

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

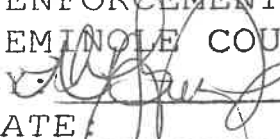
CASE NO. 21-77-CEB

Petitioner,

vs.

HARRY D. BILLSBROUGH
PARCEL I.D. NO – 21-21-32-5CF-1900-0010

Respondent(s).
_____ /

CERTIFIED COPY
CLERK OF THE CODE
ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: 
DATE: 9/24/24

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on July 28, 2022, and the Board having received evidence and having noted that the Respondent was 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. # 21-21-32-5CF-1900-0010, located at 560 E 2ND ST., CHULUOTA, FL 32766, located in Seminole County and legally described as follows:

LOTS 1 + 2 BLK 19 NORTH CHULUOTA
PB 2 PG 54 TO 58

- 3) By prior Order of this Board dated January 27, 2022, the Board found the Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (b).
- 4) The above-stated Order provided that a fine in the amount of \$50.00 per day would be imposed if the Respondent did not take certain corrective action by February 28, 2022.
- 5) An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on March 2, 2022.

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2024087416 Bk:10701 Pg:1401-1402(2Pgs)
REC: 09/25/2024 12:11:18 PM by cjones
RECORDING FEES \$18.50

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 a fine is imposed in the amount of **\$7,500.00** for 150 days of non-compliance, from March 1, 2022 through and including July 28, 2022 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 28, 2022**.

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 28th day of July 2022, in Seminole County, Florida.

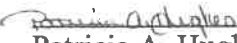
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


DENNIS WARREN, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of July 2022, 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 28th day of August 2022, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: HARRY D. BILLSBROUGH, 560 E 2ND ST., CHULUOTA, FL, 32766.


Clerk to the Code Enforcement Board

DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT



August 2, 2022

HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766

CASE NO – 21-77-CEB
PARCEL I.D. NO – 21-21-32-5CF-1900-0010

Dear Property Owner:

On **July 28, 2022**, the Code Enforcement Board entered its order imposing a **lien** on your property in the amount of **\$7,500.00** for 150 days of non-compliance. 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 Cara Hill at 407-665-1767** 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: Order Finding Non-Compliance and Imposing Fine/Lien

cc: CEO Cara Hill

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 21-77-CEB

Petitioner,

vs.

HARRY D. BILLSBROUGH
PARCEL I.D. NO – 21-21-32-5CF-1900-0010

Respondent(s).

_____ /

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

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I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
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LOTS 1 + 2 BLK 19 NORTH CHULUOTA
PB 2 PG 54 TO 58

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- 4) The above-stated Order provided that a fine in the amount of \$50.00 per day would be imposed if the Respondent did not take certain corrective action by February 28, 2022.
- 5) An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on March 2, 2022.

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 a fine is imposed in the amount of **\$7,500.00** for 150 days of non-compliance, from March 1, 2022 through and including July 28, 2022 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 28, 2022**.

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 28th day of July 2022, 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 28th day of July 2022, 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 28th day of August 2022, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: HARRY D. BILLSBROUGH, 560 E 2ND ST., CHULUOTA, FL, 32766.


Clerk to the Code Enforcement Board

Property Record Card



Parcel 21-21-32-5CF-1900-0010
Property Address 560 E 2ND ST CHULUOTA, FL 32766

Parcel Information

Parcel 21-21-32-5CF-1900-0010
Owner(s) BILLSBROUGH, HARRY D
Property Address 560 E 2ND ST CHULUOTA, FL 32766
Mailing 560 E 2ND ST
 CHULUOTA, FL 32766-8962
Subdivision Name NORTH CHULUOTA
Tax District 01-COUNTY-TX DIST 1
DOR Use Code 01-SINGLE FAMILY
Exemptions 00-HOMESTEAD(2004)
Agricultural Classification No



Value Summary

	2022 Working Values	2021 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$128,847	\$110,972
Depreciated EXFT Value		
Land Value (Market)	\$128,535	\$101,475
Land Value Ag		
Just/Market Value	\$257,382	\$212,447
Portability Adj		
Save Our Homes Adj	\$155,994	\$114,012
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$101,388	\$98,435

2021 Tax Amount without Exemptions: \$2,930.62

2021 Tax Bill Amount: \$813.77

2021 Tax Savings with Exemptions: \$2,116.85

** Does NOT INCLUDE Non Ad Valorem Assessments*

Legal Description

LOTS 1 + 2 BLK 19
 NORTH CHULUOTA
 PB 2 PG 54 TO 58

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$101,388	\$50,000	\$51,388
SJWM(Saint Johns Water Management)	\$101,388	\$50,000	\$51,388
FIRE	\$101,388	\$50,000	\$51,388
COUNTY GENERAL FUND	\$101,388	\$50,000	\$51,388
Schools	\$101,388	\$25,000	\$76,388

Sales

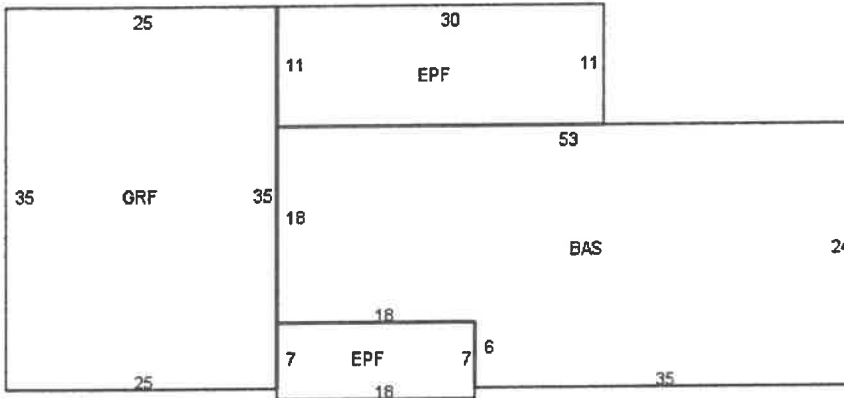
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/01/2003	04797	0881	\$116,000	Yes	Improved
QUIT CLAIM DEED	04/01/2003	04779	0093	\$100	No	Improved
QUIT CLAIM DEED	04/01/2003	04770	0156	\$30,000	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	165.00	100.00	0	\$950.00	\$128,535

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1958	3	2.0	6	1,170	2,493	1,614	CONC BLOCK	\$128,847	\$239,715	Description	Area
												ENCLOSED PORCH FINISHED	330.00
												GARAGE FINISHED	879.00
												ENCLOSED PORCH FINISHED	114.00



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
09960	REROOF	County	\$7,700		8/28/2006

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	82

School Information

Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 21-77-CEB

Petitioner,
vs.

