

**APPROVED**

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**MINUTES**

**September 27, 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 1:35 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  
Larry Lawver  
Stewart Fritz  
Gerald Ames

Members Excused: Jay Ammon

Present and Sworn: Alice Oliver and Lotis Troutman, Respondents, 06-84-CEB  
Jack Owens, Respondent, 07-87-CEB  
Aubrey Hinds, Respondent, 07-89-CEB  
Elmer and Gerardina Gonzalez, Respondents, 07-90-CEB  
Dib Diab, Respondent, 07-92-CEB  
Norma Murrell, Respondent, 07-94-CEB  
Nancy Kohlmeyer, Respondent, 07-96-CEB  
Bertha Ross Bellamy, Respondent, 03-63-CEB  
Jim Nelson and Greg Ezell, Respondents, 06-98-CEB  
Nancy Helms, Respondent, 07-54-CEB  
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  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Tom Helle, Deputy Building Official

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

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**IV Swearing in of Witnesses**

Amy Korvan, Daughter of Respondent, 07-92-CEB  
Danny Crabtree, Previous Owner, 07-92-CEB

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**V Agenda Update and 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                      BILL FAHEY – YES**  
**GRACE CHEWNING – YES            GERALD AMES – YES**  
**LARRY LAWVER – YES                STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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The following cases will not be heard today:

ZANNA ROITMAN and DARREN DARWENT, 07-86-CEB  
Continued by Staff

NATIONSTAR MORTGAGE, LLC and  
CORP SERVICE CO., REGISTERED AGENT, 07-93-CEB  
Complied Prior to Hearing

ITZHAK and AYALA SHTARK, 07-95-CEB  
Complied Prior To Hearing

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

**This is a repeat violation. The original violation was heard by the Board on December 14, 2006; and an Order was entered giving the Respondent a compliance date of February 1, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on March 29, 2007. An Order was entered on April 26, 2007 reducing the \$11,000.00 fine to \$250.00 which Respondent paid on May 30, 2007.**

**An Affidavit of Repeat Violation was filed after reinspection on August 2, 2007.**

**This property is NOT in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$11,400.00** for 57 days of non-compliance, from August 2, 2007 through and including September 27, 2007, at **\$200.00 per day**; and further order that if the violations continue past September 27, 2007, the fine shall be increased to **\$350.00 per day** for each day the violations continue past or are repeated after September 27, 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 (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) Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport  
Location: 4641 McKay Street, Lake Monroe (Commission District 5)  
Tax Parcel ID # 20-19-30-501-0000-0290

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Leigh stated that as of September 20, 2007 most of the property had been mowed. She stated that although the junked vehicle had been removed, the trash and debris remained.

Alice Oliver and Lotis Troutman, Respondents, were present and testified on their own behalf. Mr. Troutman stated that because he is doing all of the clean-up himself, he needs more time to complete it.

Tom Hagood explained that since this was a repeat, the fine had already started to accrue. Mr. Hagood asked why the property had not stayed in compliance.

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Mr. Troutman explained that his brother had placed some items on the property and then passed away before he could remove them.

Gerald Ames asked Officer Leigh if everything in the photographs had accumulated since the last hearing.

Officer Leigh stated that they had. She further stated that to come into compliance it was not necessary to remove the equipment, only to clean up the trash and debris and remove the weed growth near the back of the property.

After discussion of this case by the Board:

**MOTION BY STEWART FRITZ, SECONDED BY GERALD AMES, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION NOT IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION NOT IN COMPLIANCE**

The Respondents are 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:

LEG LOTS 29 + 30 and E ½ VACD ALLEY ADJ ON  
W OF LOT 29 and N ½ OF VACD ALLEY ADJ ON S OF  
LOTS 29 and 30 BOOKERTOWN PB 4 PG 98

This case came on for public hearing before the Code Enforcement Board of Seminole County on the December 14, 2006 after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

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

Said Order stated that a fine in the amount of \$200.00 per day would be imposed if the Respondents did not take certain corrective action by February 1, 2007. Compliance was obtained after reinspection on March 29, 2007. An Order was entered on April 26, 2007 reducing the \$11,000.00 fine to \$250.00 which Respondents paid on May 30, 2007.

An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the violations were being repeated after reinspection on August 2, 2007.

