

**APPROVED**

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**MINUTES**

**April 27, 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 1:27 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  
Bill Fahey, Vice Chair  
Grace Chewning  
Jay Ammon  
Gerald Ames  
Stewart Fritz  
Bill Fahey  
Larry Lawver

Present & Sworn: John A Brooks, Respondent, 05-09-CEB  
Cheryl Colzie, Respondent, 05-16-CEB  
Jane M Hines, Respondent, 06-29-CEB  
Jared & Susan Martinez, Respondent, 06-31-CEB  
Larry J Leonard, Respondent, 02-56-CEB  
Barbara & Christopher Qualmann, Respondents, 06-17-CEB  
John Ritenour, Respondent/Owner, 06-27-CEB  
Tom Moran, Registered Agent, 06-27-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  
Deborah Leigh, Senior Code Enforcement Officer, SCSO

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

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**IV Swearing in of Witnesses**

Grace Glavin, Attorney for New Owner – 01-114-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 LARRY LAWVER, SECONDED BY BILL FAHEY, TO APPROVE THE PUBLISHED AGENDA.**

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

**MOTION CARRIED 7 – 0.**

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The following case was not heard today:

Diana Boyesen, 06-47-CEB, Complied Prior to Hearing

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING

APRIL 27, 2006

Case No. 05-09-CEB

JOHN A & STEPHANIE BROOKS

Code Enforcement Officer: Dorothy Hird

Complaint No: 2003CE000337

**The Board heard the violation on January 27, 2005 and an Order was entered. The Respondent was to obtain compliance by December 31, 2005. At the request of the Respondent, an Order Extending Compliance Date was entered on October 27, 2005 extending the compliance date to April 1, 2006. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on April 4, 2006. 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 **\$2,025.00**, for 27 days of non-compliance at \$75.00 per day from April 1, 2006 to and including April 27, 2006 and 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 (g) (j) (l) and (p).

Described as:

- 1) Accumulation of trash and debris.
- 2) Used/scrap building materials.
- 3) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.
- 4) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County.

Location: 890 Alberta Street, Longwood, (Commission District 4)  
Tax Parcel ID # 06-21-30-300-022A-0000

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird further testified that this case has been ongoing for two (2) years. She added that the Respondent has already received one (1) extension from the Board. She said she spoke to Mr. Brooks after his compliance date and he informed her that he was not in compliance.

John Brooks, Respondent, was present at the hearing and testified on his own behalf. Mr. Brooks advised the Board that he has made progress, but would request another extension of his compliance date for at least six (6) months.

Tom Hagood advised the Board that if they do decide to extend the compliance date for six (6) months, the approximate date would be October 2.

The Respondent advised the Board that October 2 would be a good date for him.

Gerald Ames asked Officer Hird if the property was getting better.

Officer Hird stated that the property is getting better.

Gerald Ames asked Officer Hird if the Respondent is making an effort.

Officer Hird stated that the Respondent is making effort.

Jay Ammon asked if Staff agreed on the extension.

Officer Hird stated she is not agreeable to the extension of the compliance date due to the fact that the Respondent has already been given one extension.

Bill Fahey asked the Respondent if he has anyone who could help him.

John Brooks, Respondent, replied that all of his family is trying to help.

Jay Ammon asked Officer Hird if there were many complaints and if this was a health, safety issue.

Officer Hird stated that she has received no other complaints other than the original complaint and that she did not believe it was a health, safety issue.

John Brooks stated that the fine is detrimental to his coming into compliance.

Tom Hagood explained that the Board's only avenue to gain compliance is by imposing a fine.

Gerald Ames asked Yvette Brown, Board Attorney, if they could extend the compliance date with a stipulation that it would be the last extension for this case.

Ms. Brown confirmed that the Board could do that.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, SECONDED BY BILL FAHEY, 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 Respondents are the owners of the property (Tax Parcel ID # 06-21-30-300-022A-0000), located at 890 Alberta Street, Longwood, located in Seminole County and legally described as follows:

LEG SEC 06 TWP 21S RGE 30E S 646.4 FT OF NW 1/4 OF SW 1/4 (LESS W 995 FT & RDS)

- (b) That the Respondents hereby request the Board grant an extension to the current compliance date of **April 1, 2006** for 1) removing the accumulation of trash and debris, 2) removing the used and/or scrapped building materials, 3) repairing or removing any vehicle that cannot operate legally on the public road right of way, if it were properly licensed, or placing vehicle in an attached carport or enclosed garage, and 4) removing the objectionable and/or unsightly, unsanitary matter, substance or material.

It is hereby ordered that the Respondents' compliance date of April 1, 2006 be extended to **October 2, 2006**.

