

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Code Enforcement Lien, Request for Reduction of Penalty – Mark Welch, original owner, Karen Milek, new owner of 432 Wilderness Lane, Longwood, Tax Parcel ID# 33-20-29-511-0000-0010

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald Fisher **CONTACT:** Matthew West **EXT.** 7353

<b>Agenda Date</b> <u>4/13/04</u>	<b>Regular</b> <input checked="" type="checkbox"/>	<b>Consent</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>		

**MOTION/RECOMMENDATION:**

- (A) Approve the request to waive the Code Enforcement Board lien on the property located at 432 Wilderness Lane – Longwood – Mark Welch, previous owner, Karen Milek, new owner, Case # 03-42-CEB; or
- (B) Approve a reduction to the Code Enforcement Board lien on the property located at 432 Wilderness Lane – Longwood – Mark Welch, previous owner, Karen Milek, new owner Case # 03-42-CEB; or
- (C) Approve a reduction to the Code Enforcement Board lien to the estimated administrative costs of \$602.91 for processing Case # 03-42-CEB; or
- (D) Deny the request to waive or reduce the Code Enforcement Board lien on the property located at 432 Wilderness Lane – Longwood – Mark Welch, previous owner, Karen Milek, new owner Case # 03-42-CEB.

Commissioner Van Der Weide (District 3) (Matthew West – Planning Manager)

**BACKGROUND:**

On January 21, 2003, the Code Enforcement Office received a complaint of a fence missing numerous boards and not in its original condition located at 432 Wilderness Lane, Longwood. On January 22, 2003, an inspection was performed and the fence was not in its original condition as designed.

Reviewed by:	
Co Atty:	<u>KCC</u>
DFS:	_____
Other:	_____
DCM:	<u>SS</u>
CM:	<u>Kb</u>
File No.	<u>RPDP01</u>

Notices of Violation were issued to the property owner, Mark Welch, on January 22, 2003 and March 21, 2003. Re-inspections revealed the violation remained. Therefore, on April 11, 2003, the Code Enforcement Officer filed a Statement of Violation, Request for Hearing with the Clerk to the Code Enforcement Board.

On May 22, 2003, the Seminole County Code Enforcement Board issued its Findings of Fact, Conclusions of Law and Order on property located at 432 Wilderness Drive. This Order found the respondent, Mark Welch, to be the owner of record of the property, in possession/control of the property and in violation of:

Section 95.4 as defined in Section 95.3(e), all fences shall be maintained in their original upright condition as designed.

The Code Enforcement Board further ordered the owner to bring the property into compliance on or before June 2, 2003, or a fine of \$100.00 per day would be imposed.

The respondent was not present at this hearing. Certified notices were mailed and an Affidavit of Posting Notice of Hearing was filed by the Code Enforcement Officer on May 12, 2003.

On June 10, 2003, the Code Enforcement Officer inspected the property and found the property remained in violation and filed an Affidavit of Non-compliance.

On August 1, 2003, a telephone call was received by the Clerk to the Code Enforcement Board from the respondent, Mark Welch, advising that he was not aware of any violation notice, as this property was occupied by his former wife and the mail was not being forwarded to him. The respondent made a request to be placed on the Consent Agenda for the August 28, 2003 meeting.

On August 28, 2003, the respondent appeared before the Board and made a request to have his case continued to the September 25, 2003 hearing so that he could have more time to come into compliance. The Board granted the respondent's request and continued his case to September 25, 2003.

On September 25, 2003, the Board continued this case to the October 23, 2003 hearing and at the October 23, 2003 hearing, this case was tabled to the December 4, 2003 hearing. The respondent was present at both the September 25 and October 23, 2003 hearings.

On December 4, 2003, a lien was filed and recorded in the amount of \$18,400.00, with the fine continuing to accrue at \$100.00 per day until compliance was obtained.

The Respondent was not present at this hearing. A reminder notification was mailed to him on November 13, 2003 by the Clerk to the Code Enforcement Board.

On January 26, 2004, a re-inspection revealed that corrective action had eliminated the violation and an Affidavit of Compliance was filed by the Code Enforcement Officer on February 9, 2004.