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Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated December 14, 2006.

Therefore, the Board finds that the Respondents are in repeat violation and orders that a fine in the amount of \$11,400.00 for 57 days of non-compliance, from August 2, 2007 through and including September 27, 2007, at \$200.00 per day be imposed; and further orders that if the violations continue past September 27, 2007, the fine shall be increased to \$350.00 per day for each day the violations continue past or are repeated after September 27, 2007.

**Respondents are further ordered to contact the Seminole County 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 Enforcement Officer inspects the property and verifies compliance with this Order.**

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

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
GERALD AMES – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-87-CEB  
Owens Silver Star RE, LLC  
and Jack E. Owens  
Lead Inspector: Jason Rucker

**NEW CASE**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Constructed additions to front and back of home without permits  
Location: 303 Salina Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 07-21-30-503-0000-1070

Tom Helle, Deputy Building Inspector, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Mr. Helle stated that upon reinspection on June 25, 2007, the violation still remained.

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Mr. Helle stated that the recommendation would be to comply by October 27, 2007 with a fine of \$250.00 per day if the violation continues or is repeated past October 27, 2007.

Jack Owens, Respondent, was present at the hearing and testified on his own behalf. Mr. Owens stated that he purchased the property in 2006 and wasn't aware of the violation until December 2006. Mr. Owens stated that because the property is rented, he is not in control of it but is in the process of evicting the tenant.

Tom Hagood asked the Respondent when he could come into compliance. The Respondent advised that he needed 90 days.

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 07-87-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 07-21-30-503-0000-1070) located at 303 Salina Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 107 GRANADA SOUTH PB 15 PG 100

- (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 Respondents shall correct the violation on or before January 11, 2008. In order to correct the violation, the Respondents shall take the following remedial action:

**1) Secure the required permits or remove the unpermitted construction**

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 January 11, 2008.

**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 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
GERALD AMES – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-89-CEB  
Aubrey C. and Joyce V. Hinds  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and Seminole County Land Development Code, Chapter 30, Part 12, Section 30.202  
Described as: 1) The accumulation of trash and debris  
2) The operation of a business or extension of a business and storage yard are not permitted uses of an R-1A zoned property  
Location: 2510 Ohio Avenue, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 08-21-29-501-0000-005C

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations.

Officer Tamulonis stated that on numerous occasions she had observed employees from a landscape company come to the property with trucks with “Cruzin Cuts” signage and pick up trailers that had been stored overnight and then depart with employees who had either been dropped off or had parked their cars at the property.

Officer Tamulonis stated that the recommendation would be to comply by October 11, 2007 with a fine of \$250.00 per day if the violations continue or are repeated past October 11, 2007.

Aubrey Hinds, Respondent, was present at the hearing and testified on his own behalf. Mr. Hinds stated that he needs clarification as to what is a business and what is

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storage. He further stated that his nephew does leave the trailer overnight and does pick up employees and the trailer at the property in the mornings. Mr. Hinds inquired as to whether parking the trailer in the shed at the property would still be a violation.

Tom Hagood advised that either Officer Tamulonis or the Board attorney could address that with the Respondent.

Dan Mantzaris, Code Board Attorney, stated the violation that had been brought concerned the fact that the equipment and the trailer associated with the business were being stored on the property, not where on the property they were being stored.

General discuss was had concerning the nature of the violation.

A motion was made by Gerald Ames, seconded by Larry Lawver, to accept Staff's recommendation. Mr. Fahey moved to amend the motion to extend the compliance date to October 25, 2007. Mr. Ames and Mr. Lawver were agreeable to the amendment to the motion.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, 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 07-89-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 08-21-29-501-0000-005C) located at 2510 Ohio Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG SW 1/4 (LESS W 15 FT) and W 15 FT OF  
E 150 FT OF S 121.43 FT OF LOT 5 LITTLE  
WASHINGTON ESTATES PB 8 PG 62

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and Seminole County Land Development Code, Chapter 30, Part 12, Section 30.202.

