

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CASE NO. 19-18<sup>20</sup> -CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Statute Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

**VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: Seminole County Code: Chapter 95, Section 95.4.** It shall be unlawful for any person to accumulate, dump, or cause or allow to be accumulated or dumped, or place or cause or allow to be placed, or to otherwise to cause or allow to exist on any lands or premises any nuisance as defined in **Section 95.3 (b).**

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **18-21-30-509-0000-0270  
Leonard Street  
Altamonte Springs, Seminole County  
See attached legal description**


Commissioner's District: **(4)**  
Sheriff's NSA: **(83)**

NAME AND ADDRESS OF OWNER/VIOLATOR: **CHESTER A VANDER PYL, III  
PO Box 689  
Cedar Key, FL 32625**

DESCRIPTION OF VIOLATION: **1) All unmaintained vegetation any weed growth, grass growth, undergrowth or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained and in excess of eight (8) inches in height.**

DATE VIOLATION FIRST OBSERVED: **07/22/19**  
DATES NOTICES OF VIOLATION ISSUED: **07/23/19 & 08/19/19**  
DATES VIOLATION TO BE CORRECTED: **08/09/19 & 09/06/19**  
DATE OF REINSPECTION: **08/14/19 & 09/10/19**  
INPECTION RESULTS: **The unmaintained vegetation in excess of eight (8) inches in height remains on the property.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

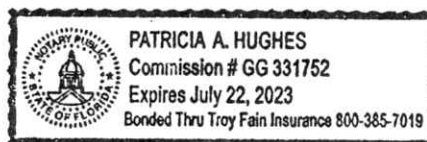
DATED THIS 11<sup>th</sup> day of SEPTEMBER 2019.   
Code Enforcement Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of September, 2019  
by Dorothy Durcl who is personally known to me and who did take an oath.

  
Notary Public in and for the  
County and State Aforementioned

2019CE001875



*CAH  
9/17/19  
588*



**Property Record Card**

Parcel: 18-21-30-509-0000-0270  
 Property Address: LEONARD ST ALTAMONTE SPRINGS, FL 32701

**Parcel Information**

Parcel	18-21-30-509-0000-0270
Owner(s)	VANDER PYL, CHESTER A III
Property Address	LEONARD ST ALTAMONTE SPRINGS, FL 32701
Mailing	PO BOX 689 CEDAR KEY, FL 32625-0689
Subdivision Name	FROSTS ADD NO 2 TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	

**Value Summary**

	2020 Working Values	2019 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$84,455	\$84,455
Land Value Ag		
Just/Market Value **	\$84,455	\$84,455
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$84,455	\$84,455
Tax Amount without SOH:	\$1,192.94	
2019 Tax Bill Amount	\$1,192.94	
Save Our Homes Savings:	\$0.00	



**Legal Description**

LOT 27  
 FROSTS ADD NO 2 TO  
 ALTAMONTE  
 PB 1 PG 13

\* Does NOT INCLUDE Non Ad Valorem Assessments

**Taxes**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
COUNTY BONDS	\$84,455	\$0	\$84,455
ROAD DISTRICT	\$84,455	\$0	\$84,455
SJWM(Saint Johns Water Management)	\$84,455	\$0	\$84,455
FIRE	\$84,455	\$0	\$84,455
COUNTY GENERAL FUND	\$84,455	\$0	\$84,455
Schools	\$84,455	\$0	\$84,455

**Sales**

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	7/1/2018	09185	0749	\$34,000	No	Vacant
WARRANTY DEED	3/1/2014	08234	1567	\$3,000	No	Vacant
WARRANTY DEED	10/1/1992	02499	0707	\$16,600	Yes	Vacant
WARRANTY DEED	2/1/1990	02156	0135	\$10,000	No	Vacant

**Land**

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH		175.00	228.00	0	\$380.00
					\$84,455

**Building Information**

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
No Permits					
<small>Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.</small>					
Extra Features					
Description	Year Built	Units	Value	New Cost	
No Extra Features					
Zoning					
Zoning	Zoning Descriptionun	Future Land Use	FutureLandUseDescription		
R-1	Single Family-8400	MDR	Medium Density Residential		



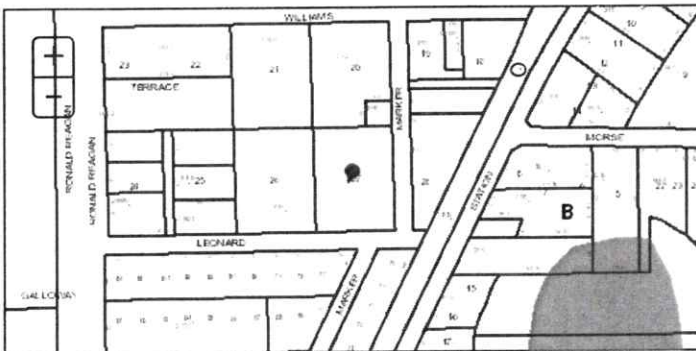


**Property Record Card**

Parcel: 18-21-30-509-0000-0270  
 Property Address: LEONARD ST ALTAMONTE SPRINGS, FL 32701

Parcel Information	
Parcel	18-21-30-509-0000-0270
Owner(s)	VANDER PYL, CHESTER A III
Property Address	LEONARD ST ALTAMONTE SPRINGS, FL 32701
Mailing	PO BOX 689 CEDAR KEY, FL 32625-0689
Subdivision Name	FROSTS ADD NO 2 TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	

Value Summary		
	2019 Working Values	2018 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$84,455	\$61,119
Land Value Ag		
Just/Market Value **	\$84,455	\$61,119
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$14,668
P&G Adj	\$0	\$0
Assessed Value	\$84,455	\$46,451
Tax Amount without SOH: \$757.75		
2018 Tax Bill Amount: \$757.75		
Save Our Homes Savings: \$0.00		



**Legal Description**  
 LOT 27  
 FROSTS ADD NO 2 TO  
 ALTAMONTE  
 PB 1 PG 13

\* Does NOT INCLUDE Non Ad Valorem Assessments

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
COUNTY BONDS	\$84,455	\$0	\$84,455
ROAD DISTRICT	\$84,455	\$0	\$84,455
SJWM(Saint Johns Water Management)	\$84,455	\$0	\$84,455
FIRE	\$84,455	\$0	\$84,455
COUNTY GENERAL FUND	\$84,455	\$0	\$84,455
Schools	\$84,455	\$0	\$84,455

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	7/1/2018	09185	0749	\$34,000	No	Vacant
WARRANTY DEED	3/1/2014	06234	1567	\$3,000	No	Vacant
WARRANTY DEED	10/1/1992	02499	0707	\$16,600	Yes	Vacant
WARRANTY DEED	2/1/1990	02156	0135	\$10,000	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
FRONT FOOT & DEPTH		175.00	228.00	0	\$380.00	\$84,455

**Building Information**





# SHERIFF

## SEMINOLE COUNTY

July 23, 2019

CHESTER A VANDER PYL, III  
PO BOX 689  
CEDAR KEY, FL 32625

Re: 18-21-30-509-0000-0270 - located at LEONARD STREET

File: 19-CE001875

Dear Property Owner and all Interested Parties:

This is to advise you that the above-described property has been inspected and violation(s) of the Seminole County Code have been identified. Please note the specific violation(s) listed on the violation summary report attached to this letter.

The violation(s) shall be corrected by **August 9, 2019**. Failure to comply may result in formal charges brought before the Seminole County Code Enforcement Board. The Board has been granted the authority to levy fines in an amount up to \$250.00 per day for every day the violation(s) exists.

- Please contact the Code Enforcement Officer, Dorothy Hird at (407) 665-1714 for any further information regarding this matter.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Dorothy Hird". The signature is fluid and cursive.

Dorothy Hird  
Code Enforcement Officer

Attachment

CHAPTER 162, SECTION 162.06(2)

### ENFORCEMENT PROCEDURE

**"IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE MAY BE PRESENTED TO THE ENFORCEMENT BOARD EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.**



# SHERIFF SEMINOLE COUNTY

August 19, 2019

CHESTER A VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

Re: 18-21-30-509-0000-0270 - located at LEONARD STREET

File: 19-CE001875

Dear Property Owner and all Interested Parties:

On July 23, 2019, you were given a notice concerning violation(s) that exist on your property.

Please be advised that the violation(s) listed on the attached violation summary report still exists. Corrective measures must be taken by **September 6, 2019**, or formal charges will be brought before the Code Enforcement Board.

The Code Enforcement Board has the power to levy fines up to \$250.00 a day for every day the property remains in violation.

If you have any questions concerning this matter, please contact the Code Enforcement Officer, Dorothy Hird at (407) 665-1714 for any further information.

Thank you for your attention in this matter.

Sincerely,

Dorothy Hird  
Code Enforcement Officer

Attachment  
CHAPTER 162, SECTION 162.06(2)

### ENFORCEMENT PROCEDURE

**“IF THE VIOLATION IS CORRECTED AND THEN RECURS OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE MAY BE PRESENTED TO THE ENFORCEMENT BOARD EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.**



**SHERIFF**  
**SEMINOLE COUNTY**

**CASE NUMBER:** 19-CE001875  
**PROPERTY ADDRESS:** LEONARD STREET

**VIOLATION: UNCULTIVATED VEGETATION**

**DESCRIPTION:** SCC CHAPTER 95 SECTION 95.3 (b)  
All unmaintained vegetation, any weed growth, grass growth, undergrowth or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained and is in excess of eight (8) inches in height as measured from the soil level, which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors.

