

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

**MINUTES**

**August 27, 2009 - 1:30 pm**  
**Seminole County Services Building – Room 1028**  
**1101 East First Street, 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 Street, Sanford, Florida.

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

**II Pledge of Allegiance**

**III Roll Call**

Members Present: Paul Sladek, Chair  
Bill Fahey, Vice Chair  
Dennis Warren  
Russ Hauck (arrived at 1:40)  
Grace Chewning  
Jay Ammon

Members Tom Hagood  
Excused:

Present & Sworn: James Lickert, Respondent, 06-25-CEB  
Ahmad Khanjananbakhsh, Respondent, 08-58-CEB  
Michael Towers, Interested Party, 09-108-CEB  
Hiram Fuller, Respondent, 09-109-CEB  
James Buckland, Respondent, 09-111-CEB  
Bobbi Buckley & Robert Ehni, Respondents, 09-117-CEB  
Michael & Jennifer Dequattro, Respondents, 09-75-CEB  
Kenneth Bean, attorney for Mr. Waxler, 09-32-CEB  
Henry Carpenter, attorney for foreclosing entity, 09-78-CEB  
Henry Carpenter, attorney for foreclosing entity, 09-82-CEB  
James Bradwell, Respondent, 09-85-CEB  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO

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Joann Tamulonis, Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Jason Rucker, Inspector, Seminole County

Others Present: Yvette Brown, Code Enforcement Board Attorney  
Jane Spencer, Clerk to the Code Enforcement Board

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**IV Swearing in of Witnesses**

None

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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.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES**

**MOTION CARRIED 5 – 0.**

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The following cases will not be heard today:

Deborah G. Danaher, 09-112-CEB  
Complied Prior to Hearing

Michael J. Steigerwalt, 09-122-CEB  
Complied Prior t to Hearing

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Case No. 08-58-CEB  
Ahmad K. Khanjahanbakhsh  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The original violation was heard by the Board on April 17, 2008; and an Order was entered finding the Respondent in compliance at the time of the hearing.**

**An Affidavit of Repeat Violation was filed after reinspection on June 15, 2009. An Affidavit of Compliance after Repeat Violation was filed after reinspection on July 31, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a fine on a repeat violation in the amount of \$11,500.00 for 46 days of non-compliance, from June 15, 2009 through and including July 30, 2009, 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 Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 1370 E. Altamonte Drive, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-501-0900-0010

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that this was a repeat violation. Officer Hird stated that as of her inspection on July 31, 2009, the property was in compliance.

Officer Hird stated that the recommendation would be to find that the Respondent was in repeat violation and impose a fine in the amount of **\$11,500.00** for 46 days of non-compliance. Officer Hird further stated that she believed that Mr. Khanjahanbakhsh took care of the problem as quickly as he could and would not be opposed to the Board lowering the fine.

Ahmad Khanjahanbakhsh, Respondent, was present at the hearing and testified on his own behalf. Mr. Khanjahanbakhsh stated that he has only recently obtained full authority to bring the property into compliance and plans on keeping the property in compliance.

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Motion by Jay Ammon, seconded by Dennis Warren, to accept Staff's recommendation but rescind the fine.

After discussion of this case by the Board:

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

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 18-21-30-501-0900-0010) located at 1370 E. Altamonte Drive, Altamonte Springs, located in Seminole County and legally described as follows:

LOTS 1 2 6 + 7 (LESS ST RD) BLK 9 LAKEVIEW  
PB 5 PG 14

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 17, 2008, 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 Section 95.3 (e), (g) and (h) and Seminole County Land Development Code, Chapter 30, Sections 30.762 and 30.763. Said Order further found that the Respondent was in compliance at the time of the hearing.

Said Order stated that the Respondent was in compliance as of April 17, 2009 and that a fine in the amount of \$250.00 would be imposed if the violation was repeated past April 17, 2009.

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 June 15, 2009.

An Affidavit of Compliance after Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on July 31, 2009.

Based on the testimony and evidence presented, the Respondent was in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated April 17, 2008.

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Therefore, the Board finds that the Respondent was in repeat violation and orders that the fine in the amount of **\$11,500.00** for 46 days of non-compliance, from June 15, 2009 through and including July 30, 2009, **be rescinded.**

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

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES**

**MOTION CARRIED 5 – 0.**

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(Mr. Russ Hauck is now present.)  
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Case No. 09-108-CEB  
Steven J. Miller, Sr. & William J. Miller, Sr.  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n)  
Described as: 1) Stagnant or foul water within a swimming pool  
Location: 450 Suniland Avenue, Longwood (Commission District 4)  
Tax Parcel ID # 01-21-29-5CK-160B-0010

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that as of August 20, 2009, the stagnant water had been removed from the pool.

Officer Hird recommended that the Board issue an Order finding Respondents were in violation, are now in compliance and impose a fine of \$250.00 for each day the violation is repeated past August 27, 2009.

Officer Hird stated that Mr. Towers, who is present, had shown her a copy of a 2007 quit claim deed with the signature of one of the property owners and stated that

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ownership had been transferred to him but that the deed had not been recorded. Officer Hird explained to the Board that notification of a violation is sent to the property owner listed in the Property Appraiser information according to Florida Statute 162.

Michael Towers, Interested Party, was present at the hearing and testified on his own behalf. Mr. Towers stated that both of the Millers had signed a quit claim deed transferring ownership of the property to him.

Mr. Towers stated that Code Enforcement knew that he was the owner of the property and that he had received letters from them in the past regarding code issues. Mr. Towers stated that he was never notified about this violation. He further stated that the pool has never been stagnant or foul and never in violation.

Mr. Towers discussed the definition of stagnant water.

Officer Hird clarified that the letters that were sent to Mr. Towers in the past concerned an old case and were courtesy copies of letters that were being sent to the property owners. Officer Hird again stated that Florida State Statute states that the owner of record be notified, which is the owner as listed in the Property Appraiser information.

A discussion ensued concerning the recording of a deed and legal ownership.

Yvette Brown, attorney to the Code Board, explained that legally and technically the property owner received notice. Ms. Brown further stated that in addition to that notice, the Code Enforcement Officer also posted the property.

After discussion of this case by the Board:

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

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

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **August 27, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondents.
- 2) The Respondents are the owner of record of the property (Tax Parcel ID # 01-21-29-5CK-160B-0010) located at 450 Suniland Avenue, Longwood, located in Seminole County and legally described as follows:

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LOTS 1 & 2 BLK B TRACT 16 SANLANDO SPRINGS  
PB 9 PG 8

- 3) The Respondents were in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n).
- 4) The Respondents corrected the violation on or before August 27, 2009.

Based upon these findings the Board does hereby order as follows:

- 1) Violation did exist and was corrected prior to the hearing in this matter.
- 2) Respondents shall refrain from repeating the violation. **In the event Respondents repeat the violation after August 27, 2009, a fine of \$250.00 per day will accrue for each day the violation recurs after August 27, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-109-CEB  
Hiram D. Fuller  
Inspector: Jason Rucker

**NEW CASE**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 4454 Radio Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 14-20-30-503-0000-1190

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Mr. Rucker stated that as

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of his inspection on August 13, 2009, the unpermitted construction remained on the property.

Mr. Rucker stated that the recommendation would be to comply by September 28, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past September 28, 2009.

Hiram D. Fuller, Respondent, was present at the hearing and testified on his own behalf. Mr. Fuller admitted that there was some construction without permits and requested additional time to correct the violation.

