

# CODE ENFORCEMENT BOARD

SEMINOLE COUNTY, FLORIDA

## AGENDA

January 22, 2009 – 1:30 pm  
Seminole County Services Building – Room 1028  
1101 East First Street, Sanford FL 32771

- I Call to Order
  - II Pledge of Allegiance
  - III Roll Call
  - IV Swearing in of Witnesses
  - V Agenda Update & Approval
  - VI Public Hearings –
    - Repeat Cases 5
    - New Cases 8 (3) Continued by Staff  
(6) Complied Prior to Hearing
    - Continued Cases 4
    - Special Request 2
    - Consent Agenda 11
    - Foreclosure 0
    - Add-On 0
- 
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**REPEAT CASES**

**POSTED NOTICE OF HEARING**

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

**This is a repeat violation at a different location. The original violation was heard by the Board on January 27, 2005; and an Order was entered giving the Respondents a compliance date of December 31, 2005 which was extended until October 2, 2006. On April 26, 2007, an Order was entered imposing a lien in the amount of \$16,325.00 which has continued to accrue at \$100.00 per day.**

**An Affidavit of Repeat Violation at a Different Location was filed after reinspection on December 11, 2008.**

**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 **\$4,300.00** for 43 days of non-compliance, from December 11, 2008 through and including January 22, 2009, at **\$100.00 per day**; and further order that if the violations continue past February 6, 2009, the fine shall be increased to **\$350.00 per day** for each day the violations continue past or are repeated after February 6, 2009. 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), (j) and (l)

Described as: 1) The accumulation of trash and debris  
2) Used/Scrap building materials  
3) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport

Location: 894 Alberta Street, Longwood (Commission District 4)  
Tax Parcel ID # 06-21-30-300-022G-0000 - Different Location

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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**CERTIFIED & POSTED NOTICE  
OF HEARING**

B. Case No 06-17-CEB  
Barbara & Christopher Qualmann &  
Deutsche Bank National Trust (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**This is a repeat violation. The original violation was heard by the Board on February 23, 2006; and an Order was entered giving the Respondents a compliance date of February 27, 2006. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on June 17, 2006.**

**An Affidavit of Repeat Violation was filed after reinspection on October 7, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on December 29, 2008.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$20,750.00** for 83 days of non-compliance, from October 7, 2008 through and including December 28, 2008, at **\$250.00 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 (o)  
Described as: 1) Swimming pool not enclosed according to Code  
Location: 421 Ruth St., Longwood (Commission District 3)  
Tax Parcel ID # 08-21-29-506-0A00-0130

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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**CERTIFIED NOTICE OF HEARING**

C. Case No. 06-74-CEB  
Romero Leader and Mayard Phebe  
Code Enforcement Officer: Dorothy Hird

**This is a second repeat violation. The original violation was heard by the Board on September 28, 2006; and an Order was entered giving the Respondents a compliance date of October 13, 2006. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on October 23, 2006.**

**An Affidavit of Repeat Violation was filed after reinspection on April 18, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on June 16, 2008. On June 26, 2008, an Order was entered imposing a \$100.00 fine which remains unpaid.**

**A second Affidavit of Repeat Violation was filed after reinspection on October 31, 2008.**

**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 **\$10,500.00 for 84 days of non-compliance**, from October 31, 2008 through and including **January 22, 2009 at \$125.00 per day**; and further order that if the violation continues past February 6, 2009, the fine shall be increased to **\$200.00 per day** for each day the violation continues past or is repeated after February 6, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 137 Hattaway Drive, Altamonte Springs (Commission District 3)  
Parcel I. D. # 14-21-29-5BF-0000-0300

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

**POSTED NOTICE OF HEARING**

D. Case No. 08-07-CEB  
Betty Lamar  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The original violation was heard by the Board on January 24, 2008; and an Order was entered giving the Respondent a compliance date of February 8, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on April 3, 2008. An Order was entered rescinding the \$4,050.00 fine on April 17, 2008.**

