

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

**MINUTES**

**October 22, 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  
Dennis Warren  
Jay Ammon  
Grace Chewning

Members           Tom Hagood  
Excused:         Bill Fahey, Vice Chair  
                      Russ Hauck

Present & Sworn: Kenneth Vitagliano, Respondent, 09-141-CEB  
Christopher Howard, Respondent, 09-151-CEB  
Deborah Foster, Respondent, 09-65-CEB  
Timothy & Ann Flavin, Respondents, 09-100-CEB  
Deborah Leigh, Senior Code Enforcement Officer, SCSO  
Donna Wisniewski, Code Enforcement Officer, SCSO  
Dorothy Hird, Code Enforcement Officer, SCSO  
Joann Tamulonis, Code Enforcement Officer, SCSO  
Pamela Taylor, Code Enforcement Officer, SCSO  
Jason Rucker, Inspector, Seminole County

Others Present: Dan Mantzaris, Code Enforcement Board Attorney  
Jane Spencer, Clerk to the Code Enforcement Board

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**IV Swearing in of Witnesses**

Kenneth Vitagliano, Representing Respondent, 09-142-CEB  
Sam Zalloum, Representing Respondent, 9-143-CEB

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**V Agenda Update and Approval**

The published agenda was revised to allow respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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The following cases will not be heard today:

Case No. 09-140-CEB; Mike & Terry Howell  
Complied Prior to Hearing

Case No. 09-144-CEB; Maggie M. Lin  
Complied Prior to Hearing

Case No. 09-152-CEB; C. Butler & Lynette Morrison  
Complied Prior to Hearing

Case No. 09-34-CEB; Scott L. Philpot  
Complied Prior to Hearing

Case No. 09-70-CEB; UTH, Inc.  
Complied Prior to Hearing

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-141-CEB  
Kenneth A. Vitagliano  
Inspector: Jason Rucker

**NEW CASE**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 161 Nova Drive, Sanford (Commission District 5)  
Tax Parcel ID # 21-19-29-5UM-0000-0030

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 October 8, 2009, the unpermitted shed behind the house remained on the property. Mr. Rucker stated that no building permit had been applied for.

Mr. Rucker stated that the recommendation would be to comply by November 30, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past November 30, 2009.

Kenneth Vitagliano, Respondent, was present at the hearing and testified on his own behalf. Mr. Vitagliano stated that he had an informal June contract for sale on the property and explained that when the sale takes place, the shed would be demolished. Mr. Vitagliano further stated that if the shed was not demolished, he has already paid an architect. Mr. Vitagliano requested a continuation until June.

Dennis Warren asked Mr. Vitagliano to clarify whether he would be demolishing the shed or obtaining the required permits using the architect. Mr. Vitagliano stated that he would not know which would be happening until June.

A discussion was had concerning the architect and the permitting process.

Grace Chewning asked Mr. Rucker if he had seen the contract for sale. Mr. Rucker stated that he had not.

Motion by Jay Ammon, seconded by Dennis Warren, to accept Staff's recommendation but with a compliance date of March 30, 2010.

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 BE:**

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

Based on the testimony and evidence presented in case number 09-141-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 21-19-29-5UM-0000-0030) located at 161 Nova Drive, Sanford, located in Seminole County and legally described as follows:

LEG SEC 21 TWP 19S RGE 29E LOT 3  
UNRECORDED PLAT OF WEKIVA HIGHLANDS

- (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 violations on or before March 30, 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**

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 March 30, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-142-CEB  
Joe B. McCawley, Jr.  
Inspector: Jason Rucker

**NEW CASE**

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 241 Nova Drive, Sanford (Commission District 5)  
Tax Parcel ID # 21-19-29-5UM-0000-0430

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 October 21, 2009, the unpermitted structure remained on the property. Mr. Rucker stated that a building permit had been applied for but had lapsed due to inactivity.

Mr. Rucker stated that the recommendation would be to comply by January 20, 2010 with a fine of \$250.00 per day if the violation continues or is repeated past January 20, 2010.

Kenneth Vitagliano, Representative for the Respondent, was present at the hearing and testified on behalf of the Respondent. Mr. Vitagliano stated that the property was entrusted to his children. Mr Vitagliano further stated that this property was adjacent to his property and was part of a multi-parcel sale that he had discussed during the preceding case that the Board heard earlier. Mr. Vitagliano requested the Board grant the same additional time to come into compliance as granted in the previous case.

Grace Chewning asked Mr. Rucker if he knew of any existing code enforcement liens on this property or the property in the previous case. Mr. Rucker stated that he was unaware of a lien on this particular property but believed there was a lien against the property in the previous case.

