

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**AGENDA**

**September 22, 2005 – 1:30 pm  
Seminole County Services Building – Room 1028  
1101 East First St, Sanford FL 32771**

- I            Call to Order**
  - II           Pledge of Allegiance**
  - III          Roll Call**
  - IV          Swearing in of Witnesses**
  - V           Agenda Update & Approval**
  - VI          Public Hearings**
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**REPEAT CASES**

**POSTED NOTICE OF HEARING**

A. Case No: 03-62-CEB  
Pamela Harris  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-4002

**THIS IS A REPEAT VIOLATION.** The Board heard the original violation on July 31, 2003 and entered a Findings of Fact, Conclusions of Law and Order giving the Respondent a compliance date of August 22, 2003. An Affidavit of Compliance was filed September 23, 2003. On December 4, 2003, an Order Finding Compliance and Imposing Fine/Lien was filed in the amount of \$1,350.00. This amount remains unpaid.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer indicating non-compliance on July 15, 2005. The Code Enforcement Officer filed an Affidavit of Compliance After Repeat Violation, indicating this property is in compliance at this time.

Recommendation: The Board issue an Order constituting a Fine on a Repeat Violation of the Findings of Fact, Conclusions of Law and Order dated July 31, 2003 for **\$2,850.00**, for 57 days of non-compliance at \$50.00 per day from July 15, 2005 through and including September 9, 2005, and the Clerk shall record this Order in the public records.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l)  
Described as: Junked or abandoned vehicle not enclosed in an attached carport or an enclosed garage  
Location: 1238 Pine Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-504-0A00-0160

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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**NEW CASES**

A. Case No: 05-38-CEB  
Fertakis International Construction  
Mrs. Nick Fertakis  
Plans Examiner: Alan Willis, Development Review

**COMPLIED PRIOR TO HEARING**

**New Case continued by Staff to September.**

Violation Charged: Seminole County Land Development Code, Chapter 40, Part 1,  
Section 40.2 Site Plan Approval

Described as: 1) The filling of areas which exceed one hundred (100) cubic yards  
of material without an approved site plan  
2) Placement of land filling that will inhibit the flow of flood waters  
or drainage waters or cause erosion

Location: 6200 N CR 427, Sanford (Commission District 5)  
Tax Parcel ID # 14-20-30-300-0310-0000

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**CONTINUED AT STAFF REQUEST**

B. Case No 05-53-CEB  
Christopher Schultz and Charles H. Thompson  
Deputy Building Official: Tom Helle  
Complaint No: 2005CE001133

**New Case continued by Staff to December.**

Violation Charged: Florida Building Code, Sections 104.1.1.105.6

Described as: Owners constructed 2 bedrooms in the attic space of the home  
without the required permits and inspections

Location: 622 Tomlinson Terrace, Lake Mary (Commission District 4)  
Tax Parcel ID # 20-20-30-505-0000-0310

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**CERTIFIED NOTICE OF HEARING**

C. Case No 05-63-CEB  
Roopnarine & Bissoondai K. Tilkaran  
Code Enforcement Officer: Donna Wisniewski  
Complaint No: 2005CE001129

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h)  
Described as: Uncultivated vegetation  
Location: 1636 E. Sandpiper Trail, Casselberry (Commission District 1)  
Tax Parcel ID # 10-21-30-5EU-0B00-0390

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**CERTIFIED NOTICE OF HEARING**

D. Case No 05-64-CEB  
Diane Martin  
Code Enforcement Officer: Donna Wisniewski  
Complaint No: 2005CE000424

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l)  
Described as: Junked or abandoned vehicle  
Location: 7511 Village Green Drive, Winter Park (Commission District 1)  
Tax Parcel ID # 35-21-30-510-0000-0140

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**COMPLIED PRIOR TO HEARING**

E. Case No 05-67-CEB  
Vernon L. & Joree M. Nielsen  
Code Enforcement Officer: Joann Davids  
Complaint No: 2005CE001198

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in  
Section 95.3(h)  
Described as: Uncultivated vegetation  
Location: 1080 Academy Drive, Altamonte, FL (Commission  
District 3)  
Tax Parcel ID # 17-21-29-506-0000-0090

**Motion by** \_\_\_\_\_ **Second by** \_\_\_\_\_ **Compliance Date** \_\_\_\_\_ **Fine** \_\_\_\_\_

**COMPLIED PRIOR TO HEARING**

F. Case No 05-68-CEB  
Dave and Deborah Flowers  
Code Enforcement Officer: Jerry Robertson  
Complaint No: 2004CE000564

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in  
Section 95.3(l)  
Described as: Junk vehicles not within an enclosed garage  
Location: 1952 Spring Avenue, Oviedo (Commission District 2)  
Tax Parcel ID # 32-20-31-501-0000-0040

**Motion by** \_\_\_\_\_ **Second by** \_\_\_\_\_ **Compliance Date** \_\_\_\_\_ **Fine** \_\_\_\_\_

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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G. Case No 05-69-CEB  
Robert O'Neill  
Code Enforcement Officer: Joann Davids  
Complaint No: 2004CE001381