**The Respondents must contact the Code Enforcement 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, Florida.

**DONE AND ORDERED** this 27<sup>th</sup> day of April 2006.

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

**JAY AMMON – NO  
GERALD AMES - YES  
LARRY LAWVER - YES**

**MOTION CARRIED 6 – 1.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

Case No. 06-17-CEB  
BARBARA B & CHRISTOPHER QUALMANN  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No: 2005CE002231

**The Board heard the violation on February 23, 2006 and an Order was entered. The Respondent was to obtain compliance by February 27, 2006. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on February 28, 2006. 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 **\$14,750.00** for 59 days of non-compliance at \$250.00 per day from February 27, 2006 to and including April 27, 2006 and the fine shall continue to accrue at \$250.00 per day until compliance has been 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 (o).

Described as: 1) Unsecured pool

Location: 421 Ruth Street, Longwood (Commission District 3)  
Tax Parcel ID # 08-21-29-506-0A00-0130

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and advised the Board that Staff would request that this case be continued to the May meeting.

Barbara and Christopher Qualmann, Respondents, were present at the hearing and testified on their own behalf.

Mr. Qualmann advised the Board that they have made progress.

Mrs. Qualmann asked the Board if she could have something in writing that would tell them how to come into compliance.

Tom Hagood advised that the Code Officer can help the Respondents with information on how to comply.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, SECONDED BY LARRY LAWVER, THAT THIS CASE BE CONTINUED TO THE MAY MEETING.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

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

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

**MOTION CARRIED 7 – 0.**

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Case No. 05-16-CEB  
CHERYL COLZIE  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2004CE001074

**This is a repeat violation. The Board heard the original violation on March 24, 2005 and an Order was entered. Compliance on the original Order was obtained on April 18, 2005. The Code Enforcement Officer filed an Affidavit of Repeat Violation stating that the violations were being repeated as of February 15, 2006. An Affidavit of Compliance on Repeat Violation was filed by the Code Enforcement Officer stating that compliance was obtained on March 21, 2006. This property is PRESENTLY in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation of the Findings of Fact, Conclusions of Law and Order dated March 24, 2005 for \$2,550.00, for 34 days of non-compliance at \$75.00 per day from February 15, 2006 to and including March 20, 2006. 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 95.3 (g) and (l)  
Described as: 1) Accumulation of trash and debris.  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.  
Location: 1011 Blake Street, Altamonte Springs, (Commission District 4)  
Tax Parcel ID # 07-21-30-506-0000-0020

Dorothy Hird, Code Enforcement Officer testified on behalf of the County and entered into evidence photographs of the violations. Officer Hird further testified that this is a repeat violation which is in compliance at this time.

Officer Hird advised the Board that the Respondent will be requesting that the fine be rescinded and she is not opposed to this.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Officer Hird stated that recommendation would be to increase the daily fine to \$100.00 per day if the violations are repeated past April 27, 2006 and shall continue to accrue at \$100.00 per day until compliance is obtained.

Cheryl Colzie, Respondent, was present at the meeting and testified on her own behalf.

Cheryl Colzie requested that the fine be rescinded.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY STEWART FRITZ, THAT  
THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON  
A REPEAT VIOLATION PRESENTLY IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE**

The Respondent is the owner of record of the property (Tax Parcel ID# 07-21-30-506-0000-0020) located at 1011 Blake Street, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 2 LULA BLAKES REVISION  
PB 8 PG 101

This case came on for public hearing before the Code Enforcement Board of Seminole County on March 24, 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 the Respondent in violation of the Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g) and (l).

Said Order stated that a fine in the amount of \$75.00 per day would be imposed if the Respondent did not take certain corrective action by April 15, 2005.

An Affidavit of Compliance has been filed with the Board by the Code Officer, which Affidavit certifies under oath that corrective action had been taken by the Respondent as of April 18, 2005.

An Affidavit of Repeat Violation has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the violation was being repeated as of February 15, 2006.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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An Affidavit of Compliance After Repeat Violation has been filed with the Board by the Code Officer, which Affidavit certifies under oath that the corrective action has been taken by the Respondent as of March 21, 2006.

Based on the testimony and evidence presented, the Respondent was in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated March 24, 2005.

Therefore, the Board orders that the fine in the amount of **\$2,550.00**, for 34 days of non-compliance from February 15, 2006 through March 20, 2006 at \$75.00 per day, **be rescinded**.

The Board further orders that if the violations are repeated after **April 27, 2006**, the daily **fine** will increase to **\$100.00 per day** and will continue to accrue at **\$100.00 per day** until compliance is obtained.