Mr. Vitagliano discussed the problems that he has had concerning obtaining a building permit.

Motion by Jay Ammon, seconded by Dennis Warren, to accept Staff's recommendation but with a compliance date of March 30, 2010.

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 BE:**

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

Based on the testimony and evidence presented in case number 09-142-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 21-19-29-5UM-0000-0430) located at 241 Nova Drive, Sanford, located in Seminole County and legally described as follows:

SEC 21 TWP 19S RGE 29E ALL LOTS 43 & 44 & S 1/2  
OF LOT 42 UNRECORDED PLAT OF WEKIVA HIGHLANDS

- (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 March 30, 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**

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 March 30, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-143-CEB  
David Nourachi, Trustee  
Code Enforcement Office: Pamela Taylor

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (i)  
Described as: 1) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished  
Location: 2240 Center Street, Sanford (Commission District 5)  
Tax Parcel ID # 32-19-31-513-0000-0350

Pamela Taylor, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violation. Officer Taylor stated that as of her inspection today, the remains of the burned house remained on the property.

Officer Taylor stated that the recommendation would be to comply by November 9, 2009 with a fine of \$150.00 per day if the violation continues or is repeated past November 9, 2009.

Sam Zalloum, Representative for the Respondent, was present at the hearing and testified on behalf of the Respondent. Mr. Zalloum stated that he was a consultant for the Trust concerning this property.

Mr. Zalloum stated that he had been advised by the Fire Marshal after the fire in January that the site was under investigation. Mr. Zalloum stated that to clean up the property, he believed that they needed something in writing from the Code Board giving them the authority to go onto the property since it had been under investigation. When asked how long would be needed to remove the remains of the structure, Mr. Zalloum stated 30 days should be enough time.

A discussion was had concerning the investigation concerning the fire.

Motion by Jay Ammon, seconded by Russ Hauck, to accept Staff's recommendation but with a compliance date of December 31, 2009.

A general discussion was had concerning compliance.

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 09-143-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 32-19-31-513-0000-0350) located at 2240 Center Street, Sanford, located in Seminole County and legally described as follows:

LEG LOT 35 MIDWAY PB 1 PG 41

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

It is hereby ordered that the Respondent shall correct the violation on or before December 31, 2009. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) REMOVE THE REMAINS OR RUBBLE OF STRUCTURE(S)  
WHICH HAVE BEEN BURNED, STRICKEN BY OTHER  
CASUALTY, OR DEMOLISHED**

If the Respondent does not comply with the Order, a fine of \$150.00 per day will be imposed for each day the violation continues or is repeated after compliance past December 31, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-151-CEB  
Ernest and Julia M. Howard  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (i) and Seminole County Land Development Code, Chapter 30, Part 7, Section 30.122.

Described as: 1) The accumulation of trash and debris  
2) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished  
3) Outside storage which is not a permitted use of the property zoned A-1

Location: 665 Oaklando Drive, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 22-21-29-300-0130-0000

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County and entered into evidence photographs of the violations. Officer Tamulonis stated that as of her inspection on October 21, 2009, there has been progress in cleaning up the property but it still remains out of compliance.

Officer Tamulonis stated that the recommendation would be to comply by November 30, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past November 30, 2009.

Christopher Howard, son of the Respondent, was present at the hearing and testified on behalf of the Respondents. Mr. Howard requested additional time to come into compliance.

Motion by Grace Chewning, seconded by Jay Ammon, to accept Staff's recommendation but with a compliance date of January 22, 2010.

After discussion of this case by the Board:

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

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

Based on the testimony and evidence presented in case number 09-151-CEB, it is determined that the Respondents are:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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- (a) the owners of record of the property (Tax Parcel ID # 22-21-29-300-0130-0000) located at 665 Oaklando Drive, Altamonte Springs, located in Seminole County and legally described as follows:

SEC 22 TWP 21S RGE 29E N 264 FT OF E  
165 FT OF W 1/2 OF SW 1/4 OF NW 1/4

- (b) in possession or control of the property, and  
(c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (i) and Seminole County Land Development Code, Chapter 30, Part 7, Section 30.122.