**CORRECTIVE ACTION:** Remove the uncultivated vegetation.



December 16, 2019

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

CASE NO – 20-18-CEB  
PARCEL I.D. NO – 18-21-30-509-0000-0270

The Seminole County Code Enforcement Board was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of this Board is to facilitate the enforcement of the codes in force in Seminole County by means of a Board composed of seven citizens who can quickly and fairly reach decisions concerning alleged violations of these codes.

Seminole County has requested that you be called before this Board to determine whether you are in violation of its codes as alleged in the enclosed Statement of Violation and Request for Hearing. A Notice of Hearing is also enclosed setting the time, date and place of the public hearing.

You may appear at the hearing in person or you may be represented by counsel to present your side of the case. You have the right to call witnesses on your behalf and will have an opportunity to cross-examine all other witnesses. If you do not appear, the Board may proceed without you. Should the Board determine that a violation exists, it has the power to issue orders to take whatever steps are necessary to bring a violation into compliance, including the power to fine you and create a lien on your property up to two hundred and fifty dollars (\$250.00) for each day the violation continues past the date set for compliance by the Board's order. **If the violation is corrected and then recurs or if the violation is not corrected by the time specified by the Code Officer, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing.**

If you have any questions regarding your violation, please call **Code Enforcement Officer Dorothy Hird at 407-665-1714**. If you have any questions regarding this hearing, please give me a call at the number listed below.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA



Patricia A. Hughes  
Clerk to the Code Enforcement Board

Enclosures: Statement of Violation/Request for Hearing  
Notice of Hearing

cc: CEO Dorothy Hird

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political subdivision  
of the State of Florida,

**CASE NO – 20-18-CEB**

Petitioner,

vs.

**CHESTER A. VANDER PYL III  
PARCEL I.D. NO – 18-21-30-509-0000-0270**

**RE: LEONARD ST., ALTAMONTE SPRINGS, FL 32701**

Respondent.  
\_\_\_\_\_ /

**NOTICE OF HEARING**

**CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625**

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 p.m.**, or as soon thereafter as possible, at its regular meeting on **Thursday, January 23, 2020**, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property. Specifically:

**1. It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (b) – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses.**


FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING AND DEVELOPMENT/CODE ENFORCEMENT BOARD OFFICE AT (407) 665-7403.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.

**DATED** this 16<sup>th</sup> day of December, 2019.

Patricia A. Hughes  
Clerk to the Code Enforcement Board  
Seminole County, Florida

  
\_\_\_\_\_



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

**CASE NO. 20-18-CEB**

Petitioner,  
vs.

**CHESTER A. VANDER PYL III  
PARCEL I.D. NO – 18-21-30-509-0000-0270**

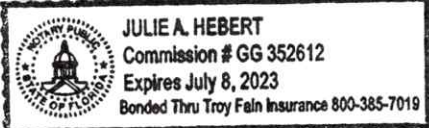
Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF MAILING**

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for **Planning and Development Division/Code Enforcement**, who, after being duly sworn, deposes and says:

I certify that on the 16<sup>th</sup> day of December, 2019, I mailed a true and correct copy of the Statement of Violation, Board Letter and Notice of Hearing by First Class Mail, U.S. Postal Service and by Certified Mail to: CHESTER A. VANDER PYL III, PO BOX 689, CEDAR KEY, FL, 32625.

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p>
<p>1. 20-18-CEB SOV &amp; NOH 1/23/20 CHESTER A VANDER PYL III PO BOX 689 CEDAR KEY FL 32625</p>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>[Signature]</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>Chester Vander Pyl III 12/19/19</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>2. Article Number (Transfer from service label) 7019 0160 0000 7098 9333 (over 3500)</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Return Receipt for Merchandise</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul> <p><i>[Signature]</i> and for the County and bonded expires:</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>





DEVELOPMENT SERVICES DEPARTMENT  
CODE ENFORCEMENT



January 28, 2020

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

CASE NO – 20-18-CEB  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Dear Property Owner:

Please be advised that the Code Enforcement Board entered its Findings of Fact, Conclusions of Law and Order in your case giving you until **February 7, 2020** to correct your violation. If you do not correct your violation by this date, a fine in the amount of **\$50.00 per day** will begin to accrue and will continue to accrue until compliance has been obtained. I am enclosing a certified copy of this Order for your records.

In order to correct the violation, the following remedial action is required:

**Remove the uncultivated vegetation in excess of eight (8) inches in height and/or which has been allowed to grow in an unmaintained manner.**

Please call **Code Enforcement Officer Dorothy Hird at 407-665-1714** as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

*Patricia A. Hughes*

Patricia A. Hughes  
Clerk to the Code Enforcement Board

Enclosure: Findings of Fact, Conclusions of Law and Order

cc: Code Enforcement Officer Dorothy Hird

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
Subdivision of the State of Florida,

**CASE NO. 20-18-CEB**

Petitioner,  
vs.

**CHESTER A. VANDER PYL III**  
**PARCEL I.D. NO. – 18-21-30-509-0000-0270**

Respondent.  
\_\_\_\_\_ /

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

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on January 23, 2020 and the Board having heard sworn testimony and received evidence from Cara Hill, Code Enforcement Officer, on behalf of the Petitioner and Respondent or their Representative, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to the Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described as Tax Parcel I.D. # 18-21-30-509-0000-0270 located at LEONARD ST., ALTAMONTE SPRINGS, FL 32701, located in Seminole County and legally described as follows:

LOT 27 FROSTS ADD NO 2 TO  
ALTAMONTE PB 1 PG 13

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondent is in violation of Seminole County Code Chapter 95, Section 95.4, as defined in Section 95.3 (b).

**III. ORDER**

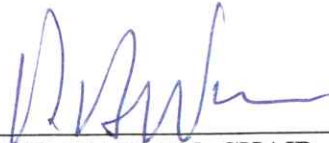
Based on the above-stated findings and conclusion of law, it is hereby Ordered that the Respondent shall correct the above-stated code violation on the above described property no later than midnight on **February 7, 2020**. If the Respondent does not comply with the Order, a fine of **\$50.00 per day** will be imposed for each day the violation continues past **February 7, 2020**, or is repeated after compliance.

The Respondent is further ordered to contact Code Enforcement Officer Dorothy Hird at (407) 665-1714 to arrange for an inspection to verify compliance with this Order.

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

**DONE AND ORDERED** this 23<sup>rd</sup> day of January, 2020, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA



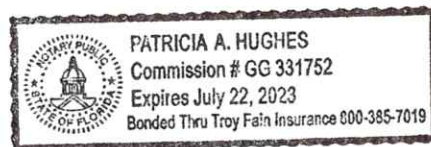
\_\_\_\_\_  
DENNIS WARREN, CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me by means of physical presence, this 23<sup>rd</sup> day of January, 2020, by Dennis Warren, who is personally known to me.



\_\_\_\_\_  
Patricia A. Hughes  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:



**I HEREBY CERTIFY** that on this 23<sup>rd</sup> day of January, 2020, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: CHESTER A. VANDER PYL III, PO BOX 689, CEDAR KEY, FL, 32625.

