

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

**MINUTES**

**December 14, 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 1:33 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  
Gerald Ames  
Jay Ammon

Members Excused: Stewart Fritz

Present & Sworn: Carolea Oliver, Respondent, 05-58-CEB  
Oscar Alburez, Respondent, 05-84-CEB  
Alice Oliver & Clarence Troutman, Respondents, 06-84-CEB  
Ernest & Frances Scott, Respondents, 06-93-CEB  
Marc Depinto, Respondent, 03-68-CEB  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Pamela Taylor Code Enforcement Officer, SCSO  
Jerry Robertson, Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Joann Davids-Tamulonis, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO

Others Present: Dan Mantzaris, Code Enforcement Board Attorney  
Connie R. DeVasto, Clerk to the Code Enforcement Board



**IV        Swearing in of Witnesses**

Anastas Anastasov, Witness, 00-67-CEB  
Steve Peck, Tenant/Witness, 06-96-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.

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

**MOTION CARRIED 5 – 0.**

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The following cases will not be heard today:

John Daniels, 05-49-CEB, Withdrawn by Staff  
Kevin Von Lanken, 06-78-CEB, Continued by Staff  
Rosa M. Cruz, 06-79-CEB, Complied Prior to Hearing  
Fredrick & Annette Hendry, 06-81-CEB, Continued by Staff  
John & Theresa Miller, 06-82-CEB, Complied Prior to Hearing  
Wayne Wilhelm, Jr., 06-83-CEB, Continued by Staff  
Dennis & Harriet Anderson, 06-90-CEB, Complied Prior to Hearing  
Rodney Robinson & Cindy Reed, 06-92-CEB, Complied Prior to Hearing  
Timothy C. Lanier, 06-95-CEB, Complied Prior to Hearing  
Frank & Catherine Lindner, 06-97-CEB, Continued by Staff

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Larry Lawver arrived at 1:45 p.m.

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Case No: 05-58-CEB  
Carolea Oliver  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The Board originally heard this case on August 25, 2005 and an Order was entered. Compliance was obtained on November 7, 2005. The lien on the original case totals \$8,550.00 and remains unpaid. An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after reinspection on September 21, 2006. An Affidavit of Compliance After Repeat Violation was filed by the Code Enforcement Officer after reinspection on October 9, 2006. This property is presently in compliance.**

**Recommendation:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$2,700.00**, for 18 days of non-compliance from September 21, 2006 through and including October 8, 2006 at \$150.00 per day, and said Order shall be recorded in the Public Records of Seminole County.

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' of a structure.  
Location: 1030 Gregory Drive, Maitland (Commission District 4)  
Tax Parcel ID # 24-21-29-507-0B00-0040

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

Officer Hird stated that recommendation would be to find that the Respondent was in repeat violation and impose a fine of \$2,700.00. Officer Hird also requested that the Board increase the daily fine to \$200.00 per day if this violation is repeated after today's date.

Carolea Oliver, Respondent, was present at this hearing and testified on her own behalf.

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Ms. Oliver advised the Board that she was not notified of this violation. Ms. Oliver further testified that she will get the neighborhood teenagers to mow her grass more often.

Jay Ammon asked Officer Hird if this was the first repeat on the weed violation.

Officer Hird advised that it was.

Mr. Ammon asked Officer Hird if she had her costs for processing this case.

Officer Hird advised that her costs were \$121.38.

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 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 # 24-21-29-507-0B00-0040) located at 1030 Gregory Drive, Maitland, located in Seminole County and legally described as follows:

LEG LOT 4 BLK B DRUID HILLS ESTATES 1ST ADD  
PB 11 PG 42

This case came on for public hearing before the Code Enforcement Board of Seminole County on the August 25, 2005 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondent did not take certain corrective action by September 9, 2005. Compliance was obtained on November 7, 2005.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on September 21, 2006.

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An Affidavit of Compliance After Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on October 9, 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 August 25, 2005.

Therefore, the Board finds that the Respondent was in repeat violation and orders that the fine in the amount of **\$2,700.00**, for 18 days of non-compliance from September 21, 2006, through and including October 8, 2006, at \$150.00 per day, **be reduced to \$270.00**.

It is further ordered that the Respondent shall have **30 days** in which to pay the reduced fine (\$270.00). If the Respondent does not pay this amount on or before **January 16, 2007**, the fine will revert to the original amount of **\$2,700.00**.

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

**DONE AND ORDERED** this 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

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Case No: 05-58-CEB  
Carolea Oliver  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The Board originally heard this case on August 25, 2005 and an Order was entered. On October 27, 2005, the Board entered an Order Finding Non-Compliance and Imposing Fine/Lien. Compliance was obtained on November 7, 2005. The lien on the original violation totals \$8,550.00 and remains unpaid. An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after reinspection on June 30, 2006. An Affidavit of Compliance After Repeat Violation was filed by the Code Enforcement Officer after reinspection on July 24, 2006. This property is presently in compliance.**

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**Recommendation:** The Board issue an Order Finding Compliance and Imposing Fine/Lien constituting a **lien** on a repeat violation in the amount of **\$3,600.00**, for 24 days of non-compliance from June 30, 2006 through and including July 23, 2006 at \$150.00 per day, and said Order shall be recorded 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) Stagnant or foul water within a swimming or wading pool.  
Location: 1030 Gregory Drive, Maitland (Commission District 4)  
Tax Parcel ID # 24-21-29-507-0B00-0040

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and advised the Board that this is a repeat violation of having stagnant water in a pool.

Carolea Oliver, Respondent, was present at this hearing and testified on her own behalf.

Ms. Oliver advised the Board that she drained the pool within two days after receiving the notice.

Officer Hird stated that recommendation would be to impose a lien in the amount of \$3,600.00 for this repeat violation.

Bill Fahey asked Officer Hird if the pool was secure.

Officer Hird advised that it was.

Ms. Oliver advised the Board that the pool is empty now.

Motion by Gerald Ames, seconded by Grace Chewning, to reduce the fine to zero.

