

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA  
MINUTES**

**July 31, 2003 - 1:30 pm  
Seminole County Services Building – Room 1028  
1101 East First St, Sanford FL**

**I      Call to Order**

The scheduled meeting of the Seminole County Code Enforcement Board was called to order at 1:40 pm in the Seminole County Services Building, Room 1028, 1101 East First St, Sanford FL.

A few moments of silence was held followed by the Pledge of Allegiance.

**II      Pledge of Allegiance**

**III     Roll Call**

Members Present:    Tom Hagood, Chair  
                              Jean Metts, Vice Chair  
                              Bill Fahey  
                              Larry Lawver  
                              Stewart Fritz

Members Excused:    Anne Blakey  
                                  Jay Ammon

Present & Sworn:     Milan Patel, 03-65-CEB  
                              Ricky Nellis, brother of Respondent, Randall Nellis, 03-66-CEB  
                              Art Grindle, 03-43-CEB  
                              Cayetano R. Cruzada, 03-17-CEB  
                              James A. George, 03-18-CEB  
                              Wayne J. Walmer, Sr., 02-133-CEB  
                              Hunter Paschall, 03-34-CEB, regarding Guice & Merriman  
                              Dave LePach, 03-34-CEB, regarding Guice & Merriman

Deborah Leigh, Code Enforcement Supervisor  
Dorothy Hird, Violations Inspector  
Joann Davids, Violations Inspector  
Donna Wisniewski, Violations Inspector  
Jerry Robertson, Violations Inspector  
Pamela Taylor, Violations Inspector

Others Present:        Dan Mantzaris, Code Enforcement Board Attorney  
                              Connie R. DeVasto, Clerk to the Code Enforcement Board

**IV      Swearing in of Witnesses**

NONE

**V      Agenda Update & Approval**

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

**MOTION BY STEWART FRITZ, SECONDED BY JEAN METTS TO APPROVE THE REVISED AGENDA.**

**TOM HAGOOD, CHAIR – YES  
BILL FAHEY – YES  
LARRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES  
STEWART FRITZ - YES**

**MOTION CARRIED 5 – 0.**

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The following cases will not be heard today:

William J. Kelly and Minnie M. Kelly – 03-57-CEB – Complied prior to hearing.

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Case No 03-65-CEB  
Mukesh Patel  
Milan Patel  
Inspector: Jerry Robertson  
Complaint No: 03-4162

Violation Charged: Seminole County Land Code, Chapter 30, Section 30.1245 and Seminole County Code Ordinance 2000-44.

Described as: 1) Having neon window signs and free standing signs on property.

Location: 670 419 CR S, Chuluota, (District 4)  
Tax Parcel ID #21-21-32-5CG-0400-0000

Jerry Robertson, Inspector, presented his case on behalf of the County and entered into evidence photographs of the violation as Exhibit # 1 – 4.

Mr. Patel, Respondent, presented testimony on his behalf and testified that he had removed the signs in violation.

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY STEWART FRITZ THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, PROPERTY PRESENTLY IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
**PROPERTY PRESENTLY IN COMPLIANCE**

Based on the testimony and evidence presented in case number 03-65-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID #21-21-32-5CG-0400-0000), located at 670 419 CR S, Chuluota, located in Seminole County and legally described as follows:  
BLK 4 (LESS BEG SE COR RUN W 75.07 FT N 320 FT E TO A PT N 6  
DEG 29 MIN 35 SEC E TO BEG) REPLAT PART OF TOWNSITE  
NORTH CHULUOTA PB 12 PG 45
- (b) in possession or control of the property; and
- (c) were in violation of Seminole County Land Code, Chapter 30, Section 30.1245 and Seminole County Land Code Ordinance 2000-44.

It is hereby ordered that the Respondent shall remain in compliance with the Seminole County Land Code, Chapter 30, Section 30.1245 and Seminole County Land Code Ordinance 2000-44.

If the Respondents do not comply with the Order, a fine of \$100.00 per day per violation will be imposed for each day the violations are repeated past August 14, 2003. The Respondents are 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 and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents..