**CONTINUED BY STAFF**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g)  
Described as: Accumulation of debris  
Location: 2841 E. Floral Way, Apopka (Commission District 3)  
Tax Parcel ID # 18-21-29-506-0F00-0070

**Motion by** \_\_\_\_\_ **Second by** \_\_\_\_\_ **Compliance Date** \_\_\_\_\_ **Fine** \_\_\_\_\_

H. Case No 05-71-CEB  
Rocco J. and Judith A. Colella  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE000706

**COMPLIED PRIOR TO HEARING**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l)  
Described as: Junked or abandoned vehicle not kept within an enclosed garage or an attached carport  
Location: 117 Larkspur Drive, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 14-21-29-507-0000-0090

**Motion by** \_\_\_\_\_ **Second by** \_\_\_\_\_ **Compliance Date** \_\_\_\_\_ **Fine** \_\_\_\_\_

**POSTED NOTICE OF HEARING**

I. Case No 05-72-CEB  
Juracy L. Gaetan  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE000792

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

Described as: 1) Unusable or abandoned furniture  
2) Accumulation of trash and debris  
3) Junked or abandoned vehicle not kept within an enclosed  
garage or an attached carport

Location: 307 Park Place, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 13-21-29-501-0A00-0080

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**CONTINUED CASES**

**NONE**

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**SPECIAL REQUEST**

**Case No: 05-09-CEB - John A. and Stephanie Brooks. On January 27, 2005, the Board issued its Findings of Fact, Conclusions of Law and Order, ordering a compliance date of December 31, 2005. The minutes of the January 27, 2005 Board requested an update at the September 22, 2005 Board hearing. Code Enforcement Officer Hird will present an update as to compliance at this hearing.**

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**CONSENT AGENDA**

- A. Case No: 04-24-CEB  
Kevin G. Sullivan  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2003CE000048

The Board heard the original violation on April 22, 2004 and entered a Findings of Fact, Conclusions of Law and Order giving the Respondent a compliance date of June 25, 2004. An Affidavit of Compliance was filed June 28, 2004. On March 16, 2005, an Affidavit of Repeat Violation was filed by the Code Enforcement Officer. An Amended Affidavit of Compliance (After Repeat Violation) was filed March 31, 2005 stating compliance as of March 31, 2005.

On May 19, 2005, the Board entered a Findings of Fact, Conclusions of Law and Order on a Repeat Violation Presently in Compliance, finding that the Respondent was in repeat violation and ordered that the fine in the amount of \$2,250.00 be reduced to \$250.00 and be paid by June 3, 2005. Respondent failed to pay the reduced fine of \$250.00 by the due date of June 3, 2005.

Recommendation: The Board issue an Order Finding Compliance on Repeat Violation and Imposing Fine/Lien constituting a Lien for **\$2,250.00**, for 30 days of non-compliance at \$75.00 per day from March 1, 2005 through and including March 30, 2005, and the Clerk shall record this Order in the public records.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l)  
Described as: Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport  
Location: 328 E. Alpine Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 11-21-29-503-0H00-0100

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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B. Case No: 05-06-CEB  
Claretha Roux  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2004-CE000960

**CONTINUED BY STAFF**

**The Board heard this case on January 27, 2005 and a Findings of Fact, Conclusions of Law and Order was entered giving the Respondent a compliance date of February 28, 2005. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer indicating non-compliance on March 4, 2005. Staff continued this case to April 28, May 19, June 23, August 25, and September 22, 2005. This property is NOT in compliance at this time.**

Recommendation: The Board issue an Order Finding Non-Compliance and Imposing Fine/Lien constituting a Lien for **\$15,375.00**, for 205 days of non-compliance at \$75.00 per day from March 1, 2005 through and including September 22, 2005, and the Clerk shall record this Order in the public records.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g)(p); and SCLDC Chapter 30, Section 30.182

Described as: 1) Accumulation of trash and debris  
2) Objectionable/unsightly matter  
3) Occupancy of accessory structure on R-1 zoned property is not a permitted use

Location: 476 Ford Dr, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-512-0000-0100

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**FORECLOSURE**

**NONE**

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**VII Approval of the minutes from the meeting of August 25, 2005**

**VIII Confirmation date of next meeting: October 27, 2005**

**IX Old Business**

**Case No: 01-115-CEB – Thomas and Jacquelyn Demps. On August 25, 2005, the Board issued its Findings of Fact, Conclusions of Law and Order on a Repeat Violation Presently in Compliance, reducing the fine of \$1,050.00 to \$100.00. This fine was paid on September 7, 2005 and a Satisfaction of Fine will be executed by the Chair at this hearing.**

**Case No: 04-26-CEB – George W. and Anabelle Diaz. On July 28, 2005, the Board issued an Order Finding Compliance and imposing Fine/Lien in the amount of \$1,750.00. The Respondent paid the fine on September 9, 2005, and a Satisfaction of Lien will be presented to the Board of County Commissioners on October 25, 2005 for consideration and signature. On August 25, 2005, the Board issued a Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance, imposing a reduced fine of \$2,500.00 which shall revert back to \$11,750.00 if not paid on or before September 23, 2005.**

**X New Business – None**

**XI Adjourn**

**NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.**

**PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.**

**FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7403.**

**09-22-05 Agenda**