General discussion of this motion by the Board.

Jay Ammon asked Officer Hird if the water in the pool was green.

Officer Hird advised that it was.

Mr. Ammon asked Officer Hird if she had her costs for processing this case.

Officer Hird advised that her costs were approximately \$121.00.

The Chair called for a vote on the motion. Motion failed due to a tie vote, 3 (Gerald Ames, Larry Lawver and Grace Chewning for) to 3 (Jay Ammon, Bill Fahey and Tom Hagood opposed).

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY LARRY LAWVER, THAT THE ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN ON REPEAT VIOLATION BE:**

**ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN  
ON REPEAT VIOLATION**

The Respondent is the owner of record of the property (Tax Parcel ID # 24-21-29-507-0B00-0040) located at 1030 Gregory Drive, Maitland, located in Seminole County and legally described as follows:

LEG LOT 4 BLK B DRUID HILLS ESTATES 1ST ADD  
PB 11 PG 42

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 25, 2005, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondent did not take certain corrective action by September 9, 2005. Compliance was obtained on November 7, 2005.

An Affidavit of Repeat Violation was filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated as of June 30, 2006. Compliance was obtained on July 24, 2006.

The Board heard the repeat violation on August 24, 2006 and an Order was entered. At this time, the fine was increased to \$200.00 per day for each day the violation continued or was repeated past August 24, 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 August 25, 2005.

Therefore, the Board orders a fine in the amount of **\$3,600.00** for 24 days of non-compliance, from June 30, 2006, through and including July 23, 2006, at \$150.00 per day, **be reduced to \$360.00**.

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It is further ordered that the Respondent shall have **30 days** in which to pay the reduced fine (\$360.00). If the Respondent does not pay this amount on or before **January 16, 2007**, the fine will revert to the original amount of **\$3,600.00** and shall constitute a **lien** against the land on which the violation exists and upon any other real or personal property owned by the Respondent.

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

**DONE AND ORDERED** this 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 06-84-CEB  
Alice Oliver, Lotis Troutman and  
Donell Troutman, ET AL  
Senior Code Enforcement Officer: Deborah Leigh

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g), (h), and (l) and Florida Building Code, 105.1.  
Described as: 1) The accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.  
3) Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport.  
4) Fence erected without the required permit.  
Location: 4641 McKay Street, Lake Monroe (Commission District 5)  
Tax Parcel ID # 20-19-30-501-0000-0290

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Leigh further testified that she reinspected the property yesterday and some of the items have been removed, but most of the items remain.



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Officer Leigh stated that recommendation would be to comply by January 12, 2007, with a fine of \$200.00 per day if the violations continue or are repeated past January 12, 2007.

Alice Troutman, Respondent, and Clarence Troutman, brother of the Respondents, were present at this hearing and testified on their own behalf.

Mr. Troutman advised the Board that he does not live at this property.

Tom Hagood asked Mr. Troutman if he thought they could come into compliance by January 12.

Ms. Oliver advised that they could. Ms. Oliver further advised that they will take the fence down.

Motion by Gerald Ames, seconded by Grace Chewning, to accept Staff's recommendation.

Bill Fahey asked to amend the motion to give the Respondents a compliance date of February 1, 2007.

Gerald Ames and Grace Chewning both indicated that they were agreeable to the change in the compliance date as proposed by Mr. Fahey.

Jay Ammon asked Officer Leigh if she was agreeable to the change in the compliance date.

Officer Leigh advised that she was.

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 06-84-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 20-19-30-501-0000-0290) located at 4641 McKay Street, Lake Monroe, located in Seminole County and legally described as follows:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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LEG LOTS 29 + 30 & E ½ VACD ALLEY ADJ ON W OF LOT 29 & N ½  
OF VACD ALLEY ADJ ON S OF LOTS 29 & 30 BOOKERTOWN  
PB 4 PG 98

- (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), (h) and (l) and Florida Building Code, 105.1.

It is hereby ordered that the Respondents shall correct the violations on or before **FEBRUARY 1, 2007**. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) **REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) **REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.**
- 3) **REPAIR OR REMOVE ANY JUNKED OR ABANDONED VEHICLE(S) OR PLACE VEHICLE(S) IN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT.**
- 4) **APPLY FOR AND OBTAIN THE NECESSARY PERMITS FROM THE BUILDING DIVISION FOR THE EXISTING FENCE OR REMOVE THE FENCE.**

If the Respondents do not comply with the Order, a fine of **\$200.00 per day** will be imposed for each day the violations continue or are repeated after compliance past **FEBRUARY 1, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No. 06-93-CEB  
Ernest and Frances Scott  
Senior Code Enforcement Officer: Deborah Leigh

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3  
(b), (c), (d), (g), (j), (l) and (p).

Described as:

- 1) Refuse on the property.
- 2) Rubbish on the property.
- 3) Junk on the property.
- 4) The accumulation of trash and debris.
- 5) Used or scrap building materials on the property.
- 6) Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport.
- 7) Any other objectionable, unsightly, or unsanitary matter 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: 4531 McKay Street, Lake Monroe (Commission District 5)  
Tax Parcel ID # 20-19-30-501-0000-0480

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Leigh further testified that she reinspected the property yesterday and this property is still in violation.

Officer Leigh further advised the Board that the violations on this property are an accumulation of items brought to the property over many, many years. Officer Leigh also advised that most of the items are scrap metal.

Officer Leigh stated that recommendation would be to comply by March 9, 2007, with a fine of \$100.00 per day if these violations continue or are repeated past March 9, 2007.

Jay Ammon asked Officer Leigh how she became aware of these violations.

Officer Leigh advised that they were discovered during a neighborhood sweep.

Mr. Ammon asked Officer Leigh if she felt these violations were a health, safety issue.

Officer Leigh advised that she did not believe so.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Larry Lawver asked Officer Leigh to give the Board the definitions of all the violations that were listed.

Officer Leigh gave the definitions to the Board.