On February 20, 2004, a request for reduction of penalty was received from the new owner of this property, Karen Milek, requesting the lien, which totals \$23,700.00 for 237 days of non-compliance at \$100.00 per day from June 3, 2003 through and including January 26, 2004, the date compliance was obtained, that was placed on the property for non-compliance be waived, claiming that she purchased the property on November 26, 2003 and at that time, the Lien had not been recorded in the Public Records of Seminole County and that she was not made aware of the Lien until the day of closing on the property. Karen Milek has brought the property into compliance.

The Board's guidelines for reducing liens adopted February 9, 1999 are identified below:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or a new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation.
5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

#### **STAFF RECOMMENDATION:**

According to Chapter 162, Florida Statute, in determining the amount of the fine, the Code Enforcement Board considers the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

Based on the fact that the property is in compliance and the new owner was not aware of the lien until the day of closing and that the new owner brought the property into compliance, Staff would recommend a reduction of the lien to the administrative costs of \$602.91 as calculated on the attached cost analysis for Case # 03-42-CEB (Option C), and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien.

Attachments: Statement of Violation and Request for Hearing  
Property Appraiser Database Information  
Findings of Fact, Conclusions of Law and Order  
Affidavit of Non-Compliance  
Order Finding Non-Compliance and Imposing Fine/Line  
Affidavit of Compliance  
Estimated Costs for processing Case # 03-42-CEB  
Request for Reduction of Penalty from Karen Milek

I, Karen Milek, do hereby submit this Petition in request for a reduction in the total amount of penalty imposed and in support, offer the following statement:

I first was made aware of the violations and penalties at the closing of this property. Had I been made aware of this situation beforehand, I would have pursued this issue with owner and the owner would have resolved prior to closing. Upon closing, I tore down the two (2) sheds, got a permit and fixed the fence. Not only were the sheds and fence in bad order, but the house was in disrepair as well. Since then I have restored the home and grounds to Subal Point standards.

I request the liens be dropped from this residence (property) and the fines not be assessed ~~to~~ to me but you continue to pursue the previous owner who allowed these violations to occur.

Date: 2-20-04

Signed: *Karen Milek*  
Print Name: Karen Milek

State of Florida  
County of Seminole

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, KAREN MILEK, who first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced DL as identification and did take an oath.

Date: 2-20-04

*Connie R DeVasto*  
Notary Public  
My Commission Expires:



Connie R. DeVasto  
MY COMMISSION # CC961768 EXPIRES  
August 17, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

**Estimate of Costs  
CEB Case # 03-42-CEB  
Karen Milek (Mark Welch)**

<u>Postage</u>				
Regular	11	\$ .37	\$ 4.07	
Certified	5	\$ 4.42	\$ 22.10	
				<b>\$ 26.17</b>
<u>Site Inspections</u>				
7 Site Visits	1.25 hr ea	\$32.00	\$280.00	
17.0 miles – Est. driving time 29 minutes (as determined on Yahoo Maps)				<b>\$280.00</b>
<u>Processing Time for Code Enforcement and BCC Action</u>				
Inspector	1.5 hour	\$ 32.00	\$ 48.00	
Code Board Secretary	1.5 hour	\$ 25.00	\$ 37.50	
Associate Technician	1.5 hour	\$ 22.00	\$ 33.00	
Program Manager	2.5 hour	\$ 31.00	\$ 77.50	<b>\$ 196.00</b>
<b>County Attorney's Review</b>	<b>Associated costs not calculated Figures are not available</b>			
<b>Planning Manager's Review</b>				
<b>Planning and Development Director's Review</b>				
<b>Deputy County Manager's Review</b>				
<u>Unit Costs</u>				
Total 2001/2002 Code Enforcement Budget Costs / Total Violation Cases				
Unit Cost \$ 288,063 / 3540		<b>Average cost per violation - \$ 81.37</b>		
Total 2001/2002 Operating Expenses / Total Violation Cases				
Operating Expenses \$ 68,583 / 3540		<b>Average cost per violation \$ 19.37</b>		
				<b>\$ 100.74</b>
<b>Other associated costs not captured: Fleet expense, Phone expense, Utilities, Computer Support</b>				
<b>ESTIMATED COST FOR PROCESSING CASE # 03-42-CEB</b>				<b>\$ 602.91</b>

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 03-42-CEB

SEMINOLE COUNTY, a political  
Subdivision of the State of Florida

Petitioner,  
Vs.

