

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, June 26, 2025

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Board

I. CALL TO ORDER AND ROLL CALL**II. HEARINGS****IV. REPEAT CASES****24-71-CEB****TRINITY & JOSHUA BAILEY****181 LANGFORD DRIVE, CHULUOTA, FL 32766****(Commission District 1)****Tax Parcel ID # 21-21-32-5CF-0J00-0120****Code Enforcement Officer: Cara Hill****Notice of Hearing: Certified Mail**

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (a):

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.

This case was originally heard by the Code Enforcement Board on January 23, 2024 and an Order was issued finding the property in compliance. The Order stated there would be a \$100.00 per day fine if the violation was repeated after February 28, 2019.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on March 26, 2025.

RECOMMENDATION:

V. NEW CASES**25-38-CEB****LILA D LITTER****1302 PRESSVIEW AVENUE, ALTAMONTE SPRINGS, FL 32701****(Commission District 3)****Tax Parcel ID # 11-21-29-503-0H00-0200****Code Enforcement Officer: Shanita Hemingway****Notice of Hearing: Posted**

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (a):

*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.***25-41-CEB****SATPAL SINGH****PUSHPINDER SINGH****120 KAY LANE, ALTAMONTE SPRINGS, FL 32701****(Commission District 3)****Tax Parcel ID # 23-21-29-501-0000-0140****Code Enforcement Officer: Shanita Hemingway****Notice of Hearing: Posted**

Violation:

Seminole County Land Development Code, Chapter 30, Part 14, Section 30.14.19 (i): *All fences shall be maintained in their original upright condition.***25-42-CEB****RAND A RHODES****260 RIDGEWOOD STREET, ALTAMONTE SPRINGS, FL 32701****(Commission District 3)****Tax Parcel ID # 11-21-29-506-0D00-0200****Code Enforcement Officer: Shanita Hemingway****Notice of Hearing: Posted**

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (b):

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.

VII. LIEN REQUESTS**25-02-CEB****FARZAD M RAD****117 WAVERLY DRIVE, FERN PARK, FL 32730****(Commission DISTRICT 4)****Tax Parcel ID # 20-21-30-509-0000-0230****Code Enforcement Officer: Shanita Hemingway****Notice of Hearing: Certified Mail**

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (e):

*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 (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 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.***This case was originally heard by the Code Enforcement Board on February 27, 2025, and an Order was issued giving the Respondents a compliance date of March 14, 2025.****An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on March 26, 2025.****The Administrative cost to process this case for the Clerk total \$138.82.****The Administrative cost to process this case for the Code Enforcement Officer total \$****The Administrative cost to process this case for both the Clerk and Code Enforcement Officer totals \$****RECOMMENDATION:** Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of **\$1,200.00** for **12 days of non-compliance** from **March 14, 2025**, through and including **March 25, 2025**, at **\$100.00 per day**, and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated after **June 26, 2025**.

25-08-CEB
VICTORIA GOMEZ
3407 HOLLIDAY AVENUE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-518-0000-0390
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (a):

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.

This case was originally heard by the Code Enforcement Board on February 27, 2025, and an Order was issued giving the Respondents a compliance date of March 14, 2025.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on March 26, 2025.

The Administrative cost to process this case for the Clerk total \$158.32.

The Administrative cost to process this case for the Code Enforcement Officer total \$262.64.

The Administrative cost to process this case for both the Clerk and Code Enforcement Officer totals \$420.96.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of **\$1,200.00** for **12 days of non-compliance** from **March 14, 2025**, through and including **March 25, 2025**, at **\$100.00 per day**, and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated after **June 26, 2025**.

25-10-CEB
VICTORIA GOMEZ
3407 HOLLIDAY AVENUE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-518-0000-0390
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (b):

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 case was originally heard by the Code Enforcement Board on February 27, 2025, and an Order was issued giving the Respondents a compliance date of March 14, 2025.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on March 26, 2025.

The Administrative cost to process this case for the Clerk total \$158.32.

The Administrative cost to process this case for the Code Enforcement Officer total \$262.64.

The Administrative cost to process this case for both the Clerk and Code Enforcement Officer totals \$420.96.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of **\$600.00** for **12 days of non-compliance** from **March 14, 2025**, through and including **March 25, 2025** 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 after **June 26, 2025**.

25-11-CEB
VICTORIA GOMEZ
3407 HOLLIDAY AVENUE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-518-0000-0390
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (e):

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 (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 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.

This case was originally heard by the Code Enforcement Board on February 27, 2025, and an Order was issued giving the Respondents a compliance date of March 14, 2025.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on March 26, 2025.