**HARRY D. BILLSBROUGH
PARCEL I.D. # 21-21-32-5CF-1900-0010**

RE: 560 E 2ND ST, CHULUOTA FL 32766-0000

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:

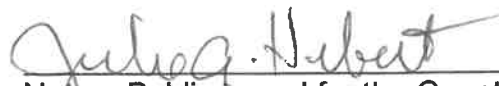
1. That pursuant to Florida Statute 162.12, a NOTICE OF HEARING was posted at
Seminole County Services Building, 1101 East First Street, Sanford, Florida, on
July 15, 2022 regarding Respondent: HARRY D. BILLSBROUGH.



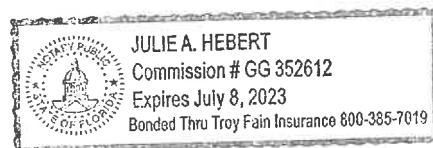
Patricia A. Hughes

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

The foregoing instrument was acknowledged before me by means of physical presence
this 15th day of July 2022, by Patricia A. Hughes, 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: 21-77-CEB**

NOTICE OF HEARING

**HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766**

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 28, 2022, at the Seminole County Services Building, BCC Chambers, Room 1028, 1101 East First Street, Sanford, Florida, to consider whether to impose a lien on the above-named party's property, legally described as follows:

**PARCEL I.D. # 21-21-32-5CF-1900-0010
560 E 2ND ST., CHULUOTA, FL 32766**

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 15th day of July 2022.

DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT



July 6, 2022

HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766

CASE NO – 21-77-CEB
PARCEL I.D. NO – 21-21-32-5CF-1900-0010

Dear Property Owner:

Please be advised that on January 27, 2022, 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 560 E 2ND ST., CHULUOTA, FL 32766. The Board required compliance with its Order by February 28, 2022. I am enclosing a certified copy of the Affidavit of Non-Compliance which has been filed by the Code Enforcement Officer.

This item will be heard by the Code Enforcement Board at its regularly scheduled meeting on **Thursday, July 28, 2022, at 1:30 p.m.**, at the County Services Building, Room 1028, located at 1101 East First Street, Sanford, Florida.

At the time of the upcoming hearing, your fine will have run for **150 days**, from March 1, 2022 through and including July 28, 2022, at **\$50.00 per day** which totals **\$7,500.00**.

Seminole County will be requesting the Board issue an order to be recorded in the Public Records of Seminole County imposing a **lien** against this property in the amount of **\$7,500.00**, with the fine continuing to accrue at **\$50.00 per day** until compliance is obtained.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes

Patricia A. Hughes
Clerk to the Code Enforcement Board

Enclosure: Affidavit of Non-Compliance

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 21-77-CEB

Petitioner,

vs.

HARRY D. BILLSBROUGH
PARCEL ID #: 21-21-32-5CF-1900-0010

Respondent.
_____ /

AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **January 27, 2022**, 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 28, 2022**.
3. That a reinspection was performed on **March 2, 2022**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that the **uncultivated vegetation remains on the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of March 2022



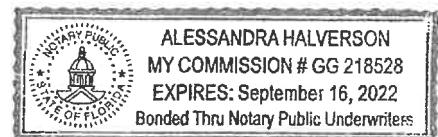
Cara Hill, Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March, 2022, by Cara Hill who is ☒ personally known to me or ☐ has produced _____ as identification.



Notary Public in and for the
County and State Aforementioned



DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT



January 31, 2022

HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766

CASE NO – 21-77-CEB
PARCEL I.D. NO – 21-21-32-5CF-1900-0010

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 28, 2022** 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 Cara Hill at 407-665-1767** 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 Cara Hill

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 21-77-CEB

Petitioner,
vs.

HARRY D. BILLSBROUGH
PARCEL I.D. NO. – 21-21-32-5CF-1900-0010

Respondent.
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on January 27, 2022 and the Board having received evidence and having noted that Respondent was 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 the Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described as Tax Parcel I.D. # 21-21-32-5CF-1900-0010 located at 560 E 2ND ST., CHULUOTA, FL 32766, located in Seminole County and legally described as follows:

LOTS 1 + 2 BLK 19 NORTH CHULUOTA
PB 2 PG 54 TO 58

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 28, 2022. 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 28, 2022 or is repeated after compliance.

The Respondent is further ordered to contact Code Enforcement Officer Cara Hill at (407) 665-1767 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 27th day of January, 2022, in Seminole County, Florida.

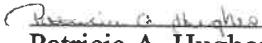
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



JANE HAMES, VICE-CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence, this 27th day of January, 2022, by Jane Hames, who is personally known to me.