**An Affidavit of Repeat Violation was filed after reinspection on November 5, 2008.**

**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 **\$5,925.00 for 79 days of non-compliance**, from November 5, 2008 through and including **January 22, 2009** at **\$75.00 per day**; and further order that if the violations continue past January 22, 2009, the fine shall be increased to **\$100.00 per day** for each day the violations continue past or are repeated after January 22, 2009. 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) and (l)  
Described as: 1) The accumulation of trash and debris  
2) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 100 Spring Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 12-21-29-5BD-1300-0090

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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**CERTIFIED NOTICE OF HEARING**

E. Case No. 08-14-CEB  
Betty J. West  
Code Enforcement Officer: Pamela Taylor

**This case was continued from the September 25, 2008 meeting per the Board.**

**This is a repeat violation. The original violation was heard by the Board on January 24, 2008; and an Order was entered giving the Respondent a compliance date of March 7, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on March 10, 2008.**

**An Affidavit of Repeat Violation was filed after reinspection on April 8, 2008. An Affidavit of Compliance after Repeat Violation was filed after reinspection on October 9, 2008.**

**This property is presently in compliance concerning these repeat violations.**

**RECOMMENDATION:** The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$27,600.00** for 184 days of non-compliance, from April 8, 2008 through and including October 8, 2008, at **\$150.00 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 (g), (l) and (p)

Described as: 1) The accumulation of trash and debris  
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport  
3) 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: 2090 Dixie Avenue, Sanford (Commission District 5)  
Parcel I. D. # 32-19-31-506-0A00-0130

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

**NEW CASES**

**COMPLIED PRIOR TO HEARING**

A. Case No. 08-178-CEB  
Frank and Susan Seibly  
Senior Code Enforcement Officer: Deborah Leigh

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: 213 Orange Ridge Drive, Longwood (Commission District 4)  
Parcel I. D. # 13-20-29-5EZ-0C00-0060

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**COMPLIED PRIOR TO HEARING**

B. Case No. 09-01-CEB  
Gonzalo Manzano and Sara Padron  
Code Enforcement Officer: Pamela Taylor

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

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
2) 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: 1699 Sunset Drive, Longwood (Commission District 2)  
Tax Parcel ID # 22-20-30-503-0000-0210

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**CONTINUED BY STAFF**

C. Case No. 09-02-CEB  
Melodie Patton and Matthew Davies  
Principal Engineer: Lee Shaffer

Violation Charged: Seminole County Land Development Code, Section 40.2 (site drainage); Section 75.2 (right-of-way use) and Seminole County Code, Section 40.111 (drainage related to swimming pools).

Described as: 1) Changed site runoff from sheet flow to a point of discharge  
2) Installed point discharge within County maintained right-of-way without approval/permit

3) Drained pool water onto property of another  
Location: 1850 Barton Street, Longwood (Commission District 4)  
Tax Parcel ID # 01-21-29-5CK-260C-0120

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**COMPLIED PRIOR TO HEARING**

D. Case No. 09-03-CEB  
Ed Hauser  
Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1

Described as: 1) Construction without the required permits

Location: 2295 Canal Street, Oviedo (Commission District 2)  
Tax Parcel ID # 25-20-31-5BA-0000-1240

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**



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**POSTED NOTICE OF HEARING**

E. Case No. 09-04-CEB  
Phillip A. Laws and Pearl E. Laws, Heirs  
Code Enforcement Officer: Jerry Robertson

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 and located within 75' from any structure  
3) 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: 241 Overlook Drive, Chuluota (Commission District 1)  
Tax Parcel ID # 22-21-32-5UI-0200-0070

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**CONTINUED BY STAFF**

F. Case No. 09-05-CEB  
David M. Ciener  
Principal Engineer: Lee Shaffer

Violation Charged: Seminole County Land Development Code, Section 40.2 (site drainage)

Described as: 1) An 18" pipe was opened allowing runoff from a paved ditch to flow through a swale onto another's property in a point discharge manner

Location: Lake Harney Road, Geneva (Commission District 2)  
Tax Parcel ID # 15-20-32-5BC-0000-0180

