

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

**MINUTES**

**December 1, 2005 - 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 p.m. in the Seminole County Services Building, Room 1028, 1101 East First St, Sanford FL.

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

**II     Pledge of Allegiance**

**III    Roll Call**

Members Present: Tom Hagood, Chair  
Jay Ammon  
Bill Fahey  
Stewart Fritz  
Grace Chewning  
Gerald Ames

Present & Sworn: Stuart E. Nichols, Respondent, 05-92-CEB

Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Brian Walker, Development Review

Others Present: Dan Mantzaris, Code Enforcement Board Attorney  
Sarah Kersey, Clerk to the Code Enforcement Board  
Connie R. DeVasto, Planning and Development



**IV     Swearing in of Witnesses**

Bill Roy, Esq., Attorney for Respondent, 05-43-CEB  
Jeff Bloom, Independent Agent of Coldwell Banker  
Commercial Real Estate, 05-88-CEB

.....  
**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 JAY AMMON, SECONDED BY GRACE CHEWNING, TO APPROVE THE PUBLISHED AGENDA.**

**TOM HAGOOD – YES                      JAY AMMON – YES**  
**BILL FAHEY – YES                      GERALD AMES – YES**  
**STEWART FRITZ – YES**  
**GRACE CHEWNING – YES**

**MOTION CARRIED 6 – 0.**

.....  
The following cases were not heard at the Hearing:

- Michael and Patricia Taylor, 05-29-CEB, Continued at Staff Request
- Christopher Schultz and Charles H. Thompson, 05-53-CEB, Continued at Staff Request
- Marilyn S. Towles, 05-86-CEB, Complied prior to Hearing
- Nathaniel Watkins and Christine Watkins, 05-89-CEB, Complied prior to Hearing
- Steven L. Anderson, 05-91-CEB, Complied prior to Hearing

Case No: 05-92-CEB  
Stuart E. Nichols  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE001145

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in  
Section 95.3(h)  
Described as: Uncultivated vegetation  
Location: 370 Sultana Lane, Maitland (Commission District 4)  
Tax Parcel ID # 23-21-29-503-0B00-0220

Dorothy Hird, Code Enforcement Officer, testified on behalf of the county and entered into evidence photographs of the violation. Officer Hird testified that initial inspection was in July 2005, and that the most recent follow-up inspection on November 30, 2005 revealed uncultivated vegetation at the rear of the property.

Stuart Nichols, Respondent, testified on his behalf. Mr. Nichols stated that he had been working at removing the uncultivated vegetation, but that the pictures reflected a fern bed. Further, Mr. Nichols stated that the fern bed has been there for 30 years under the shade of the tree and that the ferns were not 24 inches high. Mr. Nichols further indicated that his work schedule limits what he can do outside during the day, that he and his son have removed 99% of the uncultivated vegetation, and that he should be able to get the rest cleaned up by December 16, 2005.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, 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 05-92-CEB, it is determined that the Respondent is:

- (a) the owner-of-record of the property (Tax Parcel ID # 23-21-29-503-0B00-0220) located at 370 Sultana Lane, Maitland, located in Seminole County and legally described as follows:

LEG LOT 22 BLK B DRUID HILLS PARK  
PB 10 PG 21

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

- (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).

It is hereby ordered that the Respondent correct the violation on or before **December 16, 2005**. In order to correct the violation, the Respondent shall take the following remedial action:

**REMOVE UNCULTIVATED VEGETATION.**

If the Respondent does not comply with this Order, a fine of **\$50.00** will be imposed for each day the violation continues, or is repeated after compliance past **December 16, 2005**. **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 Public Records of Seminole County.

**RESPONDENT IS HEREBY NOTIFIED THAT HE OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAS THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

**TOM HAGOOD – YES  
BILL FAHEY – YES  
STEWART FRITZ– YES  
GRACE CHEWNING – YES**

**JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

.....

Larry Lawver, Code Enforcement Board Member, arrived at 1:40 p.m. and stated for the record that he was present.

.....

Case No: 05-43-CEB  
C & K Property Holdings LLC  
Sharon M. Coatoam, Registered Agent  
Planner: Brian Walker, Development Review

**CONSENT ~ CONTINUED**

**The Board heard this case on August 25, 2005 and a Findings of Fact, Conclusions of Law and Order was entered giving the Respondent a compliance date of September 8, 2005. An Affidavit of Non-Compliance was filed indicating non-compliance on September 23, 2005. The Board heard this case again on October 27, 2005, and requested that it be continued to December 1, 2005. An Affidavit of Compliance was filed indicating compliance on November 18, 2005. This property is presently in compliance.**

**Recommendation:** The Board issue an Order Finding Compliance and Imposing Fine/Lien constituting a lien for \$17,500.00, for 70 days of non-compliance at \$250.00 per day from September 9, 2005 to and including November 17, 2005, and the Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 64, Section 30.1228 and Section 30.1230, Chapter 40, Section 40.12(a) and Chapter 60, Part 2, Section 60.21.

