

APPROVED
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

MINUTES

March 23, 2006 - 1:30 pm
Seminole County Services Building – Room 1028
1101 East First St, Sanford FL

I Call to Order

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

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

II Pledge of Allegiance

III Roll Call

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

Members Excused: Bill Fahey
Larry Lawver

Present & Sworn: Mutema Kudakwashe, Respondent, 06-20-CEB
Rodger and Amy Elam, Respondent, 06-21-CEB
Eunissa Keola (Jaquess), Respondent, 06-22-CEB
Jim and Lorna Lickert, Respondent, 06-25-CEB
Jerry Robertson, Code Enforcement Officer, SCSO
Donna Wisniewski, Code Enforcement Officer, SCSO
Dorothy Hird, Code Enforcement Officer, SCSO
Joann Tamulonis, Code Enforcement Officer, SCSO

Others Present: Yvette Brown, for Dan Mantzaris Code Enforcement Board
Attorney
Connie R. DeVasto
Pamela Taylor Code Enforcement Officer, SCSO
Valleta T. Ginyard-Fossitt, Clerk to the Code Board



IV Swearing in of Witnesses

Sue Walsh and Tom Kerper, Rep for Respondent – 04-39-CEB

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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 JAY AMMON, SECONDED BY GERALD AMES TO APPROVE THE PUBLISHED AGENDA.

TOM HAGOOD – YES	JAY AMMON – YES
GRACE CHEWNING – YES	GERALD AMES - YES
STEWART FRITZ – YES	

MOTION CARRIED 5 – 0.

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The following cases will not be heard today:

Inez White, 06-18-CEB, Complied Prior to Hearing
Steel Curtain of Central FL, LLC, 06-26-CEB, Continued by staff
Alaqua Mortgage Company, 06-27-CEB, Continued by Staff
Pontell Ins. & Financial Group, Inc., 06-23-CEB, Complied prior to hearing

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

New Case

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

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird further testified that she inspected the property this morning and the vehicle remains.

Officer Hird stated she spoke to the Respondent in December and he stated that the vehicle belongs to someone else.

Officer Hird stated that recommendation the recommendation would be to comply by April 07, 2006, with a fine in the amount of \$75.00 per day if the violation continues or is repeated after April 07, 2006.

Mutema Kudakwashe, Respondent, was present at this hearing and testified on his own behalf. The Respondent advised the Board that he has been trying to get the vehicle removed, but because he is not the owner of the vehicle and does not have the ownership documents, no one will take the vehicle.

The Board inquired as to whether he could get the vehicle removed by April 07, 2006.

The Respondent advised he should be able to get the vehicle removed.

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 06-20-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # (23-21-29-501-0000-0160) located at 116 Kay Lane, Altamonte Springs, located in Seminole County and legally described as follows:
LEG LOT 16 ORINETA GARDENS 2ND ADD
PB 11 PG 53
- (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 (i).

It is hereby ordered that the Respondent shall correct the violations on or before **April 7, 2006**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) **REPAIR/REMOVE ANY JUNKED OR ABANDONED VEHICLE NOT KEPT WITHIN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT 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 Respondent does not comply with the Order, a fine of **\$75.00** will be imposed for each day the violation continue, or are repeated after compliance past **April 7, 2006**.

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 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 23rd day of March 2006, in Seminole County, Florida

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

**JAY AMMON – YES
GERALD AMES - YES**

MOTION CARRIED 5 – 0.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

New Case

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.102, 30.103 and 30.104.
Described as: 1) A 2nd 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

Jerry Robertson, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Robertson further testified that he inspected the property today and the violation remains.

Officer Robertson also advised that the mobile home is in rubble and that the Respondent never had a special exception for the mobile home. He also stated that the Respondent did not want to go through the special exception process.

Officer Robertson stated that recommendation would be to comply by April 6, 2006, with a fine in the amount of \$50.00 per day if the violation continues, or is repeated after April 6, 2006.

Rodger Elam was present at the hearing and testified on his on behalf. Mr. Elam said he is in the process of moving the mobile home. He also said he would try to remove it by April 6, but would like more time.