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

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-66-CEB  
Randall Nellis  
Inspector: Pamela Taylor  
Complaint No: 01-09093

Violation Charged: Seminole County Land Code, Chapter 30, Section 30.122, 30.123, & 30.124(15).  
Described as: 1) Operation of a business or extension of a business is not permitted, limited or conditional use in an agricultural zoned area.  
2) Landfill operation is not a permitted use.  
Location: 250 Longwood Hills Road, Longwood, (District 2)  
Parcel ID # 29-20-30-5AT-0000-0050

Pamela Taylor, Inspector, presented her case on the behalf of the County and entered into evidence photographs of the violations as Exhibits # 1 – 8. She also testified that the Respondent would need a Special Exception to continue operating this business at this location.

Rickey Nellis, brother of the Respondent, testified on his brother's behalf. He presented a letter written by Randall Nellis giving him permission to speak for him. Rickey Nellis testified that he thought his brother had permission to use this property.

After a discussion of this case by the Board as to giving Mr. Nellis enough time to acquire a Special Exception:

**MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER TO CONTINUE THE CASE. JEAN METTS WITHDRAWS HER ORIGINAL MOTION AND MAKES A REVISED MOTION, SECONDED BY LARRY LAWVER, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 03-66-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID #29-20-30-5AT-0000-0050), located at 250 Longwood Hills Road, Longwood, located in Seminole County and legally described as follows:  
LEG W 200 FT OF LOT 5 LONGWOOD HILLS PB 6 PG 15
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.122,30.123, & 30.124(15).

It is hereby Ordered that the Respondent obtain a Special Exception for conducting his business on this property.

If the Respondent does not comply with the Order and obtain a Special Exception, a fine of \$150.00 per day per violation will be imposed for each day the violations continue or are repeated past December 1, 2003. The Respondents are 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 and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents..

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

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-43-CEB  
Jason Perez, C/O  
Grindle Mortgage Co.  
Inspector: Joann Davids  
Complaint No: 02-8169

Violation Charged: Seminole County Code, Section 95.4 as defined in Section 95.3 (h).  
Described as: 1) Uncultivated vegetation over 24" in height within 75' of a structure  
Location: 2370 Clay Ct, Longwood, (District 7)  
Tax Parcel ID #05-21-29-502-0A00-0470

Joann Davids, Inspector, presented her case on behalf of the County and entered into evidence photographs as Exhibits # 1 and 2.

Mr. Art Grindle, on behalf of Grindle Mortgage, testified that he will be going to a hearing on September 4, 2003 to obtain the property from Mr. Perez and that he will make sure the property is in compliance.

After a discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY BILL FAHEY THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 03-43-CEB, it is determined that the Respondent, Mark Perez is:

- (a) the owner of record of the property (Tax Parcel ID #05-21-29-502-0A00-0470), located at 2370 Clay Ct, Longwood, located in Seminole County and legally described as follows:  
LOT 47 BLK A LAKE BRANTLEY ISLES 2<sup>ND</sup> ADD PB 11 PG 5
- (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 (h).

**IN ORDER TO CORRECT THE VIOLATION, THE RESPONDENT SHALL:**

**REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT LOCATED WITHIN 75' OF A STRUCTURE.**

If the Respondent does not comply with the Order, a fine of \$100.00 per day per violation will be imposed for each day the violations continue, or are repeated after compliance past November 25, 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 and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents..

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

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-17-CEB  
Cayetano R. & Cristeta Cruzada  
Inspector: Donna Wisniewski  
Complaint No: 02-8227

The Board issued an Order on March 27, 2003, extending the compliance date from March 14, 2003 to July 31, 2003. The Respondent is in the process of requesting a re-zoning of his property with the Planning and Zoning Division and has requested another extension of 60 days in writing so that the re-zoning can be achieved.

Donna Wisniewski, Inspector, testified on behalf of the County, that she would not be opposed to an extension for the Respondents as long as they go before the Board of County Commissioners to request a re-zoning of their property.