Described as: 1) Removal of required trees within the landscape buffer.  
2) Hedges are not being maintained properly within the landscape buffer. All hedges are required to be a minimum of 3' in height and shall provide a continuous and unbroken visual screen at the end of one year from time of planting.  
3) Parking of vehicles in an unauthorized area.

Location: 195 W Highland St., Altamonte Springs (Commission District 3)  
Tax Parcel ID # 01-21-29-5CK-670B-0170

Brian Walker, Planner with Development Review Division of Seminole County, testified on behalf of the county. Mr. Walker briefly recapped the history of the violations and confirmed that the property is presently in compliance.

Bill Roy, Esq., counsel to Respondent, testified on Respondent's behalf. Attorney Roy cited § 162.09(2)(b), Fla. Stat.:

"In determining the amount of the fine, if any, the enforcement board shall consider 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."

Attorney Roy gave further testimony as to various particulars of the violations.

Upon inquiry by Tom Hagood, Chair, as to whether a lesser fine was being requested, Attorney Roy responded that he would like to request no fine and further requested, on behalf of Respondent, that the Board waive the fine.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, THAT  
THE ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN BE:**

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

The Respondent is the owner of record of the property (Tax Parcel #01-21-29-5CK-670B-0170) located at 195 W Highland St., Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOTS 17 & 18 BLK B TRACT 67  
SANLANDO SPRINGS  
PB 4 PG 65

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 25, 2005 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, Part 64, Section 30.1228 and Section 30.1230, Chapter 40, Section 40.12(a) and Chapter 60, Part 2, Section 60.21.

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by September 8, 2005.

An Affidavit of Non-Compliance was filed with the Board, which Affidavit certifies under oath that the required action had not been obtained as of September 23, 2005.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

An Affidavit of Compliance has been filed with the Board, which Affidavit certifies under oath that the required action has been obtained as of November 18, 2005.

Accordingly, it having been brought to the Board's attention that Respondent has complied with the Order dated August 25, 2005, the Board orders that the fine of **\$17,500.00**, for 70 days of non-compliance at \$250.00 per day for the period September 9, 2005 to and including November 17, 2005, be **reduced to \$1,750.00**. The Board further orders that said fine of \$1,750.00 be **paid on or before January 1, 2006, or said fine shall revert back to \$17,500.00, and shall constitute a lien against the land on which the violation existed and upon any other real or personal property owned by the Respondent.**

**This Order shall be recorded in the Public Records of Seminole County.**

**RESPONDENT IS HEREBY NOTIFIED THAT IT OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAS THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

**TOM HAGOOD – YES  
BILL FAHEY – YES  
STEWART FRITZ– YES  
GRACE CHEWNING – YES**

**JAY AMMON – YES  
GERALD AMES – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No: 05-88-CEB  
Robert Smith & Mercerdees Murrell L TC50  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 2005CE001440

**NEW CASE**

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.744  
Described as: Outside storage of parts, supplies or materials in C-1 Retail Commercial District  
Location: 3600 Sanford Avenue (Commission District 5)  
Tax Parcel ID # 12-20-30-509-0000-0190

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

Pamela Taylor, Code Enforcement Officer, testified on behalf of the county and presented photographic evidence of the violation. Officer Taylor testified that the initial inspection was August 30, 2005, with subsequent letters on August 31 and September 13, 2005. Officer Taylor stated there have been numerous follow-up inspections, and further added that the business has been closed for sometime.

Jeffrey Bloom, Independent Agent of Coldwell Banker Commercial Real Estate, testified on behalf of Respondent. Mr. Bloom testified that the owners of the property, a partnership, have not been in communication with each other, but that contact was made with Respondent Robert Smith and permission was obtained to proceed with eviction proceedings, notice of which has been posted on the premises. Mr. Bloom indicated that if the property is not vacated pursuant to the eviction notice by December 30, 2005, that an eviction lawsuit will be filed to seek possession of the premises. Mr. Bloom testified that possession of the premises could be achieved by January 15, which allows for the 30-day notice period and two weeks to get the writ of possession, and that a week thereafter should be sufficient to bring the property into compliance.

Mr. Bloom clarified that he represents the Respondents and that the property is under sublease.