Motion by Jay Ammon, seconded by Bill Fahey, to accept Staff's recommendation but with a compliance date of February 28, 2010.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, 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 09-109-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 14-20-30-503-0000-1190) located at 4454 Radio Ave, Sanford, located in Seminole County and legally described as follows:

LEG S 1/2 OF LOT 119 & ALL LOT 120 M M  
LORDS 1ST ADD TO CITRUS HEIGHTS  
PB 3 PG 87

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

It is hereby ordered that the Respondent shall correct the violation on or before February 28, 2010. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) SECURE THE REQUIRED PERMITS OR REMOVE THE UNPERMITTED CONSTRUCTION**



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If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 28, 2010.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-117-CEB  
Bobbie Buckley and/or Robert Ehni  
Inspector: Jason Rucker

**NEW CASE**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 108 Champion Ave., Altamonte Springs (Commission District 3)  
Tax Parcel ID # 03-21-29-505-0X00-0360

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Mr. Rucker stated that as of his inspection on August 17, 2009, the unpermitted construction remained on the property. Inspector Rucker testified that permits had been applied for in 2003, 2005 and 2008 but they had all been voided due to inactivity.

Mr. Rucker stated that the recommendation would be to comply by September 28, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past September 28, 2009.

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Bobbi Buckley and Robert Ehni, Respondents, were present at the hearing and testified on their own behalf. Mr. Ehni stated that when he purchased the property, the construction had already been started. He further stated that he, not realizing the construction work was unpermitted; had completed some of the work.

Mr. Ehni stated that when the County ordered him to cease work, he did stop and began the process to pull the permits. Mr. Ehni stated that the major holdup is the requirement for a flowchart for the entire neighborhood from the Health Department.

Mr. Ehni explained to the Board some of the other problems that he has had in trying to pull a permit.

Jay Ammon asked the Respondents how much more time they thought they would need to come into compliance. Mr. Ehni again described his problem with the flowchart that was being required by the Health Department.

When asked by Mr. Ammon if Mr. Rucker could help the Respondents with the flowchart problem, Mr. Rucker stated that he could not, that it was a Health Department issue and that until that issue was resolved, the Respondents could not apply for a permit.

Motion by Jay Ammon, seconded by Bill Fahey, to accept Staff's recommendation but with a compliance date of February 28, 2010.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, 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 09-117-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 03-21-29-505-0X00-0360) located at 108 Champion Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG BEG 232.32 FT S + 826.1 FT E OF NW COR BLK  
X RUN S 15 DEG 19 1/2 MIN W 170 FT S 72 DEG 24 MIN  
W 128 FT N 8 DEG 01 MIN E 158.25 FT N 72 DEG 24 MIN  
E 152 FT TO BEG MOBILE MANOR 2ND SECTION  
PB 11 PG 48

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

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(c) in violation of Florida Building Code, Section 105.1.

It is hereby ordered that the Respondents shall correct the violation on or before February 28, 2010. 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 February 28, 2010.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-75-CEB  
Michael and Jennifer DeQuattro  
Inspector: Jason Rucker

**NEW CASE CONTINUED FROM MAY 28, 2009 BY STAFF**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 2929 S. Bermuda Avenue, Apopka (Commission District 3)  
Tax Parcel ID # 18-21-29-525-0000-2550

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Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Mr. Rucker stated that as of his inspection on March 18, 2009, the unpermitted construction remained on the property. Mr. Rucker stated that the Respondents have applied to vacate an easement. He further stated that after they vacate the easements, they will need to get a variance.

Mr. Rucker stated that the recommendation would be to comply by September 28, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past September 28, 2009.

Michael and Jennifer DeQuattro, Respondents, were present at the hearing and testified on their own behalf. Mrs. DeQuattro stated that she is working with Alan Willis with the County. Mrs. DeQuattro informed the Board of the various problems that she has encountered in trying to get the utility easement vacated.

Mr. DeQuattro requested additional time to come into compliance.

Motion by Jay Ammon, seconded by Grace Chewning, to accept Staff's recommendation but with a compliance date of February 28, 2010.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 09-75-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 18-21-29-525-0000-2550) located at 2929 S. Bermuda Avenue, Apopka, located in Seminole County and legally described as follows:

LEG LOT 255 BELAIRE HILLS UNIT 3  
PB 24 PGS 37 & 38

- (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 February 28, 2009. 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 February 28, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-32-CEB  
Wilson E. & Mary A. Tanner  
Inspector: Jason Rucker

**The Board heard this case on June 25, 2009 and an Order was entered giving the Respondents a compliance date of July 27, 2009. Kenneth M. Bean, Esquire, is requesting an extension of the compliance date.**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 151 2nd Street East, Chuluota (Commission District 1)  
Parcel I. D. # 21-21-32-5CF-1400-0140

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County.

Kenneth Bean, Esquire, stated that he was representing Mr. Ian Waxler, who is claiming an interest in the property. Mr. Bean stated that he was here to update the Board concerning the case, not to request the Board to take any action.

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Mr. Bean reported to the Board the actions that he has taken to contact the children of the deceased Respondents, open probate and get the property transferred into the name of Mr. Waxler.

Paul Sladek stated that even though the fine is accruing, it can be reduced at a later date after compliance is obtained.

After discussion of this case by the Board:

**THE BOARD TOOK NO ACTION ON THIS CASE.**

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Case No. 09-78-CEB  
James Bradwell, Jr. & Martha Harris  
Senior Code Enforcement Officer: Deborah Leigh

**This case was originally heard by the Board on June 25, 2009; and an Order was entered giving the Respondents a compliance date of July 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on July 14, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$2,250.00** for 45 days of non-compliance, from July 14, 2009 through and including August 27, 2009, 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 August 27, 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: 1010 Dunbar Avenue, Sanford (Commission District 5)  
Tax Parcel ID # 20-19-30-501-0000-1970

Deborah Leigh, Code Enforcement Officer, was present at the hearing and testified on behalf of the County stating that Staff was requesting that a lien be placed on the property.

James Bradwell, Respondent, was present at the hearing and testified on his own behalf. Mr. Bradwell explained to the Board that he had been disabled in a work-related

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accident; and because of that disability, he was having difficulty with cleaning up the property.

Mr. Bradwell informed the Board of the progress that he has made and requested more time to come into compliance. Officer Leigh verified that Mr. Bradwell has made progress and is almost in compliance.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY DENNIS WARREN, THAT THE CASE BE CONTINUED UNTIL THE OCTOBER 22, 2009 MEETING:**

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-111-CEB  
James K. Buckland &  
JP Morgan Chase Bank, N.A. (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

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 pool  
2) Swimming pool not secured according to code  
Location: 100 Hillcrest Drive, Longwood (Commission District 3)  
Tax Parcel ID # 04-21-29-509-0D00-0140

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 as of her inspection today, the pool had been secured and the stagnant water removed.

Officer Tamulonis recommended that the Board issue an Order finding Respondent was in violation, is now in compliance and impose a fine of \$250.00 for each day the violation is repeated past August 27, 2009. Officer Tamulonis also recommended

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that the Board find that this violation constituted a threat to the health, safety, and welfare of the citizens of Seminole County.

James Buckland, Respondent, was present at the hearing and testified on his own behalf. Mr. Buckland stated that the violation would not happen again.