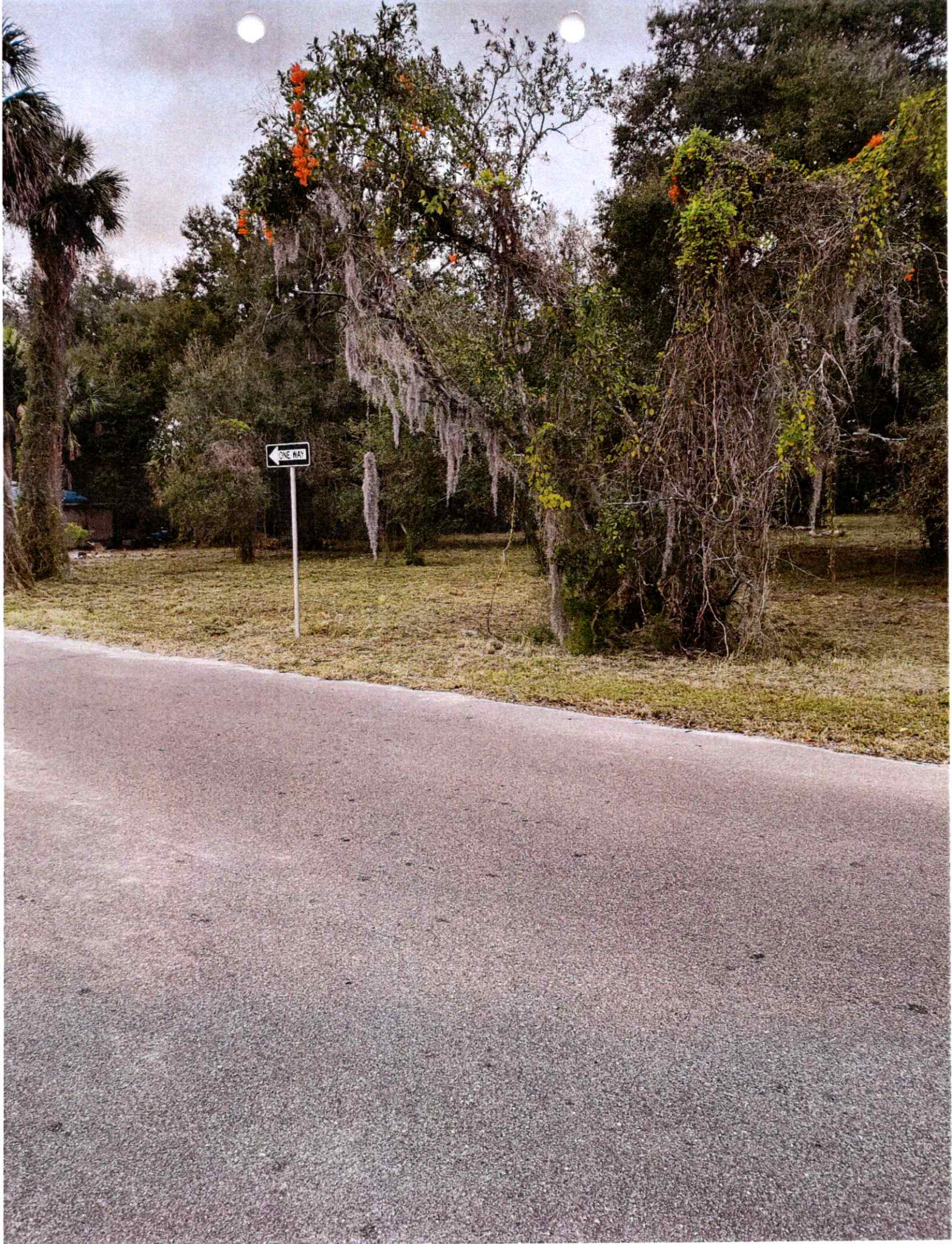


\_\_\_\_\_  
Clerk to the Code Enforcement Board












**20-18-CEB**  
**CHESTER A VANDER PYL, III**  
**18-21-30-509-0000-0270**  
**Leonard Street**  
**Seminole County, Florida**



**Violation Charged**

**Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3 (b)**


**Description of violation: 1) It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in this section 95.3 (b). Uncultivated vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height**

Code Enforcement Officer: Dorothy Hird

**20-18-CEB**  
**CHESTER A VANDER PYL, III**

**Case Summary**

<b>Initial inspection:</b>	<b>07/22/19</b>
<b>Notice(s) to Respondent(s):</b>	<b>07/23/19 &amp; 08/19/19</b>
<b>Compliance Date(s):</b>	<b>08/09/19 &amp; 09/06/19</b>
<b>Follow up inspections:</b>	<b>08/14/19, 09/10/19, 12/17/19, 01/13/20 &amp; 01/22/20</b>
<b>Results of re-inspections:</b>	<b>The uncultivated vegetation in excess of eight (8) inches in height remains on the property.</b>





**20-18-CEB  
CHESTER A VANDER PYL, III**



Photo taken by Dorothy Hird on 06/18/19

**20-18-CEB  
CHESTER A VANDER PYL, III**



Photo taken by Dorothy Hird on 07/22/19



**20-18-CEB  
CHESTER A VANDER PYL, III**



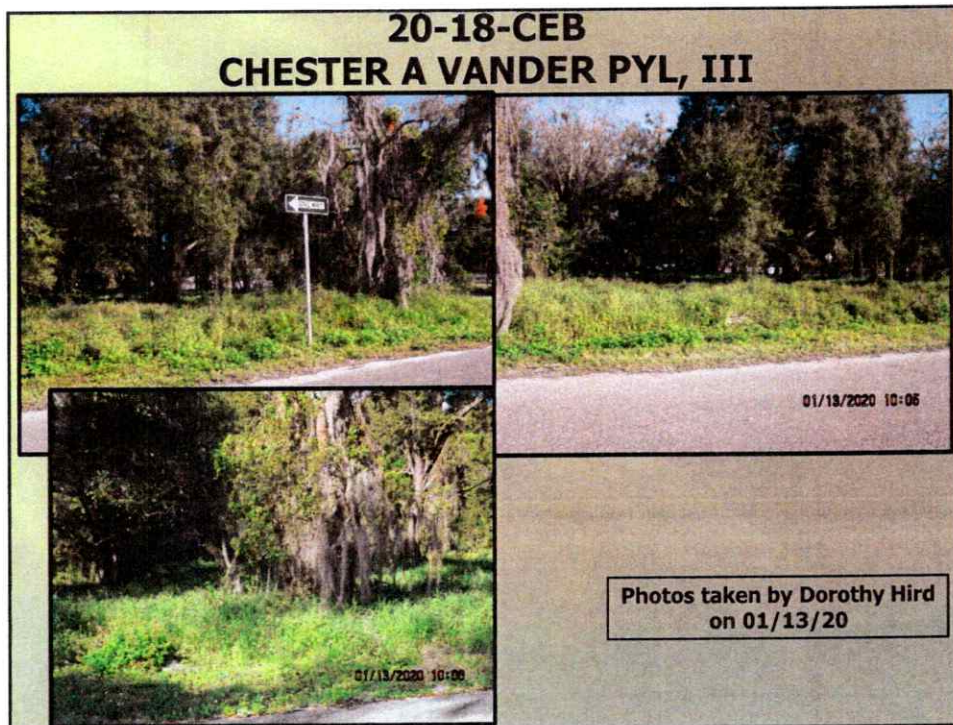
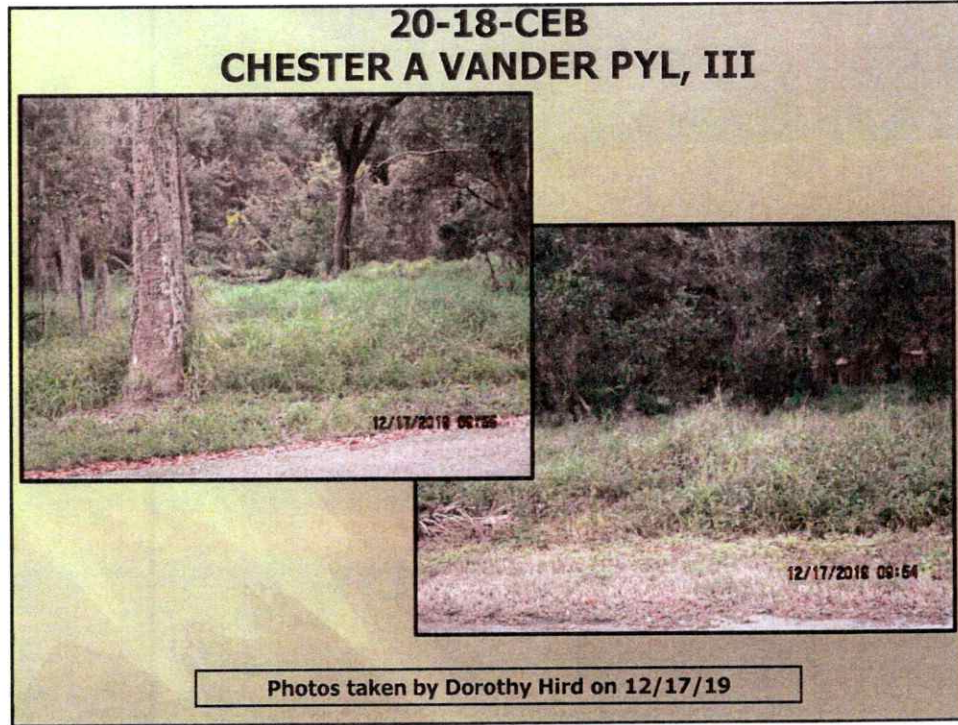
Photos taken by Dorothy Hird on 08/14/19

**20-18-CEB  
CHESTER A VANDER PYL, III**



Photo taken by Dorothy Hird on 09/10/19







**20-18-CEB  
CHESTER A VANDER PYL, III**



Photos taken by Dorothy Hird on 01/13/20

**20-18-CEB  
CHESTER A VANDER PYL, III**

**RECOMMENDATION:**

Based on the testimony and evidence presented in **20-18-CEB**, it is determined that the **Respondent(s) CHESTER A VANDER PYL, III is:**

- (a) the owner(s) of record of the property, located at **Leonard Street**, located in Seminole County, as determined by the Property Appraiser's records;
- (b) in possession or control of the property; and
- (c) In violation of **Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3 (b)**



**20-18-CEB  
CHESTER A VANDER PYL, III**

**FURTHER RECOMMEND THE CODE ENFORCEMENT BOARD:**

Order the Respondent(s) to correct the violation on or before **February 7, 2020.**

In order to correct the violation, the Respondent(s) shall: **Remove the unmaintained vegetation in excess of eight inches in height from the property.**


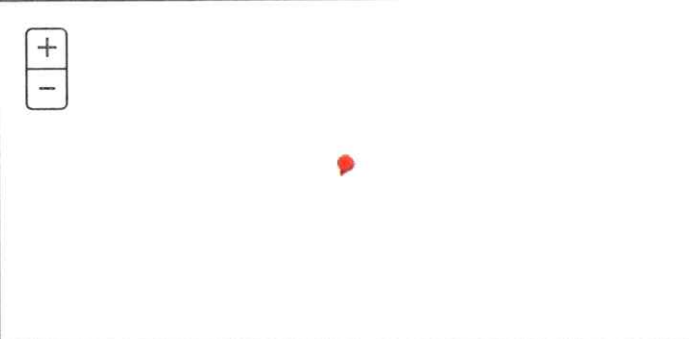
If the Respondent does not comply with the Order, a fine of **\$50.00** will be imposed for each day the violation continues, or is repeated after compliance.