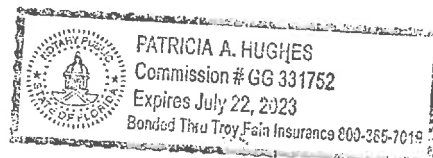


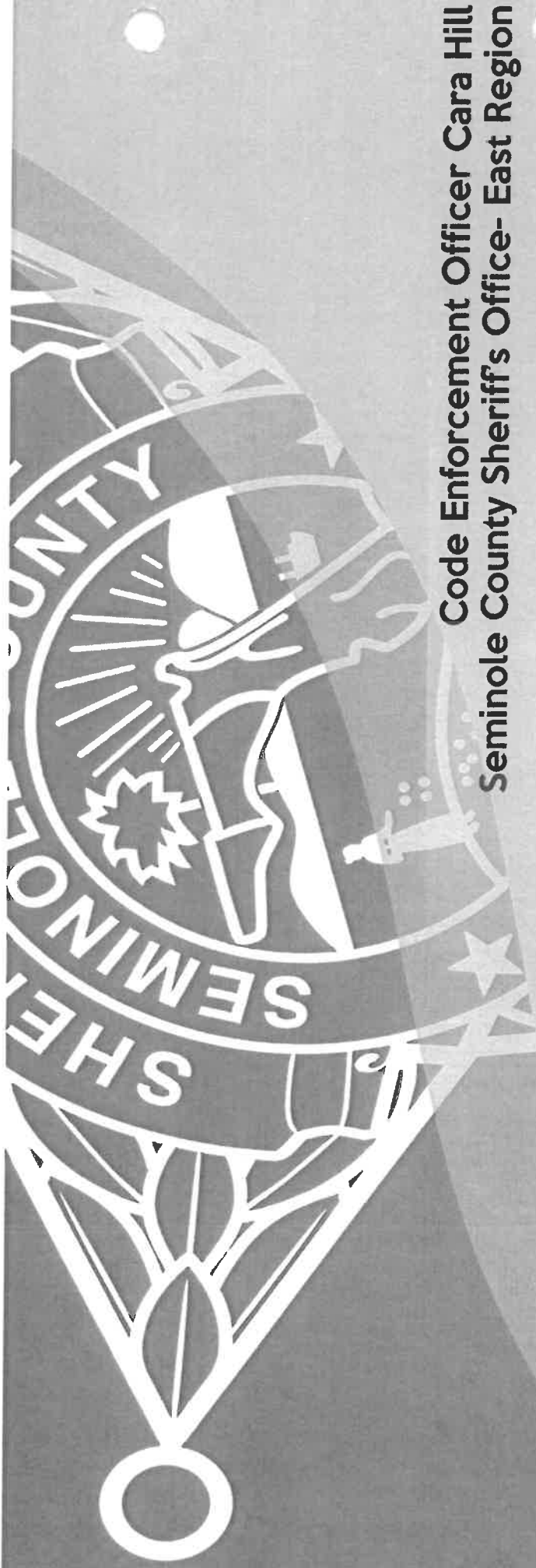
Patricia A. Hughes
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

I HEREBY CERTIFY that on this 27th day of January, 2022, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: HARRY D. BILLSBROUGH, 560 E 2ND ST., CHULUOTA, FL, 32766.



Clerk to the Code Enforcement Board





Code Enforcement Officer Cara Hill
Seminole County Sheriff's Office- East Region

Case Number 21-77-CEB
Respondent: Harry D. Billsbrough

Sheriff Dennis M. Lemma



SHERIFF
SEMINOLE COUNTY

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough

21-21-32-5CF-1900-0010

560 E. 2nd Street

Seminole County, Florida

Violation Charged:

Seminole County Code Chapter 95, Section 95.4 as defined in 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 a bona fide agricultural uses.

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough

Case Summary

Initial inspection:

04/07/2021

Notice(s) to respondent:

04/15/2021, 05/20/2021, 06/25/2021 (Last Letter)

Compliance date(s):

05/02/2021, 06/16/2021

Follow up inspection(s):

05/04/2021, 06/23/2021, 01/26/22

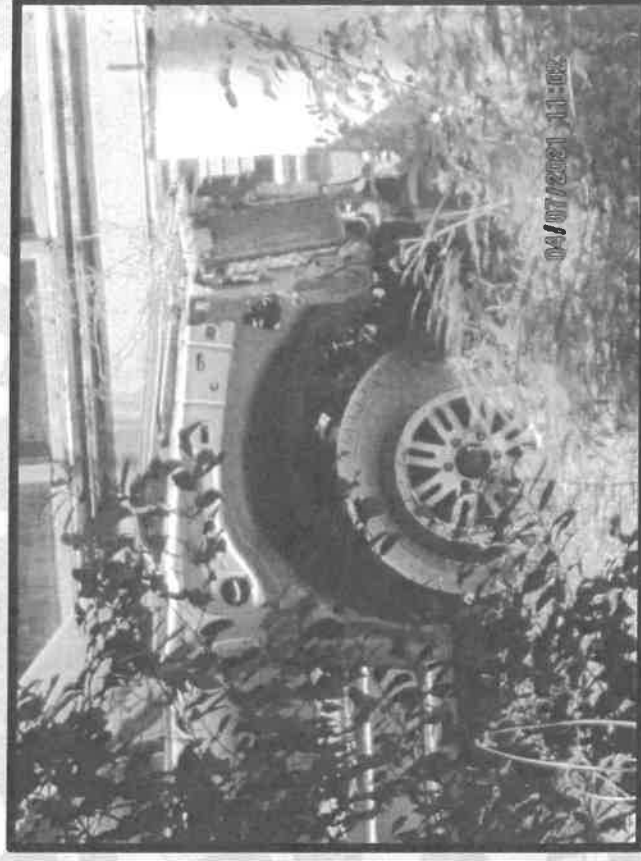
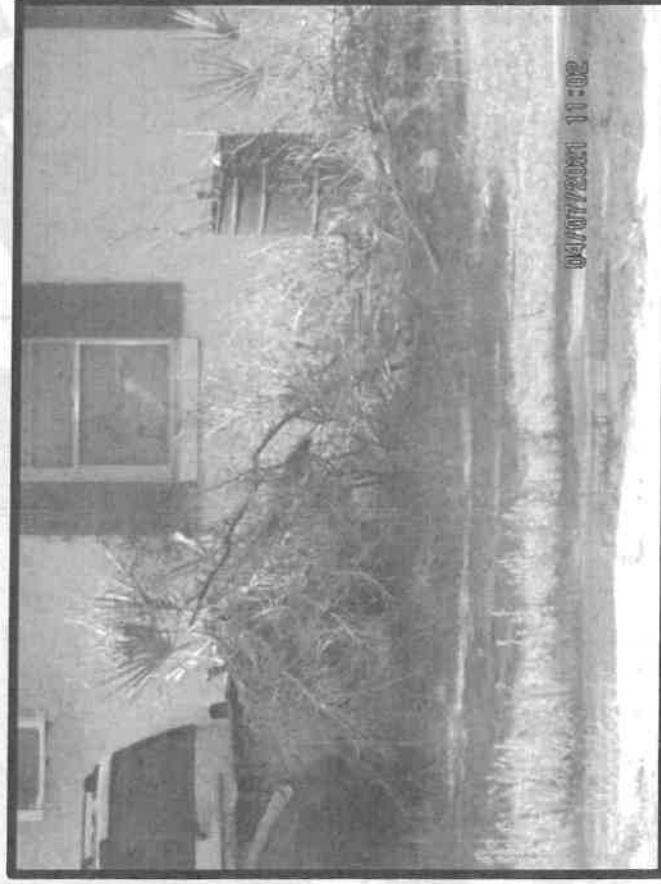
Results of follow up inspection:

The violation of uncultivated vegetation remains on the subject property.

