

August 16, 2021

JEFFREY D. MCNAIR
238 JONES AVE.
SANFORD, FL 32773

CASE NO – 21-58-CEB
PARCEL I.D. NO – 12-20-30-509-0000-0170

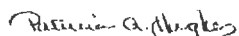
The Seminole County Code Enforcement Board was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of this Board is to facilitate the enforcement of the codes in force in Seminole County by means of a Board composed of seven citizens who can quickly 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 Vincent Bavaro at 407-665-1470**. 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 Vincent Bavaro

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO – 21-58-CEB

Petitioner,

vs.

**JEFFREY D. MCNAIR
PARCEL I.D. NO – 12-20-30-509-0000-0170**

RE: 238 JONES AVE., SANFORD, FL 32773

Respondent.
_____ /

NOTICE OF HEARING

**JEFFREY D. MCNAIR
238 JONES AVE.
SANFORD, FL 32773**

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, September 23, 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 (a) – Rubbish. Useless waste material or any items no longer fit to be used, including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.

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 16th day of August, 2021.

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

Patricia A. Hughes

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

CASE NO. 21 - 58 -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 Code Enforcement 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 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 (a) – Rubbish

LOCATION/ADDRESS WHERE VIOLATION EXISTS:

Parcel ID: 12-20-30-509-0000-0170

238 Jones Ave
Sanford FL, 32773
Seminole County

Commissioner's District: (5)

Sheriff's NSA: (23)

See attached legal description

NAME AND ADDRESS OF OWNER/VIOLATOR:

Jeffery D McNair
238 Jones Ave.
Sanford, FL 32773

Violation(s) described as : **Useless waste material or any items no longer fit to be used, including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.**

DATE VIOLATION FIRST OBSERVED: 12/03/2020
DATES NOTICES OF VIOLATION ISSUED: 04/08/2021
DATES VIOLATION TO BE CORRECTED: 04/26/2021
DATE OF REINSPECTION: 02/11/2021,02/16/2021,03/31/2021,04/06/2021, 04/22/2021 and 04/27/2021

INSPECTION RESULTS: **The Rubbish violation 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 Code Enforcement Board for a public hearing.

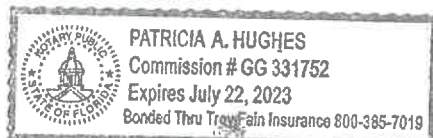
FURTHER AFFIANT SAYETH NOT.

DATED this 25 day of May, 2021


Vincent Bavaro, 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 25 day of May 2021, by Vincent Bavaro who is [X] personally known to me or [] has produced _____ as identification




Notary Public in and for the


CH



Property Record Card

Parcel: 12-20-30-509-0000-0170

Property Address: 238 JONES AVE SANFORD, FL 32773

| Parcel Information | | Value Summary | | | |
|---|---|-------------------------------------|---------------------|-----------------------|--|
| Parcel | 12-20-30-509-0000-0170 | | 2021 Working Values | 2020 Certified Values | |
| Owner(s) | MCNAIR, JEFFREY D | | | | |
| Property Address | 238 JONES AVE SANFORD, FL 32773 | Valuation Method | Cost/Market | Cost/Market | |
| Mailing | 238 JONES AVE SANFORD, FL 32773-6060 | Number of Buildings | 1 | 1 | |
| Subdivision Name | SOUTH SANFORD HEIGHTS ADD | Depreciated Bldg Value | \$85,982 | \$84,533 | |
| Tax District | 01-COUNTY-TX DIST 1 | Depreciated EXFT Value | \$600 | \$600 | |
| DOR Use Code | 01-SINGLE FAMILY | Land Value (Market) | \$22,000 | \$17,600 | |
| Exemptions | 00-HOMESTEAD(2019) | Land Value Ag | | | |
| Agricultural Classification | No - Additional Information | <u>Just/Market Value **</u> | \$108,582 | \$102,733 | |
| <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">+</div>  <div style="border: 1px solid black; padding: 2px; margin-left: 5px;">-</div> </div> | | Portability Adj | | | |
| | | Save Our Homes Adj | \$4,411 | \$0 | |
| | | Amendment 1 Adj | \$0 | \$0 | |
| | | P&G Adj | \$0 | \$0 | |
| | | Assessed Value | \$104,171 | \$102,733 | |
| | | 2020 Tax Amount without Exemptions: | | \$1,429.37 | |
| | | <u>2020 Tax Bill Amount</u> | | \$882.05 | |
| | | 2020 Tax Savings with Exemptions: | | \$547.32 | |
| * Does NOT INCLUDE Non Ad Valorem Assessments | | | | | |

