



CODE ENFORCEMENT HEARINGS OF THE  
SPECIAL MAGISTRATE  
MONTVERDE, FLORIDA  
WEDNESDAY, JULY 20, 2022  
10:00 A.M.

MONTVERDE TOWN HALL  
COUNCIL CHAMBERS

17404 SIXTH ST  
MONTVERDE, FLORIDA

- I. CALL TO ORDER:
- II. CITY CLERK ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES:  
*I solemnly affirm that the evidence that I shall give shall be the truth, the whole truth, and nothing but the truth.*
- III. ANNOUNCE FORMAT OF PROCEEDINGS:
- IV. CODE ENFORCEMENT OFFICER/TOWN MANAGER AGENDA UPDATES
- V. NEW CODE COMPLIANCE CASES:

**Case No. CE 2021-09 – REQUEST FOR ORDER OF FINE**

**Respondent: John/Vickie Wetzel**

17007 Lakeside Drive, Montverde FL 34756

Parcel #: 01-22-26-0600-000-00X03

Alt Key#: 1463459

**Violation of Town Code, Section(s):**

1. High weeds and grass, trash throughout the property.  
**Sec. 18-73.** - It shall be unlawful and subject to penalties provided in this article to deposit garbage or weeds of any kind upon any vacant, occupied, or unoccupied premises within the town, or upon any street, alley, parkway, or park, or in any canal, waterway, rock pit, pool or lake within the town. Garbage means every accumulation of paper, excelsior, rags, wooden and paper boxes or containers, sweepings and all other accumulation of waste materials which are usual to housekeeping and to the operation of stores, offices and other business places, including bottles, cans and containers; unsightly junk, wood, brick, cement block or other debris, refrigerators, furnaces, washing machines, stoves, machinery, inoperable or derelict motor vehicles or equipment or parts thereof; anything worthless, useless or discarded; rubbish; worthless, unwanted material that is rejected or thrown out; debris, litter; discarded animal and vegetable matter, as from a kitchen; and refuse.

Date Order of Enforcement issued: July 28, 2021

Date by which the violation was to be corrected: August 27, 2021

Date of Order of Fine September 25, 2021

Date by which the violation was to be corrected October 6, 2021

**Case No. CE 2022-05 – REQUEST FOR ORDER OF FINE**

**Respondent: Jane Taylor**

17349 Seventh Street, Montverde FL 34756

Parcel #: 01-22-26-1000-004-00300

Alt Key#: 1531322

**Violation of Town Code, Section(s):**

1. Illegal Fence.  
**Sec. 4-260 – Permit Required**

(a) All applications for building permits for fences, walls or buffer strips shall state whether such is to be placed at or near a boundary between the property of the applicant and adjoining property, and also whether there is any fill, slanting, elevation or other difference in the level of grade between the properties. In the event there is a grade difference, the town may require that the applicant cut the height by such amount as will be necessary to compensate for such difference in grade so as to make the fence not in excess of the maximum permitted as the same affects the natural grade of the adjoining property. The purpose of this section is to protect the rights of adjoining property owners, and not have fences in excess of the heights set forth in this article. Walls or fences authorized by this section must be constructed so that the exposed framing of each section of fences must face the interior yard. Walls or fences must also be constructed so that the finished and most aesthetically pleasing side of the wall or fence faces outward.

(b) The construction of any fence shall require a building permit from the town. Before the building permit is issued, the applicant shall submit plans which shall show the dimension of the property, the type of fence proposed to be constructed and its location on the property. Upon approval by the mayor or designee, a building permit may be issued.

Date of Initial violation: 03-10-2022

Date issued notice of violation: 03-14-2022

Date violation to be corrected: 03-24-2022

Order of Enforcement: 05-18-2022

**Case No. CE 2022-15 – REQUEST FOR ORDER OF ENFORCEMENT**

**Respondent: Sean Meder**

17654 County Road, Montverde FL 34756

Parcel #: 02-22-26-0800-000-00300

Alt Key#: 3874501

**Violations of Town Code, Section(s):**  
**Article V – Protection of Soil Resources in General**

1. Silt Fencing is not installed properly  
**Sec. 12-154 – Installation of erosion control measures prior to the start of construction**

The following erosion control measures shall be installed prior to the start of any clearing or excavation of any site within the town:

- (1) *Sediment control.* Silt fencing that complies with Town Grading Detail G-2 (available from the town clerk) shall be placed at the base of a slope steeper than five percent (20 feet horizontal to one foot vertical) or along the down slope property line if the slope continues beyond the property line. Any area proposed as a stockpile area shall be surrounded by silt fencing or other sediment control measures.

2. Waste Container removed from site with trash and debris at site.

**Sec. 18-49 - Construction site waste container—Required.**

The town shall not issue a building permit to construct, renovate, or demolish any building unless the person applying for the permit maintains at the construction site a trash container approved by the mayor. The mayor shall approve all trash containers at the time the building permit is issued. Any person aggrieved by the decision of the mayor shall have a right of appeal to the town council. If an appeal is filed, the town council shall hold a public hearing to approve or disapprove the mayor's decision. The decision of the town council shall be final.

Date Violation first Observed: April 25, 2022

Violation Notice: April 28, 2022

Date by which violation was to be corrected: Immediate

If a person decides to appeal any decision made by the Board, Agency or Commission with respect of any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes, he or she may need to ensure that a verbatim records of the proceedings be made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if a person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Town of Montverde, at 17404 Sixth St., Montverde, FL (407) 469-2681.

Notice is hereby given, that one or more Members of the Montverde Town Council may be present at this meeting.