It is hereby ordered that the Respondents shall correct the violations on or before October 25, 2007. In order to correct the violations, the Respondents shall take the following remedial action:



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- 1) **Remove the accumulation of trash and debris**
- 2) **Cease the operation of a business or extension of a business and storage yard which are not permitted uses of an R-1A zoned property**

If the Respondents do 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 October 25, 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 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
GERALD AMES – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-90-CEB  
Elmer and Gerardina Gonzalez  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 11, Section 30.182  
Described as: 1) The operation of a business or extension of a business and storage yard are not permitted uses of an R-1 zoned property  
Location: 769 Hillview Drive, Altamonte Springs (Commission District 3)  
Parcel I. D. # 21-21-29-502-0000-0050

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Tamulonis stated that the Respondent was in the carpet installation business.

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Officer Tamulonis stated that the recommendation would be to comply by October 11, 2007 with a fine of \$250.00 per day if the violation continues or is repeated past October 11, 2007.

Elmer and Gerardina Gonzalez, Respondents, were present at the hearing and testified on their own behalf. Mr. Gonzalez stated that this was a rental property and that he had spoken to his tenant about the matter.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 07-90-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 21-21-29-502-0000-0050) located at 769 Hillview Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 5 OAKLAND HILLS ADDITION PB 13 PG 90

- (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.

It is hereby ordered that the Respondents shall correct the violation on or before October 11, 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 and storage yard which are not permitted uses of an R-1 zoned property**

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 October 11, 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.**

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

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
GERALD AMES – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No. 07-94-CEB  
Norma L. Murrell  
Code Enforcement Officer: Jerry Robertson

**NEW CASE**

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.102, 30.103 and 30.104  
Described as: 1) Two residences are not a permitted or limited use in this A-5 zone. No special exception from the Board of Adjustment was granted.  
Location: 220 S. Cochran Road, Geneva (Commission District 1)  
Parcel I. D. # 20-20-32-300-005M-0000

Jerry Robertson, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation, a 1976 tax sheet, a 1982 tax sheet and a current tax sheet.

Officer Robertson gave a history of the property from 1975 forward.

General discussion was had concerning the zoning of the property.

Officer Robertson stated that the recommendation would be to comply by October 30, 2007 with a fine of \$100.00 per day if the violation continues or is repeated past October 30, 2007.

Norma Murrell, Respondent, was present at the hearing and testified on her own behalf. Amy Korvan, the daughter of the Respondent, was present at the hearing and testified on behalf of the Respondent.

Ms. Korvan stated that when they purchased the property ten years ago, it had two homes on it. Ms. Korvan further stated that they have been paying property taxes on both homes.

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Ms. Korvan stated that the previous owner, Danny Crabtree, told her that he had pulled all permits for the mobile home in 1982.

General discussion was had concerning CO's, electrical CO's and power poles.

General discussion was had concerning special exceptions.

Tom Hagood asked Officer Robertson how the County had addressed the new mobile home that was put on the property in 1982. Officer Robertson stated that there is no documentation that any County official knew about it.

Danny Crabtree, the previous owner, was present at the hearing and testified on behalf of the Respondent. Mr. Crabtree stated that at the time he purchased the second mobile home, he owned two adjoining lots.

Mr. Crabtree stated that when he purchased the second mobile home, he received a valid permit from Seminole County and that inspections were done throughout the installation process. Mr. Crabtree stated that a Certificate of Occupancy was posted when the power company came to install the meter. He further stated that he does not know why there isn't a record of the permit.

General discussion was had concerning the size of the two adjoining lots.

Officer Robertson stated that he had no record of a 1982 permit, and Mr. Crabtree stated that he no longer had a copy of the 1982 permit.

Ms. Korvan stated that when she tried to get a copy of the permit from Seminole County, she was told that a fire in 1984 had destroyed all permits and they were not available.

Ms. Korvan entered into evidence a July 23, 2007 letter from FPL.

After discussion of this case by the Board:

**MOTION BY GERALD AMES, SECONDED BY LARRY LAWVER, TO DISMISS  
DUE TO A LACK OF EVIDENCE.**

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**LARRY LAWVER – YES**

**BILL FAHEY – YES**

**GERALD AMES – YES**

**STEWART FRITZ – YES**

**MOTION CARRIED 6 – 0**

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Case No. 07-96-CEB  
John C. Kohlmeyer and  
Arthur Anderson  
Senior Code Enforcement Officer: Deborah Leigh

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) and (n)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
2) Stagnant or foul water in a swimming or wading pool  
Location: 104 North Pressview Avenue, Longwood (Commission District 4)  
Parcel I. D. # 35-20-29-504-0C00-0030

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Leigh stated that upon reinspection on September 17, 2007, the violations still remained.