Earnest and Frances Scott, Respondents, were present that this hearing and testified on their own behalf.

Mr. Scott advised the Board that they will need more time to come into compliance. Mr. Scott requested a date in May or June.

Motion by Jay Ammon, seconded by Larry Lawver, to accept Staff's recommendation, but change the compliance date to May 1, 2007.

Gerald Ames asked the Respondents if May 1 was a good date for them.

Mr. Scott advised that it was.

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 BE:**

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

Based on the testimony and evidence presented in case number 06-93-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 20-19-30-501-0000-0480) located at 4531 McKay Street, Lake Monroe, located in Seminole County and legally described as follows:

LEG LOT 48 BOOKERTOWN  
PB 4 PG 98

- (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 (b), (c), (d), (g), (j), (l) and (p).

It is hereby ordered that the Respondents shall correct the violations on or before **MAY 1, 2007**. In order to correct the violations, the Respondents shall take the following remedial action:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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- 1) REMOVE THE REFUSE FROM THE PROPERTY.
- 2) REMOVE THE RUBBISH FROM THE PROPERTY.
- 3) REMOVE THE JUNK FROM THE PROPERTY.
- 4) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.
- 5) REMOVE THE USED OR SCRAP BUILDING MATERIALS FROM THE PROPERTY.
- 6) REPAIR OR REMOVE ANY JUNKED OR ABANDONED VEHICLE(S) OR PLACE VEHICLE(S) IN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT.
- 7) REMOVE ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER 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.

If the Respondents do not comply with the Order, a fine of **\$100.00 per day** will be imposed for each day the violations continue or are repeated after compliance past **MAY 1, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 06-96-CEB  
Diane L. Caruso  
Code Enforcement Officer: Donna Wisniewski

**New Case**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.222 and 30.223.  
Described as: 1) A business or extension of a business in an R-2 zone.  
Location: 102 Moyses Road, Winter Park (Commission District 1)  
Tax Parcel ID # 34-21-30-501-0C00-001A

Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Wisniewski further testified that this is a recurring violation and that the Respondent was in compliance as of yesterday.

Officer Wisniewski advised the Board that since this is a recurring violation, she would like an Order and would recommend that the Board find that the Respondent was in violation, with a fine of \$100.00 per day if this violation is repeated after December 29, 2006.

Steve Peck, tenant of the property, was present at this hearing and testified on his behalf and on behalf of the Respondent, Diane Caruso, who was not present.

Mr. Peck advised the Board that this violation will not happen again.

Motion by Larry Lawver, seconded by Grace Chewning to accept Staff's recommendation.

Gerald Ames asked to amend the motion to increase the daily fine to \$200.00 if repeated.

Larry Lawver and Grace Chewning both indicated that they were agreeable to the change in the daily fine as proposed by Mr. Ames.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, 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 06-96-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 34-21-30-501-0C00-001A) located at 102 Moyses Road, Winter Park, located in Seminole County and legally described as follows:

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LEG N 86 FT OF E 98 FT OF LOT 1 (LESS RD) BLK C SLOVAK VILLAGE  
PG 8 PG 15

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.222 and 30.223.

It is hereby ordered that the Respondent is presently in compliance. In order to remain in compliance, the Respondent shall continue with the following action:

**1) HAVE ALL BUSINESS EQUIPMENT REMOVED FROM THE PROPERTY.**

It is further ordered that if the Respondent repeats this recurring violation, a fine of **\$200.00 per day** will be imposed for each day the violation continues or is repeated after December 29, 2006.

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

**DONE AND ORDERED** this 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 03-68-CEB  
Marc Depinto  
Code Enforcement Officer: Jerry Robertson

**This case was tabled from the September meeting by the Board. The Board heard this case on August 28, 2003 and an Order was entered. An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer after reinspection on October 31, 2003. On January 22, 2004, the Board imposed a lien on this property. The lien totals \$85,725.00, up to and including December 14, 2006. This property is NOT in compliance at this time.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**Recommendation:** Staff requests approval to forward this case to the County Attorney for review and approval to present to the Board of County Commissioners for foreclosure action.

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.124(c)(10) and Chapter 30, Section 30.1349(e) and 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.  
2) Mobile home placed on the property without having a Special Exception from the Board of Adjustment.  
3) All fences must be maintained in their original upright condition.

Location: off Osceola Road/Ritchie Road, Geneva, (Commission District 5)  
Tax Parcel ID #31-19-33-501-0000-0190

Jerry Robertson, Code Enforcement Officer, testified on behalf of the County and gave the Board a brief history of this case.

Marc Depinto, Respondent, was present at this hearing and testified on his own behalf. Mr. Depinto advised the Board that he contacted CDBG for demolition of the mobile home, but was advised that there is a waiting list of at least 120 days.

Mr. Depinto asked the Board to give him until March or April so he will have enough time for CDBG to get back to him.

Officer Robertson advised the Board that Mr. Depinto has made an effort to comply.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY JAY AMMON, TO TABLE THIS CASE FOR 120 DAYS OR UNTIL THE APRIL 26, 2007 CODE ENFORCEMENT BOARD MEETING.**

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**LARRY LAWVER – YES**

**BILL FAHEY – YES**

**JAY AMMON – YES**

**GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

Gerald Ames asked Mr. Depinto if the junk vehicle remains on the property.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Mr. Depinto advised that it is still on the property and that he is working on the other stuff too.