Mr. Cruzada, Respondent, testified that he is working with the Planning Department so that a re-zoning can be achieved.

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT THE ORDER EXTENDING COMPLIANCE DATE BE:**

**ORDER EXTENDING COMPLIANCE DATE**

The Seminole County Code Enforcement Board hereby issues this Order Extending Compliance Date and finds as follows:

- (a) The Respondents are the Owners and Tenants of the property (Tax Parcel ID # 25-21-30-300-0040-0000), located at 1605 Tuskawilla Road, Oviedo, located in Seminole County and legally described as follows:

W 185 FT OF S 100 FT OF NW ¼ OF NE ¼ OF NE ¼ (LESS RD)

- (b) That on February 27, 2003, the Board held a public hearing and issued its Order in the above-referenced matter, which stated that the Respondents were in violation of operating a business which is not permitted in this zone.
- (c) That pursuant to said Order, Respondents were to have taken certain corrective actions on or before March 14, 2003.
- (d) That on March 27, 2003, the Respondents requested an extension of their compliance date to July 31, 2003. The Board, on March 27, 2003, issued its Order Extending the Compliance Date from March 14, 2003 to July 31, 2003.
- (e) That on July 24, 2003, the Respondents made a second request to extend the compliance date due to the fact that they are in the process of having this property re-zoned through the Seminole County Planning and Zoning Division and are requesting that the Board extend the compliance date for another 60 days so that this can be obtained.

It is hereby Ordered that the Respondents compliance date shall be extended for 90 days from the date of this Order (on or before October 29, 2003).

This Order shall be recorded in the public records of Seminole County, Florida.

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-18-CEB  
James A George  
Inspector: Donna Wisniewski  
Complaint No 02-12-082

Requested Board action: Staff requests that Board issue an order constituting a lien in the amount of \$10,700.00, 107 days @ \$100.00 per day be recorded in the public records finding non-compliance and the fine continuing to accumulate at \$100.00 per day from the date of the Order.

Violation charged: Seminole County Code, Section 95.4 as defined in Section 95.3(g)(h).  
Described as: 1) Accumulation of trash and debris.  
Location: 1069 Allendale Dr, Oviedo. (District 1)  
Tax Parcel ID #11-21-31-502-0C00-0040

Donna Wisniewski, Inspector, advised that the property is not in compliance.

Mr. James George, Respondent, requested that the Board continue this case to next month's hearing, August 28, 2003.

Inspector Wisniewski did not oppose the continuance.

After a discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY JEAN METTS  
THAT THIS CASE BE CONTINUED UNTIL THE NEXT HEARING,  
AUGUST 28, 2003.**

**TOM HAGOOD, CHAIR – YES  
BILL FAHEY – YES  
JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES  
STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 02-133-CEB  
Wayne J Walmer Sr  
Inspector: Donna Wisniewski  
Complaint No 02-5033

Requested Board action: Staff requests that Board issue an order constituting a lien in the amount of \$2,900.00, 58 days of non-compliance @ \$50.00 per day and \$15,500.00, 62 days of non compliance @ \$250.00 per day be recorded in the public records finding non-compliance and the fine continuing to accumulate at \$250.00 per day from the date of the Order.

Violation Charged: Section 95.4 as defined in Section 95.3 (1), Seminole County Code.  
Described as: Junked or abandoned vehicles not within an enclosed garage or attached carport.  
Location: 180 W 3<sup>rd</sup> St., Chuluota (District 5)  
Tax Parcel ID #21-21-32-5CF-2500-0100

Donna Wisniewski, Inspector, presented her case on behalf of the County and testified that the Respondent is in compliance at this time..

The respondent, Wayne J. Walmer, presented testimony on his behalf and testified that he would request that the Board not place a lien on his property.