Officer Leigh stated that the recommendation would be to comply by October 12 2007 with a fine of \$150.00 per day if the violations continue or are repeated past October 12, 2007.

Nancy Kohlmeyer, daughter of the deceased Respondent, was present at the hearing and testified on her own behalf. Ms. Kohlmeyer stated that after the death of her father, her husband became ill which made it difficult to maintain the property. She stated that she now has a potential buyer for the property.

Ms. Kohlmeyer stated that she was unaware of the violations until last Sunday when the potential buyers notified her. She stated that she is trying to come into compliance.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, 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 07-96-CEB, it is determined that the Respondents are:

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- (a) the owners of record of the property (Tax Parcel ID # 35-20-29-504-0C00-0030) located at 104 North Pressview Avenue, Longwood, located in Seminole County and legally described as follows:

LEG LOT 3 BLK C THE MEADOWS WEST PB 17 PG 6

- (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 (h) and (n)

It is hereby ordered that the Respondents shall correct the violations on or before October 12, 2007. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) Remove uncultivated vegetation in excess of 24” in height and located within 75’ from any structure**
- 2) Remove stagnant or foul water in a swimming or wading pool**

If the Respondents do not comply with the Order, a fine of **\$150.00 per day** will be imposed for each day the violations continue or are repeated after compliance past October 12, 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 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
GERALD AMES – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

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Case No 03-63-CEB (1st and 2nd repeat violations)  
Ruby Blake, Freddie Morris, MD, and Bertha Ross  
Code Enforcement Officer: Dorothy Hird

**Case continued from August meeting after being tabled by the CEB**

**This case was originally heard by the Board on August 28, 2003 and an Order was entered. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on December 2, 2003. This case was brought before the Board for a lien request on December 4, 2003 and an Order Rescinding Fine of \$3,250.00 was entered by the Board at that time.**

**A first Affidavit of Repeat Violation was filed after reinspection on August 30, 2004. An Affidavit of Compliance After Repeat Violation was filed after reinspection on October 21, 2005.**

**A second Affidavit of Repeat Violation was filed after reinspection on May 14, 2007. The second Affidavit of Repeat Violation was heard on June 28, 2007 and an Order was entered.**

**This property is presently in compliance.**

**RECOMMENDATION #1 (pertaining to First Repeat):** The Board issue an Order constituting a **lien** against this property in the amount of **\$38,700.00** which represents 417 days of non-compliance (60 days from August 30, 2004 through and including October 28, 2004 at \$50.00 per day and 357 days from October 29, 2004 through and including October 20, 2005 at \$100.00 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 95.3  
(l)  
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 137 Leon Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-507-0000-0740

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**RECOMMENDATION #2 (pertaining to Second Repeat):** The Board issue an Order constituting a **lien** on a **second** repeat violation in the amount of **\$9,100.00** for 91 days of non-compliance, from May 14, 2007 through and including August 12, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

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Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l).  
Described as: 1) Accumulation of trash and debris.  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 137 Leon Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-507-0000-0740

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence an Affidavit of Costs for \$499.35. Officer Hird stated that the Respondents were presently in compliance.

Tom Hagood asked the Respondent if she believed that she could keep the property in compliance.

Bertha Ross Bellamy, Respondent, was present and testified on her own behalf. Ms. Bellamy stated that they would be selling the property soon.

Ms. Bellamy requested that the Board waive the fine.

A motion was made by Larry Lawver, seconded by Grace Chewning, to accept Staff's recommendation with a provision allowing the Respondents to pay a reduced fine of \$500.00 by October 31, 2007 or the fines will revert to the original amounts and become liens.

Ms. Bellamy requested the time for the payment be extended until the end of November.