It is hereby ordered that the Respondents shall correct the violations on or before January 22, 2010. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS
- 2) REMOVE THE REMAINS OR RUBBLE OF STRUCTURES WHICH HAVE BEEN BURNED, STRICKEN BY OTHER CASUALTY, OR DEMOLISHED
- 3) REMOVE OUTSIDE STORAGE WHICH IS NOT A PERMITTED USE OF THE PROPERTY ZONED A-1

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 January 22, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-65-CEB  
Jeffrey A. and Deborah Foster  
Code Enforcement Officer: Joann Tamulonis

**This case was originally heard by the Board on April 23, 2009; and an Order was entered giving the Respondents a compliance date of August 31, 2009. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 10, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a **lien** in the amount of **\$2,250.00** for nine days of non-compliance, from September 1, 2009 through and including September 9, 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 (g), (h) and (l)  
Described as: 1) The accumulation of trash and debris  
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure  
3) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport  
Location: 9744 Cub Cove, Apopka (Commission District 3)  
Parcel ID # 17-21-29-5BG-0000-077C

Joann Tamulonis, Code Enforcement Officer, was present at the hearing and testified on behalf of the County. Officer Tamulonis stated that during her September 9, 2009 inspection, she explained to the Respondents what else needed to be removed to bring the property into compliance. Officer Tamulonis further testified that the property was in compliance on September 10, 2009.

Deborah Foster, Respondent, was present at the hearing and testified on her own behalf. Ms. Foster stated there was some confusion as to what needed to be removed and stated that the confusion caused the delay in coming into compliance by the date required. Ms. Foster requested that the Board remove the fine.

After discussion of this case by the Board:

**MOTION BY JAY AMMON, SECONDED BY DENNIS WARREN, 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. # 17-21-29-5BG-0000-077C) located at 9744 Cub Cove, Apopka, located in Seminole County and legally described as follows:

BEG 205 FT E OF SW COR LOT 77 RUN N 17 DEG  
25 1/2 MIN E 425.09 FT SELY ON CURVE 180 FT S  
35 DEG 54 1/4 MIN W 351.99 FT W 50 FT TO BEG  
MC NEILS ORANGE VILLA PB 2 PG 99

This case came on for public hearing before the Code Enforcement Board of Seminole County on 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 had been in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h) and were in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (l).

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 August 31, 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 September 9, 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 September 10, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated April 23, 2009, the Board orders that a lien in the amount of \$2,250.00 for nine days of non-compliance at \$250.00 per day, from September 1, 2009 through and including September 9, 2009, **be rescinded.**

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 Respondents.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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Case No. 09-100-CEB  
Timothy J. & Ann Flavin  
Inspector: Jason Rucker

**This case was originally heard by the Board on July 23, 2009; and an Order was entered giving the Respondents a compliance date of August 24, 2009. An Affidavit of Non-Compliance was filed by the Inspector after reinspection on August 25, 2009. An Affidavit of Compliance was filed by the Inspector after reinspection on October 22, 2009.**

**This property is presently in compliance.**

**RECOMMENDATION:** The Board issue an Order constituting a lien in the reduced amount of \$411.92 which represents the Administrative costs in processing the case. The property was out of compliance 58 days, from August 25, 2009 through and including October 22, 2009, at \$250.00 per day which totals an accrued fine of \$14,500.00. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 437 East Osceola Road, Geneva (Commission District 2)  
Tax Parcel ID # 10-20-32-3AE-0250-0000

Jason Rucker, Inspector, was present at the hearing and testified on behalf of the County. Mr. Rucker updated the Board on the Respondents' progress in coming into compliance.

Timothy and Ann Flavin, Respondents, were present at the hearing and testified on their own behalf. Mr. Flavin explained to the Board his delay in coming into compliance and asked the Board to rescind the fine.

When asked by Jay Ammon to verify that the Respondents had made continuous progress in obtaining the permit, Mr. Rucker stated that they had.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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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 BE:**

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

The Respondents are the owners of record of the property (Tax Parcel I.D. # 10-20-32-3AE-0250-0000) located at 437 E. Osceola Road, Geneva, located in Seminole County and legally described as follows:

LEG SEC 10 TWP 20S RGE 32E BEG 3943.648 FT  
N & 1075 FT E OF SW COR RUN N 60 DEG 0 MIN  
42 SEC W 491.97 FT N 35 DEG 13 MIN 16 SEC  
E 272.46 FT ELY ON CURVE 430.97 FT S 660 FT  
W 101.41 FT TO BEG

This case came on for public hearing before the Code Enforcement Board of Seminole County on July 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 Florida Building Code, Section 105.1.

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 August 24, 2009.

An Affidavit of Non-Compliance has been filed by the Inspector, which Affidavit certified under oath that the required action has not been obtained after reinspection on **August 25, 2009**.