After discussion of this case by the Board:

**MOTION TO CONTINUE CASE TO NEXT HEARING WITHDRAWN.**

**MOTION BY GERALD AMES, 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 05-88-CEB, it is determined that the Respondents are:

- (b) the owners-of-record of the property (Tax Parcel ID # 12-20-30-509-0000-0190) located at 3600 Sanford Avenue, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 19 (LESS RD) + 20 SOUTH  
SANFORD HEIGHTS ADD  
PB 2 PG 119

- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.744.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

It is hereby ordered that the Respondents correct the violation on or before **January 20, 2006**. In order to correct the violation, the Respondents shall take the following remedial action:

**CEASE OUTSIDE STORAGE OF PARTS, SUPPLIES OR MATERIALS IN C-1 RETAIL COMMERCIAL DISTRICT.**

If the Respondents do not comply with this Order, a fine of **\$150.00** will be imposed for each day the violation continues, or is repeated after compliance past **January 20, 2006**. **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 Public Records of Seminole County.

**RESPONDENTS ARE HEREBY NOTIFIED THAT THEY OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAVE THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

**TOM HAGOOD – YES  
BILL FAHEY – YES  
STEWART FRITZ – YES  
GRACE CHEWNING – YES**

**JAY AMMON – YES  
GERALD AMES – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No: 05-87-CEB  
Highmoor LLC  
Evert De Boer, Registered Agent  
Code Enforcement Officer: Pamela Taylor  
Complaint No: 2005CE000960

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(h)  
Described as: Uncultivated Vegetation  
Location: 225 Monroe Road, Seminole County (Commission District 5)  
Tax Parcel ID # 16-19-30-5AC-0000-086B

Pamela Taylor, Code Enforcement Officer, testified on behalf of the county and presented photographic evidence of the violation. Officer Taylor testified that the property was first cited on June 24, 2005, but that the most recent inspection of December 1, 2005 revealed that the property remained noncompliant. Officer Taylor further added that this is a recurring violation.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY STUART 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 05-87-CEB, it is determined that the Respondent is:

- (c) the owner-of-record of the property (Tax Parcel ID # 16-19-30-5AC-0000-086B) located at 225 Monroe Road, located in Seminole County and legally described as follows:

LEG S 1/2 OF S 1/2 OF LOT 86 (LESS S 30 FT OF W 244 FT OF E 250  
FT & E 6 FT FOR DITCH) ST JOSEPHS PB 1 PG 114

- (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).

It is hereby ordered that the Respondent correct the violations on or before **December 16, 2005**. In order to correct the violations, the Respondent shall take the following remedial action:

**REMOVE UNCULTIVATED VEGETATION.**

If the Respondent does not comply with this Order, a fine of **\$150.00** will be imposed for each day the violation continues, or is repeated after compliance past **December 16, 2005**. **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 Public Records of Seminole County.

**RESPONDENT IS HEREBY NOTIFIED THAT IT OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAS THE RIGHT TO**

**APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

**TOM HAGOOD – YES  
BILL FAHEY – YES  
STEWART FRITZ – YES  
GRACE CHEWNING – YES**

**JAY AMMON – YES  
GERALD AMES – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No: 05-90-CEB  
Roger & Kim Trizzino  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE001443

**NEW CASE**

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

Described as: 1) Accumulation of trash and debris  
2) Uncultivated vegetation  
3) Used and/or scrapped building materials  
4) Junked or abandoned vehicle not being kept within an enclosed garage or an attached carport

Location: 230 Cherrywood Drive (Commission District 4)  
Tax Parcel ID # 19-21-30-511-0000-0720

Dorothy Hird, Code Enforcement Officer, testified on behalf of the county and presented photographic evidence of the violation. Officer Hird testified that the initial inspection was in August 2005, with several follow-up inspections, and that the violations have been corrected. Officer Hird further testified that the violations are recurring and that numerous complaints have been received regarding this property.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, 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 05-90-CEB, it is determined that the Respondents are:

- (d) the owners-of-record of the property (Tax Parcel ID # 19-21-30-511-0000-0720) located at 230 Cherrywood Drive, Maitland, located in Seminole County and legally described as follows:

LEG LOT 72, LAKEWOOD SHORES 1ST ADD, PB 11 PG 56

- (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(g), (h), (j) and (l).

It is hereby ordered that the Respondents are in compliance as of **December 1, 2005**. In order to remain in compliance, the Respondents shall continue to take the following remedial action:

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

If the Respondents do not comply with this Order, a fine of **\$100.00** will be imposed for each day the violations continue, or are repeated after compliance past **December 1, 2005**. **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 Public Records of Seminole County.