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

**DONE AND ORDERED** this 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

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

**MOTION CARRIED 7 – 0.**

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Case No. 06-29-CEB  
CHARLES S & JANE M HINES  
Code Enforcement Officer: Jerry Robertson  
Complaint No: 2006CE000030

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

- Described as:
- 1) Unusable or abandoned appliances or white goods.
  - 2) Accumulation of trash and debris.
  - 3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure.
  - 4) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished.
  - 5) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.

Location: 2600 Howard Avenue, Oviedo (Commission District 2)  
Tax Parcel ID # 25-20-31-5BA-0000-3540

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Jerry Robertson, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Robertson further testified that he inspected the property this week and the Respondents have made progress, but are still not in compliance.

Jane Hines, Respondent, was present at the hearing and testified on her own behalf. Ms. Hines acknowledged the violations.

Officer Robertson stated that recommendation would be to comply by May 28, 2006, with a fine in the amount of \$100.00 per day if the violations continue, or are repeated after May 28, 2006.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, 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 06-29-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel I.D. # 25-20-31-5BA-0000-3540) located at 2600 Howard Avenue, Oviedo, located in Seminole County and legally described as follows:  
LEG W ½ OF E ½ OF LOTS 354 + 355 BLACK HAMMOCK  
PB 2 PG 110
- (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 (f) (g) (h) (i) and (l).

It is hereby ordered that the Respondents shall correct the violations on or before **May 28, 2006**. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE UNUSABLE OR ABANDONED APPLIANCES OR WHITE GOODS.**
- 2) REMOVE ACCUMULATION OF TRASH AND DEBRIS.**
- 3) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE.**
- 4) REMOVE THE REMAINS OR RUBBLE OF STRUCTURES WHICH HAVE BEEN BURNED, STRICKEN BY OTHER CASUALTY, OR DEMOLISHED.**

**5) REPAIR/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 the Order, a fine of **\$100.00** will be imposed for each day the violations continue, or are repeated after compliance past **May 28, 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 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

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

**MOTION CARRIED 7 – 0.**

Gerald Ames asked whether the rubble was still present on the property.

Officer Robertson stated that the rubble from the old building has been removed.

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Case No. 06-31-CEB  
JARED & SUSAN MARTINEZ  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No: 2005CE001463

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

Described as: 1) Accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure.  
3) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished.

Location: 108 Spring Lake Lane, Altamonte Springs, (Commission District 3)  
Tax Parcel ID # 22-21-29-506-0J00-0170

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Tamulonis stated that the Respondents had a lot of damage from the hurricanes.

Officer Tamulonis also stated that the Respondents did have an unsecured pool, but the Respondents put up temporary fencing and the pool is now secure.

Officer Tamulonis further stated that she has spoken to the Respondents several times this week and they understand what they need to do to come into compliance.

Officer Tamulonis stated that recommendation would be to comply by May 15, 2006 for violations 1) the accumulation of trash and debris and 2) uncultivated vegetation in excess of 24" in height, and located within 75' of any structure, with a fine of \$250.00 per day, per violation, if the violations continue or are repeated after May 15, 2006.

Officer Tamulonis further stated that the recommendation would be to comply by November 15, 2006 for violation 3) the remains of structure/rubble that have burned, stricken by other casualty, or demolished, with a fine of \$250.00 per day, per violation, if the violation continues or is repeated after November 15, 2006.

Jared and Susan Martinez, Respondents, were present at the hearing and testified on their own behalf.

Mr. Martinez stated that they are going through several loan processes and are trying to obtain loan approval in order to demolish the current home and re-build a new home on the property.

After discussion of this case by the Board:

**MOTION BY STEWART FITZ, 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 06-31-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel I.D. # 22-21-29-506-0J00-0170) located at 108 Spring Lake Lane, Altamonte Springs, located in Seminole County and legally described as follows:  
LEG LOT 17 BLK J SPRING VALLEY FARMS SEC 8  
PB 15 PG 50
- (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) and (i).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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It is hereby ordered that the Respondents correct the violations of **1)** accumulation of trash and debris, and **2)** uncultivated vegetation in excess of 24" in height and located within 75' from any structure on or before **May 15, 2006**.

It is further ordered that the Respondents correct the violation of **3)** the remains of a structure/rubble which have been burned, stricken by other casualty or demolished on or before **November 15, 2006**. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE.**
- 3) REMOVE THE REMAINS OR RUBBLE OF STRUCTURES WHICH HAVE BEEN BURNED, STRICKEN BY OTHER CASUALTY, OR DEMOLISHED.**

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 **May 15, 2006** for violations **1)**, and **2)** and **November 15, 2006** for violation **3)**.

**The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.**

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

**DONE AND ORDERED** this 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**STEWART FRITZ – YES**

**BILL FAHEY - YES**

**JAY AMMON – YES**

**GERALD AMES - YES**

**LARRY LAWVER - YES**

**MOTION CARRIED 7 – 0.**

Jay Ammon asked Officer Tamulonis which violation gets the November 15 compliance date.