An Affidavit of Compliance has been filed by the Inspector, which Affidavit certified under oath that the required action has been obtained after reinspection on October 22, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have complied with the Order dated July 23, 2009, the Board orders that a fine in the amount of \$14,500.00 for 58 days of non-compliance at \$250.00 per day, from August 25, 2009 through and including October 21, 2009, **be rescinded**.

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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Case No. 08-159-CEB  
Anthony Nasko &  
Ludmils Antonos, Jr.  
Senior Code Enforcement Officer: Deborah Leigh

**This is a repeat violation. The original violation was heard by the Board on October 23, 2008; and an Order was entered giving the Respondents a compliance date of November 12, 2008. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on November 13, 2008.**

**An Affidavit of Repeat Violation was filed after reinspection on September 2, 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 \$5,100.00 for 51 days of non-compliance, from September 2, 2009 through and including October 22, 2009, at \$100.00 per day; and the fine shall continue to accrue at \$100.00 for each day the violation continues past or is repeated after October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)  
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure  
Location: Orange Boulevard, Sanford (Commission District 5)  
Tax Parcel ID # 16-19-30-5AB-0600-0070

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 violation. Officer Leigh stated that this was a repeat violation. Officer Leigh stated that as of her inspection today, the uncultivated vegetation remained on this multi-acre parcel. Officer Leigh further stated that this violation affected 19 surrounding homes.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Officer Leigh stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$5,100.00 for 51 days of non-compliance and further order that the fine be increased to \$500.00 per day for each day the violation is repeated after October 22, 2009. Officer Leigh did clarify that this was a different recommendation than the one contained in her PowerPoint presentation.

Anthony Nasko and Ludmils Antonos, Jr., 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 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 is the owner of record of the property (Tax Parcel I.D. # 16-19-30-5AB-0600-0070) located at Orange Boulevard, Sanford, located in Seminole County and legally described as follows:

LOT 7 BLK 6 SANFORD FARMS  
PB 1 PG 127

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 23, 2008, 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).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondents did not take certain corrective action by November 12, 2008. Compliance was obtained after reinspection on November 13, 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 September 2, 2009.



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
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Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated October 23, 2008.

Therefore, the Board finds that the Respondents are in repeat violation and orders that a fine in the amount of **\$5,100.00** for 51 days of non-compliance, from September 2, 2009 through and including October 22, 2009 at \$100.00 be imposed.

It is further ordered that if the violation continues past October 22, 2009, the fine shall be increased to **\$500.00 per day** for each day the violation continues past or is repeated after October 22, 2009.

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

**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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Case No. 09-106-CEB  
Jose M. & Staci L. Fragoso &  
Nationstar Mortgage, LLC (lis pendens)  
Senior Code Enforcement Officer: Deborah Leigh

**This is a repeat violation. The original violation was heard by the Board on July 23, 2009; and an Order was entered finding the Respondents in compliance at the time of the hearing.**

**An Affidavit of Repeat Violation was filed after reinspection on August 31, 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 **\$2,650.00** for 53 days of non-compliance, from August 31, 2009 through and including October 22, 2009, at **\$50.00 per day**; and the fine shall continue to accrue at \$50.00 for each day the violation continues past or is repeated after October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

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: 1168 Cathcart Circle, Sanford (Commission District 5)  
Tax Parcel ID # 20-19-30-516-0000-0450

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 violation. Officer Leigh stated that this was a repeat violation. Officer Leigh stated that as of her inspection today, the uncultivated vegetation remained on the property

Officer Leigh stated that the recommendation would be to find that the Respondents were in repeat violation and impose a fine in the amount of \$2,650.00 for 53 days of non-compliance and further order that the fine be increased to \$500.00 per day for each day the violation is repeated after October 22, 2009.

Jose M. and Staci L. Fragoso, Respondents, were 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 ON A REPEAT VIOLATION NOT IN COMPLIANCE BE:**

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

The Respondents are the owners of record of the property (Tax Parcel I.D. # 20-19-30-516-0000-0450) located at 1168 Cathcart Circle, Sanford, located in Seminole County and legally described as follows:

LOT 45 WOODSONG PB 61 PGS 86 & 87

This case came on for public hearing before the Code Enforcement Board of Seminole County on July 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 (h).

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Said Order stated that the Respondents were in compliance at the time of the hearing and that a fine in the amount of \$50.00 per day would be imposed if the violation was repeated after July 23, 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 August 31, 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 July 23, 2009.

Therefore, the Board finds that the Respondents are in repeat violation and orders that a fine in the amount of **\$2,650.00** for 53 days of non-compliance, from August 31, 2009 through and including October 22, 2009, at \$50.00 per day be imposed.