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



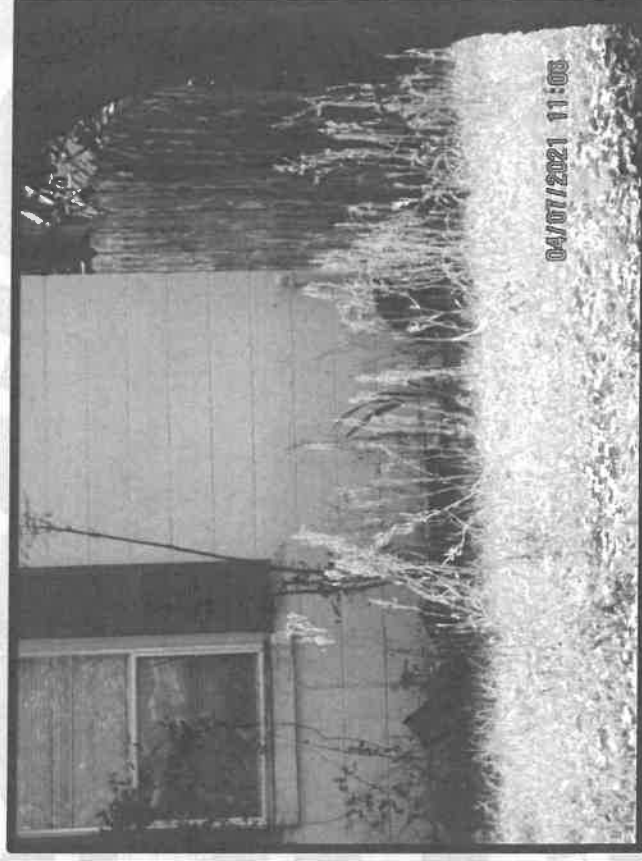
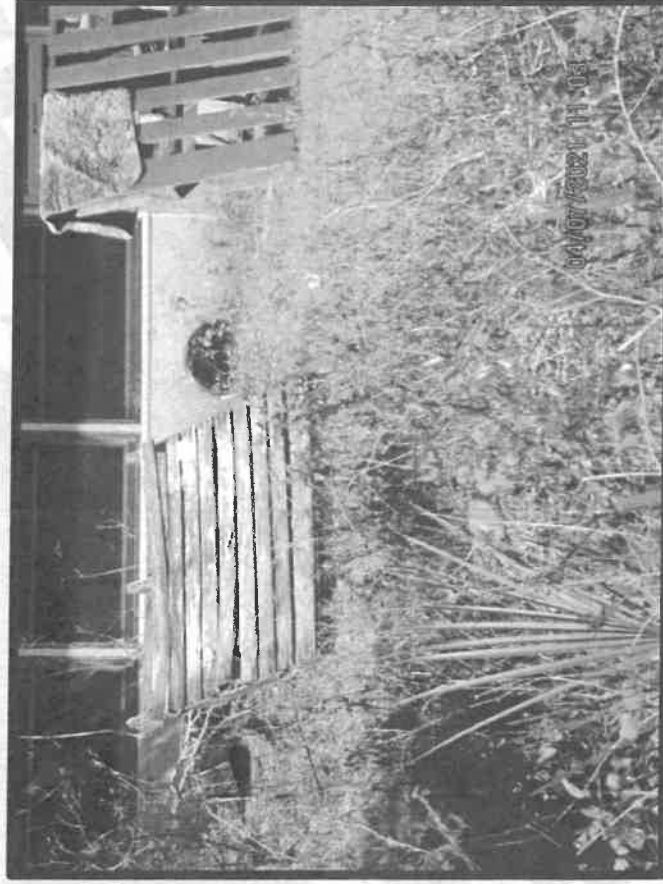
Digital images taken by: Officer C. Hill on 04/07/2021

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

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



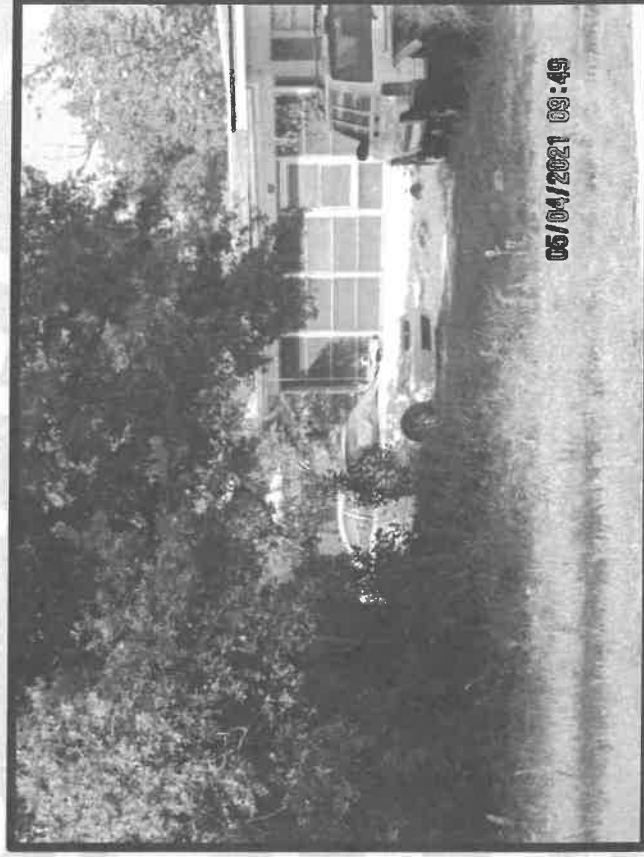
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Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