After a discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY JEAN METTS THAT AN ORDER FINDING COMPLIANCE ON A REPEAT VIOLATION AND RESCINDING FINE BE FILED AS FOLLOWS:**

**ORDER FINDING COMPLIANCE ON REPEAT VIOLATION  
AND RESCINDING FINE**

The Respondent is the owner of record of the property (Tax Parcel ID #21-21-32-5CF-2500-0100) located at 180 W 3<sup>rd</sup> St, Chuluota, Florida, located in Seminole County and legally described as follows:

LOTS 10 & 11 BLK 25 NORTH CHULUOTA PB 2 PG 54

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 24, 2003 as a repeat violation, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Order of Repeat Violation.

Said Order found Respondent in violation of Section 95.4 as defined in Section 95.3(l), Seminole County Code.

An Affidavit of Compliance After Repeat Violation bearing the date of July 29, 2003, had been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action had been taken.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order of Repeat Violation dated April 24, 2003, the Board orders the fine in the amount of \$2,900.00, 58 days of non-compliance @ \$50.00 per day and \$22,250.00, 89 days of non-compliance @ \$250.00 per day be rescinded.

After discussion by the Board, it is hereby ordered that if the Respondent repeats the violations after the date of this Order, a fine in the amount of \$250.00 per day will begin on the first day of the repeat violation and continue until the Respondent is in compliance.

This Order shall be recorded in the public records of Seminole County, Florida.

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-34-CEB  
James E. Guice &  
Allen Merriman  
Inspector: Dorothy Hird  
Complaint No: 02-11086

Requested Board action: Staff requests that Board issue an order constituting a lien in the amount of \$7,600.00, 76 days @ \$100.00 per day be recorded in the public records finding non-compliance and the fine continuing to accumulate at \$100.00 per day from the date of the Order.

Violation charged: Seminole County Code, Section 95.4, as defined in Section 95.3 (e)(f)(g)(h) and Seminole County Land Development Code, Section 30.1349.

Described as: 1) Unusable or abandoned furniture on property.  
2) Unusable or abandoned appliances or other white goods.  
3) Accumulation of trash and debris.

- 4) Uncultivated vegetation in excess of 24" in height located with 75' of a structure.
- 5) The remains or rubble of a structure, which have been burned, stricken by other casualty or demolished.
- 6) Used or scrapped building materials on property
- 7) Fence not maintained in their original upright condition.

Location: 1800 Retreat Road, Geneva, (District 6)  
Tax Parcel ID #05-20-32-302-0560-0000

Dorothy Hird, Inspector, testified on behalf of the County that the property is not in compliance at this time.

The Respondents, Mr. Guice and Mr. Merriman were not present at the hearing.

Mr. Hunter Paschall and Mr. Dave LaPach were present at the hearing as they are the new owners of the property. They advised that they would get the property into compliance.

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT THIS CASE BE CONTINUED TO THE NEXT MEETING, AUGUST 28, 2003.**

**TOM HAGOOD, CHAIR – YES  
BILL FAHEY – YES  
JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES  
STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-49-CEB  
Maryl A. Rusch  
Inspector: Joann Davids  
Complaint No: 03-2073

Violation Charged: Seminole County Code, Section 95.4 as defined in Section 95.3 (I).  
Described as: 1) Junked or abandoned vehicle that is not kept within an enclosed garage or an attached carport.  
Location: 1210 Pendleton Dr, Altamonte Springs (District 7)  
Tax Parcel ID #08-21-29-508-0A00-0100

Joann Davids, Inspector, presented her case on the behalf of the County and entered into evidence photographs as Exhibit # 1.

Respondent, Maryl A. Rusch was not present at the hearing.

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY STEWART FRITZ THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 03-49-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID #08-21-29-508-0A00-0100), located at 1210 Pendleton Dr, Altamonte Springs, located in Seminole County and legally described as follows:  
LEG LOT 10 BLK A RINGER SUBD AMENDED PLAT PB 11 PG 95
- (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 (I).