The Respondent(s) must contact **Dorothy Hird**, Code Enforcement Officer at **407-665-1714** to arrange for an inspection of the property to verify compliance.

Prepared by Dorothy Hird





		<b>Property Record Card</b>			
		Parcel: 18-21-30-509-0000-0270 Property Address: LEONARD ST ALTAMONTE SPRINGS, FL 32701			
<b>Parcel Information</b>		<b>Value Summary</b>			
Parcel	18-21-30-509-0000-0270				
Owner(s)	VANDER PYL, CHESTER A III	2020 Working Values	2019 Certified Values		
Property Address	LEONARD ST ALTAMONTE SPRINGS, FL 32701	Valuation Method	Cost/Market Cost/Market		
Mailing	PO BOX 689 CEDAR KEY, FL 32625-0689	Number of Buildings	0 0		
Subdivision Name	FROSTS ADD NO 2 TO ALTAMONTE	Depreciated Bldg Value			
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value			
DOR Use Code	00-VACANT RESIDENTIAL	Land Value (Market)	\$84,455 \$84,455		
Exemptions		Land Value Ag			
		Just/Market Value **	\$84,455 \$84,455		
		Portability Adj			
		Save Our Homes Adj	\$0 \$0		
		Amendment 1 Adj	\$0 \$0		
		P&G Adj	\$0 \$0		
		Assessed Value	\$84,455 \$84,455		
		Tax Amount without SOH: \$1,192.94 2019 Tax Bill Amount: \$1,192.94 Save Our Homes Savings: \$0.00			
		<b>Legal Description</b>		* Does NOT INCLUDE Non Ad Valorem Assessments	
		LOT 27 FROSTS ADD NO 2 TO ALTAMONTE PB 1 PG 13			
		<b>Taxes</b>			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value		
COUNTY BONDS	\$84,455	\$0	\$84,455		
ROAD DISTRICT	\$84,455	\$0	\$84,455		
SJWM(Saint Johns Water Management)	\$84,455	\$0	\$84,455		
FIRE	\$84,455	\$0	\$84,455		
COUNTY GENERAL FUND	\$84,455	\$0	\$84,455		
Schools	\$84,455	\$0	\$84,455		
<b>Sales</b>					
Description	Date	Book Page	Amount Qualified Vac/Imp		
TAX DEED	7/1/2018	09185 0749	\$34,000 No Vacant		
WARRANTY DEED	3/1/2014	08234 1567	\$3,000 No Vacant		
WARRANTY DEED	10/1/1992	02499 0707	\$16,600 Yes Vacant		
WARRANTY DEED	2/1/1990	02156 0135	\$10,000 No Vacant		
<b>Land</b>					
Method	Frontage	Depth	Units Units Price Land Value		
FRONT FOOT & DEPTH	175.00	228.00	0 \$380.00 \$84,455		
<b>Building Information</b>					



Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
No Permits					
<small>Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.</small>					
Extra Features					
Description	Year Built	Units	Value	New Cost	
No Extra Features					
Zoning					
Zoning	Zoning Descriptionun	Future Land Use	FutureLandUseDescription		
R-1	Single Family-8400	MDR	Medium Density Residential		

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 20-18-CEB

Petitioner,  
vs.

CHESTER A. VANDER PYL III  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Respondent.

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 28<sup>th</sup> day of January, 2020, I mailed a true and correct copy of the Courtesy letter enclosing the Findings of Fact, Conclusions of Law and Order by First Class Mail, U.S. Postal Service to: CHESTER A. VANDER PYL III, PO BOX 689, CEDAR KEY, FL, 32625.

Patricia A. Hughes  
Patricia A. Hughes

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Chester Vander Pyl III</p> <p>C. Date of Delivery 1/28/2020</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	<p>1. Article Number (Transfer from service label) 7019 0160 0000 7095 6809</p> <p>20-18-CEB FOF CHESTER A VANDER PYL III PO BOX 689 CEDAR KEY FL 32625</p> <p>9590 9402 5082 9092 4796 78</p>	<p>3. Service Type</p> <ul style="list-style-type: none"><li><input type="checkbox"/> Adult Signature</li><li><input type="checkbox"/> Adult Signature Restricted Delivery</li><li><input type="checkbox"/> Certified Mail®</li><li><input type="checkbox"/> Certified Mail Restricted Delivery</li><li><input type="checkbox"/> Collect on Delivery</li><li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li><li><input type="checkbox"/> All Restricted Delivery</li><li><input type="checkbox"/> Priority Mail Express®</li><li><input type="checkbox"/> Registered Mail™</li><li><input type="checkbox"/> Registered Mail Restricted Delivery</li><li><input type="checkbox"/> Return Receipt for Merchandise</li><li><input type="checkbox"/> Signature Confirmation™</li><li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li></ul> <p>IN 3G 076737</p> <p>Domestic Return Receipt #1, 2021</p> <p>Notary Public Underwriters</p>

I acknowledged the foregoing  
day of January, 2020.

Patricia A. Hughes  
and for the County and  
Expires:

DEVELOPMENT SERVICES DEPARTMENT  
CODE ENFORCEMENT



February 17, 2020

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

CASE NO – 20-18-CEB  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Dear Property Owner:

Due to your prompt attention, the Code Enforcement Officer filed an Affidavit of Compliance. I am enclosing a certified copy of this Affidavit for your records.

Therefore, I am closing your file at this time.

If you have any questions, please give me a call at the number listed below.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

*Patricia A. Hughes*

Patricia A. Hughes  
Clerk to the Code Enforcement Board

Enclosure: Affidavit of Compliance

cc: CEO Dorothy Hird



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

Case No. 20-18-CEB

Petitioner,

vs.

CHESTER A VANDER PYL III

Respondent.

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird, Code Enforcement Officer, Seminole County Sheriff's Office**, who, after being duly sworn, deposes and says:

1. That on **January 23, 2020**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **February 7, 2020**.
3. That a re-inspection was performed and the Respondent was in compliance on **January 27, 2020**.
5. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that **the uncultivated vegetation in excess of eight (8) inches in height has been removed from the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 27<sup>th</sup> day of JANUARY 2020.



Dorothy Hird, Code Enforcement Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 27<sup>th</sup> day of January 2020, by Dorothy Hird, who is personally known to me.

Patricia A. Hughes  
Notary Public in and for the County  
and State Aforementioned

My commission expires:

CMPLAFF.CEB



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida,

**CASE NO. 20-18-CEB**

Petitioner,  
vs.

**CHESTER A. VANDER PYL III  
PARCEL I.D. NO – 18-21-30-509-0000-0270**

Respondent.

**AFFIDAVIT OF MAILING**

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 17<sup>th</sup> day of February, 2020, I mailed a true and correct copy of the Courtesy letter enclosing the Affidavit of Compliance and closing the case by First Class Mail, U.S. Postal Service to: CHESTER A. VANDER PYL III, PO BOX 689, CEDAR KEY, FL, 32625.

Patricia A. Hughes  
Patricia A. Hughes

**STATE OF FLORIDA )  
COUNTY OF SEMINOLE )**

<b>SENDER: COMPLETE THIS SECTION</b>	<b>COMPLETE THIS SECTION ON DELIVERY</b>	acknowledged the foregoing day of February, 2020.
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Chester Vander Pyl</p> <p>C. Date of Delivery 2/25/2020</p> <p>D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><u>Hebert</u> n and for the County and tioned expires:</p>
<p>1. 20-18-CEB AFF OF COMP - CLOSE CHESTER A VANDER PYL III PO BOX 689 CEDAR KEY FL 32625</p>  <p>9590 9402 5318 9154 3744 31</p> <p>2. Article Number (Transfer from service label) 7019 0160 0000 7095 9053</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Return Receipt for Merchandise</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul> <p>Domestic Return Receipt</p>	<p><b>HEBERT</b> Division # GG 352612 July 8, 2023 Troy Fain Insurance 800-385-7018</p>



DEVELOPMENT SERVICES DEPARTMENT  
CODE ENFORCEMENT



June 9, 2021

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

CASE NO – 20-18-CEB  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Please be advised that on January 23, 2020, the Code Enforcement Board of Seminole County issued its Findings of Fact, Conclusions of Law and Order in the above referenced case. The Order specifically found your property in violation of:

**It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (b) – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses.**

This property is located at LEONARD ST., ALTAMONTE SPRINGS FL 32701. On February 4, 2021, the property was re-inspected and was found to be in repeat violation. I am enclosing a copy of the Affidavit of Repeat Violation for your information.

Per the issued Findings of Fact, Conclusions of Law and Order, if a violation is found to be repeated, a fine of **\$50.00 per day** will begin to accrue. Therefore, at the time of the hearing, the Code Enforcement Officer will be asking the Board to impose a fine of \$7,100.00 for 142 days of non-compliance, from March 3, 2021, the day it was first observed by the Code Enforcement Officer, through and including July 22, 2021, the hearing date.