Mr. Lawver and Ms. Chewning agreed to amend the motion to extend the payment date to November 30, 2007.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, THAT THE ORDER FINDING COMPLIANCE ON FIRST AND SECOND REPEAT VIOLATIONS AND IMPOSING FINE/LIEN BE:**

**ORDER FINDING COMPLIANCE ON FIRST AND SECOND REPEAT VIOLATIONS AND IMPOSING FINE/LIEN**

The Respondents are the owner of record of the property (Tax Parcel # 18-21-30-507-0000-0740) located at 137 Leon Street, Altamonte Springs, located in Seminole County and legally described as follows:



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LEG ALL LOT 74 and S 10 FT OF W 100 FT OF LOT 75  
REPLAT OF WINWOOD PARK PB 3 PG 30

This case came on for public hearing before the Code Enforcement Board of Seminole County for **first** repeat violation on October 28, 2004 after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance.

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

Said Order stated that a fine in the amount of \$2,950.00 would be imposed for 59 days of non-compliance from August 30, 2004 through and including October 28, 2004, at \$50.00 per day. The Order further stated that the daily fine shall be increased to \$100.00 per day effective October 29, 2004 and will continue to accrue at \$100.00 per day until compliance is obtained.

An Affidavit of Compliance After Repeat Violation had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained as of October 21, 2005.

Based on the testimony and evidence presented, the Respondents were in repeat violation of the Seminole County Code, as stated in the Findings of Fact, Conclusions of Law and Order On A Repeat Violation Not In Compliance dated October 28, 2004.

This case came on for public hearing before the Code Enforcement Board of Seminole County for **second** repeat violation on June 28, 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 on a Repeat Violation Not in Compliance.

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

Said Order stated that a fine in the amount of \$4,600.00 would be imposed for 46 days of non-compliance from May 14, 2007 through and including June 28, 2007 at \$100.00 per day and shall continue to accrue at \$100.00 per day until compliance is obtained.

An Affidavit of Compliance After Repeat Violation had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained as of August 13, 2007.

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September 27, 2007

Based on the testimony and evidence presented, the Respondents were in repeat violation of the Seminole County Code, as stated in the Findings of Fact, Conclusions of Law and Order On A Repeat Violation Not In Compliance dated June 28, 2007.

Therefore, the Board orders that a **lien** in the amount of **\$38,700.00** which represents 417 days of non-compliance, (60 days from August 30, 2004 through and including October 28, 2004 at \$50.00 per day and 357 days from October 29, 2004 through and including October 20, 2005 at \$100.00 per day) and a **lien** in the amount of **\$9,100.00** which represents 91 days of non-compliance, from May 14, 2007 through and including August 12, 2007, at \$100.00 per day **be reduced to \$500.00**.

It is further ordered that the Respondents shall have **64 days** in which to pay the reduced fine of **\$500.00**. If the Respondents do not pay this amount on or before **November 30, 2007**, the fine will revert to the original amounts of \$38,700.00 and \$9,100.00 and shall constitute liens upon the land on which the violations exist and upon any real or personal property owned by the Respondents.

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**MOTION CARRIED 6 – 0.**

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

**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 28, 2007. An Order was entered on January 25, 2007 extending the compliance date to July 26, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 29, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 10, 2007.**

**This property is presently in compliance.**

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September 27, 2007

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$9,000.00** for 45 days of non-compliance, from July 27, 2007 through and including September 9, 2007, at \$200.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

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

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Hird stated that the business had been shut down; and therefore, the property was presently in compliance.

Gregory Ezell and Jim Nelson, Respondents, were present and testified on their own behalf. Mr. Nelson requested that the Board waive the fine.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY BILL FAHEY, THAT THE ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN BE:**

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

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

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 14, 2006, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Land Development Code, Chapter 30, Section 30.222 and 30.223.

Said Order stated that a fine in the amount of \$200.00 per day would be imposed if the Respondents did not take certain corrective action by February, 2007. An Order was entered on January 25, 2007 extending the Respondents' compliance date to July 26, 2007.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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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 August 29, 2007.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on September 10, 2007.

Accordingly, it having been brought to the Board's attention that the Respondent s have complied with the Findings of Fact, Conclusions of Law and Order dated December 14, 2006.

Therefore, the Board orders that a **lien** in the amount of **\$9,000.00** for 45 days of non-compliance at \$200.00 per day, from July 27, 2007 through and including September 9, 2007, **be rescinded**.