**IN ORDER TO CORRECT THE VIOLATIONS, THE RESPONDENT(S) SHALL:**

**REMOVE THE JUNKED OR ABANDONED VEHICLE THAT IS NOT KEPT WITHIN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT.**

If the Respondent does not comply with the Order, a fine of \$100.00 per day per violation will be imposed for each day the violations continue, or are repeated after compliance past August 11, 2003. The Respondents are 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 and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents..

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
BILL FAHEY – YES  
JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES  
STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-55-CEB  
Leroy Jackson  
Inspector: Dorothy Hird  
Complaint No: 03-3142

This case has been continued per Staff recommendation to the August 28, 2003 hearing.

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Case No 03-61-CEB  
Philip A. & Linda L. Laws &  
John F. & Pearl E. Laws  
Inspector: Donna Wisniewski  
Complaint No: 03-3051

This case has been continued to the August 28, 2003 hearing and will be posted.

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Case No 03-62-CEB  
Pamela A. Harris  
Inspector: Dorothy Hird  
Complaint No: 03-4002

Violation Charged: Seminole County Code, Section 95.4 as defined in Section 95.3(h)(1).  
Described as: 1) Junked or abandoned vehicle that is not kept within a garage or an attached carport.  
Location: 1238 Pine Street, Altamonte Springs, (District 6)  
Tax Parcel ID #18-21-30-504-0A00-0160

Dorothy Hird, Inspector, presented her case on behalf of the County and entered into evidence photographs as Exhibit # 1.

The Respondent, Pamela A. Harris, was not present at the hearing.

After a discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY STEWART FRITZ THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 03-62-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID #18-21-30-504-0A00-0160), located at 1238 Pine Street, Altamonte Springs, located in Seminole County and legally described as follows:  
LEG LOT 16 BLK A GROVE TERRACE PB 7 PG 42
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter, 95, Section 95.4 as defined in Section 95.3(h)(1).

**IN ORDER TO CORRECT THE VIOLATIONS, THE RESPONDENT(S) SHALL:**

**REMOVE THE JUNKED OR ABANDONED VEHICLE,  
NOT KEPT WITHIN AN ENCLOSED GARAGE OR AN  
ATTACHED CARPORT.**

If the Respondents do not comply with the Order, a fine of \$50.00 per day per violation will be imposed for each day the violations continue, or are repeated after compliance past August 22, 2003. The Respondents are 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 and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents..

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES  
BILL FAHEY – YES  
JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES  
STEWART FRITZ - YES**

**MOTION CARRIED 5 – 0**

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Case No 03-63-CEB  
Ruby Blake, Freddie Morris, MD &  
Bertha Ross  
Inspector: Dorothy Hird  
Complaint No: 03-3136

This case will be continued to the August 28, 2003 hearing and will be posted.

Case No 03-64-CEB  
F.A.I. Red Willow, LLC.,  
C/O Cursor Properties, Inc.  
Registered Agent: CT Corporation System  
Inspector: Jerry Robertson  
Complaint No: 02-12112

Violation Charged: Seminole County Land Code, Chapter 30, Section 30.1231(i).  
Described as: 1) Landscaping not placed per the approved site plan.  
Location: 1345 Tuskawilla Road, (District 4)  
Tax Parcel ID #24-21-30-506-0000-002B

Jerry Robertson, Inspector, presented his case on behalf of the County and entered into evidence Exhibits # 1 – 6.

The Respondents, F.A.I. Red Willow, LLC. were not present at the hearing.

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 03-64-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID #24-21-30-506-0000-002B), located at 1345 Tuskawilla Road, Winter Springs, located in Seminole County and legally described as follows:  
LEG PT OF LOT 2 DESC AS BEG NW COR RUN N 56  
DEG 19 MIN 2 SEC E 190.55 FT S 21 DEG 28 MIN 58 SEC  
E 92.53 FT S 33 DEG 40 MIN 58 SEC E 58 FT S 56 DEG 19  
MIN 2 SEC W 115 FT S 3 DEG 27 MIN 39 SEC W 54.65 FT  
S 56 DEG 19 MIN 2 SEC W 23 FT N 33 DEG 40 MIN 58 SEC  
W 192 FT TO BEG (LESS RD) RED WILLOW PLAZA PB  
35 PGS 99 & 100
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Code, Chapter 30, Section 30.1231(i)