Legal Description

LOT 17 + E 30 FT OF LOT 16
SOUTH SANFORD HEIGHTS ADD
PB 2 PG 119

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$104,171 | \$50,000 | \$54,171 |
| SJWM(Saint Johns Water Management) | \$104,171 | \$50,000 | \$54,171 |
| FIRE | \$104,171 | \$50,000 | \$54,171 |
| COUNTY GENERAL FUND | \$104,171 | \$50,000 | \$54,171 |
| Schools | \$104,171 | \$25,000 | \$79,171 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|-----------|--------------|-------------|-----------|-----------|----------|
| WARRANTY DEED | 2/1/2018 | <u>09083</u> | <u>0003</u> | \$100,000 | Yes | Improved |
| WARRANTY DEED | 6/1/2008 | <u>07007</u> | <u>1374</u> | \$130,000 | Yes | Improved |
| WARRANTY DEED | 12/1/2007 | <u>06908</u> | <u>1838</u> | \$75,000 | Yes | Improved |
| CORRECTIVE DEED | 5/1/2006 | <u>06224</u> | <u>0640</u> | \$100 | No | Improved |
| TRUSTEE DEED | 1/1/2006 | <u>06224</u> | <u>0942</u> | \$165,000 | Yes | Improved |
| WARRANTY DEED | 8/1/2005 | <u>05886</u> | <u>0367</u> | \$100 | No | Improved |
| SPECIAL WARRANTY DEED | 2/1/2005 | <u>05635</u> | <u>1480</u> | \$70,900 | No | Improved |
| CERTIFICATE OF TITLE | 10/1/2004 | <u>05479</u> | <u>0763</u> | \$100 | No | Improved |
| SPECIAL WARRANTY DEED | 12/1/1999 | <u>03782</u> | <u>1979</u> | \$31,500 | No | Improved |
| SPECIAL WARRANTY DEED | 12/1/1999 | <u>03777</u> | <u>0092</u> | \$31,500 | No | Improved |

Page 1 of 2 (13 items) 1 2

| Land | | | | | | |
|--------|----------|-------|-------|-------------|------------|--|
| Method | Frontage | Depth | Units | Units Price | Land Value | |
| LOT | | | 1 | \$22,000.00 | \$22,000 | |

| Building Information | | | | | | | | | | | | | | | | | | |
|----------------------|---------------|-----------------------------|----------|-----|------|-----------|----------|-----------|----------------|-----------|------------|---|-------------|------|-----------------|--------|---------------------|--------|
| # | Description | Year Built Actual/Effective | Fixtures | Bed | Bath | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | | | | | | |
| 1 | SINGLE FAMILY | 1985 | 6 | 3 | 2.0 | 1,334 | 1,814 | 1,334 | SIDING GRADE 3 | \$95,982 | \$102,665 | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>GARAGE FINISHED</td> <td>288.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>192.00</td> </tr> </tbody> </table> | Description | Area | GARAGE FINISHED | 288.00 | OPEN PORCH FINISHED | 192.00 |
| Description | Area | | | | | | | | | | | | | | | | | |
| GARAGE FINISHED | 288.00 | | | | | | | | | | | | | | | | | |
| OPEN PORCH FINISHED | 192.00 | | | | | | | | | | | | | | | | | |

| Permits | | | | | |
|----------|---|--------|---------|---------|-------------|
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 07822 | 238 JONES AVE: RES ALTERATIONS, NO CHANGE IN UNITS- [SOUTH SANFORD HEIGHTS ADD] | County | \$1,000 | | 5/30/2019 |
| 01434 | REROOF | County | \$6,700 | | 2/23/2009 |

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 |
| SCREEN PATIO 1 | 12/1/1970 | 1 | \$600 | \$1,500 |

| Zoning | | | |
|--------|--------------------|-----------------|--------------------------|
| Zoning | Zoning Description | Future Land Use | FutureLandUseDescription |
| | | LDR | Low Density Residential |

September 24, 2021

JEFFREY D. MCNAIR
238 JONES AVE.
SANFORD, FL 32773

CASE NO – 21-58-CEB
PARCEL I.D. NO – 12-20-30-509-0000-0170

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 **December 2, 2021** 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 any useless waste materials or any items which are no longer fit to be used including but not limited to yard trash, paper, cardboard, metal, lumber, household furnishings, appliances, etc.