Mr. Elam asked if they could have approximately 3 months.

Tom Hagood asked the Respondent if he thought he could remove the mobile home by June 30.

The Respondent stated that he thought he would be able to remove the mobile home by June 30.

Jay Ammon asked Officer Robertson if he was okay with the extension.

Officer Robertson stated that he is opposed to the extension.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, SECONDED BY GRACE CHEWNING 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 06-21-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # (16-20-32-300-011A-0000) located at 655 W. Osceola Road, Geneva, located in Seminole County and legally described as follows:
LEG SEC 16 TWP 20S RGE 32E E 660 FT OF N 924 FT OF NE ¼
OF NW ¼ (LESS RD) (13.5 AC)
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.102, 30.103, and 30.104.

It is hereby ordered that the Respondent shall correct the violations on or before **June 30, 2006**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE A 2ND MOBILE HOME OR OBTAIN ALL NECESSARY PERMITS.**

If the Respondent does not comply with the Order, a fine of **\$100.00** will be imposed for each day the violation continue, or are repeated after compliance past **June 30, 2006**.

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 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 23rd day of March 2006, in Seminole County, Florida.

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

**JAY AMMON – YES
GERALD AMES - YES**

MOTION CARRIED 5 – 0.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

New Case

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. 3rd St, Oviedo (Commission District 1)
Tax Parcel ID # 21-21-32-5CF-1900-0100

Jerry Robertson, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Robertson further testified that a relative of the owners is living at the property.

Officer Robertson advised that the property is still in violation.

Officer Robertson stated that recommendation would be to comply by April 6 with a fine of \$50.00 per day if the violation continues or is repeated after April 6.

Eunissa Keola Jaquess, Respondent, was present at the hearing and testified on her own behalf. She further testified that her sister's son currently lives at this property.

Mrs. Jaquess asked the Board if she could have two weeks to comply.

Stewart Fritz asked Officer Robertson if he agreed with giving the Respondent an extra week to comply.

Officer Robertson stated he is not opposed.

After discussion of this case by the Board:

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 06-22-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # (21-21-32-5CF-1900-0100) located at 511 E. 3rd Street, Oviedo, located in Seminole County and legally described as follows:
LOT 10 BLK 19 NORTH CHULUOTA
PB 2 PG 54 TO 58
- (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).

It is hereby ordered that the Respondents shall correct the violations on or before **April 14, 2006**. In order to correct the violations, the Respondents shall take the following remedial action:

1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.

If the Respondents do not comply with the Order, a fine of **\$50.00** will be imposed for each day the violation continues, or are repeated after compliance past **April 14, 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 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 23rd day of March 2006, in Seminole County, Florida.

TOM HAGOOD – YES	JAY AMMON – YES
GRACE CHEWNING – YES	GERALD AMES - YES
STEWART FRITZ – YES	

MOTION CARRIED 5 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

New Case

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

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations along with a copy of the power point presentation. Officer Tamulonis stated that the last inspection was March 15.

Officer Tamulonis gave the Board a brief history of the case. She advised the Board that the County abated this property in 2002. She further advised that on March 3, 2005, the Sheriff's Office organized assistance for the Lickert family, which included many volunteers that cleaned the property once again. On April 9, 2005, the inside and outside of the house was renovated by another group of volunteers.

Officer Tamulonis stated that she continually stressed to the Respondents the importance of bringing the property into compliance with the code regarding the trash and objectionable items, including items temporarily stored in the carport. She further advised that, now, a year later, no effort has been made to complete the removal of the violations. She stated that more items have been brought to the property since the clean up on March 3, 2005.

Officer Tamulonis stated that recommendation would be to comply by April 13 with a fine of \$250.00 per day, per violation, if the violations continue or are repeated after April 13.

James and Lorna Lickert, Respondents were present at the hearing and testified on their own behalf.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Mrs. Lickert stated that she has many health problems and has a hard time getting around. She further stated that Mr. Lickert also injured his shoulder recently and is having a hard time also.

Tom Hagood asked the Respondents if they could get the property cleaned by April 13.

Mrs. Lickert said they could not. Mr. Lickert advised that he is trying to clean the property, but has not been able to complete it.