**RESPONDENTS ARE HEREBY NOTIFIED THAT THEY OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAVE THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

**TOM HAGOOD – YES  
BILL FAHEY – YES  
STEWART FRITZ– YES  
GRACE CHEWNING – YES**

**JAY AMMON – YES  
GERALD AMES – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No: 05-93-CEB  
Pearle C. Dennison  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE00930

**NEW CASE**

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

Described as: 1) Unusable and/or abandoned furniture  
2) Accumulation of trash and debris  
3) Objectionable/unsightly, or unsanitary matter, substance or  
material which by its existence and/or accumulation endangers or  
adversely affects the health, safety, lives and/or welfare of the  
citizens of the County

Location: Ford Drive (Commission District 4)  
Tax Parcel ID # 07-21-30-512-0000-0090

Dorothy Hird, Code Enforcement Officer, testified on behalf of the county and presented photographic evidence of the violation. Officer Hird testified that initial inspection was in June 2005, with subsequent inspections, the last one being December 1, 2005, and that the violations remain. Officer Hird further testified that Respondent Pearle C. Dennison is deceased, that the property is a vacant lot, and that individuals are squatting on the property.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING,  
THAT 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 05-93-CEB, it is determined that the Respondent is:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

- (e) the owner-of-record of the property (Tax Parcel ID # 07-21-30-512-0000-0090) located at Ford Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 9 OAK TERRACE PB 8 PG 91

- (b) in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(e), (g) and (p).

**It is further ordered that the violations constitute a serious threat to the public health, safety and welfare and by copy of this Order, the County shall be notified of said condition for any and all corrective action the County deems appropriate pursuant to § 162.09, Fla. Stat.**

**It is hereby ordered that the Respondent or party legally authorized or designated to act on behalf of Respondent correct the violations on or before December 16, 2005. In order to correct the violations, the Respondent or party legally authorized or designated to act on behalf of Respondent shall take the following remedial action:**

- 1) REMOVE UNUSABLE AND/OR ABANDONED FURNITURE.**
- 2) REMOVE ACCUMULATION OF TRASH AND DEBRIS.**
- 3) REMOVE ANY OBJECTIONABLE/UNSIGHTLY, OR UNSANITARY MATTER, SUBSTANCE OR MATERIAL WHICH BY ITS EXISTENCE AND/OR ACCUMULATION ENDANGERS OR ADVERSELY AFFECTS THE HEALTH, SAFETY, LIVES AND/OR WELFARE OF THE CITIZENS OF THE COUNTY.**

If the Respondent or party legally authorized or designated to act on behalf of Respondent does not comply with this Order, a fine of **\$50.00** will be imposed for each day the violations continue, or are repeated after compliance past **December 16, 2005**. **The Respondent or party legally authorized or designated to act on behalf of 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 Public Records of Seminole County.

**RESPONDENT OR PARTY LEGALLY AUTHORIZED OR DESIGNATED TO ACT ON BEHALF OF RESPONDENT IS HEREBY NOTIFIED THAT ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAS THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

**TOM HAGOOD – YES  
BILL FAHEY – YES  
STEWART FRITZ– YES  
GRACE CHEWNING – YES**

**JAY AMMON – YES  
GERALD AMES – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No: 05-08-CEB  
Dwight R. and Keitra L. Beacham  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 03-CE000110

**CONSENT**

**THIS IS A REPEAT VIOLATION.** The Board heard the original violation on January 27, 2005 and a Findings of Fact, Conclusions of Law and Order was entered giving the Respondents a compliance date of February 11, 2005. The Respondents complied within the time specified by the Board.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer indicating non-compliance on June 30, 2005. An Affidavit of Compliance (After Repeat Violation) was filed by the Code Enforcement Officer indicating compliance on August 16, 2005.

The Board heard the repeat violation case on August 25, 2005 and issued a Findings of Fact, Conclusions of Law and Order on a Repeat Violation Presently in Compliance, imposing a fine for 46 days of non-compliance at \$50.00 per day from June 30, 2005 through and including August 15, 2005 in the amount of \$2,300.00, which fine was reduced to \$200.00. Said Findings of Fact, Conclusions of Law and Order on a Repeat Violation Presently in Compliance further ordered Respondents to “pay said fine of \$200.00 on or before September 23, 2005, or said fine shall revert back to \$2,300.00.” The reduced fine has not been paid. The property is presently in compliance.

