

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final-revised

Thursday, December 5, 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. **24-79-CEB**
PHYLLIS L SCOTT
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: 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.

2. **24-80-CEB**
PHYLLIS L SCOTT
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: 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. **24-81-CEB**
PHYLLIS L SCOTT
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: 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.

4. **24-83-CEB**
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: 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.

5. **24-84-CEB**
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: 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.

6. **24-85-CEB**
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: 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.

7. **24-89-CEB**
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: 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.

8. **24-90-CEB**
PHYLLIS L SCOTT
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: 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.

VII. CONTINUED CASES

9. **24-74-CEB**
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: 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.

On August 22, 2024 the Board issued an Order giving the Respondent's a compliance date of October 21, 2024.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on October 31, 2024.

The Administrative costs to process this case for the Clerk total \$183.73.

The Administrative costs to process this case for the Code Enforcement Officer total \$300.40.

The Administrative costs to process this case for both the Clerk and Code Enforcement Officer total \$484.13.

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 **\$1,000.00** for **10 days of non-compliance** from **October 21, 2024**, through and including **October 30, 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 **December 5, 2024**.

VIII. LIEN REQUESTS

10. **24-48-CEB**
PROPERTY SCHOLARS INVESTMENT GROUP LLC
S.B.C. STARTUPS, RESOURCING, & ENTERPRISES LLC (Registered Agent)
138 ANCHOR ROAD, CASSELBERRY, FL 32707
(Commission District 4)
Tax Parcel ID # 18-21-30-501-0300-0110
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

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

This case was originally heard by the Code Enforcement Board on July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 8, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 8, 2024.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on September 25, 2024.

The Administrative costs to process this case for the Clerk total \$261.35.

The Administrative costs to process this case for the Code Enforcement Officer total \$308.60.

The Administrative costs to process this case for both the Clerk and Code Enforcement Officer total \$569.95.

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 **\$2,400.00** for **48 days of non-compliance** from **August 9, 2024** through and including **September 24, 2024**, 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 **December 5, 2024**.

- 11. **24-49-CEB**
PROPERTY SCHOLARS INVESTMENT GROUP LLC
S.B.C. STARTUPS, RESOURCING, & ENTERPRISES LLC (Registered Agent)
138 ANCHOR ROAD, CASSELBERRY, FL 32707
(Commission District 4)
Tax Parcel ID # 18-21-30-501-0300-0110
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 July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 8, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 8, 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 **\$11,900.00** for **119 days of non-compliance** from **August 9, 2024** through and including **December 5, 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 **December 5, 2024**.

12. **24-63-CEB**
PROPERTY SCHOLARS INVESTMENT GROUP LLC
S.B.C. STARTUPS, RESOURCING, & ENTERPRISES LLC (Registered Agent)
138 ANCHOR ROAD, CASSELBERRY, FL 32707
(Commission District 4)
Tax Parcel ID # 18-21-30-501-0300-0110
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

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 July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 8, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 8, 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 **\$11,900.00** for **119 days of non-compliance** from **August 8, 2024**, through and including **December 5, 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 **December 5, 2024**.

13. **24-64-CEB**
DELROY CLAYTON & LATOYA MYERS-CLAYTON
SAND LAKE ROAD, LONGWOOD, FL 32779
(Commission 3)
Tax Parcel ID # 08-21-29-525-0000-0030
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Certified Mail

Violation:

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

This case was originally heard by the Code Enforcement Board on July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 8, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 8, 2024.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on August 15, 2024.

The Administrative costs to process this case for the Clerk total \$270.72.

The Administrative costs to process this case for the Code Enforcement Officer total \$316.81.

The Administrative costs to process this case for both the Clerk and Code Enforcement Officer total \$587.53.

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 **\$350.00** for **7 days of non-compliance** from **August 8, 2024**, through and including **August 14, 2024, 2024** 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 **December 5, 2024**.

14. **24-66-CEB**
EDWARD SERAPIN & FRANQUELYNE LOW
207 GRACE BOULEVARD, ALTAMONTE SPRINGS, FL 32714
(Commission 3)
Tax Parcel ID # 15-21-29-505-0000-0160
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

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

This case was originally heard by the Code Enforcement Board on July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 8, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 8, 2024.

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

The Administrative costs to process this case for the Clerk total \$241.47.

The Administrative costs to process this case for the Code Enforcement Officer total \$308.60.

The Administrative costs to process this case for both the Clerk and Code Enforcement Officer total \$550.07.

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 **\$1,700.00** for **120 days of non-compliance** from **August 9, 2024**, through and including **September 11, 2024** 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 **December 5, 2024**.

15. **24-67-CEB**
EDWARD SERAPIN & FRANQUELYNE LOW
207 GRACE BOULEVARD, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 15-21-29-505-0000-0160
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95, Section 95.4 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 July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 8, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 8, 2024.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on September 13, 2024.

The Administrative costs to process this case for the Clerk total \$299.59.

The Administrative costs to process this case for the Code Enforcement Officer total \$308.60.

The Administrative costs to process this case for both the Clerk and Code Enforcement Officer total \$608.19.

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 **\$8,750.00** for **35 days of non-compliance** from **August 8, 2024** through and including **September 10, 2024**, 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 **December 5, 2024**.

16. **24-68-CEB**
CARMEN COLON & DAIMEE COLON
WELLS FARGO BANK (Lis Pendens)
706 OAKLANDO DRIVE, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 21-21-29-501-0000-0160
Code Enforcement Officer: Cameron Adair
Notice of Hearing: Certified Mail

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 July 25, 2024, and an Order was issued giving the Respondents a compliance date of August 25, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 26, 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 **\$5,100.00** for **102 days of non-compliance** from **August 26, 2024**, through and including **December 5, 2024**, 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 **December 5, 2024**.

- 17. **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
Notice of Hearing: Certified Mail

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.

This case was originally heard by the Code Enforcement Board on August 22, 2024, and an Order was issued giving the Respondents a compliance date of September 9, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 12, 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 **\$8,700.00** for **87 days of non-compliance** from **September 10, 2024** through and including **December 5, 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 **December 5, 2024**.

18. **24-77-CEB**
CLEMMIE T LOCKETT, LIFE ESTATE
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.*

This case was originally heard by the Code Enforcement Board on August 22, 2024, and an Order was issued giving the Respondents a compliance date of September 9, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 10, 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 **\$8,700.00** for **87 days of non-compliance** from **September 10, 2024**, through and including **December 5, 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 **December 5, 2024**.

19. **24-78-CEB**
CLEMMIE T LOCKETT, LIFE ESTATE
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.

This case was originally heard by the Code Enforcement Board on August 22, 2024, and an Order was issued giving the Respondents a compliance date of September 9, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 10, 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 **\$4,350.00** for **87 days of non-compliance** from **September 10, 2024**, through and including **December 5, 2024**, 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 **December 5, 2024**.

IX. CASES NOT HEARD BY THE BOARD

X. OTHER BUSINESS: APPROVE NEW MEETING DATES FOR 2025

XI. APPROVAL OF THE MINUTES

XII. CONFIRMATION DATE OF NEXT MEETING: JANUARY 23, 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.