Jay Ammon asked the Respondents when they thought they could have it completed.

Mrs. Lickert stated she was unsure about whether she could keep certain items in the carport.

Jay Ammon asked Officer Tamulonis why this is not a repeat violation case and if she felt it was a health, safety issue.

Officer Tamulonis stated that she does believe it is a health, safety issue and that she wanted a "clean" new case.

Jay Ammon asked if Officer Tamulonis if she got many complaints from the neighbors.

Officer Tamulonis advised that numerous complaints have come in.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY GERALD AMES 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 06-25-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # (05-21-29-502-0B00-0440) located at 2660 Orange Court, Longwood, located in Seminole County and legally described as follows:
LEG LOT 44 BLK B LAKE BRANTLEY ISLES 2ND ADD
PB 11 PG 5
- (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), (f), (g), (h), (j), and (p).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

It is hereby ordered that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.

It is furthered ordered that the Respondents shall correct the violations on or before **April 30, 2006**. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE UNUSABLE OR ABANDONED FURNITURE**
- 2) REMOVE UNUSABLE OR ABANDONED APPLIANCES OR WHITE GOODS**
- 3) REMOVE ACCUMULATED TRASH AND DEBRIS**
- 4) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE**
- 5) REMOVE USED / SCRAP BUILDING MATERIALS**
- 6) REMOVE ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER, SUBSTANCE, OR MATERIAL TENDING BY ITS EXISTENCE AN/OR ACCUMULATION TO ENDANGER OR ADVERSELY AFFECT 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 per day, per violation**, will be imposed for each day the violations continue, or are repeated after compliance past **April 30, 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 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 23rd day of March 2006, in Seminole County, Florida.

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

**JAY AMMON – YES
GERALD AMES - YES**

MOTION CARRIED 5 – 0.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

Joann D. Tamulonis, Code Enforcement testified on behalf of the County and advised the Board that the Respondents got an extension for their site plan on March 9.

Tom Kerper and Sue Walsh, property managers for the Respondent, were present at the hearing and testified on their own behalf.

Mr. Kerper gave a brief history of the documentation that he has received from the County regarding the Special Exception and Site Plan on this property.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Tom Hagood asked the Respondents how much of the required work has been completed.

Mr. Kerper advised that most of the work has been done.

Tom Hagood asked the Respondents if everything would be completed within 6 months.

Mr. Kerper advised that it would be.

Gerald Ames and Jay Ammon, asked Officer Tamulonis to explain exactly what date the Respondents were to comply by.

Officer Tamulonis stated that the original Order gave the Respondents one year from the date the Site Plan was approved to comply with the requirements of the Site Plan. She advised that the Respondents obtained approval of the Site Plan on February 7, 2005 and therefore, they should have been in compliance by February 7, 2006.

Officer Tamulonis advised the Board that the Respondents were granted an extension on March 9 for 6 months.

Jay Ammon asked Officer Tamulonis if the Respondents have made any progress.

Officer Tamulonis advised that they have made progress.

Sue Walsh stated that they were confused by all the dates that were given to them by the Development Review and Planning Divisions.

Jay Ammon asked Officer Tamulonis what type of business the Respondent has.

Officer Tamulonis advised that there are numerous businesses on the property including a body shop.

MOTION by Jay Ammon to continue this case for 6 months or change the compliance date to September 28.

This motion was seconded by Grace Chewning.

After discussion of this case by the Board:

**AMENDED MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING
THAT THE ORDER EXTENDING COMPLIANCE DATE BE:**

ORDER EXTENDING COMPLIANCE DATE

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

- (a) The Respondent is the owner of the property (Tax Parcel ID # 17-21-29-5BG-0000-028F), located at 9170 Overland Road, Apopka, located in Seminole County and legally described as follows:

LEG BEG 418.5 FT N OF SW COR LOT 28 RUN N
181.5 FT E 419 FT TO RD SELY ALONG RD
155.25 FT SWLY TO BEG (LESS RD) MC NEILS
ORANGE VILLA PB 2 PG 99

- (b) That the Respondent hereby requests the Board grant an extension to the current compliance date of **February 7, 2006** for complying with the County approved site plan requirements.