Officer Tamulonis stated that it would be to remove the remains of the rubble.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No. 06-26-CEB  
STEEL CURTAIN OF CENTRAL FLORIDA,  
THOMAS P MORAN, REGISTERED AGENT,  
RAYMOND GROSS, OCC. LICENSE HOLDER AND  
ALAQUA LAWN CARE, LLC  
Senior Code Enforcement Officer: Deborah Leigh  
Compliant 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) Mobile home used as office does not have required approvals.  
Location: 1766 Alaqua Drive, Longwood (Commission District 5)  
Tax Parcel ID # 14-20-29-5JC-0000-0010

**AND**

Case No. 06-27-CEB  
ALAQUA MORTGAGE COMPANY AND  
LUKE E FICHTHORN, REGISTERED AGENT  
Senior Code Enforcement Officer: Deborah Leigh  
Compliant 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.  
Location: 3060 Players Pt, Longwood (Commission District 5)  
Tax Parcel ID # 15-20-29-5KW-0A00-0000

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and gave a brief explanation of how these two cases are related and advised that Alaqua Mortgage Company was dissolved and became Alaqua Group LLLP and that Thomas Moran is the Registered Agent for all the Respondents.

Officer Leigh entered into evidence photographs of the violations on both cases. Officer Leigh further stated that the last inspection was yesterday and that the property is still in violation.

Officer Leigh stated the mobile home had been permitted in 1990, but had expired as of 1992.

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Officer Leigh stated that recommendation would be to order the Respondent correct the violation of: operation of a business in the A-1 Zone that is not a permitted or limited use. Mobile home located on the property without required approvals. In order to correct the violations, the Respondent shall: (a) cease and desist the operation of or extension of a business in the A-1 Zone that is not a permitted or limited use, and (b) remove the mobile home that does not have the required approvals, or apply for and obtained the required approval. If the Respondent does not comply with part (a) by May 26, 2006, a fine of \$250.00 per day will be imposed for each day the violation continues, or is repeated after compliance. If the Respondent does not apply for approval for mobile home by May 5, 2006, the mobile home must be removed by June 30, 2006, if the mobile home is not removed by June 30, 2006, a fine of \$250.00 per day will be imposed for each day the violation continues past June 30, 2006. If the Respondents apply for approval for the mobile home by May 5, 2006, to be heard at the June 26, 2006, Board of Adjustment Meeting, and approval is denied, and no appeal is filed, the mobile home must be removed by July 17, 2006. If the application is made and the mobile home is denied and an appeal is filed and the denial is upheld, the mobile home must be removed within 30 days of this decision or a fine of \$250.00 per day will be imposed for each day the violation continues past the end of the 30 days.

Gerald Ames asked if there was a timeline for possible appeal in this case.

Officer Leigh stated there is a fifteen (15) day timeline for appeals.

Larry Lawver thanked Officer Leigh for her excellent presentation and explanation of these cases.

Thomas Moran, Registered Agent and John Ritenour, owner, were present at the hearing and testified on their own behalf.

Thomas Moran, Registered Agent, stated that they had an agreement with the Planning Staff to remove the mobile home by July 31, 2006. He further stated that the business is located in a housing development and that neighbors complain because the work vehicles continually go pass their property.

Mr. Moran further advised that on January 31, they entered into an agreement with the Planning Staff to move the trailer and the lawn care equipment.

Mr. Moran made a request of the Board to be given six (6) months to comply with the recommendation regarding the business issues.

Gerald Ames asked Mr. Ritenour if the lawn care maintenance business was used outside of Alaqua.

John Ritenour, owner, responded that it was used internally only.

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Officer Leigh stated that the owner thought it to be of an economic benefit to use the Alaqua grounds for the landscaping business, but zoning does not allow for that use.

Officer Leigh further stated that fourteen (14) people have come forward to complain about the operation of the business in that area.

Gerald Ames asked Mr. Ritenour if he was the president of the HOA.

Mr. Ritenour advised that he was.

Officer Leigh presented another presentation showing the difference between the lawn care and golf course maintenance businesses.

John Ritenour, owner, stated that the lawn care was initially set up to do both lawn care maintenance and golf course.

Officer Leigh stated that at one time, she was at Mr. Ritenour's office, which is located on SR 434, and she saw his lawn care service there doing repairs on his sprinkler system.

Motion by Gerald Ames, seconded by Larry Lawver, to remove the mobile home by July 31, 2006, with a fine of \$250.00 per day if the Respondent does not comply.

Motion by Gerald Ames to continue the issue of the extension of a business for 90 days.

This motion died for lack of a second.