Please call **Code Enforcement Officer Vincent Bavaro at 407-665-1470** 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 Vincent Bavaro

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

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

CASE NO. 21-58-CEB

Petitioner,
vs.

JEFFREY D. MCNAIR
PARCEL I.D. NO. – 12-20-30-509-0000-0170

Respondent.
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on September 23, 2021 and the Board having heard sworn testimony and received evidence from Vincent Bavaro, 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. # 12-20-30-509-0000-0170 located at 238 JONES AVE., SANFORD, FL 32773, located in Seminole County and legally described as follows:

LOT 17 + E 30 FT OF LOT 16 SOUTH SANFORD HEIGHTS ADD
PB 2 PG 119

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 (a).

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 **December 2, 2021**. 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 **December 2, 2021**, or is repeated after compliance.

The Respondent is further ordered to contact Code Enforcement Officer Vincent Bavaro at (407) 665-1470 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 23rd day of September, 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 23rd day of September, 2021, by Dennis Warren, who is personally known to me.



Patricia A. Hughes

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

I HEREBY CERTIFY that on this 24th day of September, 2021, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: JEFFREY D. MCNAIR, 238 JONES AVE., SANFORD, FL, 32773.

Patricia A. Hughes

Clerk to the Code Enforcement Board

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 21-58-CEB

Petitioner,

vs.

JEFFERY D MCNAIR
PARCEL ID #: 12-20-30-509-0000-0170
Respondent.

AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **September 23, 2021**, the Code Enforcement 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 **December 2, 2021**.
3. That a re-inspection was performed on **December 08, 2021**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that the **Rubbish remains on property**.

FURTHER AFFIANT SAYETH NOT.


DATED this 14 day of December, 2021



Vincent Bavaro, 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 14 day of December, 2021, by Vincent Bavaro who is personally known to me or has produced _____ as identification



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. **21-58-CEB-**

Petitioner,
vs.

OWNER: Jeffrey D. McNair
PARCEL ID #: 12-20-30-509-0000-0170

Respondent.
_____ /

AFFIDAVIT OF COMPLIANCE

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

1. That on **September 23, 2021** the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, the Respondent was to have taken corrective action on or before **December 02, 2021**.
3. That an inspection was made on **January 27, 2023** which revealed that the corrective action ordered by the Board has been taken and that the (**corrective action taken**).

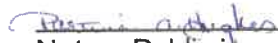
FURTHER AFFIANT SAYETH NOT.

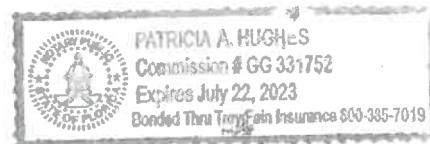
DATED this 31 day of January, 2023


Shannon Henson, Code Enforcement Specialist

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of January, 2023, by Shannon Henson who is personally known to me or has produced _____ as identification


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,

Petitioner,

vs.

JEFFREY D. MCNAIR
PARCEL I.D. NO – 12-20-30-509-0000-0170

Respondent.
_____ /

CASE NO. 21-58-CEB

CERTIFIED COPY
CLERK OF THE CODE
ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: Rossina A. Hughes
DATE: April 29, 2022

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on April 28, 2022, and the Board having heard sworn testimony and received evidence from Vincent Bavaro, Code Enforcement Officer, on behalf of the Petitioner and the 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 Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described as Tax Parcel I.D. # 12-20-30-509-0000-0170, located at 238 JONES AVE., SANFORD, FL 32773, located in Seminole County and legally described as follows:

LOT 17 + E 30 FT OF LOT 16 SOUTH SANFORD HEIGHTS ADD
PB 2 PG 119

- 3) By prior Order of this Board dated September 23, 2021, the Board found the Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (a).
- 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 December 2, 2021.
- 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 December 8, 2021.

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2022053966 Bk:10232 Pg:1363-1364(2Pgs)
REC: 05/04/2022 3:53:59 PM by jeckenroth
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 (a).

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 **\$7,350.00** for 147 days of non-compliance, from December 3, 2021 through and including April 27, 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 **April 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 April 2022, in Seminole County, Florida.

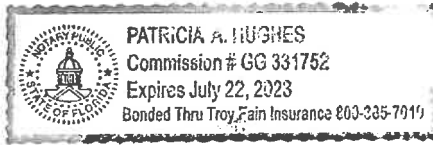
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA




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 April 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 2nd day of May 2022, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents: JEFFREY D. MCNAIR, 238 JONES AVE., SANFORD, FL, 32773.



Clerk to the Code Enforcement Board