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, SECONDED BY GRACE CHEWNING, THAT  
THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER BE:**

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

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **AUGUST 27, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondent.
- 2) The Respondent is the owner of record of the property (Tax Parcel ID # 04-21-29-509-0D00-0140) located at 100 Hillcrest Drive, Longwood, located in Seminole County and legally described as follows:

LOT 14 + S 25 FT OF LOT 13 + W 38.42 FT  
OF LOT 15 BLK D BRANTLEY HALL ESTATES  
PB 13 PG 17

- 3) The Respondent was in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n) and (o) and **that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**
- 4) The Respondent corrected the violations on or before August 27, 2009.

Based upon these findings the Board does hereby order as follows:

- 1) Violations did exist and was corrected prior to the hearing in this matter.
- 2) Respondent shall refrain from repeating the violations. **In the event Respondent repeats the violations after August 27, 2009, a fine of \$250.00 per day will accrue for each day the violations recur after August 27, 2009.**



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

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-78-CEB  
Anabelle and George W. Diaz and  
Deutsche Bank National Trust (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**This case was originally heard by the Board on May 28, 2009; and an Order was entered giving the Respondents a compliance date of June 29, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 30, 2009. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on July 21, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a lien in the reduced amount of **\$859.58** which represents \$500.00 plus the Administrative costs in processing the case. The property was out of compliance 21 days, from June 30, 2009 through and including July 20, 2009, at \$250.00 per day which totals an accrued fine of \$5,250.00. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 12, Section 30.202

Described as: 1) Outside storage is not a permitted use or a customary accessory use of the property zoned R-1A

Location: 120 Meadowfield Lane, Longwood (Commission District 3)  
Tax Parcel ID # 03-21-29-504-0D00-0080

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County.

Paul Sladek informed the Board that Staff was requesting a lien and that an Affidavit of Compliance had been filed.

Anabelle and George W. Diaz, Respondents, were not present at the hearing.

Henry Carpenter, attorney for the foreclosing entity, was present at the hearing and testified on behalf of Deutsche Bank. Mr. Carpenter requested that the Board rescind the fine. Mr. Carpenter stated that the bank would keep the property in compliance.

Motion by Jay Ammon, seconded by Russ Hauck, to rescind the fine.

Grace Chewning asked what the administrative costs were. Mr. Sladek stated that they were \$359.58.

Mr. Sladek called the motion. Mr. Hauck, Mr. Ammon and Mr. Sladek voted aye. Mr. Warren, Ms. Chewning and Mr. Fahey voted nay. The motion failed.

When asked by Mr. Hauck as to why they voted no, Mr. Warren and Ms. Chewning stated that they felt that the administrative costs should be recouped.

Motion by Dennis Warren, seconded by Grace Chewning, to reduce the amount of the fine to \$359.58 if paid within 30 days. If not paid within 30 days, the fine will revert to \$859.58 and a lien imposed.

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, SECONDED BY GRACE CHEWNING, 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 I.D. # 03-21-29-504-0D00-0080) located at 120 Meadowfield Lane, Longwood, located in Seminole County and legally described as follows:

LOT 8 BLK D GOLF VIEW ESTATES  
SECTION OF MEREDITH MANOR UNIT 1  
PB 13 PG 20

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 28, 2009, after due notice to the Respondents. The Board,

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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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, Part 12, Section 30.202.

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by June 29, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on June 30, 2009.

An Affidavit of Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has been obtained after reinspection on July 21, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated May 28, 2009, the Board orders that a fine in the amount of \$5,250.00 for 21 days of non-compliance at \$250.00 per day, from June 30, 2009 through and including July 20, 2009, **be reduced to \$359.58.**

It is further ordered that the Respondents shall have 30 days in which to pay the reduced fine of \$359.58. If the Respondents do not pay this amount on or before September 28, 2009, **the fine will revert to the amount of \$859.58** and shall constitute a lien upon any real or personal property owned by the Respondents.

The 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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Case No. 09-82-CEB  
Susan Revis and Countrywide Home Loans, Inc. (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

**This case was originally heard by the Board on May 28, 2009; and an Order was entered giving the Respondent a compliance date of June 15, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 16, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$18,250.00** for 73 days of non-compliance, from June 16, 2009 through and including August 27, 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 August 27, 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 SCLD Code, Chapter 30, Section 30.1349 (e)  
Described as: 1) The accumulation of trash and debris  
2) Fence not maintained in original condition  
Location: 7331 Houston Avenue West, Winter Park (Commission District 1)  
Tax Parcel ID # 35-21-30-506-0000-0070

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County.

Susan Revis, Respondent, was not present at the hearing.

Henry Carpenter, attorney for the foreclosing entity, was present at the hearing and testified on behalf of Countrywide Home Loans. Mr. Carpenter requested that the Board extend the compliance date to give the lender more time to come into compliance.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY RUSS HAUCK, THAT THE CASE BE CONTINUED UNTIL THE DECEMBER 3, 2009 MEETING:**

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

.....

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Case No. 06-25-CEB  
James & Lorna Lickert  
Code Enforcement Officer: Joann Tamulonis

**The Board continued the case at the July 23, 2009 meeting.**

**This is a repeat violation. The original violation was heard by the Board on March 23, 2006; and an Order was entered giving the Respondents a compliance date of April 30, 2006. Affidavits of Partial Compliance and Compliance were filed by the Code Enforcement Officer after reinspections on May 1, 2006, May 23, 2006 and August 25, 2006. The Board reduced the \$121,500.00 fine to \$500.00 if paid within 30 days. The fine was paid within the time specified.**

**An Affidavit of Repeat Violation was filed after reinspection on June 5, 2009. An Affidavit of Partial Compliance for Violation 1, abandoned appliances, was filed after reinspection on July 7, 2009. An Affidavit of Compliance for the remaining violations was filed after reinspection on August 24, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a fine on a repeat violation in the total amount of \$66,500.00. This fine represents 32 days of non-compliance for **Violation 1**, from June 5, 2009 through and including July 6, 2009, at \$250.00 per day and 78 days of non-compliance for **Violations 2, 3 and 4**, from June 5, 2009 through and including August 21, 2009 at \$250.00 per day, per violation (3 violations x \$250.00 = \$750.00 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 (f), (h), (j) and (p).

Described as:

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

Location: 2660 Orange Ct, Longwood (Commission District 3)  
Tax Parcel ID # 05-21-29-502-0B00-0440

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Since this case was heard last month, Officer

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Tamulonis updated the Board. Officer Tamulonis stated that the property was in compliance as of Monday.

James Lickert, Respondent, was present at the hearing and testified on his own behalf.

Jay Ammon asked Officer Tamulonis to explain the violations and compliance. When asked how much time was involved in the case, Officer Tamulonis stated she had spent approximately two hours.

Paul Sladek stated that since this case was heard last month, there is evidence in the record which has not been seen by two of the Board members. He advised Officer Tamulonis that she would need to repeat her presentation of the evidence which she did.

Officer Tamulonis entered into evidence photographs of the violations. Officer Tamulonis stated that this was a repeat violation. Officer Tamulonis stated that as of her inspection on August 24, 2009, the property was in complete compliance.

Officer Tamulonis stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine.

After discussion of this case by the Board:

Motion by Grace Chewning, seconded by Jay Ammon, to reduce the fine to \$100.00 if paid within 30 days.

After discussion of this case by the Board:

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

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

The Respondents is the owner of record of the property (Tax Parcel I.D. # 05-21-29-502-0B00-0440) located at 2660 Orange Court, Longwood, located in Seminole County and legally described as follows:

LOT 44 BLK B  
LAKE BRANTLEY ISLES 2ND ADD  
PB 11 PG 5

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

This case came on for public hearing before the Code Enforcement Board of Seminole County on March 23, 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 Section 95.3 (f), (h), (j) and (p).