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Case No: 00-67-CEB  
Success Today International  
Terrence Laughlin, Registered Agent  
Code Enforcement Officer: Joann D. Tamulonis

**This case was tabled from the October meeting by the Board. This is a repeat violation. The Board heard the original violation on July 27, 2000 and an Order was entered. Compliance on the original violation was obtained on January 16, 2001. The original fine had accrued to \$700.00. The Board reduced the original fine to \$578.00 and this fine was paid by the Respondents. An Affidavit of Repeat Violation was filed after reinspection on October 26, 2004. The fine on the repeat had accrued to \$4,000.00 and on January 27, 2005, the Board entered an Order finding that the Respondents were in violation, with no fine imposed. An Affidavit of Repeat Violation was filed after reinspection on July 18, 2006. This property is NOT in compliance at this time.**

**Recommendation:** The Board issue an Order constituting a **fine** on a repeat violation, in the amount of **\$7,500.00**, for 150 days of non-compliance, from July 18, 2006, through and including December 14, 2006, at **\$50.00 per day**. Further, the fine shall be increased to **\$250.00 per day**, for each day the violations continue or are repeated past December 14, 2006. The Clerk shall record said 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), (h) and (j).  
Described as: 1) The accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.  
3) Used and/or scrap building materials on property.  
Location: 9616 McNorton Road, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 22-21-29-300-0400-0000

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and advised the Board that this case was tabled from the October hearing due to a question of ownership of the business.

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Officer Tamulonis further testified that this is the second repeat violation for this Respondent. She reinspected the property on December 11 and the violations remain; however, some work has been done.

Officer Tamulonis also advised the Board that she spoke to Anastas Anastasov, possible new owner, and he advised her that the papers have been filed, but she has not seen any official paperwork regarding a change of ownership.

Officer Tamulonis stated that recommendation would be to impose a fine in the amount of \$7,500.00 for the repeat violation, with the fine continuing to accrue until compliance is obtained. She further recommended that the daily fine be increased to \$250.00 per day if the violations continue or are repeated after today's date.

Anastas Anastasov, possible new owner, was present at this hearing and testified on his own behalf.

Mr. Anastasov advised the Board that he went to a closing 7 days ago, but has not received any official paperwork.

Dan Mantzaris advised the Board on issues relating to the transfer of ownership of a business.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, TO CONTINUE THIS CASE TO THE FEBRUARY 22, 2007 CODE ENFORCEMENT BOARD HEARING.**

The Board advised Mr. Anastasov to give a copy of the deed to Officer Tamulonis as soon as he receives it.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

.....

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Case No. 05-05-CEB  
Larry W. Buckner  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The Board heard the original violation on January 27, 2005 and an Order was entered. Compliance on the original violation was obtained after reinspection on October 26, 2005. The original fine had accrued to \$3,550.00. The Board rescinded this fine on October 27, 2005. An Affidavit of Repeat Violation was filed after reinspection on September 19, 2006. An Affidavit of Compliance After Repeat Violation was filed after reinspection on September 29, 2006. This property is presently in compliance.**

**Recommendation:** The Board issue an Order constituting a **fine** on a repeat violation, in the amount of **\$500.00**, for 10 days of non-compliance, from September 19, 2006, through and including September 28, 2006, at **\$50.00 per day**. The Clerk shall record said Order in the Public Records of Seminole County.

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, within 75' of a structure.  
Location: 127 Orienta Drive, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 23-21-29-501-0000-0460

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

Officer Hird stated that recommendation would be to find that the Respondent was in repeat violation and impose a fine in the amount of \$500.00. Officer Hird further requested that the Board increase the daily fine to \$75.00 per day if this violation is repeated past today's date.

Larry Buckner, Respondent, was not present at this hearing.

Motion by Larry Lawver, seconded by Jay Ammon, to accept Staff's recommendation.

Gerald Ames asked to amend the motion to increase the daily fine to \$100.00 per day if the violation is repeated.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Larry Lawver and Jay Ammon both indicated that they were agreeable to the change in the daily fine as proposed by Mr. Ames.

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 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 # 23-21-29-501-0000-0460) located at 127 Orienta Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 46 ORIENTA GARDENS 2<sup>ND</sup> ADD PB 11 PG 53

This case came on for public hearing before the Code Enforcement Board of Seminole County on the January 27, 2005 after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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

Said Order stated that a fine in the amount of \$50.00 per day would be imposed if the Respondent did not take certain corrective action by August 15, 2005. Compliance was obtained on October 26, 2006.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on September 19, 2006.

An Affidavit of Compliance After Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on September 29, 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 January 27, 2005.

Therefore, the Board finds that the Respondent was in repeat violation and orders that a fine in the amount of **\$500.00**, for 10 days of non-compliance from September 19, 2006, through and including September 28, 2006, at \$50.00 per day, be imposed.

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It is further ordered that if the violation continues past December 14, 2006, the fine shall be increased to **\$100.00** per day for each day the violation continues past or is repeated after December 14, 2006.

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

**DONE AND ORDERED** this 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

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

**MOTION CARRIED 6 – 0.**

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Case No. 05-84-CEB  
Zoila Alburez  
Oscar Alburez  
Georgina Alburez  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The Board heard this case on October 27, 2005 and an Order was entered. Compliance was obtained on February 2, 2006. On February 23, 2006, the Board reduced the fine from \$4,100.00 to \$150.00. The reduced fine was paid by the Respondents on March 21, 2006. An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after reinspection on October 3, 2006. This property is NOT in compliance at this time.**

**Recommendation:** The Board issue an Order constituting a **fine** on a repeat violation, in the amount of **\$3,650.00**, for 73 days of non-compliance, from October 3, 2006, through and including December 14, 2006, at **\$50.00 per day**. Further Order that the fine shall be increased to **\$100.00 per day** for each day the violation continues or is repeated past December 14, 2006. The Clerk shall record said 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

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DECEMBER 14, 2006

Location: 306 Lochmond Drive, Fern Park (Commission District 4)  
Tax Parcel ID # 20-21-30-509-0000-0410

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 reinspected the property this morning and the vehicle remains.

Officer Hird advised the Board that she spoke with Oscar Alburez and he advised her that the vehicle in question was stolen. He also advised her that he filed a police report and was told by the police that the vehicle is now evidence and cannot be touched.

Oscar Alburez, Respondent, was present at this hearing and testified on his own behalf.

Mr. Alburez further testified that he has a police report that states that the vehicle was stolen and that he cannot touch the vehicle or repair it until the police case is closed.

Gerald Ames asked Mr. Alburez which police department took the report.