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**POSTED NOTICE OF HEARING**

G. Case No. 09-06-CEB  
Aleco T. Lawton and  
Deutsche Bank (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

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: 1125 Howell Creek Drive, Winter Springs (Commission District 1)  
Tax Parcel ID # 13-21-30-502-0G00-0040

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**COMPLIED PRIOR TO HEARING**

H. Case No. 09-07-CEB  
Zoraida C. Ramos and  
Countrywide Home Loans, Inc. (lis pendens)  
Code Enforcement Officer: Jerry Robertson

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: 321 Orchard Street, Chuluota (Commission District 1)  
Tax Parcel ID # 28-21-32-501-0O00-0040

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**COMPLIED PRIOR TO HEARING**

I. Case No. 09-08-CEB  
Ryan Fultz and  
Deutsche Bank National Trust (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

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: 105 Gum Street, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 03-21-29-510-0000-0170

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**POSTED NOTICE OF HEARING**

J. Case No. 09-09-CEB  
Lavictor and Latonya Pelt and  
U.S. Bank National Association (lis pendens)  
Code Enforcement Officer: Pamela Taylor

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: 2737 Teak Place, Lake Mary (Commission District 5)  
Tax Parcel ID # 03-20-30-5PZ-0000-0800

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**CONTINUED BY STAFF**

K. Case No. 09-10-CEB  
Alexander Palacio and  
375 Park Holdings, LLC (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

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: 385 Clemson Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 15-21-29-510-0500-0130

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**POSTED NOTICE OF HEARING**

L. Case No. 09-11-CEB  
Matthew and Deborah A. Mahoney and  
Bank of New York (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in  
Section 95.3 (g), (h), (j), (m), (n) and Seminole County Land  
Development Code, Chapter 30, Part 70, Section 30.1349 (e)

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/scrap building materials  
4) Junked or abandoned boat not kept within an enclosed garage  
or an attached carport  
5) Stagnant or foul water in a swimming pool  
6) Fence not maintained in its original upright condition

Location: 196 Morning Glory Drive, Lake Mary (Commission District 4)  
Tax Parcel ID # 18-20-30-502-0A00-0250

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**POSTED NOTICE OF HEARING**

M. Case No. 09-12-CEB  
Ryan A. Gilbert and  
Bank of New York (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

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: 3905 Anna Drive, Apopka (Commission District 3)  
Parcel I. D. # 17-21-29-512-0000-0260

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**POSTED NOTICE OF HEARING**

N. Case No. 09-13-CEB  
Timothy Nichols and  
Countrywide Home Loans, Inc. (lis pendens)  
Code Enforcement Officer: Dorothy Hird

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: 140 N. Lakewood Circle, Maitland (Commission District 4)  
Parcel I. D. # 19-21-30-513-0B00-0040

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**POSTED NOTICE OF HEARING**

O. Case No. 09-14-CEB  
Fleda Mihelic and  
Bank of New York (lis pendens)  
Code Enforcement Officer: Jerry Robertson

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: 1319 Cochran Road, Geneva (Commission District 2)  
Parcel I. D. # 20-20-32-301-001D-0000

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**COMPLIED PRIOR TO HEARING**

P. Case No. 09-15-CEB  
Aldjia Arbadji and  
Countrywide Home Loans, Inc. (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

Violation Charged: Seminole County Land Development Code, Chapter 30, Section  
30.1349 (e) and (g)

Described as: 1) Fence not in upright condition  
2) Missing boards, pickets, posts or bricks in fence

Location: 1217 Thunder Trail, Maitland (Commission District 1)  
Parcel I. D. # 20-21-30-527-0000-0050

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

**CERTIFIED NOTICE OF HEARING**

Q. Case No. 09-16-CEB  
Othel H. and Mary Sullivan  
Code Enforcement Officer: Dorothy Hird

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: 1329 Franklin Street, Altamonte Springs (Commission District 4)  
Parcel I. D. # 12-21-29-5BD-3100-0310