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 p.m.**, or as soon thereafter as possible, at its regular meeting on July 22, 2021, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida. **This case may be presented to the Enforcement Board even if the violation has been corrected prior to the Board hearing. The Code Board has the power to levy fines up to \$500 per day for a repeat violation.**

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

*Patricia A. Hughes*

Patricia A. Hughes  
Clerk to the Code Enforcement Board

Enclosure: Affidavit of Repeat Violation

cc: CEO Dorothy Hird

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 20-18-CEB

Petitioner,

vs.

**CHESTER A VANDER PYL, III**

Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF REPEAT VIOLATION**

**BEFORE ME**, the undersigned authority, personally appeared **Dorothy Hird, Code Enforcement Officer**, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on **January 23, 2020**, the Board held a public hearing found a violation of a County Code and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent had taken certain corrective action on or before **January 27, 2020**.
3. That an additional re-inspection was performed on **March 4, 2021**.
4. That the violation found by the Board on **January 23, 2020**, has been repeated in that: **1) the uncultivated vegetation in excess of eight (8) inches in height is on the property.**


**FURTHER AFFIANT SAYETH NOT.  
DATED this 9<sup>th</sup> day MARCH 2021.**



**Dorothy Hird, Code Enforcement Officer**

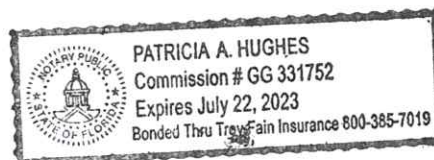
**STATE OF FLORIDA)  
COUNTY OF SEMINOLE)**

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of **March 2021**, by **Dorothy Hird**, who is personally known to me and did take an oath.




**Notary Public in and for the  
County and State Aforementioned**

**My commission expires:**







**Property Record Card**

Parcel: 18-21-30-509-0000-0270

Property Address: LEONARD ST ALTAMONTE SPRINGS, FL 32701

Parcel Information	Value Summary	
Parcel: 18-21-30-509-0000-0270	2021 Working Values	2020 Certified Values
Owner(s): VANDER PYL, CHESTER A III	Cost/Market	Cost/Market
Property Address: LEONARD ST ALTAMONTE SPRINGS, FL 32701	Valuation Method	
Mailing: PO BOX 689 CEDAR KEY, FL 32625-0689	Number of Buildings	0
Subdivision Name: FROSTS ADD NO 2 TO ALTAMONTE	Depreciated Bldg Value	
Tax District: 01-COUNTY-TX DIST 1	Depreciated EXFT Value	
DOR Use Code: 00-VACANT RESIDENTIAL	Land Value (Market)	\$84,455
Exemptions: None - Apply For Homestead Online	Land Value Ag	
Agricultural Classification: No - Additional Information	Just/Market Value **	\$84,455
	Portability Adj	
	Save Our Homes Adj	\$0
	Amendment 1 Adj	\$0
	P&G Adj	\$0
	Assessed Value	\$84,455
	Tax Amount without SOH: \$1,175.06	
	2020 Tax Bill Amount: \$1,175.06	
	Save Our Homes Savings: \$0.00	
	* Does NOT INCLUDE Non Ad Valorem Assessments	

**Legal Description**  
 LOT 27  
 FROSTS ADD NO 2 TO  
 ALTAMONTE  
 PB 1 PG 13

**Taxes**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$84,455	\$0	\$84,455
SJWM(Saint Johns Water Management)	\$84,455	\$0	\$84,455
FIRE	\$84,455	\$0	\$84,455
COUNTY GENERAL FUND	\$84,455	\$0	\$84,455
Schools	\$84,455	\$0	\$84,455

**Sales**

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	7/1/2018	09185	0749	\$34,000	No	Vacant
WARRANTY DEED	3/1/2014	08234	1567	\$3,000	No	Vacant
WARRANTY DEED	10/1/1992	02499	0707	\$16,600	Yes	Vacant
WARRANTY DEED	2/1/1990	02156	0135	\$10,000	No	Vacant

**Land**

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	175.00	228.00	0	\$380.00	\$84,455

**Building Information**

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
No Permits					
<small>Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.</small>					
Extra Features					
Description	Year Built	Units	Value	New Cost	
No Extra Features					
Zoning					
Zoning	Zoning Description	Future Land Use	FutureLandUseDescription		
		MDR	Medium Density Residential		





# SHERIFF

## SEMINOLE COUNTY

March 9, 2021

CHESTER A VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

**Re: 20-18-CEB**

Dear Property Owners or interested parties:

Please be advised that on **January 23, 2020**, the Code Enforcement Board of Seminole County issued its Findings of Fact, Conclusions of Law and Order in the above referenced case. The Order specifically found your property was in violation of Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3 (b)

On **February 4, 2021**, a reinspection was done and it was determined that a repeat violation has occurred. The Code Inspector is requesting that **20-18-CEB** be brought before the Code Enforcement Board. The Code Enforcement Board has the power to levy fines up to \$500.00 per day for each repeat violation.

Please find enclosed the Code Inspector's Affidavit of Repeat Violation.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Hird", written over a horizontal line.

Dorothy Hird  
SCSO Code Enforcement Officer

Enclosure: Affidavit of Repeat Violation





**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida,

**CASE NO. 20-18-CEB**

Petitioner,

vs.

**CHESTER A. VANDER PYL III  
PARCEL I.D. NO – 18-21-30-509-0000-0270**

Respondent.

**AFFIDAVIT OF MAILING**

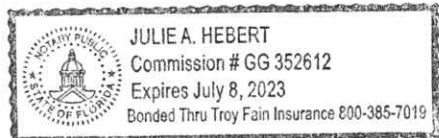
BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 9<sup>th</sup> day of June, 2021, I mailed a true and correct copy of the Courtesy letter enclosing the Affidavit of Repeat Violation and Notice of Hearing by First Class Mail, U.S. Postal Service to: CHESTER A. VANDER PYL III, PO BOX 689, CEDAR KEY, FL, 32625.

*Patricia A. Hughes*  
\_\_\_\_\_  
Patricia A. Hughes

ly known to me, acknowledged the foregoing instrument  
is 9<sup>th</sup> day of June, 2021.

*Julie A. Hebert*  
\_\_\_\_\_  
Notary Public in and for the County and State  
Aforementioned  
My commission expires:



7019 2970 0001 2539 3187

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Rr	\$

Postmark Here

Postage \$

Total Postage and 20-18-CEB LIEN NOH 7/22/21  
\$ CHESTER VANDERPYL III  
Sent To PO BOX 689  
Street and Apt. No CEDAR KEY FL 32625  
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
Subdivision of the State of Florida,

**CASE NO. CASENO-CEB**

Petitioner,

vs.

**CHESTER A. VANDER PYL III**  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Respondent.

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**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN  
ON A REPEAT VIOLATION**

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on July 22, 2021, and the Board having received evidence and having noted that Respondent was/were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described as Tax Parcel I.D. # 18-21-30-509-0000-0270, located at LEONARD ST., ALTAMONTE SPRINGS, FL 32701, located in Seminole County and legally described as follows:

LOT 27 FROSTS ADD NO 2 TO  
ALTAMONTE PB 1 PG 13

- 3) By prior Order of this Board dated July 22, 2021, the Board found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (b).
- 4) An Affidavit of Repeat Violation has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the above-stated violation had been repeated after re-inspection on July 21, 2021.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondent is in repeat violation of Seminole County Code Chapter 95, Section 95.4, as defined in Section 95.3 (b).



III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that a fine is imposed in the amount of **\$7,100.00** for 142 days of non-compliance, from March 4, 2021 through and including July 22, 2021 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 **July 22, 2021**.

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 22<sup>nd</sup> day of July, 2021, in Seminole County, Florida.


CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
\_\_\_\_\_  
DENNIS WARREN, CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

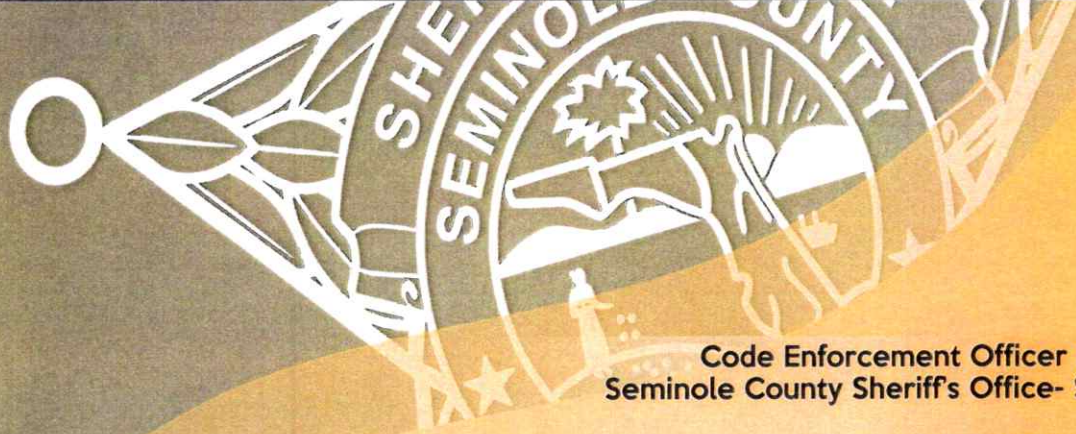
The foregoing instrument was acknowledged before me by means of physical presence this 22<sup>nd</sup> day of July 2021, by Dennis Warren, who is personally known to me.