Mr. Alburez said it was Orange County.

Dan Mantzaris asked Mr. Alburez if the police specifically told him that he could not touch the car.

Mr. Alburez said yes, they told him he could not touch the vehicle.

General discussion by the Board and Dan Mantzaris regarding stolen property and storage of evidence.

Larry Lawver asked Officer Hird if this violation is a nuisance.

Officer Hird advised that she has not received any complaints.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING TO  
CONTINUE THIS CASE TO THE JANUARY 25, 2007 CODE ENFORCEMENT  
HEARING.**

Jay Ammon stated that he would like to see a copy of the police report when Mr. Alburez returns in January.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 06-59-CEB  
Robert L. Hart  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The Board originally heard this case on August 24, 2006 and an Order was entered. Compliance was obtained on October 26, 2006. An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after reinspection on October 30, 2006. An Affidavit of Compliance After Repeat Violation was filed by the Code Enforcement Officer after reinspection on November 2, 2006. This property is presently in compliance.**

**Recommendation:** The Board issue an Order constituting a **fine** on a repeat violation, in the amount of **\$1,000.00**, for 2 days of non-compliance at **\$250.00 per day, per vehicle** (2 vehicles on property each day, which totals **\$500.00 per day**), on October 30, 2006 and October 31, 2006. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.762 and Seminole County Land Development Code, Chapter 30, Section 30.763 (m).  
Described as: 1) Parking or storage of vehicles on C-2 zoned property.  
2) Parking or storage of semi-tractor, trailers and cargo trailer boxes on C-2 zoned property is permitted in rural areas with a Special Exception from the Board of Adjustment for the sale of feed, hay or other agricultural products.  
Location: 6735 Hwy 17-92, Fern Park (Commission District 4)  
Tax Parcel ID # 17-21-30-510-0000-004G

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

Officer Hird stated that recommendation would be to impose a fine in the amount of \$1,000.00 for the repeat violation.

Robert Hart, Respondent, was not present at this hearing.

Officer Hird read a letter into evidence that was received from the Respondent's attorney, making a request that the Board not fine the Respondent.

Larry Lawver asked Officer Hird if there is anything that ties Mr. Hart to the trucks in her photographs.

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Officer Hird advised that she does not have anything and that this is an empty parking lot that truckers use to park.

Jay Ammon asked Officer Hird if she had her costs for processing this case.

Officer Hird advised that her costs were \$110.25.

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 Respondent is the owner of record of the property (Tax Parcel # 17-21-30-510-0000-004G) located at 6735 Hwy 17-92, Fern Park, located in Seminole County and legally described as follows:

LEG BEG WLY COR LOT 4 RUN N 38 DEG 12 MIN 34 SEC E 32.8 FT N  
40 DEG 31 MIN 34 SEC E 150.29 FT N 43 DEG 29 MIN 54 SEC E 187.63 FT S  
48 DEG 50 MIN 29 SEC E 200 FT N 43 DEG 29 MIN 54 SEC E 200 FT S 48 DEG  
50 MIN 29 SEC E 170.25 FT N 41 DEG 9 MIN 31 SEC E 100 FT S 48 DEG 50  
MIN 29 SEC E 250 FT N 41 DEG 9 MIN 31 SEC E 200 FT S 48 DEG 50 MIN 29  
SEC E 60 FT S 41 DEG 9 MIN 31 SEC W TO S LINE LOT 4 NWLY TO COR N 38  
DEG 12 MIN 34 SEC E 200 FT N 51 DEG 47 MIN 26 SEC W 550 FT TO BEG  
FERNWOOD PLAZA PB 13 PG 95

This case came on for public hearing before the Code Enforcement Board of Seminole County on the August 24, 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.

Said Order found Respondent in violation of Seminole County Land Development Code, Chapter 30, Section 30.762 and Chapter 30, Section 30.763 (m).

Said Order stated that a fine in the amount of \$250.00 per day, per vehicle, would be imposed if the Respondent did not take certain corrective action by October 25, 2006. Compliance was obtained on October 26, 2006.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violation was being repeated after reinspection on October 30, 2006.



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An Affidavit of Compliance After Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on November 2, 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 August 24, 2006.

Therefore, the Board finds that the Respondent was in repeat violation and orders that the fine in the amount of **\$1,000.00**, for 2 days of non-compliance, at \$250.00 per day, per vehicle, (with 2 vehicles on the property each day, which totals \$500.00 per day), on October 30, 2006 and October 31, 2006, **be reduced to \$200.00**.

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

**DONE AND ORDERED** this 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

Gerald Ames asked Officer Hird if there had been a complaint about these trucks parking in this lot.

Officer Hird advised that she had received a complaint.

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

**MOTION CARRIED 6 – 0.**

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Case No. 06-80-CEB  
Mark S. and Diane W. Williams  
Code Enforcement Officer: Pamela Taylor

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (h) and Seminole County Land Development Code, Chapter 30.104(10).

Described as: 1) Uncultivated vegetation in excess of 24” in height and located within 75’ of a structure.  
2) A mobile home without a Special Exception.

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Location: 1100 Michigan Street, Sanford (Commission District 5)  
Tax Parcel ID # 19-20-31-501-0000-0120

Pamela Taylor, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Taylor further testified that she reinspected the property this morning and the violations remain.

Officer Taylor also stated that the Respondents cannot get a Special Exception for the mobile home.

Mark and Diane Williams, Respondents, were not present at this hearing.

Officer Taylor read into evidence a letter that was received from the Respondents requesting an additional 45-day continuance of their hearing.

Officer Taylor stated that recommendation would be to comply by January 29, 2007, with a fine of \$100.00 per day if the violations continue or are repeated past January 29, 2006.

Larry Lawver asked Officer Taylor if she had received any complaints regarding this property.