**IN ORDER TO CORRECT THE VIOLATIONS, THE RESPONDENT(S) SHALL:**

**PLACE LANDSCAPING PER APPROVED SITE PLAN**



If the Respondents do not comply with the Order, a fine of \$100.00 per day per violation will be imposed for each day the violations continue, or are repeated after compliance past August 27, 2003. The Respondents are 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 and shall constitute a lien against the land on which the violations exists and upon any other real or personal property owned by the Respondents..

**DONE AND ORDERED** this 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 98-15A-CEB  
Leonard Aronoff & Linda A. Smith  
Inspector: Deborah Leigh  
Complaint No: 97-09-012

Deborah Leigh, Code Inspector Supervisor, addressed the Board with a request to continue this case to the August 28, 2003 hearing as she has been working with the Respondents to achieve compliance.

**MOTION BY BILL FAHEY, SECONDED BY JEAN METTS THAT THIS CASE  
BE CONTINUED TO THE NEXT MEETING, AUGUST 28, 2003.**

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**  
.....

**AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY BILL FAHEY, SECONDED BY LARRY LAWVER TO ACCEPT THE CONSENT AGENDA.**

**TOM HAGOOD, CHAIR – YES  
BILL FAHEY – YES  
JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - NO  
STEWART FRITZ - YES**

**MOTION CARRIED 4 – 0**

**AFTER A DISCUSSION OF THIS ISSUE, AN AMENDED MOTION WAS MADE BY JEAN METTS, SECONDED BY STEWART FRITZ, THAT THE TWO CONSENT CASES THAT ARE IN COMPLIANCE SHALL BE HEARD AT THIS TIME AND THE BOARD WILL ACCEPT THE CONSENT CASE THAT IS NOT IN COMPLIANCE AS FOLLOWS:**

Case No 03-23-CEB  
Thomas Madden  
Inspector: Dorothy Hird  
Complaint No 02-11-103

Requested Board action: Staff requests that Board issue an Order constituting a lien in the amount of \$3,750.00, which represents 50 days of non-compliance @ \$75.00 per day, be recorded in the public records finding that compliance was obtained as of June 1, 2003.

Violation charged: Seminole County Code, Section 95.4 as defined in Section 95.3 (j).  
Described as: 1) Used or scrapped building materials being kept or stored on the property.  
Location: 1<sup>st</sup> Drive, Sanford (District 5)  
Tax Parcel ID #31-19-31-502-0000-0120

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT AN ORDER FINDING COMPLIANCE AND IMPOSING FINE BE:**

**ORDER FINDING COMPLIANCE AND IMPOSING FINE**

The Respondent is the owner of record of the property (Tax Parcel ID #31-19-31-502-0000-0120), located at 1<sup>st</sup> Drive, Sanford, located in Seminole County and legally described as follows:

LOT 12 HARDENS ADD PB 7 PG 71

This case came on for public hearing before the Code Enforcement Board of Seminole County on the 27<sup>th</sup> day of March, 2003, after due notice to the Respondent via Public Posting. 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 Section 95.4 as defined in Section 95.3(j), Seminole County Code.

Said Order required Respondent to take certain corrective action by April 11, 2003.

Said Order stated that a fine of \$75.00 per day would be imposed if Respondent did not take certain corrective action by the date set for compliance.

An Affidavit of Compliance bearing the date of June 1, 2003, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action, removing the used or scrapped building materials, has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has come into compliance with the Order dated March 27, 2003. The compliance was achieved 50 days @ \$100.00 per day after the Order date, which constitutes a fine/lien in the amount of \$3,750.00.

After discussion by the Board, it is hereby ordered that the lien in the amount of \$3,750.00 be waived, due to the fact that the Respondent is currently in compliance, and a fine in the amount of \$1,000.00 shall be imposed against the Respondent and the Respondent shall have 60 days from the date of this Order in which to pay said fine.