**Recommendation:** The Board issue an Order Finding Compliance and Imposing Fine/Lien constituting a lien for \$2,300.00, for 46 days of non-compliance at \$50.00 per day from June 30, 2005 through and including August 15, 2005, and the Clerk shall record this Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).  
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.  
Location: 133 Jackson Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-502-0B00-010A and  
Tax Parcel ID # 18-21-30-502-0B00-010B

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY STUART FRITZ, THAT  
THE ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN BE:**

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

The Respondents are the owners of record of the property (Tax Parcel ID #18-21-30-502-0B00-010A and #18-21-30-502-0B00-010B) located at 133 Jackson Street, Altamonte Springs, located in Seminole County and legally described as follows:

LEG S 1/2 OF N 2/3 OF LOTS 10 11 + 12 BLK B MERRITT PARK PB 8 PG 22  
LEG S 1/3 OF LOTS 10 11 + 12 BLK B MERRITT PARK PB 8 PG 22

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 27, 2005 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.

Said Order found the Respondents in violation of the Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3(l).

Said Order stated that a fine in the amount of \$50.00 per day would be imposed if the Respondents did not take certain corrective action by February 11, 2005. Compliance was obtained on February 1, 2005.

An Affidavit of Repeat Violation was filed with the Board by the Code Officer, which Affidavit certified under oath that the violation was being repeated as of June 30, 2005.

An Affidavit of Compliance After Repeat Violation was filed with the Board by the Code Officer, which Affidavit certified under oath that corrective action had been taken by the Respondents as of August 16, 2005.

Based on the testimony and evidence presented, the Respondents were in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated January 27, 2005.

On August 25, 2005, the Board found that the Respondents were in repeat violation and entered Findings of Fact, Conclusions of Law and Order on a Repeat Violation Presently in Compliance which ordered that the fine of \$2,300.00, for 46 days of non-compliance, from June



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
December 1, 2005

30, 2005 to and including August 15, 2005, at \$50.00 per day be reduced to \$200.00. Respondents were further ordered to pay said fine of \$200.00 on or before September 23, 2005, or said fine would revert back to \$2,300.00. Respondents failed to pay the reduced fine of \$200.00 on or before September 23, 2005.

**Accordingly, it having been brought to the Board's attention that Respondent failed to comply with the Order dated August 25, 2005, the Board orders that a lien of \$2,300.00, for 46 days of non-compliance, from June 30, 2005 to and including August 15, 2005, be imposed against the property.**

This Order shall be recorded in the Public Records of Seminole County and shall constitute a lien against the land on which the violation existed and upon any other real or personal property owned by the Respondent.

**RESPONDENT IS HEREBY NOTIFIED THAT IT OR ANY PARTY, INCLUDING SEMINOLE COUNTY, WHO MAY BE AGGRIEVED BY THIS ORDER, HAS THE RIGHT TO APPEAL TO CIRCUIT COURT WITHIN THIRTY (30) CALENDAR DAYS OF THE RENDITION OF THIS ORDER, AS SET FORTH IN § 162.11, FLA. STAT.**

**DONE AND ORDERED** this 1<sup>st</sup> day of December 2005, in Seminole County, Florida.

<b>TOM HAGOOD – YES</b>	<b>JAY AMMON – YES</b>
<b>BILL FAHEY – YES</b>	<b>GERALD AMES – YES</b>
<b>STEWART FRITZ– YES</b>	<b>LARRY LAWVER – YES</b>
<b>GRACE CHEWNING – YES</b>	

**MOTION CARRIED 7 – 0.**

.....

**VII Approval of the minutes from the meeting of October 27, 2005.**

**MOTION BY LARRY LAWVER, SECONDED BY GERALD AMES, TO APPROVE THE MINUTES FROM THE MEETING OF OCTOBER 27, 2005.**

<b>TOM HAGOOD – YES</b>	<b>JAY AMMON – YES</b>
<b>BILL FAHEY – YES</b>	<b>GERALD AMES – YES</b>
<b>STEWART FRITZ– YES</b>	<b>LARRY LAWVER – YES</b>
<b>GRACE CHEWNING – YES</b>	

**MOTION CARRIED 7 – 0.**

**VIII Confirmation date of next meeting: January 26, 2006.**

**IX Old Business**

**Case No: 04-18-CEB – Mary B. Morse Life Estate, Ella M. Mandy Heirs.**  
Satisfaction of Fine executed by the Chair at this hearing.

**X New Business - None**

**XI Adjourn – There being no further discussion, this meeting was adjourned at 2:15 p.m.**

**Respectfully submitted:**

---

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

---

**Tom Hagood**  
**Chair**

12-1-05 Minutes