

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



July 2, 2018

CATHLEEN CIUBA
3451 DAWN CT
LAKE MARY, FL 32746

CASE NO – 18-23-CESM
PARCEL I.D. NO – 02-20-29-503-0000-0120

The Seminole County Code Enforcement Special Magistrate was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of the Special Magistrate is to conduct hearings concerning codes and ordinances in force within Seminole County and to quickly and fairly reach decisions concerning alleged violations of these codes and ordinances.

Seminole County has requested that you be called before the Special Magistrate to determine whether you are in violation of its codes and ordinances 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. If you do not appear, the Special Magistrate may proceed without you. Should the Special Magistrate determine that a violation exists, he 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 Special Magistrate's order. **If the violation is corrected and then recurs or if the violation is not corrected by the time specified by the Inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.**

If you have any questions regarding your violation, please call **Inspector Bob Pike at 407-665-7338**. If you have any questions regarding this hearing, please give me a call at the number listed below.

CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes

Patricia A. Hughes
Clerk to the Code Enforcement Office

Enclosures: Statement of Violation/Request for Hearing
Notice of Hearing

cc: Bob Pike

8/2/18 continuing case to Oct

missed posting deadline

11/8/18

**CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA**

Drop 1/15/19 V# no trespassing
postcard.

CASE NO. 18-23 - CESM V#

1/10/19 Compliance date
@ 50.00

no permits issued 1/14/19

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Chapter 162 and Chapter 53 Seminole County Code, the undersigned Paul Watson 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 Special Magistrate.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: **Seminole County Code
Chapter 40, Appendix A,
Section 105.1**

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **02-20-29-503-0000-0120
(see attached legal description)
3451 DAWN CT
LAKE MARY, FL 32746-0000**

COMMISSION DISTRICT: **5**

NAME AND ADDRESS OF OWNER: **CATHLEEN CIUBA
3451 DAWN CT
LAKE MARY, FL, 32746**

DESCRIPTION OF VIOLATION: **Construction without the required permits.**

DATE VIOLATION FIRST OBSERVED: 9/21/17
DATE 1st NOTICE OF VIOLATION: 9/21/17
DATE VIOLATION TO BE CORRECTED: 10/5/17
DATE OF REINSPECTION: June 29, 2018
INSPECTION RESULTS: Unpermitted construction remains

Based upon the foregoing, the undersigned Paul Watson hereby certifies that the above described violations continue 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 Special Magistrate for public hearing.


DATED THIS 2nd day of July, 2018


Paul Watson, Building Official

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 2nd day of July, 2018, by Paul Watson, who is personally known to me.




Notary Public in and for the County
and State Aforementioned
My Commission expires:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA**

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

CASE NO – 18-23-CESM

Petitioner,

vs.

CATHLEEN CIUBA
PARCEL I.D. NO – 02-20-29-503-0000-0120

RE: 3451 DAWN CT, LAKE MARY, FL 32746

Respondent.

_____ /

NOTICE OF HEARING

CATHLEEN CIUBA
3451 DAWN CT
LAKE MARY, FL 32746

NOTICE is hereby given that the Code Enforcement Special Magistrate 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, August 9, 2018**, 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. Construction without the required permits.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING AND DEVELOPMENT/CODE ENFORCEMENT 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 665-7940.

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 2nd day of July, 2018.

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



NOTICE OF CODE VIOLATION

LOCATION OF VIOLATION:

3451 Down Ct

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF THE SEMINOLE COUNTY CODE CHAPTER FORTY APPENDIX "A", SECTION 105.1, PERMITS REQUIRED.

DESCRIPTION OF VIOLATION:

Interior Alterations w/o a Permit. Per the owner walls are now bearing, tile ect. Access was not granted.

CORRECTIVE ACTIONS:

obtain the required permits

NOTE: Continuing to work on this project without a permit and inspections may result in additional cost and require removal of materials to expose concealed work for inspection.

THE ABOVE CORRECTIVE ACTIONS MUST BE TAKEN BY:

10-5-17

FAILURE TO CORRECT THE ABOVE VIOLATION WILL RESULT IN THE MATTER BEING SCHEDULED FOR A CODE ENFORCEMENT HEARING FOR RESOLUTION. THE CODE ENFORCEMENT PROCESS CAN RESULT IN FINES UP TO AND INCLUDING \$250.00 BEING LEVIED PER DAY FOR EVERY DAY THE VIOLATION(S) EXISTS.

