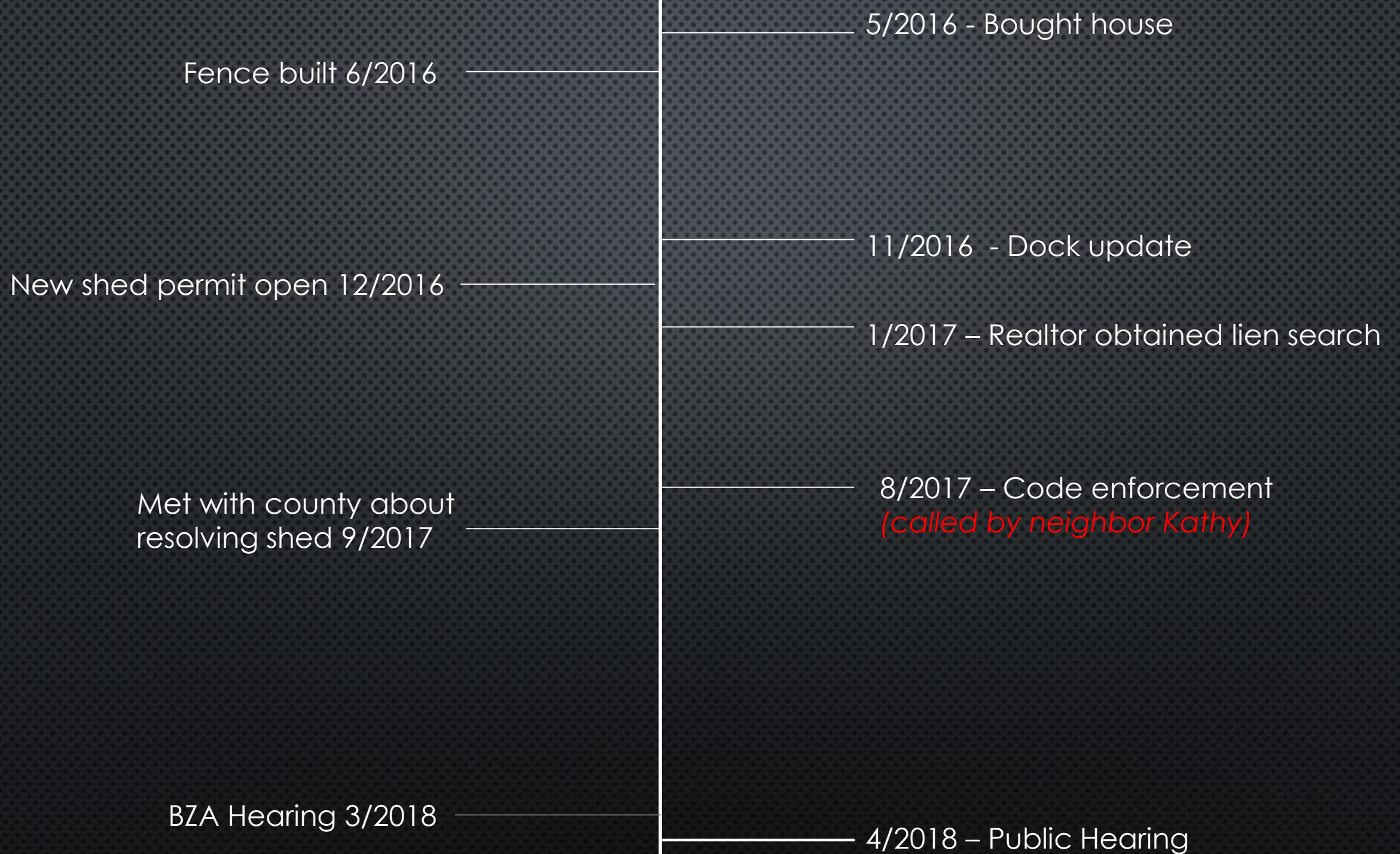
Upon further review we are comfortable with you as a homeowner using initially approved plans (attached) and once the permit is issued scheduling the final inspection only.