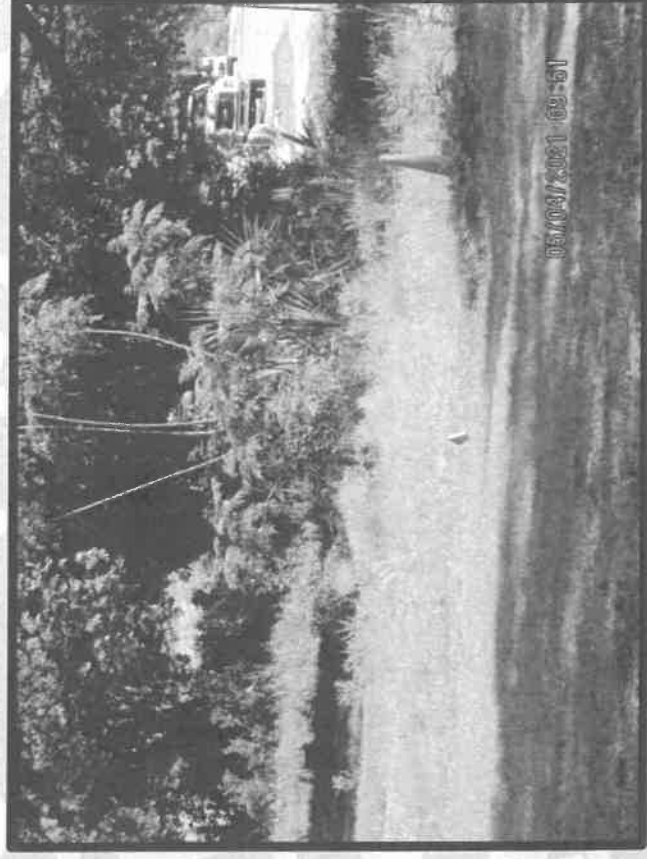
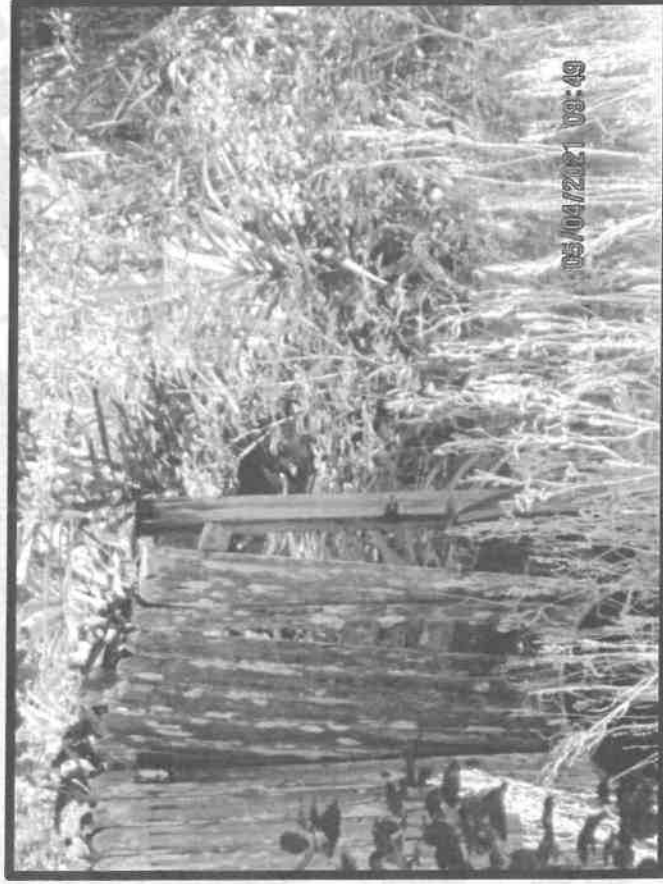
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Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



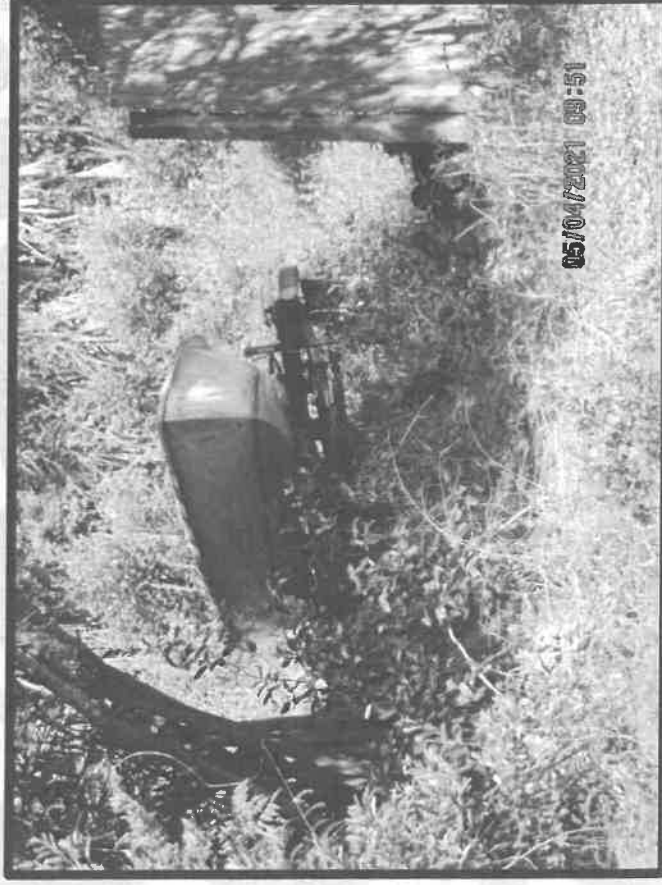
Digital images taken by: Officer C. Hill on 04/07/2021

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

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



Digital image taken by: Officer C. Hill on 04/07/2021

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Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