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
GERALD AMES – YES  
STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 07-54-CEB  
Nancy Helms  
Code Enforcement Officer: Joann Tamulonis

**This case was continued from the August 23, 2007 meeting.**

**This case was originally heard by the Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of June 14, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 15, 2007.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$26,250.00** for 105 days of non-compliance, from June 15, 2007 through and including September 27, 2007, at \$250.00 per day; and the fine shall continue to accrue

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

at **\$250.00 per day** for each day the violations continue or are repeated past September 27, 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 (f), (g), (h), (j) and (p)

Described as:

- 1) Unusable or abandoned appliances or white goods
- 2) The accumulation of trash and debris
- 3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
- 4) Used/scrap building materials
- 5) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county.

Location: 103 Champion Avenue, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 03-21-29-505-0X00-0400

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Tamulonis stated that upon reinspection this morning, there was 95 percent improvement in the front yard but that most of the violations in the backyard still remain on the property.

Nancy Helms, Respondent, was present at the hearing and testified on her own behalf. Ms. Helms stated that she believed that she was making progress and would be done by this weekend.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY GERALD AMES, THAT THE CASE BE CONTINUED TO THE OCTOBER 25, 2007 MEETING.**

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

**MOTION CARRIED 6 – 0.**

.....  
Case No. 07-67-CEB  
Rodney J. Robinson and Cindy Reed  
Code Enforcement Officer: Dorothy Hird

**This case was originally heard by the Board on July 26, 2007; and an Order was entered giving the Respondents a compliance date of August 10, 2007. An**

**Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 14, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 27, 2007**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$3,600.00** for 48 days of non-compliance, from August 11, 2007 through and including September 27, 2007, at \$75.00 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) and (l)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 310 Continental Court, Altamonte Springs (Commission District 4)  
Parcel I. D. # 07-21-30-516-0000-0240

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Hird stated that the property was presently in compliance. Officer Hird also stated that due to illness, the Respondents could not be present today but were requesting that the fine be rescinded.

Rodney J. Robinson and Cindy Reed, Respondents, were not present.

After discussion of this case by the Board:

**MOTION BY STEWART FRITZ, SECONDED BY GRACE CHEWNING, THAT THE ORDER FINDING COMPLINACE AND IMPOSING FINE/LIEN BE:**

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

The Respondents are the owners of record of the property (Tax Parcel # 07-21-30-516-0000-0240) located at 310 Continental Court, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 24 MAGNOLIA HILL PB 15 PG 12

This case came on for public hearing before the Code Enforcement Board of Seminole County on July 26, 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.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).

Said Order stated that a fine in the amount of \$75.00 per day would be imposed if the Respondents did not take certain corrective action by August 10, 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 August 14, 2007.

An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after reinspection on September 27, 2007

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated July 26, 2007, the Board orders that a **lien** in the amount of **\$3,600.00** for 48 days of non-compliance at \$75.00 per day, from August 11, 2007 through and including September 27, 2007, **be rescinded**.

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

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**MOTION CARRIED 6 – 0.**

-----  
Case No. 07-92-CEB  
Habib Diab and Diab Diab, Co Trs  
and Dib Diab, Registered Agent  
Code Enforcement Officer: Jerry Robertson

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 520 East 3rd Street, Chuluota (Commission District 1)  
Tax Parcel ID # 21-21-32-5CF-3300-0060

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

Jerry Robertson, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation.

Officer Robertson stated that the Respondents were presently in compliance but due to the recurring nature of the violation, his recommendation would be to impose a fine of \$100.00 if the violation is repeated after today.

Dib Diab, Respondent, was present and testified on his own behalf. Mr. Diab stated that this was a rental property and he had hired a landscaper so that the problem would never happen again.

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 07-92-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 21-21-32-5CF-3300-0060) located at 520 East 3rd Street, Chuluota, located in Seminole County and legally described as follows:

LOT 6 BLK 33 NORTH CHULUOTA PB 2 PG 54 TO 58

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

It is hereby ordered that the Respondents are in compliance at this time. In order to remain in compliance, the Respondents shall:

- 1) CEASE AND DESIST FROM HAVING UNCULTIVATED  
VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED  
WITHIN 75' OF A STRUCTURE**

It is further ordered that if this violation is repeated, a fine of **\$100.00 per day** will be imposed for each day the violation is repeated after compliance past **September 27, 2007**.