It is hereby ordered that the Respondent's compliance date of February 7, 2006 be extended to **September 9, 2006** to comply with the County approved site plan requirements.

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

DONE AND ORDERED this 23rd day of March, 2006.

TOM HAGOOD – YES JAY AMMON – YES
GRACE CHEWNING – YES GERALD AMES - YES
STEWART FRITZ – YES

MOTION CARRIED 5 – 0.

Gerald Ames asked Officer Tamulonis why she thought this case was taking so long.

Officer Tamulonis advised that she was not exactly sure, but that the Respondent seems to be waiting until the last minute to do what is necessary to achieve compliance.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

New Case

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

Dorothy Hird, Code Enforcement Officer testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird stated that the last inspection was March 21.

Officer Hird stated that recommendation would be to comply by April 7, with a fine in the amount of \$75.00 per day if the violations continue or are repeated past April 7.

Barbara and B J Andrews, Respondents, were not present at this hearing.

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 06-19-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # (07-21-30-300-0180-0000) located at 790 Marker Street, Altamonte Springs, located in Seminole County and legally described as follows:
LEG SEC 07 TWP 21S RGE 30E S 50 FT OF W 100 FT OF S ¼ OF
NE ¼ OF NE ¼ OF SW ¼
- (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 (e) and (g).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

It is hereby ordered that the Respondents shall correct the violations on or before **April 7, 2006**. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE UNUSABLE OR ABANDONED FURNITURE.**
- 2) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.**

If the Respondents do not comply with the Order, a fine of **\$75.00** will be imposed for each day the violations continue, or are repeated after compliance past April 7, 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 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 23rd day of March 2006, in Seminole County, Florida

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

**JAY AMMON – YES
GERALD AMES - YES**

MOTION CARRIED 5 – 0.

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

New Case

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

Jerry Robertson, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Robertson stated that he inspected the property today and no progress has been made.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Officer Robertson stated that recommendation would be to comply by April 24 with a fine of \$100.00 per day if the violation continues or is repeated past April 24.

George and Karen Dean, Respondents, were not present at this hearing.

Officer Robertson received a fax from the Respondent stating that the Respondent is sure there was a permit for this mobile home, but that the Building and Planning Divisions show no record of any permit. The Respondent made a request for ninety days to comply.

Gerald Ames asked Officer Robertson if he had any objections to the ninety days.

Officer Robertson stated no objections.

Jay Ammon asked if the original permit is found, would the Respondents be in compliance.

Officer Robertson stated that the Zoning records are complete as far back as 1960 for mobile home Special Exceptions.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, 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 06-24-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # (33-20-32-300-008F-0000) located at 257 Stewart Street, Geneva, located in Seminole County and legally described as follows:
LEG SEC 33 TWP 20 S RGE 32E BEG 447.46 FT W + 357.79 FT S
OF NE CORNER RUN S
799.12 FT W 340.44 FT N 400 FT E 90.44 FT N 399.12 FT E 250 FT
TO BEG
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.102, 30.103 and 30.104.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

It is hereby ordered that the Respondents shall correct the violations on or before **June 30, 2006**. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) REMOVE THE MOBILE HOME OR OBTAIN ALL NECESSARY PERMITS THAT INCLUDE A SPECIAL EXCEPTION.**

If the Respondents do not comply with the Order, a fine of **\$100.00** will be imposed for each day the violation continue, or are repeated after compliance past **June 30, 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 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 23rd day of March 2006, in Seminole County, Florida.

TOM HAGOOD – YES	JAY AMMON – YES
GRACE CHEWNING – YES	GERALD AMES - YES
STEWART FRITZ – YES	

MOTION CARRIED 5 – 0.

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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

Maggie Ketcham, Addressing Division, testified on behalf of the County and advised the Board that the last inspection was March 22 and the property remains in violation.

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Ms. Ketcham also advised the Board that the Respondents were to apply for an address variance and they have not done so to date.

Ms. Ketcham stated that recommendation would be to comply by April 7, with a fine of \$250.00 per day if the violation continues or is repeated past April 7.

