

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Thursday, March 23, 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**

## 2. 19-30-CEB

[2023-50](#)

KENNETH J. LIMA II  
317 OAKHURST ST., ALTAMONTE SPRINGS, FL 32701  
(Commission District 3)  
Tax Parcel ID # 11-21-29-503-0B00-0010  
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.

This case was originally heard by the Code Enforcement Board on February 28, 2019, and an Order was entered finding that a violation had occurred but was in compliance. The Order stated that should the violation be repeated a fine of \$50.00 per day would be imposed.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on February 3, 2020.

An Affidavit of Compliance on a repeat violation was filed by the Code Enforcement Officer after re-inspection on February 24, 2020.

On May 27, 2021 the Code Enforcement Board reduced the fine to the Administrative Costs totaling \$364.55 to be paid within 30 days or the fine would revert to the original amount of \$900.00.

The reduced fine was not paid within the time frame given and the fine reverted to the original amount of \$900.00 and was imposed as a lien.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on September 8, 2021.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order issued on February 28, 2019, the Code Enforcement Board issue an Order imposing a fine/lien in the amount of \$28,100.00 for 562

days of repeat violation from September 8, 2021 through and including March 23, 2023, and the fine shall continue to accrue at \$50.00 per day for every day the violation continues or is repeated after March 23, 2023.

## **VII. NEW CASES**

23-08-CEB

[2023-223](#)

DAVID B. WALLENFELS

410 E 5TH ST., CHULUOTA, FL 32766

(Commission District 1)

Tax Parcel ID # 21-21-32-5CF-4400-0070

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 (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.

23-11-CEB

[2023-228](#)

JADIEL PEREZ

1216 OAK ST., ALTAMONTE SPRINGS, FL 32701

(Commission District 4)

Tax Parcel ID # 18-21-30-503-0C00-0170

Code Enforcement Officer: Shannon Henson

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.

**IX. LIEN REQUESTS**

22-26-CEB

[2023-242](#)

RUTH A. MAC ADAMS

305 SWEETWATER CLUB CIR, LONGWOOD, FL 32779

(Commission District 3)

Tax Parcel ID # 31-20-29-505-0F00-0030

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 (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 July 28, 2022, and an Order was issued giving the Respondent a compliance date of August 11, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 16, 2022.

**RECOMMENDATION:** Based on the Findings of Fact, Conclusions of Law and Order issued on July 28, 2022, the Code Enforcement Board issue an Order imposing a lien in the amount of \$33,600.00 for 224 days of non-compliance from August 12, 2022, through and including March 23, 2023, and that the fine shall continue to accrue at \$150.00 per day for each day the violation continues or is repeated after March 23, 2023.

22-27-CEB

[2023-243](#)

RUTH A. MAC ADAMS

305 SWEETWATER CLUB CIR, LONGWOOD, FL 32779

(Commission District 3)

Tax Parcel ID # 31-20-29-505-0F00-0030

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 (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 28, 2022, and an Order was issued giving the Respondent a compliance date of August 11, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 16, 2022.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order issued on July 28, 2022, the Code Enforcement Board issue an Order imposing a lien in the amount of \$11,200.00 for 224 days of non-compliance from August 12, 2022, through and including March 23, 2023, and that the fine shall continue to accrue at \$50.00 per day for each day the violation continues or is repeated after March 23, 2023.

## **XI. CASES NOT HEARD BY THE BOARD**

23-09-CEB

[2023-224](#)

Complied Prior

DAVID B. WALLENFELS

410 E 5TH ST., CHULUOTA, FL 32766

(Commission District 1)

Tax Parcel ID # 21-21-32-5CF-4400-0070

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.

23-10-CEB

[2023-227](#)

Complied Prior

ELIZA NELSON HEIR

JACKSON ST., ALTAMONTE SPRINGS, FL 32701

(Commission District 4)

Tax Parcel ID # 07-21-30-513-0000-0130

Code Enforcement Officer: Cara Hill

Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 11, Sec. 30.182

Items being stored on a vacant parcel is not a permitted use or a use allowed by Special Exception in a residential zone.



23-13-CEB

[2023-230](#)

Complied Prior

HERBERT L. & MARJORINE FELDER

665 LAKE MOBILE DR., ALTAMONTE SPRINGS, FL 32701

(Commission District 4)

Tax Parcel ID # 07-21-30-510-0B00-0290

Code Enforcement Officer: Shannon Henson

Notice of Hearing: xxxx

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.

23-14-CEB

[2023-231](#)

Complied Prior

DARRELL C. FAYSON &amp; KATIBELL M. FAYSON

308 MAGNOLIA ST., ALTAMONTE SPRINGS, FL 32701

(Commission District 4)

Tax Parcel ID # 07-21-30-505-0D00-0230

Code Enforcement Officer: Shannon Henson

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.

**XII. OTHER BUSINESS: WORKSHOP APRIL 27, 2023. TIME TO BE DETERMINED. ELECTION OF CHAIR AND VICE-CHAIR.**

**XIV. CONFIRMATION DATE OF NEXT MEETING: APRIL 27, 2023**

**XVI. 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 (407) 665-7403.