

# **CODE ENFORCEMENT BOARD**

SEMINOLE COUNTY, FLORIDA

## **AGENDA**

**March 23, 2006 – 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**
- 
-

**REPEAT CASES**

NONE

**NEW CASES**

**COMPLIED PRIOR TO HEARING**

A. Case No. 06-18-CEB  
INEZ WHITE PER REP  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE001321

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g) and (h)  
Described as: 1) Accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24" in height and within 75' of a structure.  
Location: 1212 Merritt St, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-503-0000-0040

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

**CERTIFIED NOTICE OF HEARING**

B. Case No. 06-19-CEB  
BARBARA & B J ANDREWS  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE0002105

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (e) and (g).  
Described as: 1) Unusable or abandoned furniture  
2) Accumulation of trash and debris  
Location: 790 Marker St Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-300-0180-0000

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

**POSTED NOTICE OF HEARING**

C. Case No. 06-20-CEB  
MUTEMA KUDAKWASHE  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2005CE001457

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3  
(l)  
Described as: 1) Junked or abandoned vehicle not being kept within an enclosed  
garage or an attached carport  
Location: 116 Kay Lane, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 23-21-501-0000-0160

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

---

**CERTIFIED NOTICE OF HEARING**

D. Case No. 06-21-CEB  
RODGER G ELAM  
Code Enforcement Officer: Jerry Robertson  
Complaint No: 2005CE000994

Violation Charged: Seminole County Land Development Code, Chapter 30, Section  
30.102, 30.103 and 30.104.  
Described as: 1) A 2<sup>nd</sup> mobile home with no special exception that is not a  
permitted use.  
Location: 655 W. Osceola Rd, Geneva (Commission District 2)  
Tax Parcel ID # 16-20-32-300-011A-0000

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

---

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 23, 2006

**CERTIFIED NOTICE OF HEARING**

E. Case No. 06-22-CEB  
LAURA L. MAYS AND  
EUNISSA L. KEOLA  
Code Enforcement Officer: Jerry Robertson  
Complaint No: 2005CE002091

Violation Charged: Seminole County Code, Chapter 95.4, as defined in section 95.3 (g).  
Described as: 1) Accumulation of trash and debris.  
Location: 511 E. 3<sup>rd</sup> St, Oviedo (Commission District 1)  
Tax Parcel ID # 21-21-32-5CF-1900-0100

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

---

**COMPLIED PRIOR TO HEARING**

F. Case No. 06-23-CEB  
PONTELL INS. & FINANCIAL GROUP INC.  
KRIS PONTELL, REGISTERED AGENT  
Code Enforcement Officer: Donna Wisniewski  
Complaint No: 2005CE000007

Violation Charged: Seminole County Land Development Code, Chapter 30 Section 30.662, 30.663 and 30.664.  
Described as: 1) Kennel is not a permitted accessory or special use in OP zone.  
Location: 1484 Tuskawilla Rd, Winter Springs (Commission District 5)  
Tax Parcel ID # 24-21-30-300-0190-0000

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

---

**CERTIFIED NOTICE OF HEARING**

G. Case No. 06-24-CEB  
GEORGE R & KAREN C DEAN  
Code Enforcement Officer: Jerry Robertson  
Complaint No: 2005CE001924

Violation Charged: Seminole County Land Development Code, Chapter 30 Section 30.102, 30.103 and 30.104.

Described as: 1) A mobile home placed on a parcel with no special exception.  
Location: 257 Stewart St, Geneva (Commission District 2)  
Tax Parcel ID # 33-20-32-300-008F-0000

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

---

**CERTIFIED NOTICE OF HEARING**

H. Case No. 06-25-CEB  
JAMES W & LORNA LICKERT  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No: 2004CE001671

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

Described as: 1) Unusable or abandoned furniture  
2) Unusable or abandoned stoves, appliances or other white goods  
3) Accumulation of trash and debris  
4) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
5) Used and/or scrap building materials  
6) Any 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: 2660 Orange Ct, Longwood (Commission District 3)  
Tax Parcel ID # 05-21-29-502-0B00-0440

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

---

**CONTINUED BY STAFF**

I. Case No. 06-26-CEB  
STEEL CURTIAN OF CENTRAL FL, LLC  
THOMAS P. MORGAN, REGISTERED AGENT  
RAYMOND GROSS, OCC. LICENSE HOLDER  
ALAQUA LAWN CARE, LLC  
Code Enforcement Officer: Deborah Leigh  
Complaint No: 2006CE000335

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

Described as: 1) The operation of or extension of a lawn care/maintenance business is not a permitted use, limited use, or allowed by special exception in the A-1 Zone.  
2) The mobile home used as office does not have required approvals.

Location: 1766 Alaqua Dr, Longwood (Commission District 5)  
Tax Parcel ID # 14-20-29-5JC-0000-0010

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

**CONTINUED BY STAFF**

J. Case No. 06-27-CEB  
ALAQUA MORTGAGE COMPANY  
LUKE E. FICHTHORN, REGISTERED AGENT  
Code Enforcement Officer: Deborah Leigh  
Complaint No: 2006CE000335

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

Described as: 1) The operation of or extension of a lawn care/maintenance business is not a permitted use, limited use, or allowed by special exception in the A-1 Zone.  
2) The mobile home used as office does not have required approvals.