  
\_\_\_\_\_  
Patricia A. Hughes  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:

**I HEREBY CERTIFY** that on this 22<sup>nd</sup> day of July, 2021, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: CHESTER A. VANDER PYL III, PO BOX 689, CEDAR KEY, FL, 32625.


  
\_\_\_\_\_  
Clerk to the Code Enforcement Board



Code Enforcement Officer Dorothy Hird  
Seminole County Sheriff's Office- South Region

Case Number 20-18-CEB  
Respondent: CHESTER A VANDER PYL III

*Sheriff Dennis M. Lemma*



**SHERIFF**  
**SEMINOLE COUNTY**

**Code Enforcement Board**

**20-18-CEB**  
**CHESTER A VANDER PYL III**  
**18-21-30-509-0000-0270**  
**LEONARD STREET**  
**Seminole County, Florida**

**Repeat Violation Charged:**

Seminole County Code Chapter 95, Section 95.4 as defined in 95.3 (b): All unmaintained vegetation, any weed growth, grass growth, undergrowth or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained, is in excess of eight (8) inches in height and which is liable to produce an unhealthy condition becoming a harboring place for vermin or vectors.

**EXHIBIT**

tabbles®

#1



# Code Enforcement Board

## 20-18-CEB CHESTER A VANDER PYL III Case Summary

Initial inspection:	07/22/19
Code Board Order:	01/23/20
Compliance Date(s):	01/27/20
Repeat Violation:	02/04/21
Follow up inspections:	03/04/21, 04/05/21 & 07/12/21
Results of follow up inspection(s):	The uncultivated vegetation remains on the property. 3

# Code Enforcement Board

## 20-18-CEB CHESTER A VANDER PYL III



Digital image taken by: Dorothy Hird 06/18/19

\*These images accurately depict the violation on the dates in which they were taken.



# Code Enforcement Board

20-18-CEB  
CHESTER A VANDER PYL III



Digital image(s) taken by: Dorothy Hird on 03/04/21

\*These images accurately depict the violation on the dates in which they were taken.

# Code Enforcement Board

20-18-CEB  
CHESTER A VANDER PYL III



Digital image(s) taken by: Dorothy Hird on 07/12/21

\*These images accurately depict the violation on the dates in which they were taken.



# Code Enforcement Board

20-18-CEB

CHESTER A VANDER PYL III



Digital image(s) taken by: Dorothy Hird on 07/12/21

\*These images accurately depict the violation on the dates in which they were taken.

# Code Enforcement Board

20-18-CEB

CHESTER A VANDER PYL III

## Sec. 95.11. - Duty of property owners generally.

It is the duty of each owner of any real property, lot, tract, or parcel of land to reasonably regulate and effectively control the growth and accumulation of matter, substances and materials enumerated in [Section 95.3](#), on the real property, lot, tract, or parcel of land and on the portion of the adjoining public right-of-way between the property, lot, tract or parcel and the roadway regardless of whether the roadway is paved.



## Code Enforcement Board

20-18-CEB

CHESTER A VANDER PYL III

The suggested recommendation by the Code Enforcement Officer is:

Based on the testimony and evidence presented in case number 20-18-CEB, it is determined that the Respondent(s), CHESTER A VANDER PYL III is/are:

- (a) the owner of record of the property, located at LEONARD STREET, located in Seminole County, as determined by the Property Appraiser's records;
- (b) in possession or control of the property; and
- (c) is in violation of Seminole County Code, Chapter 95, Section 94.4 as defined in 95.3 (b)

## Code Enforcement Board

20-18-CEB

CHESTER A VANDER PYL III

**And it is further recommended that the Code Enforcement Board:**

Based on the Findings of Fact, Conclusions of Law and Order issued on January 23, 2020, the Code Enforcement Board issue an Order imposing a lien in the amount of **\$7,100.00** for 142 days of noncompliance, and the fine shall continue to accrue at **\$50.00** per day for each day the violation continues or is repeated after July 22, 2021.

The Respondent(s) must contact Code Enforcement Officer Dorothy Hird at 407-665-1714 to arrange for an inspection of the property to verify compliance.





**Property Record Card**

Parcel: 18-21-30-509-0000-0270  
 Property Address: LEONARD ST ALTAMONTE SPRINGS, FL 32701

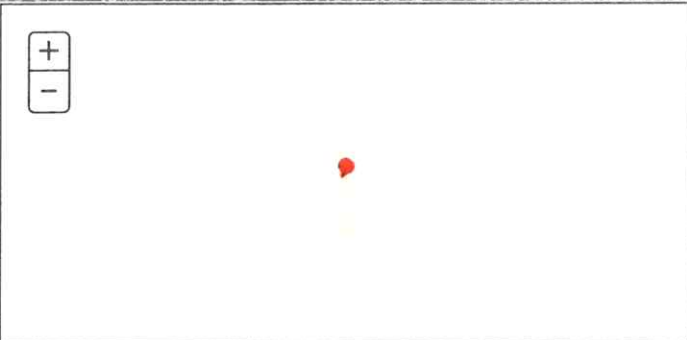
**Parcel Information**

Parcel	18-21-30-509-0000-0270
Owner(s)	VANDER PYL, CHESTER A III
Property Address	LEONARD ST ALTAMONTE SPRINGS, FL 32701
Mailing	PO BOX 689 CEDAR KEY, FL 32625-0689
Subdivision Name	FROSTS ADD NO 2 TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None - <a href="#">Apply For Homestead Online</a>
Agricultural Classification	No - <a href="#">Additional Information</a>

**Value Summary**

	2021 Working Values	2020 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$111,125	\$84,455
Land Value Ag		
<u>Just/Market Value **</u>	\$111,125	\$84,455
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$18,224	\$0
P&G Adj	\$0	\$0
Assessed Value	\$92,901	\$84,455
2020 Tax Amount without Exemptions:	\$1,175.06	
<u>2020 Tax Bill Amount</u>	\$1,175.06	
2020 Tax Savings with Exemptions:	\$0.00	

\* Does NOT INCLUDE Non Ad Valorem Assessments



**Legal Description**

LOT 27  
 FROSTS ADD NO 2 TO  
 ALTAMONTE  
 PB 1 PG 13

**Taxes**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$92,901	\$0	\$92,901
SJWM(Saint Johns Water Management)	\$92,901	\$0	\$92,901
FIRE	\$92,901	\$0	\$92,901
COUNTY GENERAL FUND	\$92,901	\$0	\$92,901
Schools	\$111,125	\$0	\$111,125

**Sales**

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	7/1/2018	09185	0749	\$34,000	No	Vacant
WARRANTY DEED	3/1/2014	08234	1567	\$3,000	No	Vacant
WARRANTY DEED	10/1/1992	02499	0707	\$16,600	Yes	Vacant
WARRANTY DEED	2/1/1990	02156	0135	\$10,000	No	Vacant

**Land**

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	175.00	228.00	0	\$500.00	\$111,125

**Building Information**

**Permits**

Permit #	Description	Agency	Amount	CO Date	Permit Date
No Permits					
<small>Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.</small>					
<b>Extra Features</b>					
Description	Year Built	Units	Value	New Cost	
No Extra Features					
<b>Zoning</b>					
Zoning	Zoning Description	Future Land Use	FutureLandUseDescription		
		MDR	Medium Density Residential		



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 20-18-CEB

**Petitioner,**

vs.

**CHESTER A VANDER PYL III**

**Respondents.**

---

**AFFIDAVIT OF POSTING OF NOTICE OF HEARING**

**BEFORE ME**, the undersigned authority, personally appeared **Dorothy Hird, Code Enforcement Officer**, Seminole County Sheriff's Office who, after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That there is cause to believe that a violation of the Seminole County Code currently existed at **Leonard Street, Altamonte Springs, Seminole County, Florida**, and a Statement of Violation has been issued alleging such violation. A hearing has been scheduled regarding this alleged violation.
3. That the undersigned Code Enforcement Officer posted a Notice of Hearing and a copy of the Statement of Violation and Request for Hearing on the above stated property on the following date **07/12/21**.

**FURTHER AFFIANT SAYETH NOT.**

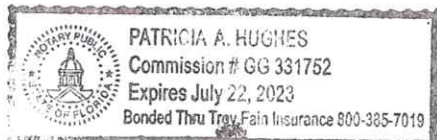
**DATED** this 13<sup>th</sup> day of **JULY 2021**.




**Dorothy Hird, Code Enforcement Officer**

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this **13<sup>th</sup>** day of **July 2021**, by **Dorothy Hird**, who is personally known to me.



  
Notary Public in and for the County and  
State Aforementioned  
My commission expires:

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA  
CASE NO: 20-18-CEB

## NOTICE OF HEARING

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a hearing at 1:30 P.M., or as soon thereafter as possible, at its regular meeting on July 22, 2021, at the Seminole County Services Building, BCC Chambers, Room 1028, 1101 East First Street, Sanford, Florida, to consider whether to impose a lien for a repeat violation on the above-named party's property, legally described as follows:

PARCEL I.D. # 18-21-30-509-0000-0270  
LEONARD ST., ALTAMONTE SPRINGS FL 32701

The violation charged is, specifically:

1.) It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (b) – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Employee Relations Department ADA Coordinator 48 hours in advance of the meeting at 407-665-7941.