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_

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**CONTINUED CASE**

**POSTED NOTICE OF HEARING**

A. Case No. 08-170-CEB  
Joseph F. Depaulis  
Inspector: Jason Rucker

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 2220 Poinsettia Drive, Longwood (Commission District 3)  
Tax Parcel ID # 04-21-29-501-0000-0070

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_

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**CERTIFIED NOTICE OF HEARING**

B. Case No. 08-173-CEB  
Betty J. West  
Code Enforcement Officer: Pamela Taylor

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (d) and (h) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e)

Described as: 1) The accumulation of junk  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
3) Fences not maintained in their original upright condition

Location: 2090 Dixie Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 32-19-31-506-0A00-0130

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**CERTIFIED NOTICE OF HEARING**

C. Case No. 08-174-CEB  
James A. and Betty J. Houtenville  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.122, 30.123 and 30.124 and Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l)

Described as: 1) Auto repairs are not permitted use in A-1 zone  
2) Business is not a permitted use in A-1 zone  
3) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport

Location: 5500 Howell Branch Road, Winter Park (Commission District 1)  
Tax Parcel ID # 35-21-30-300-010B-0000

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**CERTIFIED NOTICE OF HEARING**

D. Case No. 08-184-CEB  
Marlo Spahalski and  
Deutsche Bank Trust Company (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE CONTINUED FROM THE DECEMBER 4, 2008 MEETING PER STAFF**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in  
Section 95.3 (n) and (o)  
Described as: 1) Stagnant or foul water within a swimming or wading pool  
2) Swimming pool not secured according to Code  
Location: 2152 Ridge Drive, Winter Park (Commission District 1)  
Parcel I. D. # 33-21-30-502-0D00-0150

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_**

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**SPECIAL REQUEST**

A. Case No. 08-18-CEB  
Carl Felts  
Code Enforcement Officer: Joann Tamulonis

**The Board heard this case on December 4, 2008 and an Order was entered reducing the \$10,250.00 fine to \$250.00 if paid within 30 days. The fine was not paid within 30 days and reverted back to the original amount. The Respondent is requesting that the Board waive the \$10,250.00 fine.**

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: 2410 Virginia Drive, Altamonte Springs (Commission District 3)  
Parcel I. D. # 08-21-29-511-0000-0090

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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- B. Case No. 08-187-CEB  
Phillip L. Paul and  
Deutsche Bank National Trust Company  
Senior Code Enforcement Officer: Deborah Leigh

**The Board heard this case on December 4, 2008 and an Order was entered giving the Respondents a compliance date of January 5, 2009. The Respondents are requesting an extension of the compliance date.**

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' from any structure  
Location: 295 Gary Boulevard, Longwood (Commission District 4)  
Parcel I. D. # 20-20-30-501-0000-0020

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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**CONSENT AGENDA**

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

**This is a repeat violation. The original violation was heard by the Board on January 25, 2007; and an Order was entered giving the Respondents a compliance date of February 8, 2007. An Order Finding Compliance and Reducing fine was entered on March 22, 2007. The reduced fine was paid.**

**An Affidavit of Repeat Violation was filed after reinspection on March 18, 2008. An Order was entered finding the Respondent in Repeat Violation and imposing a fine of \$19,200.00 for 192 days of non-compliance. The fine has continued to accrue at \$100.00 per day.**

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

**RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **31,100.00** for 311 days of non-compliance, from March 18, 2008 through and**

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including January 22, 2009; and the fine shall continue to accrue at **\$100.00 per day** for each day the violations continue or are repeated past January 22, 2009. 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

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Motion by	Second by	Action
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B. Case No. 08-94-CEB  
Fredrick L. and Annette L. Hendry and  
The Bank of New York Trust Company (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**The Board heard this case on December 4, 2008 and continued the case until January 22, 2009.**

**This case was originally heard by the Board on August 28, 2008; and an Order was entered giving the Respondents a compliance date of September 19, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 22, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on January 7, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$16,350.00** for 109 days of non-compliance, from September 20, 2008 through and including January 6, 2009, at \$150.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure  
Location: 3952 McNeil Road, Apopka (Commission District 5)  
Tax Parcel ID # 17-21-29-5BG-0000-050A

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Motion by	Second by	Action
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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

C. Case No. 08-96-CEB  
Michael & Vickie Jakubowski & Washington Mutual Bank (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

The Board heard this case on September 25, 2008 and continued the case until December 4, 2008. On December 4, 2008, the Board tabled the case until January 22, 2009.