The Administrative cost to process this case for the Clerk total \$158.32.

The Administrative cost to process this case for the Code Enforcement Officer total \$262.64.

The Administrative cost to process this case for both the Clerk and Code Enforcement Officer totals \$420.96.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of **\$1,200.00** for **12 days of non-compliance** from **March 14, 2025**, through and including **March 25, 2025** at **\$100.00 per day**, and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated after **June 26, 2025**.

25-29-CEB**JERRY W CORDETT****200 CROOKED OAK COURT, LONGWOOD, FL 32779****(Commission District 3)****Tax Parcel ID # 32-20-29-502-0F00-0020****Code Enforcement Officer: Shanita Hemingway****Notice of Hearing: Posting**

Violation:

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

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 (g) - unsecured swimming pool. Private swimming pools, hot tubs and spas capable of holding water more than 24 inches (610 mm) in depth that are not completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool and where the gates and doors in such barriers are not self-closing and self-latching and where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, and where the release mechanism is not located on the pool side of the gate. Exception: Spas or hot tubs with a safety cover that complies with American Society for Testing Materials (ASTM) 1346, as may be amended or replaced.

This case was originally heard by the Code Enforcement Board on April 24, 2025, and an Order was issued giving the Respondents a compliance date of May 1, 2025.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 5, 2025.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of \$____ for __ days of non-compliance from (Day after compliance date), through and including (Lien Hearing Date), at \$__ per day, and the fine shall continue to accrue at \$__ per day for each day the violation continues or is repeated after (Lien Hearing Date).

25-30-CEB
VULKAN DOMI
DOMI MARIE HALLO
936 RED FOX ROAD, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 11-21-29-518-0000-0460
Code Enforcement Officer: Shanita Hemingway
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (a):

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.

This case was originally heard by the Code Enforcement Board on April 24, 2025, and an Order was issued giving the Respondents a compliance date of May 12, 2025.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 13, 2025.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of **\$4,500.00** for **45 days of non-compliance** from **May 12, 2025**, through and including **June 25, 2025** at **\$100.00 per day**, and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated after **June 26, 2025**.

25-31-CEB
VULKAN DOMI
DOMI MARIE HALLO
936 RED FOX ROAD, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 11-21-29-518-0000-0460
Code Enforcement Officer: Shanita Hemingway
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (f):

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 (f) - stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected.

This case was originally heard by the Code Enforcement Board on April 24, 2025, and an Order was issued giving the Respondents a compliance date of May 12, 2025.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 13, 2025.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of **\$11,250.00** for **45 days of non-compliance** from **May 12, 2025**, through and including **June 25, 2025** at **\$250.00 per day**, and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated after **June 26, 2025**.

IX. CASES NOT HEARD

25-39-CEB **COMPLIED PRIOR**
GABRIEL VERA ACEVEDO
MILTON CARRERO QUINONES
1865 NORTH STREET, LONGWOOD, FL 32750
(Commission District 3)
Tax Parcel ID # 01-21-29-5CK-570B-0160
Code Enforcement Officer: Shanita Hemingway

Violation:

Seminole County Land Development Code, Chapter 30, Part 5, Section 30.5.2:
Unpermitted uses in R-1AA zoning district.

25-40-CEB **CONTINUED UNTIL FURTHER NOTICE**
SHERRINE RICHMOND
VAUGHN RICHMOND
1890 NORTH STREET, LONGWOOD, FL 32750
(Commission District 3)
Tax Parcel ID # 01-21-29-5CK-310F-0060
Code Enforcement Officer: Shanita Hemingway

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (g):
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 (g) - unsecured swimming pool.

25-43-CEB **CONTINUED**
TORRENCE IRVIN,
GEORGIA M MOSES, HEIR
JOHNNY C MILLER, HEIR
LOU MILLER
JOHNNIE M MILLER, EST
GEORGIA M MOSES, EST
JOHNNY C MILLER, EST
GREENWAY & MIDWAY AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-507-0000-1060
Code Enforcement Officer: Shannon Henson

Violation:

Seminole County Land Development Code, Chapter 30, Part 5, Section 30.5.2:
Uses permitted in a R-1 zone.

XI. APPROVAL OF THE MINUTES: APRIL 24, 2025**XII. CONFIRMATION DATE OF NEXT MEETING: JULY 24, 2025****XIII. ADJOURN**

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7940.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT THE CODE ENFORCEMENT CLERK AT (407) 665-7403.