

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

**MINUTES**

**March 22, 2007 - 1:30 pm  
Seminole County Services Building – Room 1028  
1101 East First St, Sanford FL**

**I     Call to Order**

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

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

**II    Pledge of Allegiance**

**III   Roll Call**

Members Present: Tom Hagood, Chair  
Bill Fahey, Vice Chair  
Grace Chewning  
Gerald Ames  
Jay Ammon  
Larry Lawver

Members Excused: Stewart Fritz

Present & Sworn: Rosa Cruz, Respondent, 07-22-CEB  
Peggy Caverly, Respondent, 07-28-CEB  
Ernest Scott, Respondent, 06-93-CEB  
John Brooks, Respondent, 05-09-CEB  
Kevin Von Lanken, Respondent, 06-78-CEB  
Fredrick Hendry, Respondent, 06-81-CEB  
Clarence Troutman, Respondent, 06-84-CEB  
Thalia Douglas-Dech, Respondent, 07-34-CEB  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Jerry Robertson, Code Enforcement Officer, SCSO  
Joann Davids-Tamulonis, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO

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

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**IV        Swearing in of Witnesses**

**None**

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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.

**TOM HAGOOD – YES  
GRACE CHEWNING – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
JAY AMMON – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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The following cases will not be heard today:

Success Today, 00-67-CEB, Withdrawn by Staff  
The Lamar Co., LLC, 07-20-CEB, Continued by Staff  
Robert & Dolleen Dollard, 07-21-CEB, Complied Prior to  
Hearing  
Gregory Jennings & Tammie Rader, 07-23-CEB, Continued  
by Staff  
Lance Bremer, 07-24-CEB, Withdrawn by Staff  
Geraldine Taylor, Complied Prior to Hearing

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Case No. 06-78-CEB  
Kevin Von Lanken  
Code Enforcement Officer: Joann D. Tamulonis

**This case was originally heard by the Board on January 25, 2007 and an Order was entered giving the Respondent a compliance date of February 8, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on February 9, 2007. This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$10,500.00**, for 42 days of non-compliance from February 9, 2007 through and including March 22, 2007, at \$250.00 per day, and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past March 22, 2007. 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 (p).

Described as:

- 1) The accumulation of trash and debris.
- 2) Uncultivated vegetation in excess of 24" in height, located within 75' of a structure.
- 3) 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: 182 Jay Dr., Altamonte Springs, (Commission District 3)  
Parcel I.D. # 15-21-29-501-0000-1010

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and gave the Board a brief history of this case. Officer Tamulonis further testified that her last inspection was February 14, 2007 and that the violations remain.

Kevin Von Lanken, Respondent, was present at this hearing and testified on his own behalf. Mr. Von Lanken made a request of the Board to continue his case because he said that he was in compliance.

Jay Ammon asked Officer Tamulonis when she last inspected the property.

Officer Tamulonis advised that it was February 14, 2007.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY LARRY LAWVER, TO CONTINUE THIS CASE TO THE APRIL HEARING.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING

MARCH 22, 2007

Mr. Ammon asked Officer Tamulonis if she was agreeable to the continuation.

Officer Tamulonis advised that she was okay with it.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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Case No 05-09-CEB  
John A. and Stephanie Brooks  
Code Enforcement Officer: Dorothy Hird

**The Board heard this case on October 24, 2006 and tabled the case to the January 25, 2007 hearing. This case was originally heard by the Board on January 27, 2005 and an Order was entered giving the Respondents a compliance date of December 31, 2005. At the request of the Respondents, on October 27, 2005, the Board extended their compliance date to April 1, 2006. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on April 4, 2006. At that time, a re-inspection was not performed at the request of the Respondents. Again, at the request of the Respondents, on April 27, 2006, the Board extended their compliance date from April 1, 2006 to October 2, 2006. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on October 12, 2006. At that time, a re-inspection was not performed due to the property being posted. This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$8,625.00**, for 115 days of non-compliance from October 3, 2006 through and including January 25, 2007, at \$75.00 per day, and the fine shall continue to accrue at **\$75.00 per day** for each day the violations continue or are repeated past January 25, 2007. 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), (j), (l) and (p).

- Described as:
- 1) The accumulation of trash and debris.
  - 2) Used and/or scrapped building materials.
  - 3) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.
  - 4) Objectionable/unsightly or unsanitary matter, substance or material.