Larry Lawver asked Officer Leigh if she had an opinion regarding giving the Respondent a compliance date of October 31, 2006.

Officer Leigh advised that the Respondents could come into compliance prior to October 31 and that she is opposed to giving them that amount of time.

Motion by Larry Lawver, seconded by Jay Ammon, to cease the operation or extension of the business by August 31, 2006.

General discussion by this motion of the Board.

Motion by Bill Fahey, seconded by Grace Chewing, to amend the compliance date to October 31, 2006.

General discussion of this motion by the Board.



Larry Lawver accepted the amended motion changing the compliance date to October 31, 2006.

Jay Ammon withdrew his second to the original motion.

Bill Fahey seconded the amended motion.

Jay Ammon asked Officer Leigh if she had received many complaints regarding this.

Officer Leigh stated that several residents complained about the amount of traffic going by their homes.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY BILL FAHEY, 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 06-26-CEB and case number 06-27-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 14-20-29-5JC-0000-0010) located at 1766 Alaqua Drive and (Tax Parcel ID # 15-20-29-5KW-0A00-0000) located at 3060 Players Pt, Longwood, located in Seminole County and legally described as follows:

LEG LOT 1 ALAQUA PB 33 PGS 67 TO 71

AND

TRACTS A E F & G & PT IN ORB 2876 PG 539 AKA SURVEY  
PARCELS 1 2 3 4 A 1B 2 AND 3F ALAQUA PH 3 PB 42 PGS 1  
THRU 8 INFO: 0H00-0000, 0I00-0000, 0J00-0000, 0J01-0000 &  
0K00-0000 CUTOUT FOR 95

- (b) in possession or control of the property; and  
(c) in violation of Seminole County Land Development Code Chapter 30 Section 30.122, 30.123 and 30.124.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

It is hereby ordered that the Respondents correct the violation of **1)** the operation of or extension of a business in an A-1 Zone that is not a permitted or limited use on or before **October 31, 2006**.

It is further ordered that the Respondents correct the violation of **2)** the mobile home located in an A-1 Zone without the required approvals on or before **July 31, 2006**.

In order to correct the violations, the Respondents shall take the following remedial action:

- 1) CEASE AND DESIST THE OPERATION OF OR EXTENSION OF A LAWN CARE/MAINTENANCE BUSINESS NOT A PERMITTED USE, LIMITED USE, OR ALLOWED BY SPECIAL EXCEPTION IN THE A-1 ZONE.**
- 2) REMOVE THE MOBILE HOME THAT DOES NOT HAVE REQUIRED APPROVALS.**

If the Respondents do not comply with the Order, a **fine of \$250.00** will be imposed for each day the violations continue, or are repeated after compliance past **October 31, 2006** for violation **1)** and **July 31, 2006** for violation **2)**.

**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 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

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

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

**MOTION CARRIED 7 – 0.**

.....

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

Case No. 01-114-CEB  
RICKY L MORLEY (MORELEY)  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No: 2001CE00008019

**This case was heard by the Board on December 6, 2001 and an Order was entered giving the Respondent a compliance date of December 21, 2001. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer stating that the violation remained as of December 27, 2001. The Board heard the case on January 24, 2002 and imposed a lien. However, the lien document was never prepared and recorded in the public records. The property was purchased through a tax deed sale on October 25, 2005. The property was brought into compliance by the new owner, as confirmed by the Affidavit of Compliance filed by the Code Enforcement Officer on March 14, 2006. It is the opinion of the Seminole County Attorney's Office that, due to the fact that the lien document was never prepared and recorded, the lien is not valid.**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3 (h).  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure.  
Location: 185 Lake Shore Drive, Altamonte Springs, (Commission District 3)  
Tax Parcel ID # 03-21-29-505-0100-0080

**RECOMMENDATION:** The Board rescind the fine imposed by the Findings of Fact, Conclusions of Law and Order dated December 6, 2001. The Clerk shall record this Order in public records or Seminole County.

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and gave brief history of this case.

Grace Glavin, Attorney for the current owner of the property, was present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY GERALD AMES, THAT ORDER RESCINDING THE FINDINGS OR FACT, CONCLUSIONS OF LAW AND ORDER BE:**

**ORDER RESCINDING THE FINDINGS OF FACT,  
CONCLUSIONS OF LAW AND ORDER**

The Code Enforcement Board hereby rescinds the previous Findings of Fact, Conclusions of Law and Order dated December 6, 2001, recorded in Book 04253, Page 1034 of the Seminole County public records and the Findings of Fact, Conclusions of Law and Order dated December 6, 2001, recorded in Book 04319, Page 0322 of the Seminole County public records.