If the Respondent does not pay the fine of \$1,000.00 on or before September 29, 2003, then this will revert back to the original amount of \$3,750.00 and 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 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

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Case No 03-33-CEB  
Anthony W. Carr  
C/O Crown Tree  
Inspector: Dorothy Hird  
Complaint No: 02-8218

Requested Board action: Staff requests that Board issue an Order constituting a lien in the amount of \$1,600.00, which represents 16 days of non-compliance @ \$100.00 per day, be recorded in the public records finding that compliance was obtained as of June 2, 2003.

Violation charged: Seminole County Code, Section 95.4 as defined in Section 95.3(g)(h)(i)(j)(m).  
Described as: 1) Accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24" in height located with 75' of a structure.  
3) The remains or rubble of a structure.  
4) Junked or abandoned vehicle which remains on the property.  
Location: 1100 Arapaho TL, Geneva, (District 6)  
Tax Parcel ID #09-20-32-301-0560-0000

After a discussion of this case by the Board:

**MOTION BY JEAN METTS, SECONDED BY LARRY LAWVER THAT AN ORDER FINDING COMPLIANCE AND IMPOSING FINE BE:**

**ORDER FINDING COMPLIANCE AND IMPOSING FINE**

The Respondent is the owner of record of the property (Tax Parcel ID #09-20-32-301-0560-0000), located at 1100 Arapaho TL, Geneva, located in Seminole County and legally described as follows:

BEG 1650.84 FT N & 3655 FT W OF SE COR RUN W 708.45 FT S 330 FT E 709.65 FT N 330 FT TO BEG (5.37 AC)

This case came on for public hearing before the Code Enforcement Board of Seminole County on the April 24, 2003, after due notice to the Respondent via Public Posting. 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 Section 95.4 as defined in Section 95.3(g)(h)(i)(j)(m), Seminole County Code.

Said Order required Respondent to take certain corrective action by May 16, 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 Compliance bearing the date of June 2, 2003, has been filed with the Board by the Code Inspector, which Affidavit certifies under oath that the required action, removing accumulation of trash and debris, uncultivated vegetation, remains or rubble of a structure and the junked or abandoned vehicle has been obtained.

Accordingly, it having been brought to the Board's attention that Respondent has come into compliance with the Order dated April 24, 2003. The compliance was achieved 16 days @ \$100.00 per day after the Order date, which leaves a fine amount of \$1,600.00.

After discussion by the Board, it is hereby ordered that the lien in the amount of \$1,600.00 be waived, due to the fact that the Respondent is in compliance at this time, and a fine in the amount of \$160.00 shall be imposed against the Respondent and the Respondent shall have 30 days from the date of this Order in which to pay said fine.

If the Respondent does not pay the fine of \$160.00 on or before August 30, 2003, then this will revert back to the original amount of \$1,600.00 and 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 31<sup>st</sup> day of July, 2003, in Seminole County, Florida.

**TOM HAGOOD, CHAIR – YES**  
**BILL FAHEY – YES**  
**JERRY LAWVER - YES**

**JEAN METTS, VICE-CHAIR - YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 5 - 0**

.....  
Case No 03-42-CEB  
Mark Welch  
Inspector: Joann Davids  
Complaint No: 03-1105 & 03-3101

At the request of the Respondent, this case will be continued until the August 28, 2003 hearing.

**VII Approval of the minutes from the meeting of June 26, 2003.**

**MOTION BY JEAN METTS, SECONDED BY STEWART FRITZ TO APPROVE THE MINUTES FROM THE MEETING OF JUNE 26, 2003.**

**VIII Confirmation date of next meeting: August 28, 2003.**

**IX Old Business – none**

**X New Business – none**

**XI Adjourn - There being no further discussion, this meeting was adjourned at 3:15 pm.**

**Respectfully submitted:**

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**Connie R. DeVasto**  
**Clerk to the Code Enforcement Board**

\_\_\_\_\_  
**Tom Hagood**  
**Chair**

07-31-03 minutes