Digital images taken by: Officer C. Hill on 06/23/2021

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

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



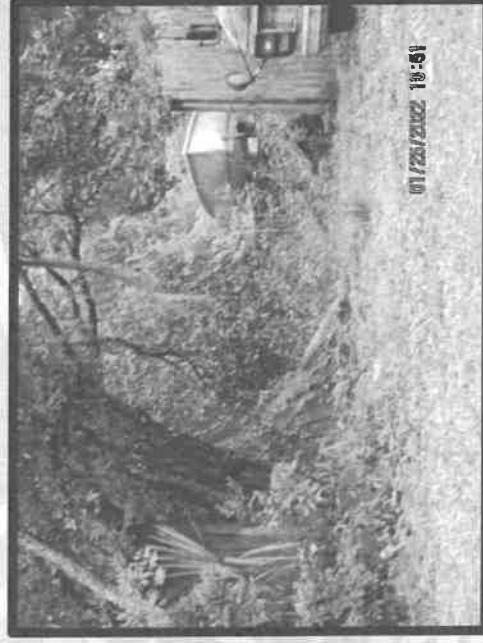
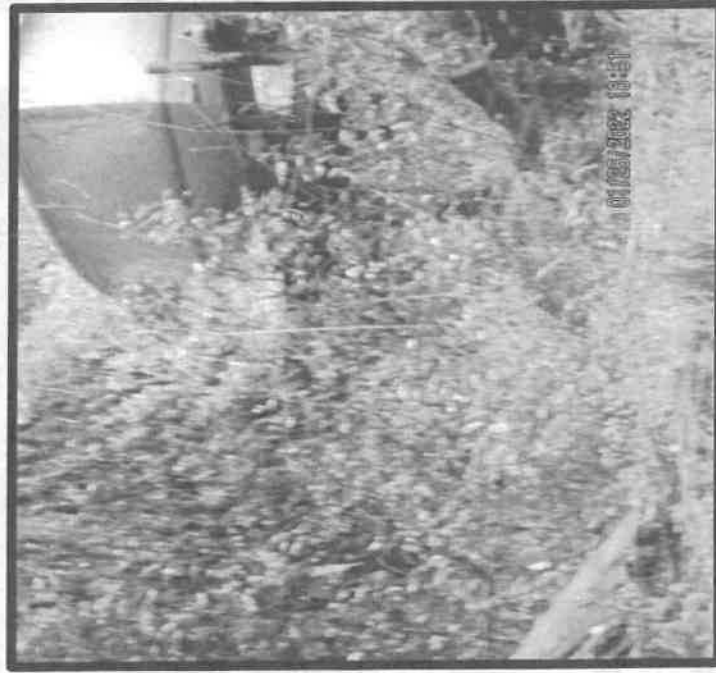
Digital images taken by: Officer C. Hill on 06/23/2021

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Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



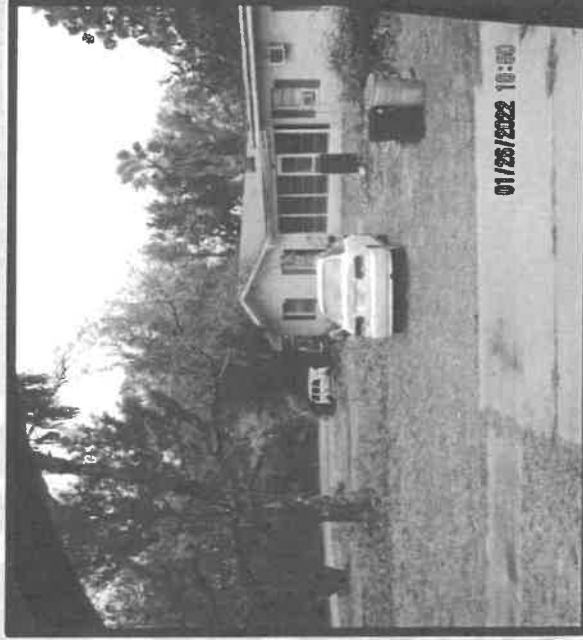
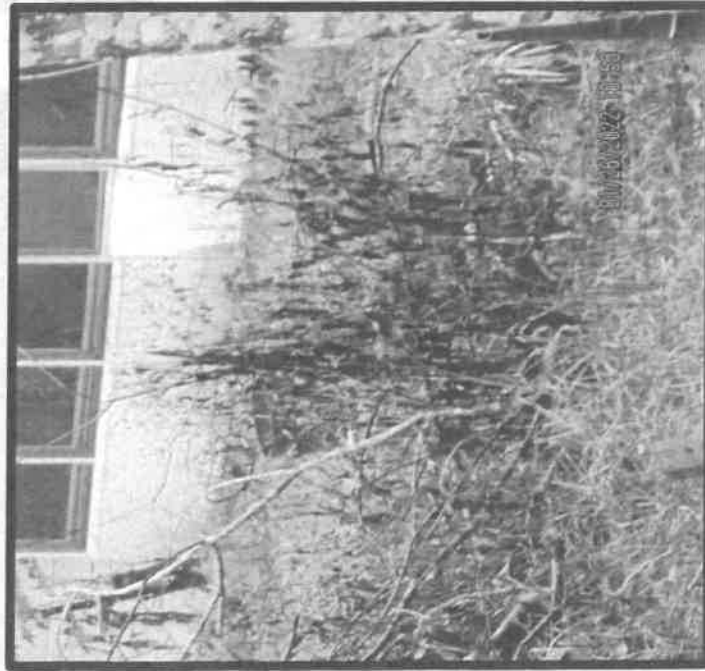
Digital images taken by: Officer C. Hill on 01/26/2022

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

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough



Digital images taken by: Officer C. Hill on 01/26/2022

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

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough

The suggested recommendation by the Code Enforcement Officer is:

Based on the testimony and evidence presented in case number 21-77-CEB, it is determined that the Respondent(s), Harry D. Billsbrough is:

- (a) the owner of record of the property, located at 560 E. 2nd 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 95.4 as defined in 95.3 (b)

Code Enforcement Board

21-77-CEB

Harry D. Billsbrough

And it is further recommended that the Code Enforcement Board:

Issue an Order for the Respondent(s) to correct the violation on or before midnight of February 28, 2022.

In order to correct the violation, the Respondent(s) must:

Remove all the uncultivated vegetation in excess of eight inches in height from the subject property.

If the respondent(s) 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 Code Enforcement Officer Cara Hill at

407-665-1767 to arrange for an inspection of the property to verify compliance.

Property Record Card



Parcel 21-21-32-5CF-1900-0010
Property Address 560 E 2ND ST CHULUOTA, FL 32766

Parcel Information

Parcel 21-21-32-5CF-1900-0010
Owner(s) BILLSBROUGH, HARRY D
Property Address 560 E 2ND ST CHULUOTA, FL 32766
Mailing 560 E 2ND ST
 CHULUOTA, FL 32766-8962
Subdivision Name NORTH CHULUOTA
Tax District 01-COUNTY-TX DIST 1
DOR Use Code 01-SINGLE FAMILY
Exemptions 00-HOMESTEAD(2004)
Agricultural Classification No



Value Summary

	2022 Working Values	2021 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$118,298	\$110,972
Depreciated EXFT Value		
Land Value (Market)	\$101,475	\$101,475
Land Value Ag		
Just/Market Value	\$219,773	\$212,447
Portability Adj		
Save Our Homes Adj	\$118,385	\$114,012
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$101,388	\$98,435