KAREN MILEK  
Respondent.

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Joann Davids**,  
Code Enforcement Officer for **Seminole County Sheriff's Office**, who, after being duly sworn,  
deposes and says:

1. That on **May 22, 2003**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain action by or before **June 2, 2003**
3. That a re-inspection was performed and the Respondent was in compliance on **January 26, 2004**
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that **the fence has been restored to its original upright condition as designed.**

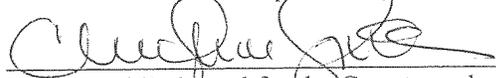
FURTHER AFFIANT SAYETH NOT.

DATED this 9<sup>th</sup> day of February, 2004

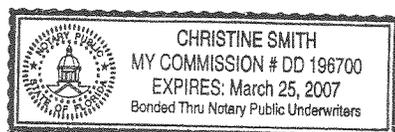
  
Joann Davids, Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2004 by  
**Joann Davids**, who is personally known to me and who did take an oath.



Notary Public in and for the County and  
State aforementioned  
My commission expires: 3/25/07



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 03-42-CEB

SEMINOLE COUNTY, a political  
Subdivision of the State of Florida

Petitioner,  
Vs.

MARK WELCH  
Respondent.

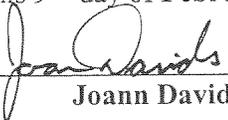
AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Joann Davids**,  
Code Enforcement Officer for **Seminole County Sheriff's Office**, who, after being duly sworn,  
deposes and says:

1. That on **May 22, 2003**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain action by or before **June 2, 2003**
3. That a re-inspection was performed and the Respondent was in compliance on **January 26, 2004**
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that **the fence has been restored to its original upright condition as designed.**

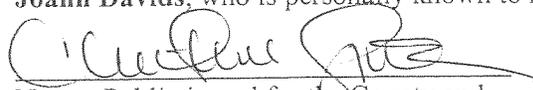
FURTHER AFFIANT SAYETH NOT.

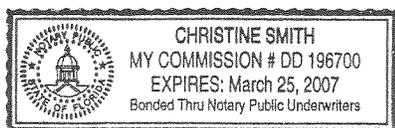
DATED this 9<sup>th</sup> day of February, 2004

  
\_\_\_\_\_  
Joann Davids, Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2004 by  
**Joann Davids**, who is personally known to me and who did take an oath.

  
\_\_\_\_\_  
Notary Public in and for the County and  
State aforementioned  
My commission expires: 3/25/07



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO 03-42-CEB

1 10001 100 1100 11 0001 11 0001 000 111 100 100 1100 100 1001 11 0001 11 0001 000 111 10001

Petitioner,  
vs.

MARK WELCH  
432 WILDERNESS DR.  
LONGWOOD, FL 32779

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 05129 PGS 0548-0549  
CLERK'S # 2003219003  
RECORDED 12/10/2003 02:30:00 PM  
RECORDING FEES 10.50  
RECORDED BY J Eckenroth

Respondent.

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**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondent is the owner of record of the property (Tax Parcel ID #33-20-29-511-0000-0010), located at 432 Wilderness Dr, Longwood, located in Seminole County and legally described as follows:

LOT 1 CYPRESS LANDING AT SABAL POINT PB 21 PGS 70 & 71

This case came for public hearing before the Code Enforcement Board of Seminole County on the 22<sup>nd</sup> day of May, 2003, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law, and Order.

Said Order found Respondent in violation of Seminole County Land Development Code, Chapter 30, Section 30.1349(e).

Said Order required Respondent to take certain corrective action by June 2, 2003.

Said Order stated that a fine of \$100.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Non-Compliance bearing the date of June 11, 2003, has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action, restoring the fence to it's original upright condition as designed at this location has not been obtained.

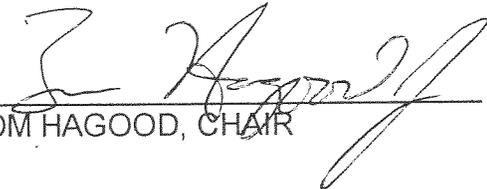
CASE NO 03-42-CEB  
MARK WELCH

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated May 22, 2003, the Board orders that a fine of \$18,400.00, 184 days @ \$100.00 per day up to and including December 4, 2003, is imposed against the property and the fine continuing to accrue after December 4, 2003 @ \$100.00 per day until compliance has been met.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 4<sup>th</sup> day of December, 2003, in Seminole County, Florida.