Please bring two printed sets with you and ask to speak with the same reviewer that originally assisted you- Steve.

In case of additional problems, please ask for me.

I hope this helps. Please let me know if I can be of additional assistance.

Thank you,

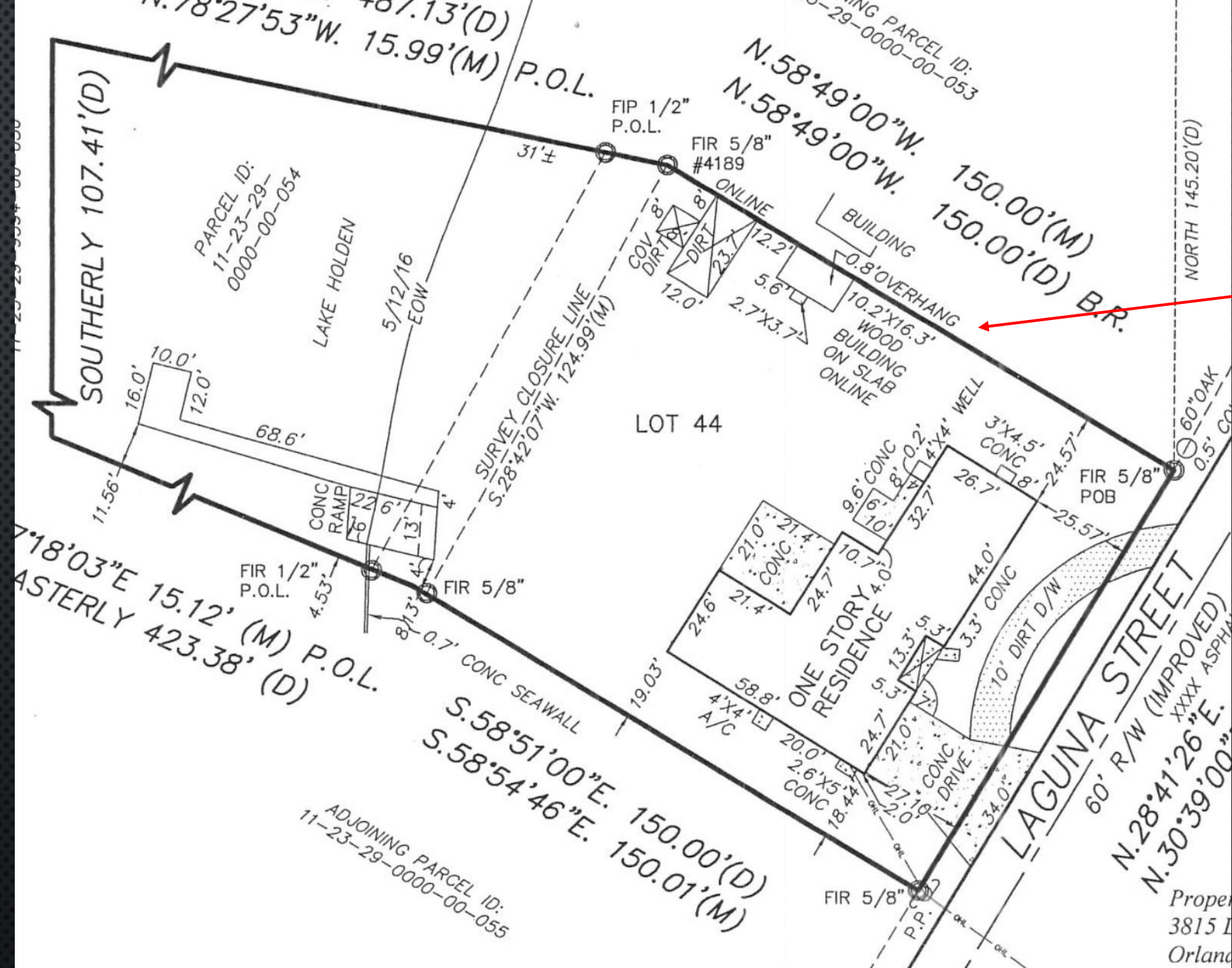


SEEKING A SOLUTION

- OVER THE NEXT SEVERAL MONTHS SPOKE WITH:
 - REALTOR
 - TITLE COMPANY
 - REALSTATE LAWYER
- NO CHEAP OPTION
- FILED FOR VARIANCE WITH BZA

BZA HEARING

- PRIOR TO HEARING, BZA RECOMMENDED APPROVAL
- AT ACTUAL MEETING DENIED 1ST MOTION, ACCEPTED 2ND (WITH MOD?)
- UPON REVIEWING THE VIDEO TWICE BASED ON:
 - AESTHETICS OF THE SHED/FENCE (UGLY)
 - THE SHED IS ON THE NEIGHBORS PROPERTY – FALSE STATEMENT
 - THE NEIGHBOR OPPOSES IT





CLOSE-UP AERIAL MAP





\$347K

ESTIMATE



Derrick Cook
Laguna St
Orlando, Florida 32805
(408) 425-6756

MHD Unlimited Services

898 West Lk Holden Pt
Orlando, Florida 32805
Phone: (321) 403-4114
Email: mhd.unlimitedservices@yahoo.com

Estimate # 000037
Date 04/23/2018

Description	Total
Shed construction	\$9,500.00
Demo existing shed and rebuild new shed the same as old shed. Shed to be wood structure with t-111 siding. Roof to pitch same as old roof. 5' French doors on front. Owner to pick paint color. Old shed cut up and hauled away.	
Subtotal	\$9,500.00
Total	\$9,500.00

Derrick Cook

POINTS

- THE SHED WAS BUILD 25 YEARS AGO
- THE OWNERS THAT INFLICTED THIS CODE VIOLATION OWNED THE PROPERTY UNTIL 2012 (~20 YEARS)