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



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**LARRY LAWVER – YES**

**BILL FAHEY – YES**

**GERALD AMES – YES**

**STEWART FRITZ - YES**

**MOTION CARRIED 6 – 0.**

.....  
MR. GERALD AMES LEFT AT 3:15  
.....

Case No 05-57-CEB

Ernest Grant, Sr.

Code Enforcement Officer: Pamela Taylor

**This is a repeat violation. The original violation was heard by the Board on August 25, 2005; and an Order was entered giving the Respondent a compliance date of September 26, 2005. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 26, 2005.**

**An Affidavit of Repeat Violation was filed after reinspection on August 7, 2007.**

**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 **\$7,800.00** for 52 days of non-compliance, from August 7, 2007 through and including September 27, 2007 at **\$150.00 per day**; and the fine shall continue to accrue at \$150.00 per day until compliance is obtained. 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), (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' from any structure.
- 3) Used and scrap building material.
- 4) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
- 5) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county

Location: 2071 Airport Blvd, Seminole County (Commission District 5)  
Tax Parcel ID # 34-19-30-503-0J00-0150

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations.

Officer Taylor stated that the recommendation would be to find the Respondent in repeat violation and impose a fine in the amount of \$7,800.00 for 52 days of non-compliance with the fine continuing to accrue at \$150.00 per day until compliance is obtained.

Mr. Grant, Respondent, was not present.

After discussion of this case by the Board:

**MOTION BY LARRY LAWVER, SECONDED BY STEWART FRITZ, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION NOT IN COMPLIANCE BE:**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER  
ON A REPEAT VIOLATION NOT IN COMPLIANCE**

The Respondent is the owner of record of the property (Tax Parcel ID # 34-19-30-503-0J00-0150) located at 2071 Airport Boulevard W, Sanford, located in Seminole County and legally described as follows:

LEG LOTS 15 and 16 BLK J 1ST ADD TO  
LOCKHARTS SUBD PB 4 PG 26

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

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 26, 2005. Compliance was obtained after reinspection on September 26, 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 August 7, 2007.

Based on the testimony and evidence presented, the Respondent is 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.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

Therefore, the Board finds that the Respondent is in repeat violation and orders that a fine in the amount of **\$7,800.00**, for 52 days of non-compliance, from August 7, 2007 through and including September 27, 2007, at \$150.00 per day be imposed; and the fine shall continue to accrue at **\$150.00 per day** for each day the violations continue or are repeated past September 27, 2007.

**Respondent is further ordered to contact the Seminole County 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 Enforcement Officer inspects the property and verifies compliance with this Order.**

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

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 5 – 0.**

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Case No. 07-88-CEB  
Michael B. and Cynthia Casey  
Lead Inspector: Jason Rucker

**NEW CASE**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Constructed additions and re-roofing home without permits  
Location: 197 Manor Avenue, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 03-21-29-507-0D00-0110

Tom Helle, Deputy Building Official, was present and requested a continuance.

Michael B. and Cynthia Casey, Respondents, were not present.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY STEWART FRITZ, THAT THE CASE BE CONTINUED UNTIL OCTOBER 25, 2007.**

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

**BILL FAHEY – YES**  
**LARRY LAWVER – YES**

**MOTION CARRIED 5 – 0.**

.....

Case No. 07-97-CEB  
Richard B. Divins  
Senior Code Enforcement Officer: Deborah Leigh

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h)  
Described as: 1) The accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24” in height and located within 75’ from any structure  
Location: 2117 Silver Leaf Court, Longwood (Commission District 4)  
Parcel I. D. # 27-20-29-5GP-0000-0330

Deborah Leigh, Senior Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. As of the last inspection on September 17, 2007, the violations remain on the property.

Officer Leigh stated that the recommendation would be to comply by October 12 2007 with a fine of \$150.00 per day if the violations continue or are repeated past October 12, 2007.

Richard B. Divins, Respondent, was not present.

A motion was made by Bill Fahey, seconded by Grace Chewning, to accept Staff’s recommendation with an increase of the daily fine to \$250.00 per day.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, 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 07-97-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 # 27-20-29-5GP-0000-0330) located at 2117 Silver Leaf Court, Longwood, located in Seminole County and legally described as follows:

LEG LOT 33 WINGFIELD RESERVE PH 2 PB 28 PGS 68 TO 70

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

It is hereby ordered that the Respondent shall correct the violations on or before October 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 uncultivated vegetation in excess of 24" in height and located within 75' from any structure**

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 October 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 27th day of September 2007, in Seminole County, Florida.