It is further ordered that if the violation continues past October 22, 2009, the fine shall be increased to **\$500.00 per day** for each day the violation continues past or is repeated after October 22, 2009.

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

**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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Case No. 09-145-CEB  
Jeffrey S. Barton  
Deutsche Bank National Trust (lis pendens)  
Code Enforcement Officer: Pamela Taylor

**NEW CASE**

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 its original and upright condition

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Location: 1221 John Lord Street, Sanford (Commission District 5)  
Tax Parcel ID # 14-20-30-503-0000-140A

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 as of her inspection today, the trash and debris and the uncultivated vegetation remained on the property and the fence had not been repaired.

Officer Taylor stated that the recommendation would be to comply by November 9, 2009 with a fine of \$200.00 per day if the violations continue or are repeated past November 9, 2009.

Jeffrey S. Barton, Respondent, was not present at the hearing.

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 BE:**

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

Based on the testimony and evidence presented in case number 09-145-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 14-20-30-503-0000-140A) located at 1221 John Lord Street, Sanford, located in Seminole County and legally described as follows:

LOT 140 (LESS S 2 FT) & W 1/2 OF LOT 141 (LESS S 2 FT)  
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 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).

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS
- 2) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT & LOCATED WITHIN 75 FEET FROM ANY STRUCTURE
- 3) REMOVE OR REPAIR FENCE

If the Respondent does not comply with the Order, a fine of \$200.00 per day will be imposed for each day the violations continue or are repeated after compliance past November 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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Case No. 09-146-CEB  
Aloma Shell, LLC  
Shahzan Haque, Registered Agent  
Code Enforcement Officer: Donna Wisniewski

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (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: 4310 Aloma Avenue, Winter Park (Commission District 1)  
Tax Parcel ID # 35-21-30-300-030C-0000

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Officer Wisniewski stated that as of her inspection today, the trash and debris and the uncultivated vegetation remained on the property.

Officer Wisniewski stated that the recommendation would be to comply by November 13, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past November 13, 2009.

Aloma Shell, LLC, 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 BE:**

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

Based on the testimony and evidence presented in case number 09-146-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 35-21-30-300-030C-0000) located at 4310 Aloma Avenue, Winter Park, located in Seminole County and legally described as follows:

LEG SEC 35 TWP 21S RGE 30E BEG 50 FT W & 412.29 FT S OF  
NE COR OF SE 1/4 OF SW 1/4 OF SE 1/4 RUN S 69 DEG 59 MIN  
18 SEC W 316.26 FT S 25 DEG 14 MIN 02 SEC E TO N R/W  
CITRUS AVE E ON R/W TO NWLY R/W ST RD 426 NELY ON R/W  
TO A PT S OF BEG N 191.78 FT TO BEG (LESS RD)

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

It is hereby ordered that the Respondent shall correct the violations on or before November 13, 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**

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 November 13, 2009.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

Case No. 09-147-CEB  
Alexandre Varnedore  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (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: 561 Carlisle Avenue, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 15-21-29-510-0900-0070

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 25, 2009, the trash and debris and the uncultivated vegetation remained on the property.

Officer Tamulonis stated that the recommendation would be to comply by November 30, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past November 30, 2009. Officer Tamulonis corrected her PowerPoint presentation recommendation to include the “remove trash and debris” remedy.

Alexandre Varnedore, 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 09-147-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 15-21-29-510-0900-0070) located at 561 Carlisle Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 7 BLK 9  
WEATHERSFIELD 1ST ADD  
PB 12 PG 67

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

It is hereby ordered that the Respondent shall correct the violations on or before November 30, 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 ANYSTRUCTURE**

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 November 30, 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  
OCTOBER 22, 2009

**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

-----  
Case No. 09-148-CEB  
Linda L. Rose  
Code Enforcement Officer: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (p)  
Described as: 1) 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: 185 Willow Avenue, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 09-21-29-503-0000-1790

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 October 12, 2009, the dead tree remained on the property.

Officer Tamulonis stated that the recommendation would be to comply by November 30, 2009 with a fine of \$250.00 per day if the violation continues or is repeated past November 30, 2009.

Linda L. Rose, Respondent, was not present at the hearing.

A discussion was had concerning trees and who has responsibility for trees.

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 09-148-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 09-21-29-503-0000-1790) located at 185 Willow Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOT 179 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 (p).