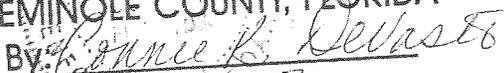
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
\_\_\_\_\_  
TOM HAGOOD, CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 4th day of December, 2003, by Tom Hagood, who is personally known to me.

  
\_\_\_\_\_  
Connie R. DeVasto, Notary Public to  
and for the County and State  
aforementioned.  
My Commission Expires:

Lien non-comply WELCH CRD  
**CERTIFIED COPY**  
**CLERK OF THE**  
**CODE ENFORCEMENT BOARD**  
**SEMINOLE COUNTY, FLORIDA**  
By:  2  
Date: DEC 9-03



Connie R. DeVasto  
MY COMMISSION # CC961768 EXPIRES  
August 17, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CASE NO: 03-42-CEB

SEMINOLE COUNTY, a political  
subdivision of the State of  
Florida,

Petitioner,

vs.

MARK WELCH

Respondent.  
\_\_\_\_\_ /

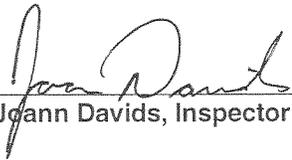
AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Joann Davids**, Code Inspector for **PLANNING DIVISION**, who after being duly sworn, deposes and says:

1. That on **May 22, 2003** the Board held a public hearing and issued its Order in the above-styled matter
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **June 2, 2003**
3. That a re-inspection was performed on **June 10, 2003**
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **Fence not in its original upright condition, remains on the property.**

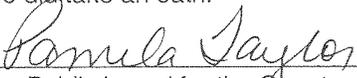
FURTHER AFFIANT SAYETH NOT.

DATED this **11th** day of **June, 2003**

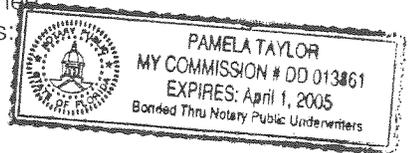
  
\_\_\_\_\_  
Joann Davids, Inspector

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this **11th** day of **June 2003**, by **Joann Davids**, who is personally known to me and who did take an oath.

  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:

AFFNON.COM



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 03-42-CEB

Petitioner,

vs.

MARK WELCH  
432 WILDERNESS DR  
LONGWOOD FL 32779

Respondent(s).

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 03-42-CEB, it is determined that the Respondent is:

(a) the owner of record of the property (Tax Parcel ID #33-20-29-511-0000-0010), located at 432 Wilderness Dr, Longwood, located in Seminole County and legally described as follows:

LOT 1 CYPRESS LANDING AT SABAL POINT PB 21 PGS 70 & 71

(b) in possession or control of the property; and

(c) in violation of Seminole County Code Section 95.4 as defined in Section 95.3(e).

It is hereby ordered that the Respondent correct the violation on or before June 2, 2003. In order to correct the violations, the Respondent shall:

**RESTORE FENCE TO ITS ORIGINAL UPRIGHT CONDITION AS DESIGNED.**

If the Respondent does not comply with the Order, a fine of \$ 100.00 will be imposed for each day the violations continue, or are repeated after compliance past June 2, 2003. The Respondent is further ordered to contact the Seminole County Code Inspector to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

This order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 22<sup>nd</sup> day of May, 2003, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Tom Hagood  
TOM HAGOOD, CHAIR

STATE OF FLORIDA            )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of May, 2003, by Tom Hagood, who is personally known to me.