Said Order stated that a fine in the amount of **\$250 per day, per violation** would be imposed if the Respondents did not take certain corrective action by April 30, 2006. Full compliance was obtained after reinspection on August 25, 2006.

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 June 5, 2009.

An Affidavit of Partial Compliance after Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken regarding Violation (f), abandoned appliances, by the Respondents after reinspection on July 7, 2009. An Affidavit of Compliance after Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the corrective actions have been taken regarding the three remaining violations by the Respondents after reinspection on August 24, 2009.

Based on the testimony and evidence presented, the Respondents were in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated March 23, 2006.

Therefore, the Board finds that the Respondents were in repeat violation and orders that the fine in the amount of **\$66,500.00** for 32 days of non-compliance for Violation (f) and 78 days of non-compliance for the remaining three violations **be reduced to \$100.00**.

It is further ordered that the Respondents shall have **30 days** in which to pay the reduced fine of **\$100.00**. If the Respondents do not pay this amount on or before **September 28, 2009**, the fine will revert to the original amount of \$66,500.00.

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

.....  
**(A brief recess was taken)**  
.....

Case No. 08-38-CEB  
Gailean R. Troutman  
Code Enforcement Officer: Dorothy Hird

**This is a second repeat violation. The original violation was heard by the Board on February 28, 2008; and an Order was entered finding the Respondent in compliance at the time of the hearing.**

**An Affidavit of Repeat Violation was filed after reinspection on July 8, 2008. An Affidavit of Compliance after Repeat Violation was filed after reinspection on September 30, 2008. A fine in the amount of \$5,000.00 was reduced to \$872.34 and a lien was imposed in that reduced amount. The lien remains unpaid.**

**A second Affidavit of Repeat Violation was filed after reinspection on June 22, 2009.**

**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 **\$5,025.00** for 67 days of non-compliance, from June 22, 2009 through and including August 27, 2009, at **\$75.00 per day**; and the fine shall continue to accrue at \$75.00 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 Section 95.3 (h)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Location: 129 Leon Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 18-21-30-507-0000-0700

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Hird informed the Board that Ms. Troutman had faxed a letter to explain her absence. Officer Hird stated that she would like to proceed with the case.

Motion by Bill Fahey, seconded by Jay Ammon, to continue the case until next month.

Ms. Troutman's letter was read into the record.

The motion to continue the case was withdrawn.

Officer Hird entered into evidence photographs of the violation. Officer Hird stated that this was a repeat violation; and that as of her inspection today, the property remains in violation.

Officer Hird stated that the recommendation would be to find that the Respondent was in repeat violation and impose a fine in the amount of \$5,025.00 for 67 days of non-compliance at \$75.00 per day and that the fine shall continue to accrue at \$75.00 per day until compliance is obtained.

Gailean R. Troutman, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY DENNIS WARREN, 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 I.D. # 18-21-30-507-0000-0700) located at 129 Leon St, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 70 REPLAT OF WINWOOD PARK  
PB 3 PG 30

This case came on for public hearing before the Code Enforcement Board of Seminole County on February 28, 2008, after due notice to the Respondent. The

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

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 Section 95.3 (h). Said Order further found that the Respondent was in compliance at the time of the hearing.

Said Order stated that the Respondent was in compliance as of February 29, 2008 and that a fine in the amount of \$50.00 would be imposed if the violation was repeated past February 28, 2008.

On August 28, 2008, an Order was entered which stated that the fine in the amount of \$50.00 would be increased to \$75.00 per day if the violation was repeated after August 28, 2008.

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 June 22, 2009.

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 February 28, 2008.

Therefore, the Board finds that the Respondent is in repeat violation and orders that a fine in the amount of **\$5,025.00** for 67 days of non-compliance, from June 22, 2009 through and including August 27, 2009, at \$75.00 be imposed; and the fine shall continue to accrue at \$75.00 per day for each day the violation continues or is repeated past August 27, 2009.

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

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Case No. 08-166-CEB  
Eric Jackson &  
Deutsche Bank Trust Company (lis pendens)  
Code Enforcement Officer: Dorothy Hird

**This is a repeat violation. The original violation was heard by the Board on December 4, 2008; and an Order was entered giving the Respondent a compliance date of December 19, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on January 5, 2009. On February 26, 2009, an Order was entered imposing a lien in the amount of \$1,600.00 which remains unpaid.**

**An Affidavit of Repeat Violation was filed after reinspection on July 13, 2009. An Affidavit of Compliance after Repeat violation was filed after reinspection on August 27, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a fine on a repeat violation in the amount of \$4,500.00 for 45 days of non-compliance, from July 13, 2009 through and including August 26, 2009, 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 Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
Location: 101 Ford Avenue, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 07-21-30-505-0D00-0160

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that this was a repeat violation; and as of her inspection today, the property was in compliance.

Officer Hird stated that the recommendation would be to find that the Respondent was in repeat violation and impose a fine in the amount of \$4,500.00 for 45 days of non-compliance. Officer Hird further recommended that the Board increase the fine to \$125.00 per day if the violation is repeated past August 27, 2009.

A discussion ensued as to how the amounts of the fines are determined.

Eric Jackson, Respondent, was not present at the hearing.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, SECONDED BY RUSS HAUCK, THAT THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER ON A REPEAT VIOLATION PRESENTLY IN COMPLIANCE BE:**

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 07-21-30-505-0D00-0160) located at 101 Ford Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 16 BLK D HARMONY HOMES  
PB 13 PG 35

This case came on for public hearing before the Code Enforcement Board of Seminole County on December 4, 2008, 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 Section 95.3 (h).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by December 19, 2008. Compliance was obtained after reinspection on ~~January 19, 2007~~ January 5, 2009.

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 July 13, 2009.

An Affidavit of Compliance after Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that corrective action has been taken by the Respondent after reinspection on August 27, 2009.

Based on the testimony and evidence presented, the Respondent was in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated December 4, 2008.

Therefore, the Board finds that the Respondent was in repeat violation and orders that the fine in the amount of **\$4,500.00** for 45 days of non-compliance, from July 13, 2009 through and including August 26, 2009, **be imposed**.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

It is further ordered that if the violation is repeated after August 27, 2009, the fine shall be increased to \$125.00 per day for each day the violation is repeated after August 27, 2009.

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

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-68-CEB  
Bernice & Marcos Crespo  
Deutsche Bank National Trust (foreclosing bank)  
Code Enforcement Officer: Pamela Taylor

**This is a repeat violation. The original violation was heard by the Board on April 23, 2009; and an Order was entered giving the Respondents a compliance date of April 30, 2009. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on May 1, 2009.**

**An Affidavit of Repeat Violation was filed after reinspection on July 8, 2009.**

**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 **\$12,750.00** for 51 days of non-compliance, from July 8, 2009 through and including August 27, 2009, at **\$250.00 per day**; and the fine shall continue to accrue at \$250.00 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 Section 95.3 (n), (o) and (p)  
Described as: 1) Stagnant or foul water in a swimming or wading pool  
2) Swimming pool not secured according to Code  
Location: 157 Clyde Avenue, Longwood (Commission District 5)  
Parcel ID # 21-20-30-501-0C00-0320

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

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 this was a repeat violation. Officer Taylor further stated that as of her inspection on August 26, 2009, the fence was now securing the pool but the water was still stagnant.

Officer Taylor stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$12,750.00 for 51 days of non-compliance at \$250.00 per day and that the fine shall continue to accrue at \$250.00 per day until compliance is obtained

A discussion ensued as to how the amounts of the fines are determined.