It is hereby ordered that the Respondent shall correct the violation on or before November 30, 2009. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) REMOVE 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 (DEAD TREE)**

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 November 30, 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  
OCTOBER 22, 2009

**DONE AND ORDERED** this **22nd** day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES**  
**JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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Case No. 09-149-CEB  
Timothy Moore and Angella Walker  
GMAC Mortgage, LLC (lis pendens)  
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: 1520 Carlton Street, Longwood (Commission District 4)  
Tax Parcel ID # 01-21-29-5CK-060G-0120

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 foul water remained in the pool.

Officer Hird stated that the recommendation would be to comply by November 6, 2009 with a fine of \$100.00 per day if the violation continues or is repeated past November 6, 2009.

Timothy Moore and Angella Walker, Respondents, were 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**

Based on the testimony and evidence presented in case number 09-149-CEB, it is determined that the Respondents are:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

- (a) the owners of record of the property (Tax Parcel ID # 01-21-29-5CK-060G-0120) located at 1520 Carlton Street, Longwood, located in Seminole County and legally described as follows:

LEG LOTS 12 & 13 BLK G TRACT 6 SANLANDO SPRINGS  
PB 5 PG 53

- (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 Respondents shall correct the violation on or before November 6, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

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

If the Respondents do not comply with the Order, a fine of \$100.00 per day will be imposed for each day the violation continues or is repeated after compliance past November 6, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-150-CEB  
Booker T. and Josephine Beacham  
Code Enforcement Office: Joann Tamulonis

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (e), (g), (h) and (l) and Seminole County Land Development Code, Chapter 30, Part 7, Section 30.122.

Described as:

- 1) Unusable or abandoned furniture
- 2) The accumulation of trash and debris
- 3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
- 4) Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport
- 5) Outside storage which is not a permitted use of the property zoned A-1

Location: Mathews Road, Altamonte Springs (Commission District 3)  
Tax Parcel ID # 22-21-29-300-007C-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 violations. Officer Tamulonis stated that as of her inspection on October 21, 2009, the property was not yet in compliance but progress had been made. Officer Tamulonis stated that she has been in contact with relatives of the Respondents who are currently working on bringing the property into compliance.

Officer Tamulonis stated that the recommendation would be to comply by November 30, 2009 with a fine of \$250.00 per day if the violations continue or are repeated past November 30, 2009.

Booker T. and Josephine Beacham, Respondents, were not present at the hearing.

After discussion of this case by the Board:

**MOTION BY DENNS 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 09-150-CEB, it is determined that the Respondents are:

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

- (a) the owners of record of the property (Tax Parcel ID # 22-21-29-300-007C-0000) located at Mathews Road, Altamonte Springs, located in Seminole County and legally described as follows:

SEC 22 TWP 21S RGE 29E N 122.4 FT OF S 244.8 FT OF  
NW 1/4 OF SE 1/4 OF NW 1/4 (LESS E 300 FT)

- (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 (e), (g), (h) and (l) and Seminole County Land Development Code, Chapter 30, Part 7, Section 30.122.

It is hereby ordered that the Respondent shall correct the violations on or before November 30, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE UNUSABLE OR ABANDONED FURNITURE
- 2) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS
- 3) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24 INCHES IN HEIGHT AND LOCATED WITHIN 75 FEET FROM ANY STRUCTURE
- 4) JUNKED, ABANDONED OR INOPERABLE VEHICLE(S) NOT KEPT WITHIN AN ENCLOSED GARAGE OR AN ATTACHED CARPORT
- 5) REMOVE OUTSIDE STORAGE WHICH IS NOT A PERMITTED USE OF THE PROPERTY ZONED A-1

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 November 30, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

Case No. 09-153-CEB  
David T. and Jessica O'Quinn  
Code Enforcement Officer: Dorothy Hird

**NEW CASE**

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (n)  
Described as: 1) The accumulation of trash and debris  
2) Stagnant or foul water within a swimming pool  
Location: 340 E. Alpine Street, Altamonte Springs (Commission District 4)  
Tax Parcel ID # 11-21-29-503-0H00-0140

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

Officer Hird stated that the recommendation would be to comply by November 6, 2009 with a fine of \$150.00 per day if the violations continue or are repeated past November 6, 2009.