Officer Taylor stated that she did receive a complaint from Don Fisher, Deputy County Manager.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, 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 06-80-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 19-20-31-501-0000-0120) located at 1100 Michigan Street, Sanford, located in Seminole County and legally described as follows:

LEG PT OF LOT 12 SWLY OF EXPRESSWAY MECCA HAMMOCK  
PB 1 PG 84

- (b) in possession or control of the property, and

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (h) and Seminole County Land Development Code, Chapter 30.104 (10).

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

- 1) **REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.**
- 2) **REMOVE THE MOBILE HOME FROM THE PROPERTY.**

If the Respondents do not comply with the Order, a fine of **\$100.00 per day** will be imposed for each day the violations continue or are repeated after compliance past **DECEMBER 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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – NO**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 5 – 1.**

.....  
Case No. 06-85-CEB  
Toshia Blake  
Senior Code Enforcement Officer: Deborah Leigh

**New Case**

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

Described as: 1) The accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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- 3) Used and/or scrap building materials on property.
- 4) Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport.
- 5) Any other objectionable, unsightly, or unsanitary matter 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: 1251 Dunbar Avenue, Lake Monroe (Commission District 5)  
Tax Parcel ID # 20-19-30-501-0000-3380

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Leigh further testified that she reinspected this property yesterday and the violations remain.

Officer Leigh also stated that the property is accumulating more junk. Officer Leigh advised that she spoke to the Respondent's father yesterday and he advised that they were working on it.

Officer Leigh stated that recommendation would be to comply by February 8, 2007, with a fine of \$100.00 per day if the violations continue or are repeated past February 8, 2007.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, 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 06-85-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 20-19-30-501-0000-3380) located at 1251 Dunbar Avenue, Lake Monroe, located in Seminole County and legally described as follows:

LEG S ½ OF LOT 338 & ALL LOTS 339 & 340 BOOKERTOWN  
PB 4 PG 98

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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It is hereby ordered that the Respondent shall correct the violations on or before **FEBRUARY 8, 2007**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) **REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) **REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.**
- 3) **REMOVE THE USED OR SCRAP BUILDING MATERIALS ON THE PROPERTY.**
- 4) **REPAIR OR REMOVE ANY JUNKED OR ABANDONED VEHICLE(S) OR PLACE VEHICLE(S) IN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT.**
- 5) **REMOVE ANY 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.**

If the Respondent does not comply with the Order, a fine of **\$200.00 per day** will be imposed for each day the violations continue or are repeated after compliance past **FEBRUARY 8, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

Gerald Ames asked Officer Leigh if she had seen any improvement in the property.

Officer Leigh advised that she has not and in fact, the property has gotten worse.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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The Board recessed at 3:20 p.m. and resumed at 3:30 p.m.

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Case No. 06-87-CEB  
German Baez  
Senior Code Enforcement Officer: Deborah Leigh

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (o).  
Described as: 1) Swimming pool not completely enclosed by permanent fencing.  
Location: 219 Tollgate Trail, Longwood (Commission District 4)  
Tax Parcel ID # 36-20-29-502-0100-0340

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation.

Officer Leigh further testified that this violation is a serious threat to the health and safety of the citizens of Seminole County.

Officer Leigh stated that recommendation would be to comply by December 21, 2006, with a fine of \$250.00 per day if the violation continues or is repeated after December 21, 2006.

German Baez, Respondent, was not present at this hearing.

Officer Leigh further advised that she spoke to the Respondent and explained to him exactly what he needs to do to come into compliance.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, 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 06-87-CEB, it is determined that the Respondent is:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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- (a) the owner of record of the property (Tax Parcel ID # 36-20-29-502-0100-0340) located at 219 Tollgate Trail, Longwood, located in Seminole County and legally described as follows:

LEG LOT 34 BLK I THE WOODLANDS  
PB 16 PG 3

- (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 (o).

**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 hereby ordered that the Respondent shall correct the recurring violation on or before **DECEMBER 21, 2006**. In order to correct the violation, the Respondent shall take the following remedial action:

**1) PERMANENTLY ENCLOSE THE SWIMMING POOL ACCORDING TO THE SEMINOLE COUNTY CODE.**

If the Respondent does not comply with the Order, a fine of **\$250.00 per day** will be imposed for each day the violation continues or is repeated after compliance past **DECEMBER 21, 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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Jose Lozada and Omayra Lopez  
Senior Code Enforcement Officer: Deborah Leigh

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (o).  
Described as: 1) Swimming pool not completely enclosed by permanent fencing.  
Location: 1465 Shadwell Circle, Lake Mary (Commission District 5)  
Tax Parcel ID # 12-20-29-5HG-0000-0170

Deborah Leigh, Senior Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Leigh further testified that this violation is a recurring violation as well as a serious threat to the health and safety of the citizens of Seminole County.

Officer Leigh also advised that this property is vacant at this time and recommendation would be to comply by December 21, 2006, with a fine of \$250.00 per day if this violation continues or is repeated past December 21, 2006.

Jose Lozada and Omayra Lopez, Respondents, were not present at this hearing.

Bill Fahey asked Officer Leigh if this property had a gate that closes automatically.

Officer Leigh advised that it did.

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 06-88-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 12-20-29-5HG-0000-0170) located at 1465 Shadwell Circle, Lake Mary, located in Seminole County and legally described as follows:



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LEG LOT 17 EAST CAMDEN  
PB 30 PGS 87 TO 89

- (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 (o).

**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 hereby ordered that the Respondents shall correct the recurring violation on or before **DECEMBER 21, 2006**. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) PERMANENTLY ENCLOSE THE SWIMMING POOL ACCORDING TO THE SEMINOLE COUNTY CODE.**

If the Respondents do not comply with the Order, a fine of **\$250.00 per day** will be imposed for each day the violation continues or is repeated after compliance past **DECEMBER 21, 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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 06-89-CEB  
Phillip J. Brutus  
Code Enforcement Officer: Dorothy Hird

**New Case**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (h).  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure.  
Location: 117 Ford Avenue, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-505-0D00-0080

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 reinspected the property this morning and the violation remains.