- NEIGHBOR CLAIMS THE SHED IS ON HER PROPERTY
 - OUR SURVEY AND THE COUNTY'S AERIAL DO NOT SUPPORT THIS
 - THE NEIGHBOR HAS NOT SHOWN PROOF THAT IT IS ON HER PROPERTY
 - ROOF DOES OVERHANG
- NEIGHBOR HAS NOT SHOWN ANY HARM DONE OR LOSS INCURRED FROM THE SHED
 - ASIDE FROM CLAIMING ITS ON HER PROPERTY, WHICH IF PROVEN FALSE, WHAT HARM IS DONE?
- IT WOULD COST US ~\$10,00
 - IN ADDITION TO THE LOST TIME TRYING TO AMMEND THIS SITUATION FOR THE LAST 1.5 YEARS
 - + ADDITIONAL TIME OF OF MOVING BELONGINGS OUT OF SHED & OBTAINING NEW SHED THAT IS STRUCTURALLY SOUND FOR HURRICANES ON OPEN LOT

Parcel Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Seller(s)	Buyer(s)	Deed Code
05/27/2016	\$365,000	20160279264	/	Hunt Allison	Cook Derek R Cook Lisa M Cook Jeffrey R Cook Kathy S	Warranty Deed
03/22/2012	\$236,000	20120163865	10353 / 3859	Muroski Susanne M	Hunt Allison	Warranty Deed
06/01/1975	\$47,000	19750893592	02622 / 0245			Warranty Deed



OUR REQUEST

- TO ALLOW THE SHED TO STAND IN IT'S PLACE
- WE WILL REMOVE THE OVERHANG FROM THE ROOF THAT IS OVER THE NEIGHBORS PROPERTY

ESTIMATE



Derrick Cook
Laguna St
Orlando, Florida 32805
(408) 425-6756

MHD Unlimited Services

898 West Lk Holden Pt
Orlando, Florida 32805
Phone: (321) 403-4114
Email: mhd.unlimitedservices@yahoo.com

Estimate # 000038
Date 04/23/2018

Description	Total
Roof	\$1,500.00
Cut 4" off roof of shed and re-frame fascia board. Put new drip edge on and seal roof edge.	

