

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, August 22, 2024

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Board

I. CALL TO ORDER AND ROLL CALL**II. PLEDGE OF ALLEGIANCE****III. SWEARING IN OF WITNESSES****IV. APPROVAL OF REVISED AGENDA****V. HEARINGS****VI. NEW CASES**

1. **24-74-CEB**
MIGUEL, MARIA, & MIGUEL A LEON
1208 HELEN STREET, AOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 17-21-29-512-0000-0540
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

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

A vehicle that is dismantled, wrecked, junked, nonoperating, or any combination of such conditions.

2. **24-76-CEB**
AGNES MUI CHIA
110 MIDWAY DRIVE, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 03-21-29-505-0X00-0260
Code Enforcement Officer: Cameron Adair
Inspector: Cameron Adair
Notice of Hearing: Posted

Violation:

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

Uncultivated vegetation including weeds, 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 or eight (8) inches in height.

3. **24-77-CEB**
CLEMMIE T LOCKETT
79 SPRING STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-504-0000-0110
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 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 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.

4. **24-78-CEB**
CLEMMIE T LOCKETT
79 SPRING STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-504-0000-0110
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (b) Uncultivated Vegetation:
Uncultivated Vegetation Including Weeds, 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 Or Eight (8) Inches In Height.

5. **24-87-CEB**
JOHN & JACQUELINE MCFARLAND
300 MARJORIE BOULEVARD, LONGWOOD, FL 32750
(Commission District 4)
Tax Parcel ID # 20-20-30-501-0M00-0340
Code Enforcement Officer: Joann Tamulonis
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (e) Abandoned or Junked vehicle:
A vehicle that is dismantled, wrecked, junked, nonoperating, or any combination of such conditions.

- 6. **24-88-CEB**
JOHN F MONTOYA
511 E 3RD STREET, CHULUOTA, FL 32766
(Commission District 1)
Tax Parcel ID # 21-21-32-5CF-1900-0100
Code Enforcement Officer: Cara Hill
Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 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 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.*

VII. LIEN REQUESTS

7. **24-47-CEB
SIMON PEW
114 PLYMOUTH AVENUE, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-505-0A00-0040
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted**

Violation:

Seminole County Code Chapter 95, Section 95.4 as defined in Section 95.3 (a) Rubbish: *It shall be unlawful for any person to accumulate, dump, or cause or allow to be accumulated or dumped 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: 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 motor vehicle 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 June 27, 2024, and an Order was issued giving the Respondents a compliance date of July 11, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on July 11, 2024.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on August 7, 2024.

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 **\$2,700.00** for **27 days of non-compliance** from **July 12, 2024**, through and including **August 7, 2024**, 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 **August 22, 2024**.

8. **24-55-CEB**
MARY L WILCOX - HEIR
9636 MCNORTON ROAD, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 22-21-29-300-0470-0000
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95, Section 95.4 as defined in Section 95.3 (a) Rubbish: *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 motor vehicle 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 June 27, 2024, and an Order was issued giving the Respondents a compliance date of July 11, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on July 11, 2024.

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 **\$4,200.00** for **42 days of non-compliance** from **July 12, 2024**, through and including **August 22, 2024** 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 **August 22, 2024**.

VIII. CASES NOT HEARD BY THE BOARD

9. **19-112-CEB CLOSED**
MIGUEL LEON, HEIR & MARIA I. LEON, MIGUEL A. LEON
1208 HELEN STREET, APOPKA FL 32703
(Commission District 3)
Tax Parcel ID # 17-21-29-512-0000-0540
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

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

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 July 25, 2019, and an Order was issued giving the Respondent a compliance date of August 9, 2019.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 13, 2019.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on October 23, 2019.

On October 24, 2019, an Order was issued reducing the fine to administration costs of \$389.64 to be paid by November 23, 2019 or the fine will revert back to the lien amount of \$3,700.00.

An Affidavit of Repeat Violation filed on April 19, 2024, after re-inspection found the violation had been repeated.

On July 25, 2024, an Order was issued continuing hearing on this matter until August 22, 2024.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order In Compliance issued on **October 24, 2019**, the Code Enforcement Board issue and Order imposing a fine in the amount of **\$10,000.00** for the **reversion of the original recorded lien** along with **126 days of repeat violation** from **April 19, 2024**, through and including **August 22, 2024**, and the fine shall continue to accrue at **\$50.00 per day** for each day the violation continues or is repeated after **August 22, 2024**.