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

**DONE AND ORDERED** this 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**STEWART FRITZ – YES**

**BILL FAHEY – YES**

**JAY AMMON – YES**

**GERALD AMES - YES**

**LARRY LAWVER - YES**

**MOTION CARRIED 7 – 0.**

.....  
Case No. 02-56-CEB  
LARRY J LEONARD & TERRI J BARTLETT  
Code Enforcement Officer: Dorothy Hird  
Complaint No: 2001CE09001

**This is a repeat violation. The Board heard the original violation on April 25, 2002 and an Order was entered. Compliance on the original Order was obtained on April 26, 2002. The Code Enforcement Officer filed an Affidavit of Repeat Violation stating that the violations were being repeated as of December 18, 2002. Compliance was obtained on the Repeat Violation and on April 24, 2003, the Code Enforcement Board reduced the fine of \$31,500.00 to \$280.00. This reduced amount was paid by the Respondent. The Code Enforcement Officer filed an Affidavit of Repeat Violation stating that the violations were being repeated as of December 14, 2005. This property is PRESENTLY in compliance at this time.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g) and (l)  
Described as: 1) Accumulation of trash and debris.  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.  
Location: 120 Highland Drive, Fern Park (Commission District 4)  
Tax Parcel ID # 18-21-30-5DW-0000-0230

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation of the Findings of Fact, Conclusions of Law and Order dated April 25, 2002 for \$32,750.00 for 131 days of non-compliance at \$250.00 per day from December 14, 2005 to and including April 25, 2006. If the Respondent does not comply by May 12, 2006 the fine shall be increased to \$500.00 per day and continue to accrue at \$500.00 per day until compliance has been obtained. The Clerk shall record this Order in the Public Records of Seminole County.

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations.

Officer Hird stated that the Respondents were in repeat violation and that the Respondents will be requesting that the Board rescind the fine of \$32,750.00. She advised the Board that she would not be opposed to the Board rescinding the fine, but would recommend that, if the violations are repeated after today, the daily fine would be increased to \$500.00 per day and would continue to accrue at \$500.00 per day until compliance is obtained.

Larry Leonard, Respondent, was present at hearing and testified on his own behalf. Mr. Leonard made a request to the Board to rescind his fine.

Motion by Jay Ammon, seconded by Grace Chewning, that the Board rescind the fine of \$32,750.00, and if the violations are repeated after today, the daily fine would be increased to \$500.00 per day and would continue to accrue at \$500.00 per day until compliance is obtained.

Gerald Ames stated that he does not believe the Board should rescind the fine because there have been numerous repeats.

Amended motion by Larry Lawver, seconded by Bill Fahey, that the Board reduce the fine to \$400.00, and require this amount to be paid within 30 days.

Jay Ammon asked Officer Hird if she was okay with this reduction.

Officer Hird stated that she believes the Respondent knows that he was in violation.

General discuss of this motion by the Board.

Amended motion by Jay Ammon, seconded by Larry Lawver, to reduce the fine of \$32,750.00, to 1 percent of the fine or round it off to \$328.00. This motion also included the stipulation that if the Respondents do not pay this reduced amount by May 25, 2006, the fine will revert to the original amount of \$32,750.00, and shall constitute a lien on the property. This motion also included increasing the daily fine to \$500.00 per day if the violations are repeated after today, and the fine would continue to accrue at \$500.00 per day until compliance is obtained.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY LARRY LAWVER, THAT  
THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE**

The Respondents are the owners of record of the property (Tax Parcel ID# 18-21-30-5DW-0000-0230) located at 120 Highland Drive, Fern Park, located in Seminole County and legally described as follows:

LEG LOT 23 PRAIRIE LAKE HEIGHTS  
PB 10 PG 58

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 25, 2002, 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 (f) (g) (l) and the Seminole County Land Development Code, Section 30.202 and 30.203.

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by May 9, 2002.

An Affidavit of Compliance was filed with the Board by the Code Officer, which Affidavit certifies under oath that corrective action had been taken by the Respondents as of April 26, 2002.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

An Affidavit of Repeat Violation was filed with the Board by the Code Officer, which Affidavit certifies under oath that the violations were being repeated as of December 18, 2002.

An Affidavit of Compliance was filed with the Board by the Code Officer, which Affidavit certifies under oath that corrective action had been taken by the Respondents as of April 22, 2003.

An Affidavit of Repeat Violation was filed with the Board by the Code Officer, which Affidavit certifies under oath that violations were being repeated as of December 14, 2005.

An Affidavit of Compliance has been filed with the Board by the Code Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondents as of April 25, 2006.

Therefore, The Board finds that the Respondents were in repeat violation of the Order dated April 25, 2002 and that the Board orders that the **fine** in the amount of **\$32,750.00** for 131 days of non-compliance at \$250.00 per day from December 14, 2005 through April 25, 2006, be **reduced to \$328.00**.