Marcia L. Fuller  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires

Orderwelch



<b>PARCEL DETAIL</b>																																												
 1181 E. First St. Winter Park, FL 32772 407-466-7296	<p><b>GENERAL</b></p> <p>Parcel Id: 33-20-29-511-0000-0010      Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: MILEK KAREN      Exemptions:</p> <p>Address: 785 BAFFIE AVE</p> <p>City,State,ZipCode: WINTER PARK FL 32789</p> <p>Property Address: 432 WILDERNESS DR LONGWOOD 32779</p> <p>Subdivision Name: CYPRESS LANDING AT SABAL POINT</p> <p>Dor: 01-SINGLE FAMILY</p>																																											
<p><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>11/2003</td> <td>05114</td> <td>1925</td> <td>\$252,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2001</td> <td>04039</td> <td>0003</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1999</td> <td>03652</td> <td>0266</td> <td>\$217,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1995</td> <td>02980</td> <td>1960</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1983</td> <td>01532</td> <td>1683</td> <td>\$124,500</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1981</td> <td>01369</td> <td>0767</td> <td>\$107,500</td> <td>Improved</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	11/2003	05114	1925	\$252,000	Improved	WARRANTY DEED	01/2001	04039	0003	\$100	Improved	WARRANTY DEED	05/1999	03652	0266	\$217,000	Improved	WARRANTY DEED	09/1995	02980	1960	\$100	Improved	WARRANTY DEED	11/1983	01532	1683	\$124,500	Improved	WARRANTY DEED	12/1981	01369	0767	\$107,500	Improved	<p><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$174,103</p> <p>Depreciated EXFT Value: \$18,050</p> <p>Land Value (Market): \$32,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$224,153</p> <p>Assessed Value (SOH): \$224,153</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$224,153</p>
Deed	Date	Book	Page	Amount	Vac/Imp																																							
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<p><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1,000</td> <td>32,000.00</td> <td>\$32,000</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1,000	32,000.00	\$32,000	<p><b>LEGAL DESCRIPTION PLAT</b></p> <p>LEG LOT 1 CYPRESS LANDING AT SABAL POINT</p> <p>PB 21 PGS 70 &amp; 71</p>																														
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																							
LOT	0	0	1,000	32,000.00	\$32,000																																							
<b>BUILDING INFORMATION</b>																																												
Bld Num	Bld Type	Year Blt	Fixtures	Gross SF	Heated SF	Ext Wall	Bld Value	Est. Cost New																																				
1	SINGLE FAMILY	1981	11	3,806	2,832	WD/STUCCO FINISH	\$174,103	\$191,322																																				
	Appendage / Sqft		OPEN PORCH FINISHED / 132																																									
	Appendage / Sqft		OPEN PORCH FINISHED / 320																																									
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	Appendage / Sqft		BASE / 561																																									
<b>EXTRA FEATURE</b>																																												
	Description	Year Blt	Units	EXFT Value	Est. Cost New																																							
	FIREPLACE	1981	1	\$850	\$2,000																																							
	POOL GUNITE	1995	420	\$6,510	\$8,400																																							
	COOL DECK PATIO	1995	1,409	\$3,822	\$4,932																																							
	SCREEN ENCLOSURE	2000	1,962	\$3,401	\$3,924																																							
	SPA	1999	1	\$2,917	\$3,500																																							
	ELECTRIC HEATER	1999	1	\$550	\$1,100																																							

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 02-<sup>42</sup>-CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Inspector hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: **Seminole County Land Development Code, Chapter 30, Section 30.1349 (e) All fences shall be maintained in their original upright condition**

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **33-20-29-511-0000-0010  
432 WILDERNESS DR  
LONGWOOD, FL Seminole County**

District #3

NAME AND ADDRESS OF OWNER: **MARK WELCH  
432 WILDERNESS DR  
LONGWOOD, FL 32779**

DESCRIPTION OF VIOLATION: **1) FENCE NOT IN ORIGINAL UPRIGHT CONDITION**

DATE VIOLATION FIRST OBSERVED: **January 21, 2003 by F.Sheehan & March 18, 2003 by J.Davids**

DATE VIOLATION NOTICE ISSUED: **January 22, 2003 & March 21, 2003**

DATE VIOLATION TO BE CORRECTED: **February 5, 2003**

DATE OF LAST INSPECTION: **April 8, 2003**

INSPECTION RESULTS: **Fence still missing numerous boards and not in its original upright condition.**

Based upon the foregoing, the undersigned Code Inspector hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

DATED THIS 11th DAY OF April, 2003

*Joann Davids*  
Joann Davids, Inspector

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 11th day of April, 2003 by Joann Davids, who is personally known to me.

*Pamela Taylor*  
Notary Public in and for the County and State  
Aforementioned

COMPLAINT NO. 03-1105 and 03-3101

My commission expires:

