

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Thursday, December 7, 2023**

**1:30 PM**

**BCC Chambers**

**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. REPEAT CASES**

1. **22-29-CEB**  
**AYMEN AL-HAJ**  
**5080 MARKHAM ROAD, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 36-19-29-502-0G00-0000**  
**Code Enforcement Officer: Joann Tamulonis**  
**Notice of Hearing: Certified Mail**

Violation:

1. 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 July 8, 2022, and an Order was issued giving the Respondent a compliance date of August 18, 2022.**

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

**An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on July 27, 2023.**

**An Affidavit of Compliance on a Repeat Violation was filed by the Code Enforcement Officer after reinspection confirming the property was in compliance on August 10, 2023.**

**RECOMMENDATION:** Based on the on the Findings of Fact, Conclusions of Law and Order issued on July 8, 2022, the Code Enforcement Board issue an Order imposing a fine in the amount **\$1,400.00** for fourteen (14) days of repeat violation, at \$100.00 per day, from July 27, 2023, through and including August 9, 2023.

2. **22-31-CEB**  
**UNIQUE PAINTING INV LLC**  
**BALGRIM RAMGOBIN (Registered Agent)**  
**2903 OAK LANE, FERN PARK, FL 32730**  
**(Commission District 4)**  
**Tax Parcel ID # 17-21-30-508-0A00-0060**  
**Code Enforcement Officer: Cameron Adair**  
**Notice of Hearing: Posted**

Violation:

1. 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 August 24, 2022 and an Order was issued finding the property in compliance. The Order stated there would be a \$250.00 per day fine if the violation was repeated after August 24, 2022.**

**An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on July 13, 2023.**

**An Affidavit of Compliance on a Repeat Violation was filed by the Code Enforcement Officer after re-inspection on August 7, 2023.**

**RECOMMENDATION:** Based on the Findings of Fact, Conclusions of Law and Order In Compliance issued on August 24, 2022, the Code Enforcement Board issue and Order imposing a fine in the amount of **\$6,250.00** for 25 days of repeat violation from July 13, 2023, through and including August 6, 2023 and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated after **December 7, 2023**.

**VII. NEW CASES**

3. **23-23-CEB**  
**DOUGLAS GAWRON**  
**BANK OF NEW YORK MELLON (Lis Pendens)**  
**1509 SUGARWOOD CIRCLE, WINTER PARK, FL 32792**  
**(Commission District 1)**  
**Tax Parcel ID # 25-21-30-507-0000-0330**  
**Code Enforcement Officer: Tamara Judges**  
**Notice of Hearing: Posted**

## Violation:

1. 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.*

4. **23-24-CEB**  
**DOUGLAS GAWRON**  
**BANK OF NEW YORK MELLON (Lis Pendens)**  
**1509 SUGARWOOD CIRCLE, WINTER PARK, FL 32792**  
**(Commission District 1)**  
**Tax Parcel ID # 25-21-30-507-0000-0330**  
**Code Enforcement Officer: Tamara Judges**  
**Notice of Hearing: Posted**

## Violation:

1. 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.*

5.

**23-25-CEB****DOUGLAS GAWRON****BANK OF NEW YORK MELLON (Lis Pendens)****1509 SUGARWOOD CIRCLE, WINTER PARK, FL 32792****(Commission District 1)****Tax Parcel ID # 25-21-30-507-0000-0330****Code Enforcement Officer: Tamara Judges****Notice of Hearing: Posted**

Violation:

1. 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.*

6.

**23-32-CEB****MARY T. DEACY****1562 LAWDALE CIRCLE, WINTER PARK, FL 32792****(Commission District 1)****Tax Parcel ID # 26-21-30-5GQ-0000-0640****Code Enforcement Officer: Tamara Judges****Notice of Hearing: Posted**

Violation:

1. 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.*

7.

**23-33-CEB****MARY T. DEACY****1562 LAWDALE CIRCLE, WINTER PARK, FL 32792****(Commission District 1)****Tax Parcel ID # 26-21-30-5GQ-0000-0640****Code Enforcement Officer: Tamara Judges****Notice of Hearing: Posted**

Violation:

1. 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.*

8.

**23-34-CEB****MARY T. DEACY****1562 LAWDALE CIRCLE, WINTER PARK, FL 32792****(Commission District 1)****Tax Parcel ID # 26-21-30-5GQ-0000-0640****Code Enforcement Officer: Tamara Judges****Notice of Hearing: Posted**

Violation:

1. 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.*

9.

**23-43-CEB****SHANNON & DIANA MACHT****3046 HOLLIDAY AVENUE, APOPKA, FL 32703****(Commission District 3)****Tax Parcel ID # 17-21-29-5BG-0000-018A****Code Enforcement Officer: Vincent Bavaro****Notice of Hearing: Posted**

Violation:

1. 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.*

At the request of the Planning Manager on September 28, 2023, the Code Enforcement Board issued an Order continuing this case to the December 7, 2023 hearing.



**VIII. LIEN REQUESTS**

10.

**23-26-CEB****SCOTT E. BENNETT****1493 DEVANY COURT, GENEVA, FL 32732****(Commission District 2)****Tax Parcel ID # 10-20-32-3AE-003B-0000****Code Enforcement Officer: Cara Hill****Notice of Hearing: Posted**

Violation:

1. 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 July 27, 2023, and an Order was issued giving the Respondents a compliance date of September 30, 2023.**

**An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on October 2, 2023.**

**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 **\$3,400.00** for 68 days of non-compliance from **October 1, 2023**, through and including **December 7, 2023**, 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 7, 2023**.

**IX. APPROVAL OF THE MINUTES: September 27, 2023****X. CONFIRMATION DATE OF NEXT MEETING: January 25, 2024****XI. NEW BUSINESS: Approval of 2024 Hearing Calendar****XII. 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.