☐ IF CHECKED, A LICENSE REVOCATION HEARING WILL BE SCHEDULED FOR APPLICABLE CONTRACTOR VIOLATIONS.



For further information contact:

Seminole County Building Division
1101 East First Street, Room 1020
Sanford, FL 32771-1468

PHONE:

407-665-7338

DATE:

9-21-17

CASE NO:

pending
17-219

INSPECTOR:

Tom Hela

DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT



*Treat as
New case*

October 8, 2018

CATHLEEN CIUBA
3451 DAWN CT
LAKE MARY, FL 32746

CASE NO – 18-23-CEB
PARCEL I.D. NO – 02-20-29-503-0000-0120

Dear Property Owner:

Please be advised that your hearing has continued been from October 11, 2018 to **November 8, 2018**. This hearing will be held at 1:30 p.m., in the BCC Chambers, located at 1101 E. 1st Street, Sanford, Florida.

If you have any questions regarding your violation, please call **Paul Watson at 407-665-7338**. If you have any questions regarding this hearing, please call me at the number listed below.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes
Clerk to the Code Enforcement Board

cc: Paul Watson

August 14, 2018

CATHLEEN CIUBA
3451 DAWN CT
LAKE MARY, FL 32746

CASE NO – 18-23-CESM
PARCEL I.D. NO – 02-20-29-503-0000-0120

Dear Property Owner:

Please be advised that the Code Enforcement Special Magistrate entered an Order tabling your hearing from August 9, 2018 to **October 11, 2018**. This hearing will be held at 1:30 p.m., in the BCC Chambers, located at 1101 E. 1st Street, Sanford, Florida.

I am enclosing a certified copy of this Order for your records.

If you have any questions regarding your violation, please call **Bob Pike at 407-665-7338**. If you have any questions regarding this hearing, please call me at the number listed below.

CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes
Clerk to the Code Enforcement Special Magistrate

Enclosure: Order Continuing Hearing

cc: Bob Pike

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



November 13, 2018

CATHLEEN CIUBA
3451 DAWN CT
LAKE MARY, FL 32746

Dear Property Owner:

CASE NO – 18-23-CESM
PARCEL I.D. NO – 02-20-29-503-0000-0120

Please be advised that the Code Enforcement Special Magistrate entered an Order of Violation and Non-Compliance, Findings of Fact, Conclusions of Law and Order in your case giving you until **January 10, 2019** 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.

In order to correct the violation, the following remedial action is required:

Obtain the required permits.

I am enclosing a certified copy of this Order for your records.

Please call **Paul Watson at 407-665-7338** as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes
Clerk to the Special Magistrate

Enclosure: Order of Violation and Non-Compliance, Findings of Fact, Conclusions of Law and Order

cc: Paul Watson

**CODE ENFORCEMENT SPECIAL MAGISTRATE
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY, a Political
Subdivision of the State of Florida,**

CASE NO. 18-23-CESM

Petitioner,

Vs.

**CATHLEEN CIUBA
PARCEL I.D. # 02-20-29-503-0000-0120**

Respondent.
_____ /

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared Vicki Hathaway, Building Inspector, for Seminole County, who, after being duly sworn, deposes and says:

1. That on August 9, 2018, the Special Magistrate held a public hearing and issued their Order in the above styled manner.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before January 10, 2019.
3. That the re-inspection on January 15, 2019, revealed that the corrective action ordered by the Special Magistrate, has not been taken.

FURTHER AFFIANT SAYETH NOT

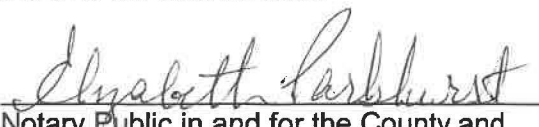
DATED this 16th day of January 2019.



Vicki Hathaway, Building Inspector

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

The foregoing instrument was acknowledged before me this 16th day of January 2019, by Vicki Hathaway, who is personally known to me and who did take an oath.



Notary Public in and for the County and
State aforementioned
My Commission Expires:

