

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

**MINUTES**

**May 20, 2004 - 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 1:35 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: Jean Metts, Vice-Chair  
Larry Lawver  
Jay Ammon  
Anne Blakey  
Bill Fahey  
Stewart Fritz

Members Excused: Tom Hagood, Chair

Present & Sworn: Gregory L. Collison, 03-88-CEB, Respondent  
George Diaz, 04-26-CEB, Respondent  
Connie Bearden, 04-29-CEB, daughter of Respondent  
William Ferguson, 04-31-CEB, Respondent  
Randy Girard, 04-32-CEB, Respondent  
Steve Ricker, 04-36-CEB, Respondent  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Joann Davids, Code Enforcement Officer, SCSO  
Jerry Robertson, Code Enforcement Officer, SCSO

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

**IV      Swearing in of Witnesses**

Dan Hunter, Attorney at Law, Witness  
Sam Odom, Witness  
Cheryl Boyd, Witness  
David Boyd, Witness  
Doug Wickham, Witness  
Beth Torsiello, Witness

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**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 TO APPROVE THE REVISED AGENDA.  
THERE WAS NO SECOND ON THE MOTION.**

**JEAN METTS – YES      LARRY LAWVER – YES  
ANNE BLAKEY – YES      BILL FAHEY – YES  
STEWART FRITZ – YES      JAY AMMON – YES**

**MOTION CARRIED 6 – 0.**

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The following cases will not be heard today:

Rubenstein Investment Co., 04-23-CEB, Complied Prior to Hearing  
Mark P. Wade, 04-23-CEB, Withdrawn by Staff Without Prejudice  
John & Virginia Gale, 04-30-CEB, Withdrawn by Staff Without Prejudice  
Maria Viera, 04-33-CEB, Complied Prior to Hearing  
Anitra & Kevin Stewart, 04-34-CEB, Complied Prior to Hearing  
Dwayne & Pamela Hardy, 04-35-CEB, Compliance Prior to Hearing  
Annie McDaniel, 04-08-CEB, Continued at Staff Request  
Craig R. Wallace, 04-15-CEB, Continued at Staff Request

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Case No 03-88-CEB  
Collison Holding Co.  
Gregory L. Collison, Registered Agent  
Code Enforcement Officer: Donna Wisniewski  
Complaint No: 2003CE000063

**This is a Repeat Violation. The original violation was heard by the Board on December 4, 2003 and a Findings of Fact, Conclusions of Law and Order was entered. Compliance was obtained on the original violation December 4, 2003. An Affidavit of Repeat Violation was filed on March 10, 2004. An Affidavit of Compliance was filed on April 2, 2004. This property is currently in compliance.**

Requested Board action: The original Findings of Fact and Conclusions of Law only identified one of the parcels of land included in the Statement of Violation and therefore, Staff requests that the Board issue an Amended Findings of Fact, Conclusions of Law and Order. Additionally, Staff requests that the Board issue an Order constituting a Fine on a Repeat Violation in the amount of \$450.00, for 3 days of non-compliance on February 6, 2004, March 19, 2004 and April 8, 2004 at \$150.00 per day, be recorded in the public records. Staff also requests that if this violation is repeated past May 20, 2004, the fine would be increased to \$500.00 per day.

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.202 & 30.203.  
Described as: 1) Operation of a business or extension of a business is not a permitted use in residential zoning.  
Location: Betty Street, Winter Park (Commission District 2)  
Tax Parcel ID # 34-21-30-529-0000-4940 and  
Tax Parcel ID # 34-21-30-529-0000-4950

Code Enforcement Officer Donna Wisniewski testified on behalf of the County and entered into evidence photographs of the violations that occurred on February 6, March 19 and April 8, 2004. Officer Wisniewski testified that the Special Exception that Mr. Hunter presented to the Board at the last meeting was approved and signed in September of 2001, but that since no Development Review or site plan approval process was initiated, the Special Exception expired after one year. Therefore, there was no Special Exception in place when the Respondents were originally sited and were in repeat violation for the three previously stated dates. Officer Wisniewski also testified that the Building Department has issued a permit for a fence for the parcel nearest the

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Complainant's residence. This permit is for a fence to be erected along the front of the parcel but not from the front to the back of the parcel. This would not prevent the use of this parcel for parking or for any other use. Officer Wisniewski also testified that she had a conversation with Mr. Hunter earlier in the week to discuss the fence. Mr. Hunter questioned as to whether this fence would eliminate the problem of parking and Officer Wisniewski stated that she did not know without seeing the documentation that was submitted. Officer Wisniewski testified that having a fence along one side of this property will not alleviate any parking.

Dan Hunter, Attorney for the Respondent, presented a copy of a letter which states that a Special Exception was issued for Parcel 34-21-30-529-0000-4940 and that the Special Exception has not expired.

Officer Wisniewski testified that she did have a copy of this letter but that to her knowledge, no further action had been taken on the Special Exception and it expired one year after the date of issue.

Gregory Collison, Respondent, testified on his behalf and advised that at the time of construction, the County gave him a Special Exception and at the final inspection, the Special Exception was approved along with the other parking spaces. Mr. Collison presented a copy of the site plan to the Board.

Dan Mantzaris, Attorney for the Code Enforcement Board discussed with the Board and the Respondent, the legal issues regarding the original Findings of Fact, Conclusions of Law and Order dated December 4, 2003. Mr. Mantzaris advised that if the Respondent's position is that he had an approved Special Exception from 2001, the Respondent would not have been in violation at the time the Findings of Fact, Conclusions of Law and Order was entered and he, the Respondent, had 30 days from that date to appeal that decision and no appeal was initiated.

Gregory Collison, Respondent, testified that he was not aware that the Special Exception was at issue. He also testified that he added more parking spaces in addition to the number of spaces required by the County. Additionally, the Respondent testified that there is a wall at the northern part of the property, a fence across the rear of the property and the neighbor has a fence on the side of their property. He testified that when they have a large funeral or viewing, he has several of his employees outside directing guests to available parking in their lot or along the street.

Dan Hunter, Attorney for Respondent, asked for clarification of the Special Exception and how it relates to any future parking issues.

Mr. Mantzaris advised that according to the original Findings of Fact, Conclusions of Law and Order, the Respondent would be in repeat violation if parking occurred on either parcel after today's date. Mr. Mantzaris also advised the Board that the only issue to be considered that is within their purview, is the issue of a repeat violation.

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, SECONDED BY LARRY LAWVER  
THAT THE ORDER OF REPEAT VIOLATION BE:**

**ORDER OF REPEAT VIOLATION**

The Respondents are the owners of record of the property (Tax Parcel ID #34-21-30-529-0000-4940 and #34-21-30-529-0000-4950) located at Betty Street, Winter Park, located in Seminole County and legally described as follows:

LEG LOT 494 WRENWOOD UNIT 3,  
4<sup>TH</sup> ADD PB 24 PGS 65 & 66  
and  
LEG LOT 495 WRENWOOD UNIT 3,  
4<sup>TH</sup> ADD PB 24 PGS 65 & 66

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 4, 2003, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order. An Amended Findings of Fact, Conclusions of Law and Order was issued on May 20, 2004.

Said Order found Respondents in violation of the Seminole County Land Development Code, Chapter 30, Section 30.202 & 30.203.

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondents did not take certain corrective action by December 4, 2003.

An Affidavit of Compliance had been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action had been obtained on December 4, 2003.

An Affidavit of Repeat Violation, dated March 10, 2004 has been filed with the Board by the Code Officer, which Affidavit certifies under oath that said violations had been repeated.

An Affidavit of Compliance After Repeat Violation, dated April 2, 2004, has been filed with the Board by the Code Officer, which affidavit certifies under oath that corrective action had been taken by the Respondents on February 7, 2004. Additionally, the property was found in repeat violation on March 19, 2004 and April 8, 2004. An Affidavit of Compliance After Repeat Violation has also been filed with the Board by the Code

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Enforcement Officer, which affidavits certify under oath that the corrective action had been taken by the Respondents and the property is presently in compliance.

Based on the testimony and evidence presented, the Respondents were in repeat violation of the Seminole County Land Development Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated December 4, 2003 and the Amended Findings of Fact, Conclusions of Law and Order dated May 20, 2004, on February 6, 2004, March 19, 2004 and April 8, 2004.

Therefore, the Board finds that the Respondents were in repeat violation and orders that if these violations are repeated past May 20, 2004, the fine will be increased to **\$500.00 per day** and will continue to accrue at **\$500.00 per day** until compliance has been met.

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

**DONE AND ORDERED** this 20th day of May, 2004, in Seminole County, Florida.

Mr. Mantzaris also clarified that the Amended Findings of Fact, Conclusions of Law and Order was included and approved by the Board with the above motion as follows:

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

This Amended Findings of Fact, Conclusions of Law and Order is to that certain Findings of Fact, Conclusions of Law and Order dated December 4, 2003 and does hereby replace in full force said Findings of Fact, Conclusions of Law and Order, nunc pro tunc.

Based on the testimony and evidence presented in case number 03-88-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID #34-21-30-529-0000-4940 and #34-21-30-529-0000-4950) located at Betty Street, Winter Park, located in Seminole County and legally described as follows:  
LEG LOT 494 WRENWOOD UNIT 3,  
4<sup>TH</sup> ADD PB 24 PGS 65 & 66  
and  
LEG LOT 495 WRENWOOD UNIT 3,  
4<sup>TH</sup> ADD PB 24 PGS 65 & 66
- (b) in possession or control of the property; and
- (c) were in violation of Seminole County Land Development Code, Chapter 30, Section 30.202 & 30.203.

**THE RESPONDENTS SHALL:**

**REMAIN IN COMPLIANCE BY CONTINUING TO CEASE AND DESIST FROM USING EITHER PARCEL AS AN OFF STREET PARKING FACILITY OR APPLY FOR AND OBTAIN A SPECIAL EXCEPTION FOR OFF STREET PARKING IN A R1A ZONE FOR BOTH PARCELS.**

If the Respondents cease to be in compliance with the Order, a fine of **\$150.00** per day will be imposed for each day the violations are repeated after compliance past **December 4, 2003**. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY – YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No: 04-26-CEB  
Anabelle & George W. Diaz  
Code Enforcement Officer: Joann Davids  
Complaint No: 2004CE000224

**New Case.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(e)(g)(j)(p).

Described as: 1) Unusable or abandoned furniture.  
2) Trash and debris.  
3) Used or scrap building materials.  
4) Other objectionable, unsightly or unsanitary matter, substance or material tending by its existence and or accumulation to endanger or adversely effect the health, safety, lives and or welfare of the citizens of the County.

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Location: 120 Meadowfield Lane, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 03-21-29-504-0D00-0080

Code Enforcement Officer Joann Davids testified on behalf of the County and entered into evidence photographs of the violations. Officer Davids also testified that the Respondents are not in compliance at this time.

Doug Wickham, Witness, testified that he is a neighbor who lives across the street from the Respondents and that he has never seen the driveway of this property cleaned. Mr. Wickham also presented letter of complaint from other neighbors and photographs that he has taken of the violations. He testified that he would like to see this property clean.

George Diaz, Respondent, testified on his behalf and advised that he did not have a problem cleaning up the property and that he is in the process of obtaining a shed in which to place the items that are in violation. He also testified that he had been in an accident and that work was slow to come in.

The Board inquired as to how long the Respondent would need to clean up the violations and the Respondent asked for 30 days.

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, 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 04-26-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 03-21-29-504-0D00-0080) located at 120 Meadowfield Lane, Altamonte Springs, located in Seminole County and legally described as follows:  
LEG LOT 8 BLK D GOLF VIEW ESTATES SECTION  
OF MEREDITH MANOR UNIT 1, PB 13 PG 20
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(e)(g)(j)(p). **This property poses a serious threat to the safety, health and welfare of the residents of the County.**

It is hereby ordered that the Respondents correct the violations on or before **June 20, 2004**. In order to correct the violations, the Respondents shall take the following remedial action:

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- 1) REMOVE THE UNUSABLE OR ABANDONED FURNITURE.
- 2) REMOVE ACCUMULATION OF TRASH AND DEBRIS.
- 3) REMOVE THE USED OR SCRAP BUILDING MATERIALS.
- 4) REMOVE THE OTHER OBJECTIONABLE, UNSIGHTLY OR UNSANITARY MATTER, SUBSTANCE OR MATERIAL, TENDING BY ITS EXISTENCE AND OR ACCUMULATION TO ENDANGER OR ADVERSELY EFFECT THE HEALTH, SAFETY, LIVES AND OR WELFARE OF THE CITIZENS OF THE COUNTY.

If the Respondents do not comply with the Order, a fine of **\$250.00** will be imposed for each day the violations continue, or are repeated after compliance past **June 20, 2004**. **The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY – YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No: 04-29-CEB  
Earl J. and Ruby M. Lewis  
Code Enforcement Officer: Joann Davids  
Complaint No: 2004CE000262

**New Case.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g)(h)(n)(p).  
Described as: 1) Trash and debris.  
2) Uncultivated vegetation in excess of 24" in height within 75' of a structure.  
3) Stagnant or foul water within a swimming pool.

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4) Other objectionable, unsightly or unsanitary matter, substance or material tending by its existence and or accumulation to endanger or adversely effect the health, safety, lives and or welfare of the citizens of the County.

Location: 3110 Cecelia Drive, Apopka (Commission District 3)  
Tax Parcel ID # 18-21-29-509-0200-0210

Code Enforcement Officer Joann Davids testified on behalf of the County and entered into evidence photographs of the violations. Officer Davids also testified that she has received several complaints regarding this property from neighbors and from Deputies who have had to respond to the property because the house is open and unauthorized people go into the house. This property has been vacant for at least 10 years. She advised that the Respondents have been working with her to try and bring this property into compliance.

The Board asked Officer Davids if there is a safety hazard to the Citizens of the County and Officer Davids advised that the hazard comes and goes depending on what stage the Respondents are at with the clean-up.

Beth Torsiello, Witness, testified that she has lived near this property for over 6 years and has asked Mr. Lewis to clean the property but it has never been cleaned. She also testified that the pool is not secured at this time and that there are many children in the neighborhood and they have access to the pool and to the inside of the house. She also advised that due to the fact that the house remains unsecured, transients come to the house to sleep. She testified that many of the other neighbors have complained.

Connie Bearden, daughter of the Respondents, testified that she moved her parents into her own home due to their failing health. She advised that Mrs. Lewis is deceased now. She also testified that they are trying to clean the property and have locked the house many times only to have to change the locks again because someone has broken the locks.

Ms. Bearden requested that they be given three months in which to clean the property and come into compliance.

The Board questioned Ms. Bearden as to how often they go to the property to see what condition the property is in and Ms. Bearden advised that they go as often as they can.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, 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 04-29-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 18-21-29-509-0200-0210) located at 3110 Cecelia Drive, Apopka, located in Seminole County and legally described as follows:  
LEG LOT 21 TRACT 2 PARADISE POINT 2<sup>ND</sup> SEC  
PB 9 PG 18
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g)(h)(n)(p). **This property poses a serious threat to the safety, health and welfare of the residents of the County.**

It is hereby ordered that the Respondents correct the violations on or before **August 30, 2004**. It is further ordered that the Respondents **secure the house** and continue to keep the house secure **within 3 days** from the date of this Order. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) **REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) **REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT WITHIN 75' OF A STRUCTURE.**
- 3) **REMOVE THE STAGNANT OR FOUL WATER WITHIN A SWIMMING POOL.**
- 4) **REMOVE THE OTHER OBJECTIONABLE, UNSIGHTLY OR UNSANITARY MATTER, SUBSTANCE OR MATERIAL, TENDING BY ITS EXISTENCE AND OR ACCUMULATION TO ENDANGER OR ADVERSELY EFFECT THE HEALTH, SAFETY, LIVES AND OR WELFARE OF THE CITIZENS OF THE COUNTY.**

If the Respondents do not comply with the Order, a fine of **\$250.00** will be imposed for each day the violations continue, or are repeated after compliance past **August 30, 2004**. **The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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.

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**DONE AND ORDERED** this 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES**  
**JAY AMMON – YES**  
**BILL FAHEY – YES**

**LARRY LAWVER – YES**  
**ANNE BLAKEY – YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No: 04-32-CEB  
Girard Environmental Services Inc.  
William Girard, Registered Agent  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 2004CE000293

**New Case.**

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.122, Section 30.123 and Section 30.124.

Described as: 1) Business or an extension of a business is not a permitted use or limited use in an A-1 zoned area or a use permitted by a Special Exception.

Location: Hughey & Beardall, Sanford (Commission District 5)  
Tax Parcel ID # 33-19-31-300-0200-0000  
# 33-19-31-300-0210-0000  
# 33-19-31-501-0000-00A0  
# 33-19-31-501-0000-0130

Code Enforcement Officer Pamela Taylor testified on behalf of the County and entered into evidence photographs of the violation. Officer Taylor also testified that this is a landscaping business and they are using these parcels as a dump. Officer Taylor advised that the Respondents do not have a Special Exception for this type of usage.

Officer Taylor also advised that the Respondents have gone to Development Review to start the proceedings to get a Special Exception.

Randy Girard, Respondent, testified on his behalf and wanted clarification of what is considered debris.

Officer Taylor advised Mr. Girard that he can not bring any trash or debris onto the parcels from his business.

Mr. Girard testified that the parcels are cleared at this time.

After discussion of this case by the Board:

**MOTION BY ANNE BLAKEY, 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 04-32-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 33-19-31-300-0200-0000, 33-19-31-300-0210-0000, 33-19-31-501-0000-00A0 and 33-19-31-501-0000-0130) located at Hughey and Beardall, Sanford, located in Seminole County and legally described as follows:

LEG SEC 33 TWP 19S RGE 31E S ½ OF SE ¼ OF NW  
¼ (LESS RD & E 600 FT)

and

LEG SEC 33 TWP 19S RGE 31E E 316 FT OF S ½ OF  
SE ¼ OF NW ¼ (LESS RD)

and

LEG LOTS 13-24 MERRIWETHER TERRACE PB 9 PT 70

and

LEG LOTS A & 1-12 MERRIWETHER TERRACE PB 9 PG 70

- (b) in possession or control of the property; and  
(c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.123 and Section 30.124.

It is hereby ordered that the Respondents correct the violations on or before **June 3, 2004**. In order to correct the violations, the Respondents shall take the following remedial action:

**1) CEASE ALL BUSINESS ACTIVITIES AT THESE  
LOCATIONS.**

If the Respondents do not comply with the Order, a fine of **\$250.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **June**

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**3, 2004. The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES**

**LARRY LAWVER – YES**

**JAY AMMON – YES**

**ANNE BLAKEY – YES**

**BILL FAHEY – YES**

**STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No: 04-36-CEB

Red Bug Ptnr., c/o Morgan Tire & Auto  
Tires Plus Total Car Care, Steve Ricker,  
Manager

Code Enforcement Officer: Donna Wisniewski

Complaint No: 2004CE000287

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.1245(1, 2 & 6).

Described as: 1) Use of prohibited signs (snipe, freestanding signs and banners).

Location: 5375 Red Bug Lake Road, Winter Springs (Commission District 5)  
Tax Parcel ID # 24-21-30-508-0000-019A

Code Enforcement Officer Donna Wisniewski testified on behalf of the County and entered into evidence photographs of the violations.