It is further ordered that the Respondents shall have **thirty (30) days** in which to pay the reduced amount (\$328.00). If the Respondents do not pay this amount on or before **May 25, 2006**, the **fine** will revert to the original amount of **\$32,750.00** 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.

It is further ordered that, if the violations are repeated past **May 25, 2006**, the daily fine shall be **increased to \$500.00 per day** and shall continue to accrue at **\$500.00 per day** until compliance is obtained.

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

**DONE AND ORDERED** this 23<sup>rd</sup> day of February 2006, in Seminole County, Florida.

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

**JAY AMMON – YES  
GERALD AMES - NO  
LARRY LAWVER - YES**

**MOTION CARRIED 6 – 1.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING

APRIL 27, 2006

Case No. 06-28-CEB

TINA L ALSTON

Code Enforcement Officer: Jerry Robertson

Complaint No: 2005CE001968

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

Described as: 1) Unusable or abandoned appliances or white goods.  
2) Accumulation of trash and debris.  
3) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.

Location: 1300 Arapaho Trail, Geneva (Commission District 5)  
Tax Parcel ID # 09-20-32-301-001R-0000

Jerry Robertson, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations.

Officer Robertson stated that recommendation would be to comply by May 28, 2006, with a fine in the amount of \$100.00 per day if the violations continue or are repeated after May 28, 2006.

Tina L. Alston, Respondent, was not present at this hearing.

Jay Ammon asked Officer Robertson if he had received any response from the Respondent.

Officer Robertson stated that he has not heard from the Respondent.

Larry Lawver asked Officer Robertson if a \$100.00 fine for all the violations is correct.

Officer Robertson advised that yes it is his recommendation.

Gerald Ames asked if the appliances could be picked up by the garbage company.

Officer Robertson stated that the garbage company will pick up any appliances, but the Respondent would have to bring it out to the road.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY JAY AMMON, THAT  
THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**



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

Based on the testimony and evidence presented in case number 06-28-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel I.D. # 09-20-32-301-001R-0000) located at 1300 Arapaho Trail, Geneva, located in Seminole County and legally described as follows:

LEG SEC 09 TWP 20S RGE 32E BEG 924 FT E & 2310 FT  
S OF NW COR RUN E 704.46 FT N 330 FT W  
704.46 FT S 330 FT TO BEG (5.34 AC)

- (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 (f) (g) and (l).

It is hereby ordered that the Respondent shall correct the violations on or before **May 28, 2006**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE UNUSABLE OR ABANDONED APPLIANCES OR WHITE GOODS.**
- 2) REMOVE ACCUMULATION OF TRASH AND DEBRIS.**
- 3) REPAIR/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 Respondent does not comply with the Order, a fine of **\$100.00** will be imposed for each day the violations continue, or are repeated after compliance past **May 28, 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 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

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

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

**MOTION CARRIED 7 – 0.**

.....  
Case No. 06-30-CEB  
RICHARD R RILEY  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No: 2005CE001753

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in section 95.3 (g) (j) and (l).  
Described as: 1) Accumulation of trash and debris.  
2) Used/scrap building materials.  
3) Junked or abandoned vehicle(s) not being kept within an enclosed garage or an attached carport.  
Location: 602 N. Sweetwater Blvd, Longwood (Commission District 3)  
Tax Parcel ID # 32-20-29-5001-0C00-0100

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations and further advised that the property is still in violation.

Officer Tamulonis stated that recommendation would be to comply by May 15, 2006 with a fine of \$100.00 per day if the violations continue or are repeated after May 15, 2006.

Richard Riley, Respondent, was present at the hearing and testified on his own behalf. He further testified that the trash and debris have been removed. He further testified that he just got a new job and actually, is currently working two jobs, due to major financial problems.

Tom Hagood asked Respondent if he could comply by May 15, 2006.

Mr. Riley advised the Board that he could comply by May 15, 2006.

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 06-30-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel I.D. # 32-20-29-5001-0C00-0100) located at 602 N. Sweetwater Blvd, Longwood, located in Seminole County and legally described as follows:

LEG LOT 10 BLK C SWEETWATER OAKS SEC 14  
PB 20 PGS 12 & 13

- (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) (j) and (l).