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

**BILL FAHEY – YES  
LARRY LAWVER – YES**

**MOTION CARRIED 5 – 0.**

.....

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

Case No. 07-98-CEB  
CCCH Derbyshire Property, LLC and  
Thomas R. Allen, Registered Agent  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in  
Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located  
within 75' from any structure  
Location: Derbyshire Road, Maitland (Commission District 1)  
Parcel I. D. # 20-21-30-300-006A-0000

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation.

Officer Wisniewski stated that the Respondents were presently in compliance but due to the recurring nature of the violation, her recommendation would be to impose a fine of \$200.00 if the violation is repeated after today.

After discussion of this case by the Board:

**MOTION BY STEWART FRITZ, 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 07-98-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 20-21-30-300-006A-0000) located at Derbyshire Road, Maitland, located in Seminole County and legally described as follows:

LEG SEC 20 TWP 21S RGE 30E BEG N 186 FT +  
W 180 FT OF SE COR RUN W 169.5 FT N  
130 FT E 169.07 FT S 130 FT TO BEG (LESS RDS)

- (b) in possession or control of the property, and
- (c) in **recurring** violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)

It is hereby ordered that the Respondents are in compliance at this time. In order to remain in compliance, the Respondents shall:

**1) CEASE AND DESIST FROM HAVING UNCULTIVATED  
VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED  
WITHIN 75' OF A STRUCTURE.**

It is further ordered that if this violation is repeated, a fine of **\$200.00 per day** will be imposed for each day the violation continues or is repeated after compliance past September 27, 2007.

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

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

**TOM HAGOOD – YES**

**GRACE CHEWNING – YES**

**STEWART FRITZ - YES**

**BILL FAHEY – YES**

**LARRY LAWVER – YES**

**MOTION CARRIED 5 – 0.**

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

Case No. 07-47-CEB  
Joe Jones (Heirs) and Josie Wright  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of August 17, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 20, 2007.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$2,050.00** for 41 days of non-compliance, from August 18, 2007 through and including September 27, 2007, at \$50.00 per day; and the fine shall continue to accrue at **\$50.00 per day** for each day the violation continues or is repeated past September 27, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (i) and (l)  
Described as: 1) The accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
3) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished  
4) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.  
Location: 2845 Celery Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 32-19-31-300-0060-0000

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

The Respondents are the owners of record of the property (Tax Parcel # 32-19-31-300-0060-0000) located at 2845 Celery Avenue, Sanford, located in Seminole County and legally described as follows:

LEG SEC 32 TWP 19S RGE 31E N 150 FT OF  
E 1/3 OF W 3/4 OF SE 1/4 OF NE 1/4 (LESS RY)

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 17, 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), (h), (i) and (l).

Said Order stated that a fine in the amount of \$50.00 per day would be imposed if the Respondents did not take certain corrective action by August 17, 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 August 20, 2007.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated May 17, 2007, the Board orders that a **lien** in the amount of **\$2,050.00** for 41 days of non-compliance at \$50.00 per day, from August 18, 2007 through and including September 27, 2007, be imposed; and the fine shall continue to accrue at **\$50.00** per day for each day the violations continue or are repeated past September 27, 2007.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

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

**DONE AND ORDERED** this 27th day of September 2007, in Seminole County, Florida.

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

**MOTION CARRIED 5 – 0.**

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**VII Approval of the minutes from the meeting of August 23, 2007.**

**MOTION BY LARRY LAWVER, SECONDED BY GRACE CHEWNING, TO APPROVE THE MINUTES FROM THE MEETING OF JULY 26, 2007.**

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

**MOTION CARRIED 5 – 0.**

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

**IX Old Business –**

None

**X New Business –**

General discussion was had concerning anonymous complaints and the need to judge a case on its merits.

General discussion was had concerning “in possession and control”

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
September 27, 2007

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

**Respectfully submitted:**

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**Jane Spencer  
Clerk to the Code Enforcement Board**

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**Tom Hagood  
Chair**

9-27-07 minutes