SEMINOLE COUNTY CODE ENFORCEMENT  
DEVELOPMENT SERVICES DEPARTMENT  
1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771-1468  
407-665-7403

DATED this 9th day of July, 2021.





**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida,

**CASE NO. 20-18-CEB**

Petitioner,  
vs.

**CHESTER A. VANDER PYL III  
PARCEL I.D. # 18-21-30-509-0000-0270**

**RE: LEONARD ST., ALTAMONTE SPRINGS FL 32701**

Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF POSTING NOTICE OF HEARING**

I, Patricia A. Hughes, Clerk to the Code Enforcement Board for Seminole County, Florida, hereby deposes and says:

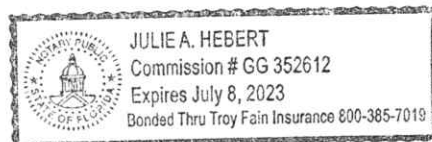
1. That pursuant to Florida Statute 162.12, a NOTICE OF HEARING was posted at Seminole County Services Building, 1101 East First Street, Sanford, Florida, on July 9, 2021 regarding Respondent: CHESTER A. VANDER PYL III.

*Patricia A. Hughes*  
\_\_\_\_\_  
Patricia A. Hughes

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

The foregoing instrument was acknowledged before me by means of physical presence this 9<sup>th</sup> day of July, 2021, by Patricia A. Hughes, who is personally known to me.

*Julie A. Hebert*  
\_\_\_\_\_  
Notary Public in and for the County and  
State Aforementioned  
My commission expires:







July 26, 2021

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625


CASE NO – 20-18-CEB  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Dear Property Owner:

On **July 22, 2021**, the Code Enforcement Board entered its order imposing a **lien** on your property in the amount of **\$7,100.00** for 142 days of non-compliance on a repeat violation. The fine will continue to accrue at **\$50.00 per day** until you have corrected your violation. I am enclosing a certified copy of this Order for your records.

Please call **CEO Dorothy Hird at 407-665-1714** as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA



Patricia A. Hughes  
Clerk to the Code Enforcement Board

Enclosure: Order Finding Non-Compliance and Imposing Fine/Lien on Repeat Violation

cc: CEO Dorothy Hird





April 24, 2024

CHESTER A. VANDER PYL III  
PO BOX 689  
CEDAR KEY, FL 32625

CASE NO – 20-18-CEB  
PARCEL I.D. NO – 18-21-30-509-0000-0270

Dear Property Owner:

Please find enclosed a certified copy of the Affidavit of Compliance which has been filed by the Code Enforcement Officer.

Therefore, your **lien** totals **\$57,800.00.00** for 1156 days of non-compliance, from February 4, 2021, through and including April 4, 2024, at \$50.00 per day.

You may pay the lien amount of **\$57,800.00** in person or by mail at the address listed below. If you will be paying by check, please make your check payable to the **Board of County Commissioners** or "**BOCC**".

Mail to: Clerk to the Code Enforcement Board  
Seminole County  
Development Services Department  
1101 E. First Street  
Sanford, Florida, 32771-1468

If you have any questions, please give me a call at 407-665-7403.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Alexis Brignoni  
Clerk to the Code Enforcement Board

Enclosure: Affidavit of Compliance  
cc: CEO Cameron Adair

20-18-CEB

FINE STARTS	COMPLIANCE (day before)	DAYS OF NON-COMPLIANCE		DAILY RATE
2/4/2021	4/4/2024	1156		\$50.00
<b>AMOUNT DUE:</b>				<b>\$57,800.00</b>



**CLERK TO THE CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY**

Affidavit for Reimbursement of Administrative Costs

**CASE # 20-18-CEB CHESTER A VANDER PYL III**

The Clerk to the Code Enforcement Board requests that the Development Services Department petition the Code Enforcement Board to enter an order requiring the Respondent in the above-styled case to pay the procession costs incurred by this office during the processing of said case. The below items detail the activities and associated costs for investigating this case.

DATE	PERSONNEL ACTIVITY	HOURS
12/16/19	Open case (Prepare Board Letter/Notice of HRG/Aff of Mailing/Agenda Item	0.75
12/16/19	Prepare Posting	0.25
12/16/19	Prepare agenda item	0.25
1/23/20	Prepare Findings of Fact	0.50
1/23/20	Prepare agenda item	0.25
1/28/20	Prepare and mail letter with Findings of Fact	0.50
1/28/20	Prepare agenda item	0.25
3/4/21	Open case as a Repeat Violation	0.50
7/26/21	Prepare and mail letter w/ Lien Order Non-Compliance	0.50
4/24/24	Prepare and mail letter w/Affidavit of Compliance After Repeat Violation	0.25
<b>TOTAL HOURS</b>		<b>4.00</b>
<b>HOURLY RATE</b>		<b>\$39.00</b>
<b>TOTAL PERSONNEL COSTS</b>		<b>\$156.00</b>

CODE BOARD	NUMBER OF HEARINGS CASE HEARD	2
	HOURLY RATE (average per case/per hearing)	\$53.67
	<b>TOTAL COSTS</b>	<b>\$107.34</b>

**COSTS FOR RECORDING DOCUMENTS**

Number of first page docs - 2 plus Number of additional page docs - 1 **\$ 20.00**  
(\$10.00 first page, \$8.50 each additional page)

**TANGIBLE GOODS OR SERVICES**

Number of letters	Postage Rate	Type of Mail	Cost
6	\$0.63	Regular mail	\$3.78
6	\$8.10	Certified Mail	\$48.60
<b>TOTAL TANGIBLE AND/OR SERVICE</b>			<b>\$52.38</b>

The Clerk to the Code Enforcement Board has incurred actual costs in the amount of **\$282.05** during the processing of this case. Said costs are supported and documented as listed above.

Signature of Clerk: \_\_\_\_\_

Date: 4/24/24

**SEMINOLE COUNTY SHERIFF'S OFFICE**  
**Affidavit for Reimbursement of Code Enforcement Officers Administrative Costs**  
**Case# 20-18-CEB Parcel ID: 18-21-30-509-0000-0270**

The Seminole County Sheriff's Office requests that the Development Services Department petition the Code Enforcement Board/ Code Enforcement Special Magistrate to enter an order requiring the Respondent in the above-styled case to pay the costs incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for this case pursuant to Florida State Statue 162.07(2)

Code Enforcement Officer: **Cameron Adair**

DATE	DESCRIBE PERSONNEL ACTIVITY AND INCLUDE NAMES OF INDIVIDUAL(S)	HOURS
07/22/2019	Initial inspection	.50
07/23/2019	NOV1	.50
08/14/2019	Follow up inspection	.25
08/19/2019	NOV2	.50
09/10/2019	Follow up inspection	.25
09/17/2019	Statement of Violation Request for Hearing	1.00
09/17/2019	Review SOV (Sr Officer)	.25
12/17/2019	Follow up inspection	.25
1/13/2020	Follow up inspection & Posting	.75
01/22/2020	Follow up inspection	.25
01/22/2020	CEB PowerPoint Prep	1.00
01/23/2020	CEB Hearing	.50
01/27/2020	Follow up inspection	.25
01/27/2020	Affidavit of compliance	.25
03/04/2021	Follow up inspection	.25
03/09/2021	Letter to Owner (Repeat Violation)	.50
04/05/2021	Follow up inspection	.25
07/12/2021	Follow up inspection & posting	.75
07/22/2021	CEB Hearing	.50
09/02/2021	Follow up inspection	.25
01/05/2022	Follow up inspection	.25
04/05/2024	Follow up inspection	.25
04/08/2024	Affidavit of compliance	.25
Total Hours		<b>9.75</b>
		x \$32.83
<b>TOTAL PERSONNEL COSTS</b>		<b>\$ 320.10</b>

As the aforementioned Cost Summary indicates, the Seminole County Sheriff's Office has incurred costs during the investigation and presentation of the respondent in this case. Personnel costs are calculated based upon an average billable rate noted above, as determined by the Fiscal Services Division of the Seminole County Sheriff's Office. Tangible goods and/or contractual services rendered are itemized above, and were directly attributable to this case.

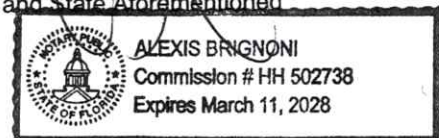
FURTHER AFFIANT SAYETH NOT.

DATED this 22 day of April, 2024  
*Cameron Adair*  
 \_\_\_\_\_  
 Cameron Adair, Code Enforcement Officer

STATE OF FLORIDA)  
 COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April 2024, by \_\_\_\_\_ who is  personally known to me or  has produced \_\_\_\_\_ as identification

*Alexis Brignoni*  
 \_\_\_\_\_  
 Notary Public in and for the County and State Aforementioned





**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida

Case No. **20-18-CEB**

Petitioner,  
vs.