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Dorothy Hird, Code Enforcement Officer, testified on behalf of the County and advised the Board that the Respondents have been granted several extensions to their original compliance date.

Officer Hird further advised the Board that her last inspection was March 20, 2007, at which time she and her Lieutenant found that the property was still in non-compliance. Officer Hird entered into evidence photographs of the property taken on March 20, 2007.

John A. Brooks, Respondent, was present at this hearing and testified on his own behalf. Mr. Brooks advised the Board that he and Officer Hird have a difference of opinion regarding his violations and he requested that Officer Hird prove that he is in violation.

Tom Hagood asked Mr. Brooks if the items shown in the photographs belong to him.

Mr. Brooks advised that all of the items are on his property.

Jay Ammon asked Mr. Brooks if he had done any additional work on the property since the last Code Enforcement Board hearing.

Mr. Brooks advised that he had, but his health conditions prohibit him from working on the violations at a quick pace.

Mr. Hagood asked Mr. Brooks how much time he needed to come into compliance. Mr. Hagood reminded Mr. Brooks that the Board has given him several extensions and opportunities to come into compliance.

Mr. Brooks quoted the Seminole County Code for "junk vehicles" at this time and further stated that the vehicles he has on his property are used for his business.

Gerald Ames asked Officer Hird if Mr. Brooks has a business on his property.

Officer Hird advised that he does; however, Officer Hird stated that Mr. Brooks must comply with all County Codes whether he has a business on his property or not.

Mr. Hagood asked Mr. Brooks to give the Board an idea of how much time he needs to come into compliance.

Mr. Brooks stated that before the Board places a lien on his property, he must be given time to pay the fine.

Dan Mantzaris, Code Board Attorney, explained to the Board that Mr. Brooks does have the option to pay the total accrued fine as of the date of this hearing and then pay the daily fine amount each day until he comes into compliance.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Mr. Ammon asked Officer Hird if Mr. Brooks has made any progress on removing the violations from his property.

Officer Hird advised that Mr. Brooks has made some progress and that outside help was offered to Mr. Brooks, but he refused the help.

Larry Lawver asked Officer Hird to explain the issue of Mr. Brooks' business and the code that applies.

Officer Hird read the code regulations associated with Mr. Brooks' business and the zoning of his property.

Mr. Brooks advised the Board that he would like a copy of the code regulations that Officer Hird read.

Mr. Hagood advised Mr. Brooks that Officer Hird will provide him with a copy of this code regulation.

After discussion of this case by the Board:

Motion by Jay Ammon, seconded by Larry Lawver, to increase the daily fine from \$75.00 per day to \$100.00 per day, beginning today, and to continue this matter to the April hearing.

Amended motion by Bill Fahey to impose a lien in the amount of \$12,825.00 and increase the daily fine to \$100.00 per day was made. This motion died for lack of a second.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY LARRY LAWVER, THAT THE ORDER INCREASING THE DAILY FINE BE:**

**ORDER INCREASING DAILY FINE**

The Seminole County Code Enforcement Board hereby issues this Order Increasing Daily Fine and finds as follows:

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:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

LEG SEC 06 TWP 21S RGE 30E S 646.4 FT OF  
NW ¼ OF SW ¼ (LESS W 995 FT & RDS)

It is hereby ordered that the Respondents' daily fine be increased from \$75.00 per day to **\$100.00 per day** commencing on **March 22, 2007**.

It is further ordered that the daily fine of **\$100.00 per day** shall continue to accrue for each day the violations continue or are repeated past **March 22, 2007**.

**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 22<sup>nd</sup> day of March 2007.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-22-CEB  
Rosa M. Cruz  
Deputy Building Official: Tom Helle

**New Case**

Violation Charged: Florida Building Code, Section 105.1.  
Described as: 1) Construction without the required permits.  
Location: 631 Encino Way, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 21-21-29-501-0000-0230

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Tom Helle, Deputy Building Official, testified on behalf of the County and entered into evidence photographs of the violation.

Mr. Helle further testified that his last inspection was March 16, 2007 and the violation remains.

Mr. Helle stated that recommendation would be to comply by May 31, 2007 with a fine in the amount of \$250.00 per day if the violation continues or is repeated past May 31, 2007.