It is hereby ordered that the Respondent shall correct the violations on or before **May 15, 2006**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) **REMOVE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) **REMOVE USED/SCRAP BUILDING MATERIALS.**
- 3) **REPAIR/REMOVE ANY JUNKED OR ABANDONED VEHICLE(S) 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 **\$100.00** will be imposed for each day the violations continue, or are repeated after compliance past **May 15, 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 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

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

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

**MOTION CARRIED 7 – 0.**

.....  
Case No. 06-32-CEB  
TIMOTHY C LANIER  
Code Enforcement Officer: Donna Wisniewski  
Complaint No: 2005CE002310

Violation Charged: Seminole County Code, Chapter 95 Section 95.4, as defined in 95.3 (g) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e).  
Described as: 1) Accumulation of trash and debris.  
2) Fence not in its original upright condition.  
Location: 1209 Thunder Trail, Maitland, (Commission District 3)  
Tax Parcel ID # 20-21-30-527-0000-0030

Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. She further testified that she inspected the property this morning and the violations remain.

Officer Wisniewski further stated that she has had no contact with Respondent until this morning when he left a message on her voice mail stating that he is out of town and as soon as he returns, he will take care of the violations.

Officer Wisniewski stated that recommendation would be to comply by May 12, 2006 with a fine of \$100.00 per day if the violations continue or are repeated after May 12, 2006.

Timothy C Lanier, Respondent, was not present at this hearing.

Stewart Fritz asked Officer Wisniewski if the house was vacant.

Officer Wisniewski stated that the house is not vacant, but Respondent has been out of town for a while.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 06-32-CEB, it is determined that the Respondent is:

- a) the owner of record of the property (Tax Parcel I.D. # 20-21-30-527-0000-0030) located at 1209 Thunder Trail, Maitland, located in Seminole County and legally described as follows:

LEG LOT 3 DOMMERICH WOODS UNIT 1  
PB 21 PG 37

- (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) and Seminole County Land Development Code, Chapter 30 Section 30.1349 (e).

It is hereby ordered that the Respondent shall correct the violations on or before **May 12, 2006**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) RESTORE FENCE TO ITS ORIGINAL UPRIGHT CONDITION.**

If the Respondent does not comply with the Order, a fine of **\$100.00** will be imposed for each day the violations continue, or are repeated after compliance past **May 12, 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 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

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

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

**MOTION CARRIED 7 – 0.**

**AT THIS TIME, THE CHAIRMAN ASKED TO ENTERTAIN A MOTION TO ACCEPT THE CONSENT AGENDA AS LISTED. MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, TO ACCEPT THE CONSENT AGENDA AS FOLLOWS:**

Case No. 06-10-CEB  
SAMUEL L LEWIS  
Code Enforcement Officer: Joann D. Tamulonis  
Complaint No. 2005CE001858

**The Board heard the violation on February 23, 2006 and an Order was entered. The Respondent was to obtain compliance by March 11, 2006. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on March 14, 2006. 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 **\$11,750.00**, for 47 days of non-compliance at \$250.00 per day from March 11, 2006 to and including April 27, 2006 and the fine shall continue to accrue at \$250.00 per day until compliance has been 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 (n).  
Described as: 1) Foul and / or stagnant water within a swimming pool  
Location: 167 Ronnie Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 15-21-29-502-0000-0620

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, THAT ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN BE:**

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

The Respondent is the owner of record of the property (Tax Parcel # 15-21-29-502-0000-0620) located at 167 Ronnie Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 62 GOLDIE MANOR 1<sup>ST</sup> ADD  
PB 13 PG 89

This case came on for public hearing before the Code Enforcement Board of Seminole County on February 23, 2006, 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.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
APRIL 27, 2006

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

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 March 11, 2006.

The Code Enforcement Officer filed an Affidavit of Non-Compliance, which Affidavit certifies under oath that the required action has not been obtained as of March 14, 2006.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated February 23, 2006, the Board orders that a **lien** in the amount of **\$11,750.00**, for 47 days of non-compliance at **\$250.00** per day from March 11, 2006 through and including April 27, 2006, be imposed and the fine shall continue to accrue at **\$250.00** per day for each day the violation continues or is repeated past **April 27, 2006**.

**The Respondent must contact the Code Enforcement Officer to arrange for an inspection of the property to verify compliance. The fine imposed shall continue to accrue until such time as the Code Enforcement Officer inspects the property and establishes the date of compliance.**

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 Respondent.

**DONE AND ORDERED** this 27<sup>th</sup> day of April 2006, in Seminole County, Florida.

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

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

**MOTION CARRIED 7 – 0.**

.....  
**VII Approval of the minutes from the meeting of March 23, 2006:**

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

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

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

**MOTION CARRIED 7 – 0.**

**VIII Confirmation date of next meeting: May 18, 2006**

**Mr. Lawver advised that he may be out of town for the May meeting.**

**IX Old Business –**

**General discussion of old business.**

**X New Business – None**

**XI Adjourn – There being no further discussion, this meeting was adjourned at 3:20 P.M.**

**Respectfully submitted:**

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

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**Tom Hagood  
Chair**

**April 27, 2006 minutes**