Bernice and Marcos Crespo, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, SECONDED BY BILL FAHEY, 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 owner of record of the property (Tax Parcel I.D. # 21-20-30-501-0C00-0320) located at 157 Clyde Avenue, Longwood, located in Seminole County and legally described as follows:

LOT 32 BLK C COUNTRY CLUB HEIGHTS UNIT 1  
PB 13 PG 98

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 23, 2009, 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 (n) and (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by April 30, 2009. Compliance was obtained after reinspection on May 1, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

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 July 8, 2009.

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 April 23, 2009.

Therefore, the Board finds that the Respondents are in repeat violation and orders that a fine in the amount of \$12,750.00 for 51 days of non-compliance, from July 8, 2009 through and including August 27, 2009 at \$250.00 be imposed; and the fine shall continue to accrue at \$250.00 per day for each day the violations continue or are repeated past August 27, 2009

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

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-107-CEB  
Jeanne Pontillo  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g)  
Described as: 1) The accumulation of trash and debris  
Location: 6625 S. U.S. Highway 17-92, Fern Park (Commission District 4)  
Tax Parcel ID # 17-21-30-510-0000-004L

Dorothy Hird, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Hird stated that as of her inspection today, the trash and debris remained on the property.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Officer Hird stated that the recommendation would be to comply by September 11, 2009 with a fine of \$75.00 per day if the violation continues or is repeated past September 11, 2009.

Jay Ammon asked whether or not the violation constituted a health, safety and welfare issue. Officer Hird suggested that the question be directed to Jason Rucker, an inspector with the Building Department.

Jason Rucker, an inspector with the Building Department, stated that danger stickers had been posted on the property. He further stated that the power company has pulled the power meters off the property and a code violation has been issued.

Jeanne Pontillo, Respondent, was not present at the hearing

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY RUSS HAUCK, 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 09-107-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 17-21-30-510-0000-004L) located at 6625 S US HWY 17-92, Fern Park, located in Seminole County and legally described as follows:

LEG BEG S 43 DEG 29 MIN 54 SEC W OF NLY MOST COR  
LOT 4 RUN S 48 DEG 50 MIN 29 SEC E 200 FT S 43 DEG 29  
MIN 54 SEC W 60 FT N 48 DEG 50 MIN 29 SEC W 200 FT N  
43 DEG 29 MIN 54 SEC E 60 FT TO BEG FERNWOOD PLAZA  
PB 13 PG 95

- (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).

It is hereby ordered that the Respondent shall correct the violation on or before September 11, 2009. In order to correct the violation, the Respondent shall take the following remedial action:

**1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**



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If the Respondent does not comply with the Order, a fine of \$75.00 per day will be imposed for each day the violation continues or is repeated after compliance past September 11, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 09-110-CEB  
Sean E. & Ruth Belghazi &  
U.S. Bank, N.A. (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

**NEW CASE**

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 pool  
2) Swimming pool not secured according to code  
Location: 1917 Merlot Drive, Sanford (Commission District 5)  
Tax Parcel ID # 36-19-29-509-0000-0840

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 as of her inspection on August 26, 2009, the pool remained unsecured and contained stagnant water. Officer Leigh stated that the unsecured pool does constitute a threat to the health, safety and welfare of the citizens.

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Officer Leigh stated that the recommendation would be to comply by September 8, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past September 8, 2009.

Sean E. & Ruth Belghazi, Respondents, were not present at the hearing.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 09-110-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 36-19-29-509-0000-0840) located at 1917 Merlot Drive, Sanford, located in Seminole County and legally described as follows:

LOT 84 BUCKINGHAM ESTATES  
PB 59 PGS 80 - 83

- (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 (n) and (o).

**It is hereby ordered that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**

It is hereby ordered that the Respondents shall correct the violations on or before September 8, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN A SWIMMING POOL**
- 2) SECURE SWIMMING POOL ACCORDING TO CODE**

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 September 8, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

-----  
Case No. 09-113-CEB  
Nezamodeen & Bhanmatee Khan &  
JP Morgan Chase Bank (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

**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 within a swimming pool  
Location: 1092 Dyson Drive, Winter Springs (Commission District 1)  
Tax Parcel ID # 13-21-30-502-0D00-0070

Donna Wisniewski, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Wisniewski stated that as of her inspection on August 24, 2009, the property was not in compliance. Officer Wisniewski stated that there was now a Fannie Mae cover over the pool and she was unable to determine if the water had been cleared.

Officer Wisniewski stated that the recommendation would be to comply by September 10, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past September 10, 2009.

Nezamodeen & Bhanmatee Khan, Respondents, were not present at the hearing.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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After discussion of this case by the Board:

**MOTION BY JAY AMMON, 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 09-113-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 13-21-30-502-0D00-0070) located at 1092 Dyson Drive, Winter Springs, located in Seminole County and legally described as follows:

LOT 7 BLK D WINTER SPRINGS  
PB 15 PG 81

- (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 September 10, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT & LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**
- 2) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN THE SWIMMING POOL**

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 September 10, 2009.

**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.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-114-CEB  
Prostyle Landcare, Inc.  
Ismael E. Najera  
All Florida Firm, Inc., Registered Agent  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Land Development Code, Part 70, Chapter 30, Section 30.1350  
Described as: 1) No trucks having a rated load limit of more than 2 tons or having more than 2 axles may be parked in a residentially-zoned area  
Location: Various residentially-zoned areas  
St. Croix Ave. & N. Bermuda Ave., Apopka (Commission District 53)  
Tax Parcel ID # none

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 as of her inspection on July 30, 2009, the dump truck and trailer remained parked at different times at various locations in Seminole County.

Officer Tamulonis stated that it was the dump truck and not the trailer that was in violation. Officer Tamulonis further stated that Ismael Najera was the president of Prostyle Landcare, the name that appears on the trailer, and the registered owner of the dump truck in the pictures.

Officer Tamulonis stated that the recommendation would be to comply by September 9, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past September 9, 2009.

Russ Hauck asked Officer Tamulonis what the code says. Officer Tamulonis read the code into the record. Mr. Hauck asked Officer Tamulonis if the truck could be parked at the various locations if there was work being done. Officer Tamulonis replied that it

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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could be parked if work was being done but that no work was being done during the time periods that she observed the truck parked at the residences.

Mr. Hauck inquired if the truck was being parked overnight and on weekends. Officer Tamulonis stated that she had not personally observed that, just numerous times during the day. When asked where the truck was being parked overnight, Officer Tamulonis stated that she was told by the complainant that the truck was being moved from one address to another for overnight parking.

Dennis Warren asked whose name was on the house where the violations were occurring. Officer Tamulonis replied that the Respondents appear to be renting the house and the truck was being parked in the road, not on the property.

A discussion ensued as to whom the case was being brought against. Mr. Warren inquired as to whom the lien would be placed against since the case was not against the property owner. Yvette Brown, attorney to the Code Board, stated that the lien would be against Ismael Najera and/or Prostyle Landcare, any real or personal property that they own.

Prostyle Landcare, Inc. and Ismael E. Najera, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY BILL FAHEY, SECONDED BY DENNIS WARREN, 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 09-114-CEB, it is determined that the Respondent is:

- (a) in possession or control of the truck, and
- (b) in violation of Seminole County Land Development Code, Part 70, Chapter 30, Section 30.1350.