Officer Hird stated that recommendation would be to comply by January 5, 2007, with a fine of \$75.00 per day if the violation continues or is repeated after January 5, 2007.

Phillip Brutus, Respondent, was not present at this hearing.

Bill Fahey asked Officer Hird if she has had any contact with the Respondent.

Officer Hird advised that she has, but that the Respondent lives in Miami.

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 06-89-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 07-21-30-505-0D00-0080) located at 117 Ford Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 8 BLK D HARMONY HOMES  
PB 13 PG 35

- (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 (h).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

It is hereby ordered that the Respondent shall correct the violation on or before **JANUARY 5, 2007**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.**

If the Respondent does not comply with the Order, a fine of **\$75.00 per day** will be imposed for each day the violation continues or is repeated after compliance past **JANUARY 5, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 06-92-CEB  
Leonardo Gimenez  
Code Enforcement Officer: Dorothy Hird

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g) and (l).  
Described as: 1) The accumulation of trash and debris.  
2) Junked or abandoned vehicle not being kept within an enclosed garage or an attached carport.  
Location: 404 Pinewood Court, Fern Park (Commission District 4)  
Tax Parcel ID # 19-21-30-503-0400-0030

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski further testified that she reinspected this property this morning and the vehicle has been removed, but the trash remains.

Officer Wisniewski stated that recommendation would be to comply by January 5, 2007, with a fine of \$100.00 per day if the violations continue or are repeated past January 5, 2007.

Leonardo Gimenez, Respondent, was not present at this hearing.

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 06-92-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 19-21-30-503-0400-0030) located at 404 Pinewood Court, Fern Park, located in Seminole County and legally described as follows:

LEG LOT 3 BLK 4 LAKE RIDGE PARK  
PB 9 PG 69

- (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) and (l).

It is hereby ordered that the Respondent shall correct the violation on or before **JANUARY 5, 2007**. In order to correct the violations, the Respondent shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.**
- 2) REPAIR OR REMOVE ANY JUNKED OR ABANDONED VEHICLE(S) OR PLACE VEHICLE(S) IN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

If the Respondent does not comply with the Order, a fine of **\$100.00 per day** will be imposed for each day the violations continue or are repeated after compliance past **JANUARY 5, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

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

**MOTION CARRIED 6 – 0.**

.....  
Case No. 06-94-CEB  
Juan Adriatico, Sr.  
Code Enforcement Officer: Donna Wisniewski

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g), (h) and (i).  
Described as: 1) The accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24” in height and located within 75’ of a structure.  
3) The remains and rubble of a structure on the property.  
Location: 3730 Aloma Avenue, Winter Park (Commission District 1)  
Tax Parcel ID # 36-21-30-300-0080-0000

Donna Wisniewski, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski also testified that the building located on this property was destroyed and is uninhabitable.

Officer Wisniewski stated that recommendation would be to comply by January 10, 2007, with a fine of \$250.00 per day if the violations continue or are repeated after January 10, 2007.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Juan Adriatico, Sr., Respondent, was not present at this hearing.

Jay Ammon asked Officer Wisniewski if this property is a health, safety hazard.

Officer Wisniewski advised him that she did not believe so.

Bill Fahey asked Officer Wisniewski why she did not feel it was a safety issue.

Officer Wisniewski advised that there are no children in this area.

Motion by Jay Ammon, seconded by Grace Chewning to accept Staff's recommendation.

Larry Lawver asked to amend the motion to change the compliance date to February 10, 2007.

Jay Ammon and Grace Chewning both indicated that they were agreeable to the change proposed by Mr. Lawver.

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 06-94-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 36-21-30-300-0080-0000) located at 3730 Aloma Avenue, Winter Park, located in Seminole County and legally described as follows:

LEG SEC 36 TWP 21S RGE 30E W 81 YD OF SE ¼ OF  
SW ¼ OF NE ¼ SE OF RY (LESS RD)

- (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), (h), and (i).

It is hereby ordered that the Respondent shall correct the violations on or before **FEBRUARY 10, 2007**. In order to correct the violations, the Respondent shall take the following remedial action:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS.
- 2) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' OF A STRUCTURE.
- 3) REMOVE THE REMAINS AND RUBBLE OF A STRUCTURE FROM THE PROPERTY.

If the Respondent does not comply with the Order, a fine of **\$250.00 per day** will be imposed for each day the violations continue or are repeated after compliance past **FEBRUARY 10, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 06-98-CEB  
Brian Verling, Gregory Ezell,  
and Jim Nelson  
Code Enforcement Officer: Dorothy Hird

**New Case**

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.222 and 30.223.

Described as: 1) A business or extension of a business is not a permitted use or use allowed by Special Exception in any R-2 residential zone.

Location: 1841 S. Ronald Reagan Blvd, Altamonte Springs (Commission District 2)

Tax Parcel ID # 07-21-30-510-0A00-0210

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird further testified that her last reinspection was December 5 and the business was still on the property.

Officer Hird also advised that she spoke to Jim Nelson and he understands that the property must be rezoned or they must move the business out of the building.

Brian Verling, Gregory Ezell and Jim Nelson, Respondents, were not present at this hearing.

Officer Hird stated that recommendation would be to comply by February 28, 2007, with a fine of \$200.00 per day if the violation continues or is repeated after February 28, 2007.

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 06-98-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 07-21-30-510-0A00-0210) located at 1841 S. Ronald Reagan Blvd, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 21 (LESS RD) BLK A REPLAT OF LAKE MOBILE SHORES  
PB 8 PG 55

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Section 30.222 and 30.223.

It is hereby ordered that the Respondents shall correct the violation on or before **FEBRUARY 28, 2007**. In order to correct the violation, the Respondents shall take the following remedial action:

- 1) **CEASE THE OPERATION OF A BUSINESS OR EXTENSION OF A BUSINESS OR OBTAIN PROPER ZONING.**



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

If the Respondents do not comply with the Order, a fine of **\$200.00 per day** will be imposed for each day the violation continues or is repeated after compliance past **FEBRUARY 28, 2007**.