2021 Tax Amount without Exemptions: \$2,930.62

2021 Tax Bill Amount: \$813.77

2021 Tax Savings with Exemptions: \$2,116.85

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 + 2 BLK 19
 NORTH CHULUOTA
 PB 2 PG 54 TO 58

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$101,388	\$50,000	\$51,388
SJWM(Saint Johns Water Management)	\$101,388	\$50,000	\$51,388
FIRE	\$101,388	\$50,000	\$51,388
COUNTY GENERAL FUND	\$101,388	\$50,000	\$51,388
Schools	\$101,388	\$25,000	\$76,388

Sales

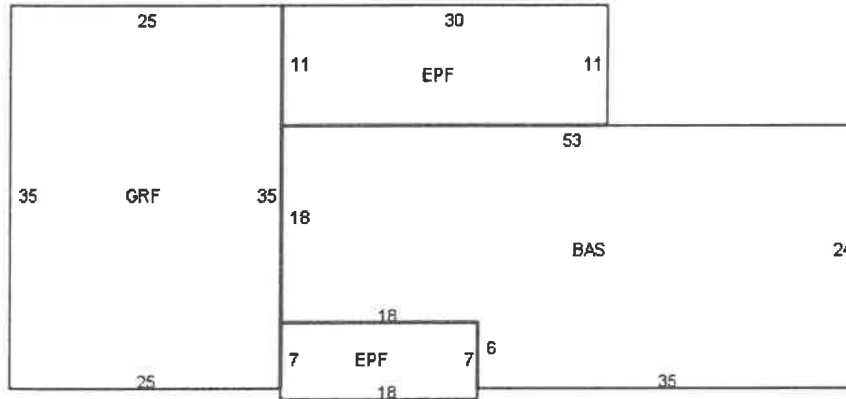
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/01/2003	04797	0881	\$116,000	Yes	Improved
QUIT CLAIM DEED	04/01/2003	04779	0093	\$100	No	Improved
QUIT CLAIM DEED	04/01/2003	04770	0156	\$30,000	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	165.00	100.00	0	\$750.00	\$101,475

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1958	3	2.0	6	1,170	2,493	1,614	CONC BLOCK	\$118,298	\$220,089	Description	Area



ENCLOSED
PORCH FINISHED 330.00
GARAGE FINISHED 879.00
ENCLOSED
PORCH FINISHED 114.00

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
09960	REROOF	County	\$7,700		8/28/2006

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
		LDR	Low Density Residential

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

Petitioner,
vs.

CASE 21-77-CEB

HARRY D. BILLSBROUGH
PARCEL ID #: 21-21-32-5CF-1900-0010

Respondents.
_____ /

AFFIDAVIT OF POSTING OF NOTICE OF HEARING

BEFORE ME, the undersigned authority, personally appeared Cara Hill, Senior 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 exists at **560 E. 2nd Street**, 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 Senior 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 **October 14, 2021**.

FURTHER AFFIANT SAYETH NOT.


DATED this 14th day of October 2021



Cara Hill, Senior Code Enforcement Officer

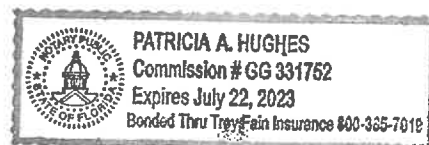
**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of October, 2021, by Cara Hill who is ☒ personally known to me or ☐ has produced _____ as identification.



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

2021CE000781



**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 21-77-CEB

Petitioner,
vs.

**HARRY D. BILLSBROUGH
PARCEL I.D. # 21-21-32-5CF-1900-0010**

RE: 560 E 2ND ST., CHULUOTA, FL 32766

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:

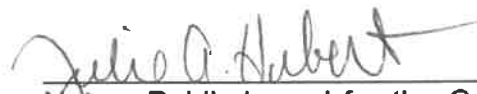
1. That pursuant to Florida Statute 162.12, a NOTICE OF HEARING was posted at Seminole County Services Building, 1101 East First Street, Sanford, Florida, on October 14, 2021 regarding Respondent: HARRY D. BILLSBROUGH.



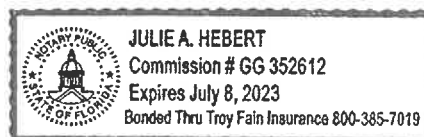
Patricia A. Hughes

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

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of October, 2021, by Patricia A. Hughes, 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: 21-77-CEB**

NOTICE OF HEARING

**HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766**

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 the October 28, 2021, at the Seminole County Services Building, BCC Chambers, Room 1028, 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, legally described as follows:

**PARCEL I.D. # 21-21-32-5CF-1900-0010
560 E 2ND ST., CHULUOTA, FL 32766**

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 407-665-7940.

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

DATED this 14th day of October, 2021.



**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO – 21-77-CEB

Petitioner,

vs.

**HARRY D. BILLSBROUGH
PARCEL I.D. NO – 21-21-32-5CF-1900-0010**

RE: 560 E 2ND ST., CHULUOTA, FL 32766

Respondent(s).

_____ /

NOTICE OF HEARING

**HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766**

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, October 28, 2021**, 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 21st day of September, 2021.

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

 _____

September 21, 2021

HARRY D. BILLSBROUGH
560 E 2ND ST.
CHULUOTA, FL 32766

CASE NO – 21-77-CEB
PARCEL I.D. NO – 21-21-32-5CF-1900-0010

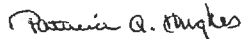
The Seminole County Code Enforcement Board was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of this Board is to facilitate the enforcement of the codes in force in Seminole County by means of a Board composed of seven citizens who can quickly 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 Cara Hill at 407-665-1767**. 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 Cara Hill

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CEB NO. 21- 17 -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)** – Uncultivated vegetation.

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **21-21-32-5CF-1900-0010**
560 E. 2nd Street
Seminole County
(legal description attached)

Commissioner's District 1
Sheriff's CSA: **35**

NAME AND ADDRESS OF OWNER **Harry D. Billsbrough**
560 E. 2nd Street
Chuluota, FL 32766

DESCRIPTION OF VIOLATION: Uncultivated vegetation including weed, grass, and 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.