It is hereby ordered that the Respondent shall correct the violation on or before September 9, 2009. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) CEASE THE PARKING OF TRUCKS HAVING A RATED LOAD LIMIT OF MORE THAN 2 TONS OR HAVING MORE THAN 2 AXLES IN A RESIDENTIALLY-ZONED AREA IN VIOLATION OF THE CODE**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past September 9, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – NO**

**MOTION CARRIED 5 – 1.**

.....  
Case No. 09-115-CEB  
Wayne G. Koontz &  
Charter Bank (lis pendens)  
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: 2344 High Street, Winter Park (Commission District 1)  
Tax Parcel ID # 33-21-30-501-0E00-0100

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 as of her inspection on August 25, 2009, the property was in compliance. Officer Wisniewski stated that this was a recurring violation.

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Officer Wisniewski recommended that the Board issue an Order finding Respondent was in violation, is now in compliance and impose a fine of \$200.00 for each day the violation is repeated past August 27, 2009.

Wayne G. Koontz, Respondent, was not present at the hearing.

After discussion of this case by the Board:

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

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

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **AUGUST 27, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondent.
- 2) The Respondent is the owner of record of the property (Tax Parcel ID # 33-21-30-501-0E00-0100) located at 2344 High Street, Winter Park, located in Seminole County and legally described as follows:

LOT 10 BLK E RIDGE HIGH 1ST ADD  
PB 11 PG 85

- 3) The Respondent was in recurring violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h).
- 4) The Respondent corrected the violation on or before August 27, 2009.

Based upon these findings the Board does hereby order as follows:

- 1) Violation did exist and was corrected prior to the hearing in this matter.
- 2) Respondent shall refrain from repeating the violation. **In the event Respondent repeats the violation after August 27, 2009, a fine of \$200.00 per day will accrue for each day the violation recurs after August 27, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

.....  
Case No. 09-116-CEB  
Golf Brooke, LLC &  
Maria Fernandez-Valle, Registered Agent  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

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

Described as: 1) Swimming pool not secured according to code  
Location: 2662 Sabal Club Way, Longwood (Commission District 3)  
Tax Parcel ID # 33-20-29-300-0130-0000

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 as of her inspection on August 25, 2009, the pool had been secured. Officer Tamulonis stated that this violation constituted a threat to the health, safety and welfare of the citizens.

Officer Tamulonis recommended that the Board issue an Order finding Respondents were in violation, are now in compliance and impose a fine of \$250.00 for each day the violation is repeated past August 27, 2009.

After discussion of this case by the Board:

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

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

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on **AUGUST 27, 2009**, pursuant to a Statement of Violation and Notice of Hearing, and the Board having examined the file, Statement of Violation and Notice of

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Hearing, and having heard sworn testimony from the Code Enforcement Officer for the County, and Respondents, does hereby find:

- 1) Proper notice was given to the Respondent.
- 2) The Respondent is the owner of record of the property (Tax Parcel ID # 33-20-29-300-0130-0000) located at 2662 Sabal Club Way, Longwood, located in Seminole County and legally described as follows:

SEC 33 TWP 20S RGE 29E BEG NW COR TRACT 79 SABAL GREEN AT SABAL POINT RUN S 62 DEG 54 MIN W 251.24 FT S 27 DEG 3 MIN E 852.4 FT S 67 DEG 56 MIN W 456.37 FT S 22 DEG 3 MIN E 456.76 FT S 29 DEG 14 MIN E 85.02 FT SWLY ON CURVE 150.06 FT S 16 DEG 9 MIN 52 SEC W 149.26 FT SWLY ON CURVE 226.11 FT S 23 DEG 45 MIN E 199.31 FT S 29 DEG 30 MIN E 490.61 FT S 37 DEG 28 MIN E 394.01 FT N 52 DEG 31 MIN 42 SEC E 15 FT S 37 DEG 28 MIN 18 SEC E 410.98 FT ELY ON NLY R/W SABAL PALM DR 91.07 FT N 34 DEG 48 MIN 20 SEC W 226.40 FT N 25 DEG 1 MIN 40 SEC W 451.33 FT N 34 DEG 1 MIN 59 SEC W 240.58 FT N 25 DEG 19 MIN 16 SEC W 275.94 FT N 7 DEG 15 MIN 49 SEC E 237.74 FT N 17 DEG 27 MIN 58 SEC E 288.32 FT N 81 DEG 49 MIN 43 SEC E 270.04 FT S 32 DEG 30 MIN 12 SEC E 456.42 FT S 20 DEG 46 MIN 33 SEC E 263.72 FT S 8 DEG 45 MIN 39 SEC E 215.15 FT S 12 DEG 56 MIN 28 SEC W 254.10 FT S 24 DEG 45 MIN 3 SEC E 276.46 FT NELY ON CURVE 156.75 FT N 3 DEG 56 MIN 56 SEC E 664.87 FT N 40 DEG 53 MIN 40 SEC W 394.53 FT N 33 DEG 0 MIN 30 SEC W 364.42 FT N 21 DEG 52 MIN 56 SEC E 262.95 FT S 75 DEG 22 MIN 45 SEC E TO E LI SEC N TO N TO C/L FPC ESMT SWLY ON C/L TO BEG  
(LESS SABAL GREEN AT SABAL POINT)

- 3) The Respondent was in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (o) and **that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**
- 4) The Respondent corrected the violation on or before August 27, 2009.

Based upon these findings the Board does hereby order as follows:

- 1) Violation did exist and was corrected prior to the hearing in this matter.
- 2) Respondent shall refrain from repeating the violation. **In the event Respondent repeats the violation after August 27, 2009, a fine of \$250.00 per day will accrue for each day the violation recurs after August 27, 2009.**
- 3) This Order shall be recorded in the official land records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-118-CEB  
Amy J. Simonetti &  
Wells Fargo Bank, N.A. (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (n) and (o)  
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) Stagnant or foul water within a swimming pool  
4) Swimming pool not secured according to code  
Location: 3176 Barbados Court, Apopka (Commission District 3)  
Tax Parcel ID # 18-21-29-524-0000-2000

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 as of her inspection on August 17, 2009, all of the violations remained on the property. Officer Tamulonis stated that this violation constitutes a threat to the health, safety and welfare of the citizens.

Officer Tamulonis stated that the recommendation would be to comply by September 9, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past September 9, 2009.

Amy J. Simonetti, Respondent, was not present at the hearing.

After discussion of this case by the Board:

**MOTION BY DENNIS WARREN, 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 09-118-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 18-21-29-524-0000-2000) located at 3176 Barbados Court, Apopka, located in Seminole County and legally described as follows:

LOT 200 BEL AIRE HILLS UNIT 2  
PB 22 PGS 89-90

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

**It is hereby ordered that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**

It is hereby ordered that the Respondent shall correct the violations on or before September 9, 2009. 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 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE**
- 3) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN A SWIMMING POOL**
- 4) SECURE SWIMMING POOL ACCORDING TO CODE**

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 September 9, 2009.

**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.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-119-CEB  
Daniel R. Shaw &  
Deutsche Bank, N.A. (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n)  
Described as: 1) Stagnant or foul water within a swimming pool  
Location: 153 Alhambra Ave., Altamonte Springs (Commission District 3)  
Tax Parcel ID # 09-21-29-503-0000-1410

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 as of her inspection on August 17, 2009, the stagnant water remained in the pool. Officer Tamulonis stated that this was a vacant house.

Officer Tamulonis stated that the recommendation would be to comply by September 9, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past September 9, 2009.