Rosa M. Cruz, Respondent, was present at this hearing and testified on her own behalf. Mrs. Cruz advised the Board that she is aware of the violation and is trying to comply.

Tom Hagood asked Mrs. Cruz if she thought she could comply by May 31, 2007.

Mrs. Cruz advised that she thinks she can comply by May 31, 2007.

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 07-22-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 21-21-29-501-0000-0230) located at 631 Encino Way, Altamonte Springs, located in Seminole County and legally described as follows:

LOT 23 OAKLAND HILLS PB 13 PG 63 & 64

- (b) in possession or control of the property, and
- (c) in violation of Florida Building Code, Section 105.1.

It is hereby ordered that the Respondent shall correct the violation on or before **JUNE 30, 2007**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) OBTAIN NECESSARY PERMITS OR REMOVE ALL UNPERMITTED CONSTRUCTION.**



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

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 **JUNE 30, 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 22<sup>nd</sup> day of March 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-29-CEB  
Rosa M. Cruz  
Code Enforcement Officer: Joann D. Tamulonis

**New Case**

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 11, Section 30.182.  
Described as: 1) Having more than one residence located on a single family residentially zoned lot/parcel continues to exist on the subject property and is being occupied.  
Location: 631 Encino Way, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 21-21-29-501-0000-0230

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Officer Tamulonis advised the Board that her last inspection was March 16, 2007 and the violation remains. Officer Tamulonis further advised that Mrs. Cruz is renting the unpermitted construction to others.

Officer Tamulonis stated that recommendation would be to comply by April 5, 2007 with a fine in the amount of \$250.00 per day if the violation continues or is repeated past April 5, 2007.

Rosa M. Cruz, Respondent, was present at this hearing and testified on her own behalf. Mrs. Cruz advised that at one time, she allowed her babysitter to live there, but did not collect any money from her. Mrs. Cruz further advised that she does not rent out her property.

Tom Hagood asked Mrs. Cruz if she thought she could comply by April 5, 2007.

Mrs. Cruz advised that she thinks she can comply by April 5, 2007.

Grace Chewning asked Officer Tamulonis if this violation is a health, safety issue.

Officer Tamulonis advised that it is a potential threat.

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 07-29-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 21-21-29-501-0000-0230) located at 631 Encino Way, Altamonte Springs, located in Seminole County and legally described as follows:

LOT 23 OAKLAND HILLS PB 13 PG 63 & 64

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Land Development Code, Chapter 30, Part 11, Section 30.182.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

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

- 1) Cease occupying more than one residence on a single family residentially zoned lot/parcel.

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 **APRIL 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 22<sup>nd</sup> day of March 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-28-CEB  
Richard H. and Peggy J. Caverly  
Code Enforcement Officer: Joann D. Tamulonis

**New Case**

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

Described as: 1) Unusable or abandoned furniture.  
2) The accumulation of trash and debris.  
3) Uncultivated vegetation in excess of 24” in height and located within 75’ of a structure.

Location: 219 Nob Hill Circle, Longwood (Commission District 3)  
Tax Parcel ID # 04-21-29-514-0B00-0070

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Joann Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Tamulonis further testified that her last inspection was March 12, 2007 and the violations remain.

Officer Tamulonis further advised that this is a vacant lot and she did meet with Mrs. Caverly at the property and explained all the violations to her.

Officer Tamulonis stated that recommendation would be to comply by April 5, 2007 with a fine of \$250.00 per day if the violations remain or are repeated past April 5, 2007.

Bill Fahey asked Officer Tamulonis if all the things were stored in the house.

Officer Tamulonis advised that they are.

Peggy J. Caverly, Respondent, was present at this hearing and testified on her own behalf. Mrs. Caverly further testified that she has been working on removing the vegetation and the other items.

Mrs. Caverly entered into evidence her own photographs of the property.

Tom Hagood asked Mrs. Caverly how long she believed it would take her to come into compliance.

Mrs. Caverly advised that others keep putting stuff on her property.

Mr. Hagood asked Mrs. Caverly how long she thought it would take her to come into compliance.