DATE VIOLATION FIRST OBSERVED: 04/07/21
DATES NOTICES OF VIOLATION ISSUED: 04/15/21, 05/20/21, 06/25/21 (last letter)
DATES VIOLATION TO BE CORRECTED: 05/02/21, 06/16/21
DATE OF REINSPECTION: 05/04/21, 06/23/21
INSPECTION RESULTS: The uncultivated vegetation 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 24th DAY OF June 2021



Cara Hill, Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)



The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 24th day of June 2021, by Cara Hill who is [x] personally known to me or [] has produced _____ as identification.



Notary Public in and for the
County and State Aforementioned

CAFÉ REPORT #: 2021CE000781



		Property Record Card																																																																		
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1	SINGLE FAMILY	1958	6	3	2.0	1,170	2,493	1,614	CONC BLOCK	\$110,972	\$201,768	Description	Area
												ENCLOSED PORCH FINISHED	330.00
												GARAGE FINISHED	879.00
												ENCLOSED PORCH FINISHED	114.00
Permits													
Permit #	Description	Agency	Amount	CO Date	Permit Date								
09960	REROOF	County	\$7,700		8/28/2006								
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.													
Extra Features													
Description	Year Built	Units	Value	New Cost									
No Extra Features													
Zoning													
Zoning	Zoning Description	Future Land Use	FutureLandUseDescription										
		LDR	Low Density Residential										



Property Record Card

Parcel: 21-21-32-5CF-1900-0010

Property Address: 560 E 2ND ST CHULUOTA, FL 32766

Parcel Information

Parcel	21-21-32-5CF-1900-0010
Owner(s)	BILLSBROUGH, HARRY D
Property Address	560 E 2ND ST CHULUOTA, FL 32766
Mailing	560 E 2ND ST CHULUOTA, FL 32766-8962
Subdivision Name	NORTH CHULUOTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2004)

Value Summary

	2021 Working Values	2020 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$108,038	\$98,107
Depreciated EXFT Value		
Land Value (Market)	\$101,475	\$101,475
Land Value Ag		
Just/Market Value **	\$209,513	\$199,582
Portability Adj		
Save Our Homes Adj	\$111,078	\$102,506
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$98,435	\$97,076

Tax Amount without SOH: \$2,776.85

2020 Tax Bill Amount \$803.34

Save Our Homes Savings: \$1,973.51



Legal Description

LOTS 1 + 2 BLK 19
NORTH CHULUOTA
PB 2 PG 54 TO 58

* Does NOT INCLUDE Non Ad Valorem Assessments

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$98,435	\$50,000	\$48,435
SJWM(Saint Johns Water Management)	\$98,435	\$50,000	\$48,435
FIRE	\$98,435	\$50,000	\$48,435
COUNTY GENERAL FUND	\$98,435	\$50,000	\$48,435
Schools	\$98,435	\$25,000	\$73,435

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	4/1/2003	04770	0156	\$30,000	No	Improved
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WARRANTY DEED	7/1/1990	02210	0615	\$55,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	165.00	100.00	0	\$750.00	\$101,475

Building Information

#	Description	Year Built Actual/Effective	Fixtures	Bed	Bath	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1		1958	6	3	2.0	1,164	2,495	1,620		\$108,038	\$196,433	



WARNING NOTICE OF CODE VIOLATION

ISSUED TO: Harry D. Billsbrough

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT:
560 E. 2nd Street, Chuluota, FL 32766 PARCEL: 21-21-32-5CF-1900-0010

IS IN VIOLATION OF SEC. 95.4 OF THE SEMINOLE COUNTY CODE, AS DEFINED IN SEC. 95.3 AND DESCRIBED AS:

- ☒ a. Rubbish
- ☒ b. Uncultivated vegetation on improved property more than 8" in height
- ☐ c. Remains or rubble of a structure
- ☒ d. Abandoned or discarded volatile, corrosive, poisonous or noxious chemicals, liquids, or substances
- ☐ e. Abandoned vehicles; provided, however, that an abandoned vehicle kept within an enclosed garage or attached carport, or on the premises of a legally operating business enterprise when necessary to the functioning of such a business operated in a lawful place and manner, or in a permitted or lawful storage area maintained in a lawful place and manner shall not be deemed a violation
- ☐ f. Stagnant or foul water
- ☐ g. An unsecured swimming pool
- ☐ h. Any other material or condition tending by its existence and / or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of Seminole county

AND/OR

☐ **Code/Section:**

Described as:

CORRECTIVE ACTION REQUIRED:

Remove all uncultivated vegetation (grass/weeds) over eight inches in height. Remove or repair all abandoned vehicles. Remove all rubbish.

FAILURE TO CORRECT THE VIOLATION(S) BY 05/02/2021 MAY RESULT IN THE ISSUANCE OF A CITATION
AND/OR THE MATTER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE.

PURSUANT TO SECTION 162.09 (2) (a) FLORIDA STATE STATUTE: The Code Enforcement Board or Special Magistrate has the power to levy fines up to \$250.00/day, \$500.00/day for repeat violation and up to \$5,000.00 for an irreparable or irreversible violation.

CHAPTER 162 SECTION 162.06 (2) FLORIDA STATE STATUTE STATES: If the violation is corrected and then recurs or is not corrected by the specified timeframe determined by the issuing code enforcement official, the case may be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the scheduled board hearing.

DATE: 04/15/2021 CASE #: 2021CE000781 OFFICER: C. Hill PHONE: 407-665-1767



FINAL NOTICE OF CODE VIOLATION

ISSUED TO: Harry D. Billsbrough

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT:
560 E. 2nd Street, Chuluota, FL 32766 PARCEL: 21-21-32-5CF-1900-0010

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- ☒ a. Rubbish
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AND/OR

☐ **Code/Section:**

Described as:

CORRECTIVE ACTION REQUIRED:

Remove all uncultivated vegetation (grass/weeds) over eight inches in height. Remove or repair all abandoned vehicles. Remove all rubbish.

FAILURE TO CORRECT THE VIOLATION(S) BY 06/16/2021 MAY RESULT IN THE ISSUANCE OF A CITATION AND/OR THE MATTER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE.

PURSUANT TO SECTION 162.09 (2) (a) FLORIDA STATE STATUTE: The Code Enforcement Board or Special Magistrate has the power to levy fines up to \$250.00/day, \$500.00/day for repeat violation and up to \$5,000.00 for an irreparable or irreversible violation.

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DATE: 05/20/2021 **CASE #:** 2021CE000781 **OFFICER:** C. Hill **PHONE:** 407-665-1767