Location: 3060 Players Pt., Longwood (Commission District 5)  
Tax Parcel ID # 15-20-29-5KW-0A00-0000

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

**CONTINUED CASES**

**CERTIFIED NOTICE OF HEARING**

- A. Case No. 06-09-CEB  
C&K PROPERTY HOLDINGS LLC  
Seminole Co Addressing: Maggie Ketcham  
File No: AD-05-004

**Case heard by Board on January 26, 2006, and continued by Board to the March hearing.**

Violation Charged: Ordinance 2000-22, 90.5(a)  
Described as: 1) Incorrect address posted and in use  
Location: 195 W. Highland Street, Altamonte Springs, (Commission District 3)  
Tax Parcel ID # 01-21-29-5CK-670B-0170

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

---

---

**SPECIAL REQUEST**

**NONE**

---

---

**CONSENT AGENDA**

- A. Case No: 04-39-CEB  
John W. Rutherford  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No: 2004CE000085

**This case was originally heard by the Board on August 26, 2004. An order was entered giving the Respondent two (2) separate compliance dates. On December 2, 2004, at the request of the Respondent, both compliance dates were extended. On January 27, 2005, again at the request of the Respondent, the Board extended the compliance dates to June 30, 2005 (for violations 1 through 4) and February 7, 2006 (for violation 5). An Affidavit of Compliance was filed by the Code Officer on February 7, 2005 stating that the Respondent had complied with violations 1 through 4. On February 21, 2006, an Affidavit of Non-Compliance was filed by the Code Officer stating that the Respondent has not complied with violation number 5. 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 **\$11,000.00**, for 44 days of non-compliance at \$250.00 per day from February 8, 2006 to and including March 23, 2006 for violation number 5. The Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(g)(j)(l) and Seminole County Land Development Code Chapter 30, Part 41, Section 30.762 and Chapter 40, Part 1, Section 40.12.

- Described as:
- 1) Accumulation of trash and debris.
  - 2) Used and/or scrap building materials.
  - 3) Junk vehicles not kept within an enclosed garage or an attached carport.
  - 4) Automobile wrecking/salvage yard, mechanical garage, vehicle repairs, paint and body shop, auto tire store with service bays and outside storage are not permitted uses in a C-2 zone.
  - 5) Utilizing C-2 zoned property without an approved site plan.

Location: 9170 Overland Road, Apopka (Commission District 3)  
Tax Parcel ID # 17-21-29-5BG-0000-028F

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



B. Case No. 05-13-CEB  
JOANN WILLIAMS  
MARY WILLIAMS HEIRS  
Code Enforcement Officer: Dorothy Hird  
Complaint No. 2004CE001301

**This is a repeat violation. The Board heard the original violation on January 27, 2005 and an Order was entered. Compliance on the original Order was obtained on February 15, 2005. An Affidavit of Repeat Violation was filed stating that the violation was being repeated as of November 21, 2005. An Affidavit of non-compliance after repeat violations has been filed by the Code Officer on February 14, 2006. This property IS NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** on a repeat violation of the Findings of Fact, Conclusions of Law and Order on a Repeat Violation not in compliance dated January 26, 2006 for **\$4,100.00**, for 82 days of non-compliance at \$50.00 per day from November 21, 2005 through and including February 10, 2006 and **\$3,000.00** for 41 days of non-compliance at \$75.00 per day from February 11, 2006 through and including March 23, 2006 for a total lien of **\$7,100.00**. The fine shall continue to accrue at **\$75.00** per day until compliance is obtained. The Clerk shall record this Order in the Public Records of Seminole County.

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 being kept within an enclosed garage or an attached carport  
Location: 312 Continental Court, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-516-0000-0230

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

---

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

**This case was originally heard by the Board on December 1, 2005. An order was entered giving the Respondent a compliance date of January 20, 2006. An Affidavit of non-compliance was filed by the Code Officer on January 25, 2006. This property IS NOT in compliance at this time.**

**RECOMMENDATION:** The Board issued an Order Finding non-Compliance and Imposing Fine/Lien constituting a **lien** for **\$9,300.00**, for 62 days of non-compliance at \$150.00 per day from January 21, 2006 through and including March 23, 2006 and the fine shall continue to accrue at \$150.00 per day until compliance is obtained. The Clerk shall record this Order in the Public Records of Seminole County.

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.744  
Described as: 1) 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

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

---

---

**FORECLOSURE**

**NONE**

---

---

**VII Approval of the minutes from the meeting of February 23, 2006**

**VIII Confirmation date of next meeting: April 27, 2006**

**IX Old Business –**

**CASE NO: 04-24-CEB – KEVIN G. SULLIVAN** - On October 27, 2005, the Board issued an Order on a Repeat Violation reducing the fine of \$2,250.00 to \$250.00. The Respondent paid the fine on March 2, 2006. **A Satisfaction of Fine will be executed by the Chair at this hearing.**

**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.**

**03-23-06 Agenda**