**VANDER PYL, CHESTER A III**  
**PARCEL ID# 18-21-30-509-0000-0270**

Respondent.  
\_\_\_\_\_ /

**AFFIDAVIT OF COMPLIANCE**  
(After Repeat Violation)

BEFORE ME, the undersigned authority, personally appeared **Cameron Adair**, Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on **January, 23, 2020**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, the Respondent was in compliance and was to refrain from repeating the violation after **February 7, 2020**.
3. That a further re-inspection made on **February 4, 2021**, the Respondent was at that time no longer in compliance with the Order of **January 23, 2020**, by having repeated the original violation.
4. That on **April 05, 2024** a re-inspection revealed that additional corrective action had eliminated the repeat violation and that the respondent was once again found to be in compliance.

**FURTHER AFFIANT SAYETH NOT.**

DATED this 22 day of **April 2024**

*Cameron Adair*

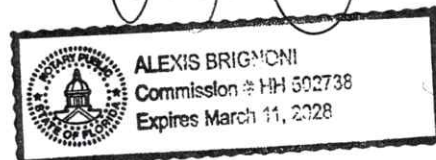
\_\_\_\_\_  
Cameron Adair, Code Enforcement Officer

**STATE OF FLORIDA)**  
**COUNTY OF SEMINOLE)**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2024, by Cameron Adair who is  personally known to me or  has produced \_\_\_\_\_ as identification

*Alexis Brignoni*  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned

Café: 2019CE001875



20-18-LLB

FINE STARTS	DATE OF REQUEST BY TITLE	DAYS OF NON- COMPLIANCE		DAILY RATE
3/4/2021	3/28/2024	1121		\$50.00
<b>AMOUNT DUE:</b>				\$56,050.00



**Pelletier, Alexis**

---

**From:** Code Enforcement  
**Sent:** Thursday, March 28, 2024 8:59 AM  
**To:** 'Valerie Garcia'  
**Subject:** RE: Leonard Street - 6136INC - Code Enforcement Lien

Good morning,

After looking into this property further it appears that it is in repeat violation and not in compliance. Please contact the Code Officer for this area, Cameron Adair, at 407-665-1714 for information on correcting this violation and reinspection.

At this time the repeat violation is not in compliance; the fine/lien now totals \$56,050.00 as of today and continues to accrue at \$50.00 a day until compliance is confirmed.

Regards,



**Alexis Pelletier**  
Planning Specialist  
Development Services | Planning and Development  
(407) 665-7775  
1101 East 1<sup>st</sup> Street, Room 2020  
Sanford, FL 32771  
[apelletier02@seminolecountyfl.gov](mailto:apelletier02@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

**From:** Valerie Garcia <[vgarcia@fitle.net](mailto:vgarcia@fitle.net)>  
**Sent:** Wednesday, March 27, 2024 9:03 AM  
**To:** Code Enforcement <[CodeEnforcement@seminolecountyfl.gov](mailto:CodeEnforcement@seminolecountyfl.gov)>  
**Subject:** Leonard Street - 6136INC - Code Enforcement Lien

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Services Security Team or contact 311Support at [CSDSupport@seminolecountyfl.gov](mailto:CSDSupport@seminolecountyfl.gov)

Good afternoon Code Enforcement Department,

I requested a payoff for the below mentioned property back in December, but the lien was still accruing at that time. Has the issue been resolved since then? Would you be able to provide a payoff, if applicable? I have attached a copy of the lien as well.

**Property Owner:** Chester A. Vander pyl III, deceased

**Case#:** 20-18-CEB

**Legal Description:** Lot 27, FROSTS ADDITION NO. 2 TO ALTAMONTE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 13, of the Public Records of Seminole County, Florida.

**Parcel ID:** 18-21-30-509-0000-0270

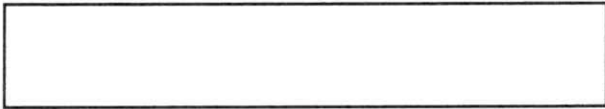
**Property Address:** Leonard Street, Altamonte Springs, FL 32701

Please advise, thank you

**Best Regards,**

**Valerie Garcia**  
**Escrow Closer**  
**Florida Title & Abstract**  
**1600 E. Amelia Street**  
**Orlando, FL 32803**  
**Phone: 407-897-7000**  
**Fax: 888-600-6191**  
**Email: [VGarcia@FLTitle.net](mailto:VGarcia@FLTitle.net)**

ALL CLOSING PACKAGES MUST BE SENT A MINIMUM OF 24 HOURS PRIOR TO CLOSING AND ARE TO BE EMAILED TO [CLOSINGS@FLTITLE.NET](mailto:CLOSINGS@FLTITLE.NET). WE DO NOT DO SAME DAY CLOSINGS.



WIRE FRAUD ALERT: Criminals are hacking email accounts of real estate agents, title companies, settlement attorneys and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. The emails look legitimate but they are not. Buyer and Seller are advised not to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number. Buyer and Seller should not send personal information such as social security numbers, bank account numbers and credit card numbers except through secured email or personal delivery to the intended recipient.

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (1) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

Nothing in this email is intended to constitute legal advice and/or to create an attorney/client relationship between sender and recipient.



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political subdivision of the State of Florida,

**CASE NO. 20-18-CEB**

Petitioner,  
vs.

**CHESTER A. VANDER PYL III  
PARCEL I.D. NO – 18-21-30-509-0000-0270**

Respondent.

**AFFIDAVIT OF MAILING**

BEFORE ME, the undersigned authority, personally appeared Alexis Brignoni, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

and correct copy of the amount due by First Class PO BOX 689, CEDAR

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. 20-18-CEB LIEN LETTER CHESTER A. VANDER PYL III PO BOX 689 CEDAR KEY, FL 32625</p> <p>2. Article Number (Transfer from service label) 7021 1970 0001 8493 4589</p> <p>9590 9402 8681 3310 2124 56</p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <input checked="" type="checkbox"/> Agent <i>[Signature]</i> <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Kim Dorris</i></p> <p>C. Date of Delivery <i>5/7/24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul> <p>RECEIVED MAY 12 2024</p>
--	---

signed the foregoing

*Elizabeth Parkhurst*  
Notary Public in and for the County and State Aforementioned  
My commission expires:



6954 6648 1000 0470 7021 1970 0001 8493 4589

**SEMINOLE COUNTY SHERIFF'S OFFICE**  
**Affidavit for Reimbursement of Code Enforcement Officers Administrative Costs**  
**Case# 20-18-CEB Parcel ID: 18-21-30-509-0000-0270**

The Seminole County Sheriff's Office requests that the Development Services Department petition the Code Enforcement Board/ Code Enforcement Special Magistrate to enter an order requiring the Respondent in the above-styled case to pay the costs incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for this case pursuant to Florida State Statute 162.07(2)

Code Enforcement Officer: **Cameron Adair**

DATE	DESCRIBE PERSONNEL ACTIVITY AND INCLUDE NAMES OF INDIVIDUAL(S)	HOURS
07/22/2019	Initial inspection	.50
07/23/2019	NOV1	.50
08/14/2019	Follow up inspection	.25
08/19/2019	NOV2	.50
09/10/2019	Follow up inspection	.25
09/17/2019	Statement of Violation Request for Hearing	1.00
09/17/2019	Review SOV (Sr Officer)	.25
12/17/2019	Follow up inspection	.25
1/13/2020	Follow up inspection & Posting	.75
01/22/2020	Follow up inspection	.25
01/22/2020	CEB PowerPoint Prep	1.00
01/23/2020	CEB Hearing	.50
01/27/2020	Follow up inspection	.25
01/27/2020	Affidavit of compliance	.25
03/04/2021	Follow up inspection	.25
03/09/2021	Letter to Owner (Repeat Violation)	.50
04/05/2021	Follow up inspection	.25
07/12/2021	Follow up inspection & posting	.75
07/22/2021	CEB Hearing	.50
09/02/2021	Follow up inspection	.25
01/05/2022	Follow up inspection	.25
04/05/2024	Follow up inspection	.25
04/08/2024	Affidavit of compliance	.25
Total Hours		9.75
		x \$32.83
<b>TOTAL PERSONNEL COSTS</b>		<b>\$ 320.10</b>

As the aforementioned Cost Summary indicates, the Seminole County Sheriff's Office has incurred costs during the investigation and presentation of the respondent in this case. Personnel costs are calculated based upon an average billable rate noted above, as determined by the Fiscal Services Division of the Seminole County Sheriff's Office. Tangible goods and/or contractual services rendered are itemized above, and were directly attributable to this case.

FURTHER AFFIANT SAYETH NOT.

DATED this 12 day of April, 2024

*Cameron Adair*

Cameron Adair, Code Enforcement Officer

STATE OF FLORIDA)  
 COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of April 2024, by \_\_\_\_\_ who is  personally known to me or  has produced \_\_\_\_\_ as identification

*Sarah Hamilton*  
 Notary Public in and for the County and State Aforementioned



**SARAH HAMILTON**  
 Commission # HH 373609  
 Expires May 9, 2027



20-18-ceb

FINE STARTS	COMPLIANCE (day before)	DAYS OF NON-COMPLIANCE		DAILY RATE
2/4/2021	4/5/2024	1157		\$50.00
<b>AMOUNT DUE:</b>				<b>\$57,850.00</b>