This case was originally heard by the Board on June 26, 2008; and an Order was entered giving the Respondents a compliance date of July 7, 2008 for the unsecured pool and July 27, 2008 for the remaining violations. Affidavits of Partial Compliance and Affidavits of Non-Compliance were filed by the Code Enforcement Officer after reinspection on July 9, 2008 and July 28, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after receiving evidence on September 25, 2008 concerning Violations 1, 2 and 3.

This property is NOT in compliance at this time for Violation 5, unsecured pool.

**RECOMMENDATION:** The Board issue an Order constituting two liens, the **first lien** in the amount of **\$14,750.00** for 59 days of non-compliance, from July 28, 2008 through and including September 24, 2008, at \$250.00 per day for **Violations 1, 2 and 3** and a **second lien** in the amount of **\$49,750.00** for 199 days of non-compliance, from July 8, 2008 through and including January 22, 2009, at \$250.00 per day for **Violation 5**; and the fine shall continue to accrue at \$250.00 per day for Violation 5 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 Section 95.3 (g), (h), (j), (n) and (o) and Seminole County Land Development Code Part 70, Chapter 30, Section 30.1350

Described as:

- 1) The accumulation of trash and debris
- 2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure
- 3) Used/scrap building materials
- 4) Stagnant or foul water in a swimming or wading pool
- 5) Swimming pool not secured according to code
- 6) Parking a truck with a rated load limit of more than 2 tons or having more than 2 axles is not a permitted use on a R-1AA zoned lot or parcel

Location: 523 Eden Park Road, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 17-21-29-5BG-0000-0570

<b>Motion by</b> _____	<b>Second by</b> _____	<b>Action</b> _____
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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

D. Case No. 08-115-CEB  
Clayton E. and Jacqueline McKnight  
Code Enforcement Officer: Joann Tamulonis

**The Board heard this case on December 4, 2008 and continued the case until January 22, 2009.**

**This case was originally heard by the Board on August 28, 2008; and an Order was entered giving the Respondents a compliance date of October 16, 2008. Affidavits of Partial Compliance and Non-Compliance were filed by the Code Enforcement Officer after reinspection on October 20, 2008.**

**This property is NOT in compliance at this time for Violation 4, outside storage.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$124,500.00** for 98 days of non-compliance, from October 17, 2008 through and including January 22, 2009, 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 January 22, 2009. 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) 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  
3) Used/scrap building materials  
4) Outside storage which is not a customary use of the property zoned R-1  
Location: 774 Hillview Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 21-21-29-501-0000-1530

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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E. Case No. 08-124-CEB  
Lokesh S. and Dianne Persaud  
Inspector: Jason Rucker

**This case was originally heard by the Board on September 25, 2008; and an Order was entered giving the Respondents a compliance date of November 28, 2008. An Affidavit of Non-Compliance was filed by the Inspector after reinspection on December 16, 2008.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$13,750.00** for 55 days of non-compliance, from November 29, 2008 through and including January 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 2820 Beardall Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 04-20-31-300-0350-0000

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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F. Case No. 08-134-CEB  
702 Brentwood Avenue Altamonte Springs FL 32701 Trust  
Code Enforcement Officer: Dorothy Hird

**This case was originally heard by the Board on September 25, 2008; and an Order was entered giving the Respondent a compliance date of October 30, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on October 31, 2008.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$8,400.00** for 84 days of non-compliance, from October 31, 2008 through and including January 22, 2009, 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 January 22, 2009. 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 and located within 75' of a structure  
3) 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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