- 10. **24-61-CEB NEW OWNER**
THE HOME FUND INC
950 LEONARD STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-509-0000-0260
Code Enforcement Officer: Cameron Adair
Notice of Hearing: xxxx

Violation:

Seminole County Code Chapter 95, Section 95.4 as defined in Section 95.3 (c) The remains or rubble of a structure:

The Remains Or Rubble Of A Structure, Which Has Been Burned, Stricken By Other Casualty, Demolished, Or Exists In A State Of Excessive Disrepair Or Decay Similar To And Including, But Not Limited To, Extreme Exterior Dilapidation, Broken, Missing, Rotting, Or Collapsed Windows, Doors, Walls, Or Roof.

This case was originally heard by the Code Enforcement Board on June 27, 2024, and an Order was issued giving the Respondents a compliance date of July 11, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on XX.

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 \$4,300.00 for 43 days of non-compliance from July 11, 2024, through and including August 22, 2024, 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 August 22, 2024.

11. **24-62-CEB** **NEW OWNER**
THE HOME FUND INC
950 LEONARD STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-509-0000-0260
Code Enforcement Officer: Cameron Adair
Notice of Hearing: xxxx

Violation:

Seminole County Code Chapter 95, Section 95.4 as defined in Section 95.3 (a) Rubbish: *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 Motor Vehicle 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 June 27, 2024, and an Order was issued giving the Respondents a compliance date of July 11, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on July 11, 2024.

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 \$4,300.00 for 43 days of non-compliance from July 11, 2024 through and including August 22, 2024 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 August 22, 2024.

12. **24-71-CEB** **CONTINUED**
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: xxxx

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 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 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.*

13. **24-72-CEB** **CONTINUED**
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: xxxx

Violation:

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

Uncultivated Vegetation Including Weeds, 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 Or Eight (8) Inches In Height

14. **24-73-CEB** **CLOSED**
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: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e):
All fences shall be maintained in their original upright condition.

15. **24-75-CEB** **COMPLIED PRIOR**
CLARICIENNE PROSPER
3191 W WINDCHIME CIRCLE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-524-0000-1540
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Certified Mail

Violation:

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

A vehicle that is dismantled, wrecked, junked, nonoperating, or any combination of such conditions.

16. **24-79-CEB** **CONTINUED**
PHYLLIS L SCOTT
4710 DOUGLAS STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1820
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 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 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.*

17. **24-80-CEB** **CONTINUED**
PHYLLIS L SCOTT
4710 DOUGLAS STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1820
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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

Uncultivated Vegetation Including Weeds, 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 Or Eight (8) Inches In Height.

18. **24-81-CEB** **CONTINUED**
PHYLLIS L SCOTT
4710 DOUGLAS ST, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1820
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (e) Abandoned or Junked vehicle: A VEHICLE THAT IS DISMANTLED, WRECKED, JUNKED, NONOPERATING, OR ANY COMBINATION OF SUCH CONDITIONS.

19. **24-82-CEB** **CLOSED**
PHYLLIS L SCOTT
4710 DOUGLAS ST, SANFORD, FL 32771
(Commission 5)
Tax Parcel ID # 20-19-30-501-0000-1820
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e) All fences shall be maintained in their original upright condition.

20. **24-83-CEB** **CONTINUED**
PHYLLIS L SCOTT
***UNASSIGNED, SANFORD FL 32771**
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1810
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (e) Abandoned or Junked vehicle: A VEHICLE THAT IS DISMANTLED, WRECKED, JUNKED, NONOPERATING, OR ANY COMBINATION OF SUCH CONDITIONS.

21. **24-84-CEB** **CONTINUED**
PHYLLIS L SCOTT
***UNASSIGNED, SANFORD, FL 32771**
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1810
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 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 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.*

- 22. **24-85-CEB** **CONTINUED**
PHYLLIS L SCOTT
***UNASSIGNED, SANFORD FL 32771**
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1810
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:
 Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (b) Uncultivated Vegetation:
Uncultivated Vegetation Including Weeds, 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 Or Eight (8) Inches In Height

- 23. **24-86-CEB** **CLOSED**
PHYLLIS L SCOTT
***UNASSIGNED, SANFORD FL 32771**
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-1810
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:
 Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e) All fences shall be maintained in their original upright condition.

IX. OTHER BUSINESS

X. APPROVAL OF THE MINUTES: JULY 25, 2024

XI. CONFIRMATION DATE OF NEXT MEETING: SEPTEMBER 26, 2024

XII. NEW BUSINESS

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.