C & K Property, Respondent, was not present at this hearing.

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 06-09-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 01-21-29-5CK-670B-0170) located at 195 W. Highland Street, 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
- (b) in possession or control of the property; and
- (c) in violation of Seminole County Ordinance 2000-22, 90.5(a).

It is hereby ordered that the Respondent correct the violation on or before **April 7, 2006**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) REMOVE ALL INDICATION OF ADDRESS 701 DOUGLAS AVENUE AND POST THE APPROVED ADDRESS OF 195 W. HIGHLAND STREET.**

If the Respondent does not comply with the Order, a fine of **\$250.00** will be imposed for each day the violation continues, or is repeated after compliance past **April 7, 2006**.

The Respondent is further ordered to contact the Seminole County Addressing Division to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until a representative of the Addressing Division inspects the property and verifies compliance with this Order.

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

DONE AND ORDERED this 23rd day of March 2006, in Seminole County, Florida.

TOM HAGOOD – YES

JAY AMMON – YES

GRACE CHEWNING – YES

GERALD AMES - YES

STEWART FRITZ – YES

MOTION CARRIED 5 – 0.

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AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY STEWART FRITZ, SECONDED BY JAY AMMON TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:

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

ORDER IMPOSING LIEN/FINE AFTER REPEAT VIOLATION

The Respondents are the owners of record of the property (Tax Parcel ID # 07-21-30-516-0000-0230) located at 312 Continental Court, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 23 MAGNOLIA HILL PB 15 PG 12

This case came on for public hearing before the Code Enforcement Board of Seminole County for repeat violation on January 26, 2006 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 on a Repeat Violation Not in Compliance.

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

Said Order stated that a fine in the amount of \$3,350.00 would be imposed for 67 days of non-compliance from November 21, 2005 through January 26, 2006 at \$50.00 per day. The Order further stated that the fine shall be increased to \$75.00 per day if the violation is not corrected by or is repeated after February 10, 2006.

An Affidavit of Non-Compliance has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the required action has not been obtained as of February 13, 2006.

Based on the testimony and evidence presented, the Respondents are 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 and the Findings of Fact, Conclusions of Law and Order of Repeat Violation dated January 26, 2006.

Accordingly, it having been brought to the Board's attention that the Respondents have not complied with the Findings of Fact, Conclusions of Law and Order on a Repeat Violation dated January 26, 2006. Therefore, the Board orders that a lien in the amount of **\$4,100.00** for 82 days of non-compliance from November 20, 2005 through February 10, 2006 at \$50.00 per day 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** be imposed against the property and the fine shall continue to accrue at **\$75.00** per day for each day the violation is repeated past March 23, 2006.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 23rd day of March, 2006, in Seminole County, Florida.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MARCH 23, 2006

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

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondents are the owners of record of the property (Tax Parcel # 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

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 1, 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 Respondents in violation of Seminole County Land Development Code, Chapter 30, Section 30.744.

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 January 20, 2006.

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The Code Enforcement Officer filed an Affidavit of Non-Compliance, which certifies under oath that the required action had not been obtained as of January 23, 2006.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated December 1, 2005, the Board orders that a **lien** in the amount of **\$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 for each day the violation continues or is repeated past March 23, 2006.

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.

DONE AND ORDERED this 23rd day of March 2006, in Seminole County, Florida.

TOM HAGOOD – YES	JAY AMMON – YES
GRACE CHEWNING – YES	GERALD AMES - YES
STEWART FRITZ – YES	

MOTION CARRIED 5 – 0.

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

MOTION BY JAY AMMON, SECONDED BY GRACE CHEWNING, TO APPROVE MINUTES FROM THE MEETING OF FEBRUARY 23, 2006.

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

MOTION CARRIED 5 – 0.

VIII Confirmation date of next meeting: April 27, 2006

IX Old Business –

General discussion of old business.

X New Business – None

XI Adjourn – There being no further discussion, this meeting was adjourned at 2:45 P.M.

Respectfully submitted:

Valleta T. Ginyard-Fossitt
Clerk to the Code Enforcement Board

Tom Hagood
Chair

March 23, 2006 minutes