Mrs. Caverly advised that she did not think she could by April 5 and requested a compliance date of May 31.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY LARRY LAWVER, TO  
TABLE THIS CASE TO THE JUNE 28, 2007 HEARING.**

**TOM HAGOOD – YES  
JAY AMMON – NO  
GERALD AMES – YES**

**BILL FAHEY – NO  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 4 – 2.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Case No. 06-93-CEB  
Ernest and Frances Scott  
Senior Code Enforcement Officer: Deborah Leigh

**The Board heard this case on December 14, 2006 and an Order was entered giving the Respondents a compliance date of May 1, 2007. The Respondents are requesting an extension of their compliance date.**

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.
- 3) The accumulation of trash and debris.
- 4) Used or scrap building materials on the property.
- 5) Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport.
- 6) 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 advised the Board that the Respondent, Ernest Scott, is requesting an extension of his compliance date.

Ernest Scott, Respondent, was present at this hearing and testified on his own behalf. Mr. Scott advised the Board that he still has several items to remove.

Tom Hagood asked Mr. Scott how much he has removed to-date.

Mr. Scott advised that he has removed a little less than half of the items.

Mr. Hagood asked Mr. Scott how much longer he would need to comply.

Mr. Scott advised that his wife is ill and a lot of his time is spent caring for her. He further advised the Board that he would like his compliance date extended to October 18.

Mr. Hagood asked Senior Code Enforcement Officer Deborah Leigh if she was agreeable to this amount of time.

Senior Code Enforcement Officer Leigh advised that she was.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY GRACE CHEWNING, THAT  
THE ORDER EXTENDING COMPLIANCE DATE BE:**

**ORDER EXTENDING COMPLIANCE DATE**

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

- (a) The Respondents are the owners 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) That the Respondents hereby request the Board grant an extension to the current compliance date of **May 1, 2007** for 1) removing the refuse from the property, 2) remove the rubbish from the property, 3) removing the junk from the property, 4) removing the accumulation of trash and debris, 5) removing the used or scrap building materials from the property, 6) repairing or removing any junked or abandoned vehicle(s) or placing vehicle(s) in an enclosed garage or an attached carport, 7) removing 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.

It is hereby ordered that the Respondents' compliance date of May 1, 2007 be extended to **OCTOBER 18, 2007**.

**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 22<sup>nd</sup> day of March 2007.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

Case No. 06-81-CEB  
Fredrick L. and Annette L. Hendry  
Code Enforcement Officer: Joann D. Tamulonis

**This case was originally heard by the Board on January 25, 2007 and an Order was entered giving the Respondents a compliance date of February 8, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on February 9, 2007. This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$4,200.00**, for 42 days of non-compliance from February 9, 2007 through and including March 22, 2007, at \$100.00 per day, and the fine shall continue to accrue at **\$100.00 per day** for each day the violations continue or are repeated past March 22, 2007. 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 95.3 (g) and (j).  
Described as: 1) The accumulation of trash and debris.  
2) Used and/or scrap building materials on property.  
Location: 3952 Mc Neil Road, Apopka (Commission District 3)  
Tax Parcel ID # 17-21-29-5BG-0000-050A

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and advised the Board that the Respondent pulled a permit and is therefore, in compliance as of today's date.

Fredrick L. Hendry, Respondent, was present at this hearing and testified on his own behalf. Mr. Hendry asked that the Board dismiss his accrued fine.

Jay Ammon asked Officer Tamulonis how many hours she had in processing this case.

Officer Tamulonis stated she had approximately 4 hours.

After discussion of this case by the Board:

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

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

The Respondents are the owner of record of the property (Tax Parcel # 17-21-29-5BG-0000-050A) located at 3952 Mc Neil Road, Apopka, located in Seminole County and legally described as follows:

BEG 464.07 FT E OF NW COR RUN E 200.52 FT S 188.7 FT  
W 137.14 FT N 54 DEG 43 MIN 58 SEC W 78.08 FT N 146.53  
TO BEG MC NEILS ORANGE VILLA PB 2 PG 99

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 25, 2007, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondents did not take certain corrective action by February 8, 2007.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on February 9, 2007.

Accordingly, it having been brought to the Board's attention that the Respondents are in compliance as of the date of this meeting with the Order dated January 25, 2007, the Board orders that the fine in the amount of **\$4,200.00**, for 42 days of non-compliance at \$100.00 per day, from February 9, 2007 through and including March 22, 2007, **be reduced to \$200.00.**

It is further ordered that the Respondents shall have **30 days** in which to pay the reduced fine of **\$200.00**. If the Respondents do not pay this amount on or before **April 23, 2007**, the fine will revert to the original amount of \$4,200.00 and shall constitute a lien upon any real or personal property owned by the Respondents.