Steve Ricker, Respondent, testified on his behalf and advised the Board that he never received the first notice of violation. He did testify that the business had been using the signs, not knowing it was a violation. Now that he is aware of this, his business will no longer be using the signs.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, 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 04-36-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 24-21-30-508-0000-019A) located at 5375 Red Bug Lake Road, Winter Springs, located in Seminole County and legally described as follows:  
LEG W ½ OF LOT 19 & W ½ OF N 10 FT OF LOT  
18 WILLA SPRINGS COMMERCIAL CENTER  
PH 2A PB 40 PGS 61 TO 63
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.1245 (1, 2 & 6).

It is hereby ordered that the Respondents correct the violation on or before **May 20, 2004**. In order to correct the violation, the Respondents shall take the following remedial action:

**1) CEASE AND DESIST FROM USING PROHIBITED SIGNS (SNIPE SIGNS, FREESTANDING SIGNS AND BANNERS).**

If the Respondents do not comply with the Order, a fine of **\$150.00** per day will be imposed for each day the violation continues, or is repeated after compliance past **May 20, 2004**. **The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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.

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**DONE AND ORDERED** this 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES**  
**JAY AMMON – YES**  
**BILL FAHEY – YES**

**LARRY LAWVER – YES**  
**ANNE BLAKEY – YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No: 04-31-CEB  
William Ferguson  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 03-05031

**New Case.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g)(h)(l).  
Described as: 1) Trash and debris.  
2) Uncultivated vegetation.  
3) Junk vehicles not kept within an enclosed garage or an attached carport.  
Location: 3760 Jessup Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 09-20-31-501-0200-0180

Code Enforcement Officer Pamela Taylor testified on behalf of the County and entered into evidence photographs of the violations. Officer Taylor also testified that the Respondent is not in compliance at this time.

William Ferguson, Respondent, testified on his behalf and requested that the Board give him 60 days in which to come into compliance.

The Board asked Officer Taylor if the Respondent has made any progress in cleaning up this property. Officer Taylor advised that he has not.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY ANNE BLAKEY 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 04-31-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 09-20-31-501-0200-0180) located at 3760 Jessup Avenue, Sanford, located in Seminole County and legally described as follows:  
LOT 18 & VACD ST ADJ ON N BLK 2 HOWARD  
PACKARD LAND COS, 1<sup>ST</sup> ADD TO CAMERON CITY  
PB 1 PG 70
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g)(h)(l).

It is hereby ordered that the Respondent correct the violations of **1) trash and debris** and **2) uncultivated vegetation** on or before **June 21, 2004**. It is further ordered that the Respondent correct the violation of **3) junk vehicles** on or before **July 21, 2004**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE TRASH AND DEBRIS.**
- 2) REMOVE THE UNCULTIVATED VEGETATION.**
- 3) REPAIR OR REMOVE ANY VEHICLE THAT CANNOT OPERATE LEGALLY ON THE PUBLIC ROAD RIGHT OF WAY, IF IT WERE PROPERLY LICENSED, OR PLACE VEHICLE IN AN ATTACHED CARPORT OR ENCLOSED GARAGE.**

If the Respondent does not comply with the Order, a fine of **\$100.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **June 21, 2004** for violations **1) and 2)** and **July 21, 2004** for violation **3)**. **The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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 Respondent.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MAY 20, 2004

**DONE AND ORDERED** this 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**DONE AND ORDERED** this 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES**  
**JAY AMMON – YES**  
**BILL FAHEY – YES**

**LARRY LAWVER – YES**  
**ANNE BLAKEY – YES**  
**STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No 04-14-CEB  
Charles W. Todd  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-CE000104

**New Case that was continued at Staff request on February 19, 2004.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h)(i)(l).  
Described as: 1) Uncultivated vegetation in excess of 24" and within 75' of a structure.  
2) Remains or rubble of a structure which has been burned, stricken by other casualty or demolished.  
3) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.  
Location: 614 E. Orange Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 12-21-29-5BD-5100-0010

Code Enforcement Officer Dorothy Hird testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird also testified that the property owner got sick and put the property in his brother's name without the brother knowing it.