Subtotal	\$1,500.00
Total	\$1,500.00

Derrick Cook

SEARCH by entering search criteria below:

[? Help](#)

ADDRESS

3815

Laguna

Street Type

Zip

PARCEL

Sec

Twnshp

Rge

Subdiv

Block

Lot

APPLICATION DATE RANGE

Start Date



End Date



Search

SEARCH RESULTS: Click [PERMIT/CASE#](#) (below) to see complete details.

Show 25 entries

SORTDATE	PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS	STATUS
2018-01-11	VA-18-03-003	01-11-18	Zoning Variance	DEREK COOK	3815 Laguna St	Denied
2004-10-21	T04016974	10-21-04	Roof Permit		3815 Laguna St	Complete
2017-12-06	F17020379	12-06-17	Fence-Wall Permit	3815 Laguna Street	3815 Laguna St	Issued
1997-08-04	E97931405	08-04-97	Electrical Permit		3815 Laguna St	Complete
2003-12-04	E03020712	12-04-03	Electrical Permit		3815 Laguna St	Complete
2016-10-26	BD-16-10-109	10-26-16	Boat Dock	Cook - 3815 Laguna Street	3815 Laguna St	Issued
1994-04-29	B94008039	04-29-94	Use Permit	3815 Laguna Street	3815 Laguna St	Complete
1993-05-18	B93014674	05-18-93	Residential Permit	3815 Laguna Street	3815 Laguna St	Replaced
2016-11-29	B16018530	11-29-16	Residential Permit	3815 Laguna Street	3815 Laguna St	Complete

Showing 1 to 9 of 9 entries



subset of records will be returned from each search. **Note that using 'Street Name' will search for streets that start with what is put in – so if 'Lake' is put in it will find streets named 'Lake' and 'Lakeside'.**

If you are certain that a development record should exist for a piece of property please contact the proper agency as it may not be available in the system. There is an ongoing effort to enter the history of development projects into the County system and as information is compiled it will become available.

If you need assistance or have questions about Orange County's Land Development Process, please refer to our [Contacts](#) page.

SEARCH by entering search criteria below:

[? Help](#)

ADDRESS

3817

Laguna

Street Type

Zip

PARCEL

Sec

Twncshp

Rge

Subdiv

Block

Lot

APPLICATION DATE RANGE

Start Date



End Date



Search

SEARCH RESULTS: Click [PERMIT/CASE#](#) (below) to see complete details.

Show 25 entries

SORTDATE	PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS	STATUS
2018-02-13	T18004867	02-13-18	Roof Permit	Laguna Street	3817 Laguna St	Complete
2009-04-17	E09002709	04-17-09	Electrical Permit		3817 Laguna St	Complete
1992-10-06	B92035092	10-06-92	Roof Permit		3817 Laguna St	Replaced

Showing 1 to 3 of 3 entries

Back

Print

ESTIMATE



Derrick Cook
Laguna St
Orlando, Florida 32805
(408) 425-6756

MHD Unlimited Services

898 West Lk Holden Pt
Orlando, Florida 32805
Phone: (321) 403-4114
Email: mhd.unlimitedservices@yahoo.com

Estimate # 000039
Date 04/23/2018

Description	Total
Pole Barn	\$15,250.00
Demo pole barn and build same pole barn 5' forward of existing pole barn. Cut up and haul away old pole barn.	

Subtotal	\$15,250.00
Total	\$15,250.00

Derrick Cook