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

**DONE AND ORDERED** this 22<sup>nd</sup> day of March 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

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

**This case was originally heard by the Board on December 14, 2006 and an Order was entered giving the Respondents a compliance date of February 1, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on February 2, 2007. This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$9,800.00**, for 49 days of non-compliance from February 2, 2007 through and including March 22, 2007, at \$200.00 per day, and the fine shall continue to accrue at **\$200.00 per day** for each day the violations continue or are repeated past March 22, 2007. 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 95.3 (g), (h), and (i) 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 advised the Board that there are actually six family members who own this property, one of which is Clarence Troutman.

Officer Leigh further advised that the property is within 5% of being in compliance and she recommended that this case be continued to the April hearing.

Clarence Troutman, the Respondents, was present at this hearing and testified on his own behalf and on behalf of his siblings.

Mr. Troutman further advised the Board that he is agreeable with the continuation.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY GERALD AMES,**

**TO CONTINUE THIS CASE TO THE APRIL HEARING.**

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 07-34-CEB  
Thalia T. Douglas-Dech  
Code Enforcement Officer: Joann Tamulonis

**New Add on Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (o).  
Described as: 1) Unsecured pool.  
Location: 312 Riverbend Blvd., Longwood (Commission District 3)  
Tax Parcel ID # 32-20-29-508-0B00-0080

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violation.

Officer Tamulonis further testified that her last inspection was March 14, 2007 and found that the Respondent had placed the orange temporary fencing around the pool. However, this type of temporary fencing is not approved temporary fencing. Officer Tamulonis advised that the Respondent is making an effort to secure permanent fencing.

Officer Tamulonis stated that recommendation would be to comply by April 5, 2007, with a fine in the amount of \$250.00 per day if the violation continues or is repeated past April 5, 2007.

Thalia Douglas-Dech, Respondent, was present at this hearing and testified on her own behalf. Ms. Dech further testified that she thought the orange fencing was okay and is in the process of getting quotes for permanent fencing.

Tom Hagood asked Ms. Dech when she thought she could secure the pool.

Ms. Dech advised that she understands she needs to secure the pool as soon as possible.

Bill Fahey asked Officer Tamulonis about the orange temporary fencing.

Officer Tamulonis advised that the orange temporary fencing would be fine if it was in better shape. Officer Tamulonis further advised that she believes this property is going into foreclosure action within the next 30 days and suggested that the Respondent have the baby guard type of fence installed.

Jay Ammon asked Officer Tamulonis to describe what the baby guard fence is like and Officer Tamulonis did so.

Gerald Ames stated that he believed this type of fencing is not good enough to secure the pool.

Officer Tamulonis stated that the Deputy Building Official advised her that this type of fencing meets the code.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 07-34-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 32-20-29-508-0B00-0080) located at 312 Riverbend Boulevard, Longwood, located in Seminole County and legally described as follows:

LEG LOT 8 BLK B SWEETWATER OAKS SEC 11 PB 20 PGS 40 & 41

- (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 ordered that the Respondent shall take the necessary steps to secure the pool by using the approved temporary fencing on or before **March 24, 2007**.

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

- 1) SECURE THE POOL ACCORDING TO SEMINOLE COUNTY CODE REQUIREMENTS.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
MARCH 22, 2007

If the Respondent does not comply with this Order, a fine of **\$250.00** will be imposed for each day the violation continues, or is repeated after compliance past **March 24, 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 22<sup>nd</sup> day of March 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-26-CEB  
Richard and Laura Saxman  
Senior Code Enforcement Officer: Deborah Leigh

**New Case**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (p).  
Described as: 1) 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: 170 Archers Point, Longwood (Commission District 5)  
Tax Parcel ID # 23-20-29-504-0000-0160

Deborah Leigh, Senior Code Enforcement Officer advised the Board that legal service had not been achieved and therefore, will continue this case to the April hearing.