Daniel R. Shaw, Respondent, was not present at the hearing.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 09-119-CEB, it is determined that the Respondent is:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

- (a) the owner of record of the property (Tax Parcel ID # 09-21-29-503-0000-1410) located at 153 Alhambra Ave, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 141 LAKE HARRIET ESTATES  
PB 12 PG 16

- (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 (n).

It is hereby ordered that the Respondent shall correct the violation on or before September 9, 2009. In order to correct the violation, the Respondent shall take the following remedial action:

**1) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN  
A SWIMMING POOL**

If the Respondent does not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past September 9, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

Case No. 09-120-CEB  
Kathryn Rotundo & Michael Rowell &  
Flagstar Bank FSB (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

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 pool  
2) Swimming pool not secured according to code  
Location: 648 Birgham Place, Lake Mary (Commission District 4)  
Tax Parcel ID # 19-20-30-515-0000-0530

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 as of her inspection on August 26, 2009, the pool remained unsecured with stagnant water. Officer Leigh stated that the unsecured pool does constitute a threat to the health, safety and welfare of the citizens.

Officer Leigh stated that the recommendation would be to comply by September 8, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past September 8, 2009.

Kathryn Rotundo & Michael Rowell, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY GRACE CHEWNING, SECONDED BY DENNIS WARREN, 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 09-120-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID # 19-20-30-515-0000-0530) located at 648 Birgham Place, Lake Mary, located in Seminole County and legally described as follows:

LEG LOT 53 GREENWOOD LAKES UNIT D-3B 2ND ADD  
PB 40 PGS 78 & 79

- (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 (n) and (o).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

**It is hereby ordered that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**

It is hereby ordered that the Respondents shall correct the violations on or before September 8, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN SWIMMING POOL**
- 2) SECURE SWIMMING POOL ACCORDING TO CODE**

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 September 8, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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Case No. 09-121-CEB  
Orlando & Keyla Sierra &  
Deutsche Bank, N.A. (lis pendens)  
Senor Code Enforcement Officer: Deborah Leigh

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 pool  
2) Swimming pool not secured according to code

Location: 8674 Crested Eagle Place, Sanford (Commission District 5)  
Tax Parcel ID # 27-19-29-5QX-0000-0460



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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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 as of her inspection on August 17, 2009, the pool remained unsecured with stagnant water. Officer Leigh stated that the unsecured pool does constitute a threat to the health, safety and welfare of the citizens.

Officer Leigh stated that the recommendation would be to comply by September 8, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past September 8, 2009.

Orlando & Keyla Sierra, Respondents, were not present at the hearing.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 09-121-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 27-19-29-5QX-0000-0460) located at 8674 Crested Eagle Place, Sanford, located in Seminole County and legally described as follows:

LOT 46 ESTATES AT WEKIVA PARK  
PB 63 PGS 6 - 12

- (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 (n) and (o).

**It is hereby ordered that this violation constitutes a serious threat to the health, safety, and welfare of the citizens of Seminole County.**

It is hereby ordered that the Respondents shall correct the violations on or before September 8, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN A SWIMMING POOL**
- 2) SECURE SWIMMING POOL ACCORDING TO CODE**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

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 September 8, 2009.

**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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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

Case No. 09-42-CEB  
Mercedes Martinez  
Code Enforcement Officer: Donna Wisniewski

**This case was originally heard by the Board on April 23, 2009; and an Order was entered giving the Respondent a compliance date of May 14, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on May 15, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$10,500.00** for 105 days of non-compliance, from May 15, 2009 through and including August 27, 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 August 27, 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) and (l)

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Described as:      1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
                          2) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport

Location:            1395 Chaparral Lane, Winter Springs (Commission District 1)  
                          Parcel ID # 18-21-31-505-0000-0190

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 18-21-31-505-0000-0190) located at 1395 Chaparral Lane, Winter Springs, located in Seminole County and legally described as follows:

LEG LOT 19 SUNRISE ESTATES UNIT 1  
PB 31 PG 24

This case came on for public hearing before the Code Enforcement Board of Seminole County on April 23, 2009, 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 Section 95.3 (h).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by May 14, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on May 15, 2009.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated April 23, 2009, the Board orders that a **lien** in the amount of **\$10,500.00** for 105 days of non-compliance at \$100.00 per day, from May 15, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past August 27, 2009.

The 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.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

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Case No. 09-79-CEB  
Theodore and Tracy E. Peters and  
U.S. Bank, N.A. (lis pendens)  
Code Enforcement Officer: Dorothy Hird

**This case was originally heard by the Board on May 28, 2009; and an Order was entered giving the Respondents a compliance date of June 12, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 29, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$19,000.00** for 76 days of non-compliance, from June 13, 2009 through and including August 27, 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 August 27, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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

Described as: 1) Fences not maintained in their original upright condition  
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) Stagnant or foul water within a swimming or wading pool

Location: 1231 Glastonberry Road, Maitland (Commission District 4)  
Tax Parcel ID # 20-21-30-502-0A00-0090

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

The Respondents are the owners of record of the property (Tax Parcel I.D. # 20-21-30-502-0A00-0090) located at 1231 Glastonberry Road, Maitland, located in Seminole County and legally described as follows:

S 10 FT OF LOT 9 + N 70 FT OF LOT 10  
BLK A ENGLISH ESTATES UNIT 1  
PB 13 PG 1

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 28, 2009, 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 (h), (i) and (n) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by June 12, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **June 29, 2009**.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated May 28, 2009, the Board orders that a **lien** in the amount of **\$19,000.00** for 76 days of non-compliance at \$250.00 per day, from June 13, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past August 27, 2009.

The 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 August 2009, in Seminole County, Florida.

\* \* \* \* \*

Case No. 09-81-CEB  
Harmony Harrow and  
U.S. Bank, N.A. (lis pendens)  
Code Enforcement Officer: Donna Wisniewski

**This case was originally heard by the Board on May 28, 2009; and an Order was entered giving the Respondent a compliance date of June 15, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 16, 2009.**

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$18,250.00** for 73 days of non-compliance, from June 16, 2009 through and including August 27, 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 August 27, 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) and Seminole County Land Development Code, Chapter 30, 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) Fence not maintained in original condition

Location: 3098 Ash Park Loop, Winter Park (Commission District 1)  
Tax Parcel ID # 26-21-30-5JE-0000-1130

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 26-21-30-5JE-0000-1130) located at 3098 Ash Park Loop, Winter Park, located in Seminole County and legally described as follows:

LEG LOT 113 HYDE PARK  
PB 34 PGS 38 TO 40

This case came on for public hearing before the Code Enforcement Board of Seminole County on May 28, 2009, 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 Section 95.3 (g) and (h) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by June 15, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **June 16, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated May 28, 2009, the Board orders that a **lien** in the amount of **\$18,250.00** for 73 days of non-compliance at \$250.00 per day, from June 16,

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past August 27, 2009.

The 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 Respondent.

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

\* \* \* \* \*

Case No. 09-86-CEB  
Dorothy Miller  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on June 25, 2009; and an Order was entered giving the Respondents a compliance date of July 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on July 15, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$6,750.00** for 45 days of non-compliance, from July 14, 2009 through and including August 27, 2009, at \$150.00 per day; and the fine shall continue to accrue at \$150.00 per day for each day the violations continue or are repeated past August 27, 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) and Seminole County Land Development Code, Chapter 30, 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) Fence that is not in original and upright condition  
Location: Church Street, Sanford (Commission District 5)  
Tax Parcel ID # 32-19-31-513-0000-0200

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 32-19-31-513-0000-0200) located at Lot 20, Church Street, Sanford, located in Seminole County and legally described as follows:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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LEG LOT 20 MIDWAY PB 1 PG 41

This case came on for public hearing before the Code Enforcement Board of Seminole County on June 25, 2009, 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 Section 95.3 (g) and (h) and Seminole County Land Development Code, Chapter 30, Section 30.1349 (e).