Location: 702 Brentwood Ave., Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-504-0000-0370

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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G. Case No. 08-146-CEB  
Colony at Chase Grove, LLC  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on September 25, 2008; and an Order was entered giving the Respondent a compliance date of October 13, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on October 14, 2008.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$25,250.00** for 101 days of non-compliance, from October 14, 2008 through and including January 22, 2009, 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 January 22, 2009. 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) 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: 115 Lake Blvd. S, Sanford (Commission District 5)  
Tax Parcel ID # 03-20-30-501-0300-0000

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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H. Case No. 08-160-CEB  
Catherine J. and Dennis Misuraca and  
U.S. Bank, N.A. (lis pendens)  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 6, 2008. An**

**Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on November 7, 2008.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$19,250.00** for 77 days of non-compliance, from November 7, 2008 through and including January 22, 2009, 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 January 22, 2009. 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), (l) and (p)

Described as:

- 1) The accumulation of trash and debris
- 2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
- 3) 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: 2550 Narcissus Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 22-19-30-5AD-0000-012B

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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I. Case No. 08-161-CEB  
Despot Bojadzijeve &  
Kimberly Cappolla (lis pendens)  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 6, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on November 7, 2008.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$19,250.00** for 77 days of non-compliance, from November 7, 2008 through and including January 22, 2009, 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



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

January 22, 2009. 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)  
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: 98 Melton Drive, Winter Springs (Commission District 5)  
Tax Parcel ID # 33-20-30-509-0000-0070

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<b>Motion by</b> _____	<b>Second by</b> _____	<b>Action</b> _____
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J. Case No. 08-162-CEB  
Mildred Marrero and Giselle Marrero and  
Bank of New York (lis pendens)  
Code Enforcement Officer: Jerry Robertson

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 12, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on November 12, 2008.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$7,100.00** for 71 days of non-compliance, from November 12, 2008 through and including January 22, 2009, at \$100.00 per day; and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated past January 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 2244 Sunnyview Drive, Oviedo (Commission District 1)  
Tax Parcel ID # 27-21-31-503-0000-0090

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<b>Motion by</b> _____	<b>Second by</b> _____	<b>Action</b> _____
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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

K. Case No. 08-163-CEB  
Beth A. Young and  
Countrywide Home Loans (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

**This case was originally heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 30, 2008. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on December 2, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on January 6, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$5,400.00** for 36 days of non-compliance, from December 1, 2008 through and including January 5, 2009, at \$150.00 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 (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: 1718 Markham Glen Circle, Longwood (Commission District 5)  
Tax Parcel ID # 23-20-29-507-0000-0070

**Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_**

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**FORECLOSURE**

**NONE**

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**VII Approval of the minutes from the meeting of December 4, 2008**

**VIII Confirmation date of next meeting: February 26, 2009**

**IX Old Business –**

**CASE NO 04-24-CEB – SULLIVAN** – On December 4, 2008, the Code Enforcement Board reduced the \$3,075.00 fine to \$150.00 if paid within 30 days. The Respondent paid the amount on December 4, 2008. A Satisfaction of Fine will be executed by the Chair at this meeting.

**CASE NO 07-09-CEB – HUTLEY** – On December 4, 2008, the Code Enforcement Board reduced the \$1,500.00 fine to \$10.00 if paid within 30 days. The Respondent paid the amount on January 7, 2009. A Satisfaction of Fine will be executed by the Chair at this meeting.

**X New Business –**

Chair and Vice-Chair elections will be held at the February 26, 2009 Code Board meeting.

**Appointments –**

Paul Sladek was appointed to the Code Enforcement Board, with his term ending January 1, 2012.

Dennis Warren was appointed to the Code Enforcement Board, with his term ending January 1, 2012.

Shelley Shaffer was appointed to the Code Enforcement Board, with her term ending January 1, 2011.

**XI Adjourn**

**NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.**

**PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS,**

**AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
JANUARY 22, 2009

**FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407)  
665-7403.**

**01/22/09 Agenda**

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