Case No. 07-27-CEB  
Woodrow Balliet  
Code Enforcement Officer: Joann D. Tamulonis

**New Case**

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

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 or rubble of a structure which has been burned, stricken by other casualty or demolished.
- 4) Used or scrap building materials.
- 5) Junked or abandoned vehicle(s) not being kept in an enclosed garage or an attached carport.

Location: 106 Champion Ave., Altamonte Springs (Commission District 3)  
Parcel I. D. # 03-21-29-505-0X00-0350

Joann D. Tamulonis, Code Enforcement Officer, testified on behalf of the County and entered into evidence photographs of the violations. Officer Tamulonis further testified that she inspected the property yesterday and the violations remain.

Officer Tamulonis stated that recommendation would be to comply by April 12, 2007 with a fine in the amount of \$250.00 per day if the violations continue or are repeated past April 12, 2007.

Woodrow Balliet, Respondent, was not present at this hearing.

Bill Fahey asked Officer Tamulonis if there are people residing at this residence.

Officer Tamulonis advised that there are people living there.

Jay Ammon asked Officer Tamulonis if these violations constituted a health, safety issue.

Officer Tamulonis stated that she believed it did.

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 07-27-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 03-21-29-505-0X00-0350) located at 106 Champion Ave., Altamonte Springs, located in Seminole County and legally described as follows:

LEG BEG 849.89 FT E + 145.52 FT S OF NW COR BLK X RUN S  
15 DEG 19 ½ MIN W 90 FT S 72 DEG 24 MIN W 152 FT N 8 DEG 1  
MIN E 168.38 FT S 76 DEG 49 ½ MIN E 147.03 FT TO BEG MOBILE  
MANOR 2ND SEC PB 11 PG 48

- (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), (i), (j) and (l).

**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 violations on or before **April 12, 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 remains or rubble of a structure which has been burned, stricken by other casualty or demolished.
- 4) Remove the used or scrap building materials.
- 5) Repair or remove the junked or abandoned vehicle(s) or place in an enclosed garage or an attached carport.

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 **April 12, 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 22<sup>nd</sup> day of March 2007, in Seminole County, Florida.

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**



**VII Approval of the minutes from the meeting of February 22, 2007.**

**MOTION BY LARRY LAWVER, SECONDED BY GERALD AMES, TO  
APPROVE THE MINUTES FROM THE MEETING OF FEBRUARY 22, 2007.**

**TOM HAGOOD – YES  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 6 – 0.**

**VIII Confirmation date of next meeting: April 26, 2007**

**IX Old Business –**

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

**X New Business –**

Gerald Ames stated that he would like to set a standard amount that the Code Officers would use to calculate their costs to process Code Enforcement cases.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING

MARCH 22, 2007

Mr. Ames presented a spreadsheet and suggested that the Board adopt \$35.00 per hour.

Tom Hagood asked Senior Code Enforcement Officer Deborah Leigh what amount they use when calculating their costs.

Officer Leigh stated that they have been advised by their supervisors to use \$20.00 per hour.

After general discussion of this issue by the Board:

**MOTION BY GERALD AMES, SECONDED BY GRACE CHEWNING, TO ADOPT A RATE OF \$35.00 PER HOUR TO CALCULATE COSTS INCURRED IN PROCESSING CODE ENFORCEMENT CASES AND TO REQUEST THAT THE CODE OFFICERS PREPARE A COST ESTIMATE ON EACH OF THE CASES THAT THEY BRING BEFORE THE BOARD.**

**TOM HAGOOD – NO  
JAY AMMON – YES  
GERALD AMES – YES**

**BILL FAHEY – YES  
GRACE CHEWNING – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 5 – 1.**

Officer Leigh reminded the Board that there are several other “Code Enforcement Officers” who can bring cases to the Board besides the Code Officers who work for the Sheriff’s Office; such as the Building Division, Planning Division and Development Review Division.

Dan Mantzaris advised the Board that they could use Mr. Ames’ suggestion of \$35.00 per hour as a guideline when determining costs incurred for processing cases.

Tom Hagood also reminded the Board that they have the ability to set fines as they see fit.

The Board asked the Code Enforcement Officers to calculate their costs for processing each case and bring this information with them to each hearing.

**XI Adjourn – There being no further discussion, this meeting was adjourned at 3:35 P.M.**



**Respectfully submitted:**

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

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**Tom Hagood**  
**Chair**

3-22-07 minutes