Charles W. Todd, Respondent, was not present at this meeting.

After discussion of this case by the Board:

**MOTION BY STEWART FRITZ, SECONDED BY JAY AMMON 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 04-14-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 12-21-29-5BD-5100-0010) located at 614 E. Orange Street, Altamonte Springs located in Seminole County and legally described as follows:  
LEG LOTS 1 & 2 BLK 51 SANLANDO  
PB 3 PG 65 1/2
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(h)(i)(l).

It is hereby ordered that the Respondent correct the violation on or before **June 11, 2004**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE UNCULTIVATED VEGETATION.**
- 2) REMOVE THE REMAINS OR RUBBLE OF STRUCTURES, WHICH HAVE BEEN BURNED, STRICKEN BY OTHER CASUALTY OR DEMOLISHED.**
- 3) REPAIR OR REMOVE ANY VEHICLE THAT CANNOT OPERATE LEGALLY ON THE PUBLIC ROAD RIGHT OF WAY, IF IT WERE PROPERLY LICENSED, OR PLACE VEHICLE IN AN ATTACHED CARPORT OR ENCLOSED GARAGE.**

If the Respondent does not comply with the Order, a fine of **\$100.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **June 11, 2004**. **The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY – YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No: 04-27-CEB  
Job Brooks  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 20032860435

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(f)(g)(h)(l).

Described as: 1) Abandoned appliances.  
2) Trash and debris.  
3) Uncultivated vegetation.  
4) Junk vehicles not kept within an enclosed garage or an attached carport.

Location: 238 Jones Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 12-20-30-509-0000-0170

Code Enforcement Officer Pamela Taylor testified on behalf of the County and entered into evidence photographs of the violations.

Job Brooks, Respondent, was not present at this meeting.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY JAY AMMON 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 04-27-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 12-20-30-509-0000-0170) located at 238 Jones Avenue, Sanford, located in Seminole County and legally described as follows:  
LEG LOT 17 + E 30 FT OF LOT 16 SOUTH  
SANFORD HEIGHTS ADD PB 2 PG 119
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(f)(g)(h)(l).

It is hereby ordered that the Respondent correct the violations on or before **June 3, 2004**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ABANDONED APPLIANCES.**
- 2) REMOVE THE TRASH AND DEBRIS.**
- 3) REMOVE THE UNCULTIVATED VEGETATION.**
- 4) REPAIR OR REMOVE ANY VEHICLE THAT CANNOT OPERATE LEGALLY ON THE PUBLIC ROAD RIGHT OF WAY, IF IT WERE PROPERLY LICENSED, OR PLACE VEHICLE IN AN ATTACHED CARPORT OR ENCLOSED GARAGE.**

If the Respondent does not comply with the Order, a fine of **\$100.00** per day will be imposed for each day the violations continue, or are repeated after compliance past **June 3, 2004**. **The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer 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 Respondent.

**DONE AND ORDERED** this 20<sup>th</sup> day of May, 2004, in Seminole County, Florida.

**JEAN METTS, VICE CHAIR – YES  
JAY AMMON – YES  
BILL FAHEY – YES**

**LARRY LAWVER – YES  
ANNE BLAKEY – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

**VII Approval of the minutes from the meeting of April 22, 2004**

**MOTION BY LARRY LAWVER, SECONDED BY STEWART FRITZ  
TO APPROVE THE MINUTES FROM THE MEETING OF APRIL 22, 2004.**

**VIII Confirmation date of next meeting: June 24, 2004**

**IX Old Business – None**

**X New Business – Mr. Fahey went to the Volunteer’s Dinner and represented the Board members.**

**XI Adjourn – There being no further discussion, this meeting was adjourned at 3:33 pm.**

**Respectfully submitted:**

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

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**Jean Metts  
Vice Chair**

05-20-04 minutes