**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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

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

**MOTION CARRIED 6 – 0.**

.....  
Case No 04-14-CEB  
Charles W. Todd  
Code Enforcement Officer: Dorothy Hird

**This case was heard by the Board on May 20, 2004 and an Order was entered. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 14, 2004. On July 29, 2004, the Board imposed a lien on this property. The lien totals \$91,600.00 up to and including December 14, 2006. This property is not in compliance at this time.**

**Recommendation:** Staff requests approval to forward this case to the County Attorney for review and approval to present to the Board of County Commissioners for foreclosure action.

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

Described as:

- 1) Uncultivated vegetation in excess of 24” and within 75’ of a structure.
- 2) Remains or rubble of a structure, which has been burned, stricken by other casualty or demolished.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

3) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.

Location: 614 E. Orange Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 12-21-29-5BD-5100-0010

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and advised the Board that this property is still in violation.

Charles W. Todd, Respondent, was not present at this hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY LARRY LAWVER, TO AUTHORIZE THE CLERK TO FORWARD THIS FILE TO THE COUNTY ATTORNEY'S OFFICE FOR POSSIBLE FORECLOSURE ACTION.**

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

**MOTION CARRIED 6 – 0.**

.....  
Case No: 04-64-CEB  
Willie G. McKelvey Life Estate  
Eva Sherman, ET AL  
Code Enforcement Officer: Dorothy Hird

**This case was heard by the Board on September 23, 2004 and an Order was entered. An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer after reinspection on October 18, 2004. On December 2, 2004, the Board imposed a lien on this property. The lien totals \$118,500.00, up to and including December 14, 2006. This property is not in compliance at this time.**

**Recommendation:** Staff requests approval to forward this case to the County Attorney for review and approval to present to the Board of County Commissioners for foreclosure action.

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

Described as: 1) Accumulation of trash and debris.  
2) Uncultivated vegetation in excess of 24" in height, within 75' of

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

a structure.

3) Junked or abandoned vehicle not being kept within an enclosed garage or an attached carport.

Location: 248 Jackson Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-513-0000-0190

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and advised the Board that this property is still in violation.

Willie G. McKelvey and Eva Sherman, Respondents, were not present at this hearing.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, SECONDED BY LARRY LAWVER, TO AUTHORIZE THE CLERK TO FORWARD THIS FILE TO THE COUNTY ATTORNEY'S OFFICE FOR POSSIBLE FORECLOSURE ACTION.**

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**LARRY LAWVER – YES**

**BILL FAHEY – YES**

**JAY AMMON – YES**

**GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No 05-47-CEB  
Deborah G. Danaher  
Code Enforcement Officer: Joann D. Tamulonis

**Add-on Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3(o).

Described as: 1) All swimming pools shall be completely enclosed by permanent fencing.

Location: 524 Whisperwood Dr., Longwood (Commission District 3)  
Tax Parcel ID # 33-20-29-510-0000-0070

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation. Officer Tamulonis advised that this is a recurring problem and a repeat violation.

Officer Tamulonis advised the Board that she talked to the Respondent's husband yesterday and he said it would be in compliance by next week.

Officer Tamulonis stated that recommendation would be to comply by December 22, 2006, with a fine of \$350.00 per day if this violation continues or is repeated after December 22, 2006.

Deborah G. Danaher, Respondent, was not present at this hearing.

After a 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**  
**ON A REPEAT VIOLATION NOT IN COMPLIANCE**

Based on the testimony and evidence presented in case number 05-47-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 33-20-29-510-0000-0070) located at 524 Whisperwood Drive, Longwood, located in Seminole County and legally described as follows:

LEG LOT 7 WHISPER WOOD AT SABAL POINT  
PB 21 PGS 47 & 48

- (b) in possession or control of the property; and
- (c) in repeat violation of Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(o).

**It is hereby order that this violation poses a serious threat to the safety, health and welfare of the residents of the County.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

It is further ordered that the Respondent correct the violation on or before **DECEMBER 22, 2006**. In order to correct the violation, the Respondent shall take the following remedial action:

**1) SECURE THE POOL ACCORDING TO THE FLORIDA BUILDING CODE.**

If the Respondent does not comply with the Order, a fine of **\$350.00** will be imposed for each day the violation continues, or is repeated after compliance past **DECEMBER 22, 2006**.

**The Respondent is further ordered to contact the Code Enforcement Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Enforcement 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 14<sup>th</sup> day of December 2006, in Seminole County, Florida.

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

**MOTION CARRIED 6 – 0.**

.....  
**VII Approval of the minutes from the meeting of October 26, 2006.**

**MOTION BY JAY AMMON, SECONDED BY BILL FAHEY, TO APPROVE THE MINUTES FROM THE MEETING OF OCTOBER 26, 2006.**

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

**MOTION CARRIED 6 – 0.**

**VIII Confirmation date of next meeting: January 25, 2007**

**IX Old Business –**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
DECEMBER 14, 2006

General discussion regarding the update on the case listed on the agenda.

**X New Business –**

Contract for Code Enforcement Board Attorney –

**MOTION BY GRACE CHEWNING, SECONDED BY LARRY LAWVER, TO RENEW THE CONTRACT WITH DAN MANTZARIS OF DEBEAUBIEN, KNIGHT, SIMMONS, MANTZARIS & NEAL LLP AS THE CODE ENFORCEMENT BOARD'S ATTORNEY.**

**TOM HAGOOD – YES**

**BILL FAHEY – YES**

**GRACE CHEWNING – YES**

**JAY AMMON – YES**

**LARRY LAWVER – YES**

**GERALD AMES – YES**

**MOTION CARRIED 6 – 0.**

General discussion of a possible workshop for the Code Board Members. It was decided that a workshop will be scheduled when a new Clerk to the Board has been selected.

**XI Adjourn – There being no further discussion, this meeting was adjourned at 4:07 P.M.**

**Respectfully submitted:**

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

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**Tom Hagood**  
**Chair**

12-14-06 minutes