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 July 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **July 15, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated June 25, 2009, the Board orders that a **lien** in the amount of **\$6,750.00** for 45 days of non-compliance at \$150.00 per day, from July 13, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$150.00** per day for each day the violations continue or are repeated past August 27, 2009.

The 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 Respondent.

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

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Case No. 09-87-CEB  
Dorothy Miller, Heirs  
Code Enforcement Officer: Pamela Taylor

**This case was originally heard by the Board on June 25, 2009; and an Order was entered giving the Respondents a compliance date of July 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on July 15, 2009.**

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



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$6,750.00** for 45 days of non-compliance, from July 14, 2009 through and including August 27, 2009, at \$150.00 per day; and the fine shall continue to accrue at \$150.00 per day for each day the violations continue or are repeated past August 27, 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: 2280 Church Street, Sanford (Commission District 5)  
Tax Parcel ID # 32-19-31-513-0000-0180

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

The Respondents are the owners of record of the property (Tax Parcel I.D. # 32-19-31-513-0000-0180) located at 2280 Church Street, Sanford, located in Seminole County and legally described as follows:

S 1/2 LOT 18 & LOT 19 MIDWAY PB 1 PG 41

This case came on for public hearing before the Code Enforcement Board of Seminole County on June 25, 2009, 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) and (h).

Said Order stated that a fine in the amount of \$150.00 per day would be imposed if the Respondents did not take certain corrective action by July 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **July 15, 2009**.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated June 25, 2009, the Board orders that a **lien** in the amount of **\$6,750.00** for 45 days of non-compliance at \$150.00 per day, from July 14, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$150.00** per day for each day the violations continue or are repeated past August 27, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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The 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 August 2009, in Seminole County, Florida.

\* \* \* \* \*

Case No. 09-89-CEB  
Deutsche Bank National Trust Co  
Senior Code Enforcement Officer: Deborah Leigh

**This case was originally heard by the Board on June 25, 2009; and an Order was entered giving the Respondents a compliance date of July 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on July 14, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$11,250.00** for 45 days of non-compliance, from July 14, 2009 through and including August 27, 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 August 27, 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 (n)  
Described as: 1) Stagnant/foul water within a swimming pool  
Location: 5300 Vista Club Run, Sanford (Commission District 5)  
Tax Parcel ID # 19-19-30-5MT-0000-2190

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 19-19-30-5MT-0000-2190) located at 5300 Vista Club Run, Sanford, located in Seminole County and legally described as follows:

LOT 219 LAKE FOREST SEC 3B PH 4  
PB 49 PGS 85 THRU 87

This case came on for public hearing before the Code Enforcement Board of Seminole County on June 25, 2009, after due notice to the Respondent. The Board,

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

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 Section 95.3 (n).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by July 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **July 14, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated June 25, 2009, the Board orders that a **lien** in the amount of **\$11,250.00** for 45 days of non-compliance at \$250.00 per day, from July 14, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violation continues or is repeated past August 27, 2009.

The 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 August 2009, in Seminole County, Florida.

\* \* \* \* \*

Case No. 09-91-CEB  
Joseph Weaver &  
Sun Trust Bank & Sun Trust Mortgage (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

**This case was originally heard by the Board on June 25, 2009; and an Order was entered giving the Respondent a compliance date of July 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on July 14, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$11,250.00** for 45 days of non-compliance, from July 14, 2009 through and including August 27, 2009, at \$250.00 per day; and the fine shall continue to accrue at

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

\$250.00 per day for each day the violations continue or are repeated past August 27, 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), (n) and (o)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
2) Stagnant/foul water within a swimming pool  
3) Swimming pool not secured according to code

Location: 5399 Shoreline Circle, Sanford (Commission District 5)  
Tax Parcel ID # 19-19-30-501-0000-0260

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 19-19-30-501-0000-0260) located at 5399 Shoreline Circle, Sanford, located in Seminole County and legally described as follows:

LOT 26 LAKE FOREST SEC 1  
PB 41 PGS 13 TO 17

This case came on for public hearing before the Code Enforcement Board of Seminole County on June 25, 2009, 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 Section 95.3 (h), (n) and (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondent did not take certain corrective action by July 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **July 14, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated June 25, 2009, the Board orders that a **lien** in the amount of **\$11,250.00** for 45 days of non-compliance at \$250.00 per day, from July 14, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past August 27, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

The 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 Respondent.

**DONE AND ORDERED** this 27th day of August 2009, in Seminole County, Florida.

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Case No. 09-95-CEB  
Eric & Leticia Hepburn &  
Deutsche Bank National Trust (lis pendens)  
Code Enforcement Officer: Joann Tamulonis

**This case was originally heard by the Board on June 25, 2009; and an Order was entered giving the Respondents a compliance date of July 13, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on July 15, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$11,250.00 for 45 days of non-compliance, from July 14, 2009 through and including August 27, 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 August 27, 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 (n) and (o)  
Described as: 1) Stagnant/foul water within a swimming pool  
2) Swimming pool not secured according to code  
Location: 1656 Bear Crossing Cir., Altamonte Springs (Commission District 3)  
Tax Parcel ID # 20-21-29-512-0000-0280

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

The Respondents are the owner of record of the property (Tax Parcel I.D. # 20-21-29-512-0000-0280) located at 1656 Bear Crossing Circle, Apopka, located in Seminole County and legally described as follows:

LEG LOT 28 BEAR LAKE CROSSINGS  
PB 40 PGS 90 & 91

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
AUGUST 27, 2009

This case came on for public hearing before the Code Enforcement Board of Seminole County on June 25, 2009, 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 (n) and (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by July 13, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on **July 15, 2009**.

Accordingly, it having been brought to the Board's attention that Respondents has not complied with the Order dated June 25, 2009, the Board orders that a **lien** in the amount of **\$11,250.00** for 45 days of non-compliance at \$250.00 per day, from July 13, 2009 through and including August 27, 2009, be imposed; and the fine shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past August 27, 2009.

The 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 August 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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**VII Approval of the minutes from the meeting of July 23, 2009**

**MOTION BY DENNIS WARREN, SECONDED BY GRACE CHEWNING, TO APPROVE THE MINUTES FROM THE MEETING OF JULY 23, 2009.**

**PAUL SLADEK – YES  
BILL FAHEY – YES  
JAY AMMON – YES**

**DENNIS WARREN – YES  
GRACE CHEWNING – YES  
RUSS HAUCK – YES**

**MOTION CARRIED 6 – 0.**

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**VIII Confirmation date of next meeting: October 22, 2009**

**IX Old Business – None**

**X New Business –**

Deborah Leigh informed the Board that staff from both the Sheriff's Office and Planning has come up with a procedure to try and secure some of the unsecured swimming pools.

Bill Fahey asked if any effort was being made to notify the banks that were involved in the foreclosure cases. Deborah Leigh informed Mr. Fahey that a copy of the case is sent to the attorney representing the foreclosing entity as a courtesy.

**XI Adjourn –** There being no further discussion, this meeting was adjourned at 4:30 P.M.

**Respectfully submitted:**

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

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**Paul Sladek  
Chair**

8-27-09 minutes