David T. and Jessica O'Quinn, Respondents, were 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**

Based on the testimony and evidence presented in case number 09-153-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 11-21-29-503-0H00-0140) located at 340 Alpine Street, Altamonte Springs, located in Seminole County and legally described as follows:

LOT 14 + W 1/2 OF LOT 15 BLK H WEST ALTAMONTE HTS SEC 2  
PB 10 PG 75

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

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

It is hereby ordered that the Respondents shall correct the violations on or before November 6, 2009. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS**
- 2) REMOVE OR TREAT STAGNANT OR FOUL WATER WITHIN A SWIMMING POOL**

If the Respondents do not comply with the Order, a fine of \$150.00 per day will be imposed for each day the violations continue or are repeated after compliance past November 6, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 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. 09-96-CEB  
Alan W. & Aileen S. Davis  
Code Enforcement Officer: Dorothy Hird

**This case was originally heard by the Board on July 23, 2009; and an Order was entered giving the Respondents a compliance date of August 14, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 17, 2009.**

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



SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING  
OCTOBER 22, 2009

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$6,900.00 for 69 days of non-compliance, from August 15, 2009 through and including October 22, 2009, at \$100.00 per day; and the fine shall continue to accrue at \$100.00 per day for each day the violation continues or is repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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

Described as: 1) The accumulation of trash and debris

Location: 349 E. Alpine Street, Altamonte Springs (Commission District 4)

Tax Parcel ID # 11-21-29-503-0G00-0220

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

The Respondents is the owner of record of the property (Tax Parcel I.D. # 11-21-29-503-0G00-0220) located at 349 Alpine Street, Altamonte Springs, located in Seminole County and legally described as follows:

LEG LOTS 22 + 23 BLK G WEST  
ALTAMONTE HEIGHTS SEC 2  
PB 10 PG 75

This case came on for public hearing before the Code Enforcement Board of Seminole County on July 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 (g).

Said Order stated that a fine in the amount of \$100.00 per day would be imposed if the Respondents did not take certain corrective action by August 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 **August 17, 2009**.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated July 23, 2009, the Board orders that a **lien** in the amount of **\$6,900.00** for 69 days of non-compliance at \$100.00 per day, from August 15, 2009 through and including October 22, 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 October 22nd, 2009.

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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 violation exists and upon any other real or personal property owned by the Respondents.

**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

\* \* \* \* \*

Case No. 09-98-CEB  
Tina Persaud &  
EMC Mortgage Corporation (lis pendens)  
Inspector: Jason Rucker

**This case was originally heard by the Board on July 23, 2009; and an Order was entered giving the Respondent a compliance date of August 24, 2009. An Affidavit of Non-Compliance was filed by the Inspector after reinspection on September 30, 2009. This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$14,750.00 for 59 days of non-compliance, from August 25, 2009 through and including October 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at \$250.00 per day for each day the violation continues or is repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Florida Building Code, Section 105.1  
Described as: 1) Construction without the required permits  
Location: 3604 Datura Court. Winter Park (Commission District 1)  
Tax Parcel ID # 34-21-30-506-0900-0180

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 34-21-30-506-0900-0180) located at 3604 Datura Court, Winter Park, located in Seminole County and legally described as follows:

LEG LOT 18 BLK 9 EASTBROOK SUBD UNIT 5  
PB 12 PG 81

This case came on for public hearing before the Code Enforcement Board of Seminole County on July 23, 2009, after due notice to the Respondent. The Board,

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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 Respondent in violation of Florida Building Code, Section 105.1.

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 August 24, 2009.

An Affidavit of Non-Compliance has been filed by the Inspector, which Affidavit certified under oath that the required action has not been obtained after reinspection on **September 30, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated July 23, 2009, the Board orders that a **lien** in the amount of **\$14,750.00** for 59 days of non-compliance at \$250.00 per day, from August 25, 2009 through and including October 22, 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 October 22, 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 22nd day of October 2009, in Seminole County, Florida.

\*\*\*\*\*

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

**This case was originally heard by the Board on August 27, 2009; and an Order was entered giving the Respondent a compliance date of September 11, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 14, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$3,075.00 for 41 days of non-compliance, from September 12, 2009 through and including October 22, 2009, at \$75.00 per day; and the fine shall continue to accrue

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at \$75.00 per day for each day the violation continues or is repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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

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

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 17-21-30-510-0000-004L) located at 6625 South US Highway 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

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 27, 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).

Said Order stated that a fine in the amount of \$75.00 per day would be imposed if the Respondent did not take certain corrective action by September 11, 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 **September 14, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated August 27, 2009, the Board orders that a **lien** in the amount of **\$3,075.00** for 41 days of non-compliance at \$75.00 per day, from September 12, 2009 through and including October 22, 2009, be imposed; and the fine shall continue to accrue at **\$75.00** per day for each day the violation continues or is repeated past October 22, 2009.

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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 violation exists and upon any other real or personal property owned by the Respondent.

**DONE AND ORDERED** this 22nd day of October 2009, in Seminole County, Florida.

\* \* \* \* \*

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

**This case was originally heard by the Board on August 27, 2009; and an Order was entered giving the Respondents a compliance date of September 8, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 10, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$11,000.00 for 44 days of non-compliance, from September 9, 2009 through and including October 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at \$250.00 per day for each day the violations continue or are repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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

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

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

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This case came on for public hearing before the Code Enforcement Board of Seminole County on August 27, 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 September 8, 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 **September 10, 2009**.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated August 27, 2009, the Board orders that a **lien** in the amount of **\$11,000.00** for 44 days of non-compliance at \$250.00 per day, from September 9, 2009 through and including October 22, 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 October 22, 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 22nd day of October 2009, in Seminole County, Florida.

\* \* \* \* \*

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

**This case was originally heard by the Board on August 27, 2009; and an Order was entered giving the Respondents a compliance date of September 10, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 11, 2009.**

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

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**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$10,500.00 for 42 days of non-compliance, from September 11, 2009 through and including October 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at \$250.00 per day for each day the violations continue or are repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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

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

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

LEG LOT 7 BLK D WINTER SPRINGS  
PB 15 PG 81

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 27, 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) and (n).

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 September 10, 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 **September 11, 2009**.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated August 27, 2009, the Board orders that a **lien** in the amount of **\$10,500.00** for 42 days of non-compliance at \$250.00 per day, from September 11, 2009 through and including October 22, 2009, be imposed; and the fine

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shall continue to accrue at **\$250.00** per day for each day the violations continue or are repeated past October 22, 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 22nd day of October 2009, in Seminole County, Florida.

\* \* \* \* \*

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

**This case was originally heard by the Board on August 27, 2009; and an Order was entered giving the Respondents a compliance date of September 9, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 11, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$10,750.00 for 43 days of non-compliance, from September 10, 2009 through and including October 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at \$250.00 per day for each day the violations continue or are repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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



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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 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

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 27, 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), (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 September 9, 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 **September 11, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated August 27, 2009, the Board orders that a **lien** in the amount of **\$10,750.00** for 43 days of non-compliance at \$250.00 per day, from September 10, 2009 through and including October 22, 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 October 22, 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 22nd day of October 2009, in Seminole County, Florida.

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

**This case was originally heard by the Board on August 27, 2009; and an Order was entered giving the Respondents a compliance date of September 9, 2009. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 11, 2009.**

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

**RECOMMENDATION:** The Board issue an Order constituting a lien in the amount of \$10,750.00 for 43 days of non-compliance, from September 10, 2009 through and including October 22, 2009, at \$250.00 per day; and the fine shall continue to accrue at \$250.00 per day for each day the violation continues or is repeated past October 22, 2009. The Clerk shall record said Order in the Public Records of Seminole County.

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

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

The Respondent is the owner of record of the property (Tax Parcel I.D. # 09-21-29-503-0000-1410) located at 153 Alhambra Avenue, Altamonte Springs, located in Seminole County and legally described as follows:

LOT 141 LAKE HARRIET ESTATES PB 12 PG 16

This case came on for public hearing before the Code Enforcement Board of Seminole County on August 27, 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 (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 September 9, 2009.

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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 **September 11, 2009**.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated August 27, 2009, the Board orders that a **lien** in the amount of **\$10,750.00** for 43 days of non-compliance at \$250.00 per day, from September 10, 2009 through and including October 22, 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 October 22, 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 22nd day of October 2009, in Seminole County, Florida.

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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**VII Approval of the minutes from the meeting of September 24, 2009**

**MOTION BY GRACE CHEWNING, SECONDED BY DENNIS WARREN, TO APPROVE THE MINUTES FROM THE MEETING OF SEPTEMBER 24, 2009.**

**PAUL SLADEK – YES  
JAY AMMON – YES**

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

**MOTION CARRIED 4 – 0.**

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**VIII Confirmation date of next meeting: December 3, 2009**

**IX Old Business – None**

**X New Business –** Grace Chewning asked the Code Board attorney if the Board should have knowledge of any existing code enforcement liens on cases being brought before the Board. Dan Mantzaris stated that while that information is not

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necessarily germane to the case being brought before the Board, the Sheriff's Office could bring that information to the Board to reinforce the setting of a higher fine or shorter period to come into compliance since the statutory authority for setting fines has, as one of its elements, previous violations of the Respondent. Mr. Mantzaris further stated that it was up to the Sheriff's Office if they wanted to bring that additional information to the Board.

- XI Adjourn** – There being no further discussion, this meeting was adjourned at 3:00 P.M.

**Respectfully submitted:**

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

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**Paul Sladek**  
**Chair**

10-22-09 minutes