

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Thursday, January 26, 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. 19-20-CEB

[2023-49](#)

CRAIG MCNAIR, PER REP FOR EST OF CHARLES BAILEY  
5266 MICHIGAN AVE., SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 16-19-30-5AB-3500-004A  
Code Enforcement Officer: Joann Tamulonis  
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 issued finding the property in compliance. The Order stated there would be a \$50.00 per day fine if the violation was repeated after February 28, 2019.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on September 26, 2019.

An Affidavit of Compliance on a Repeat Violation was filed by the Code Enforcement Officer after re-inspection on January 23, 2020.

On January 23, 2020 and Order was issued imposing a fine in the amount of \$5,950.00 for 119 days of repeat violation.

On March 30, 2020 payment of the fine was received by the Code Enforcement Office and the case was closed.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on August 8, 2022.

RECOMMENDATION: Base on the Findings of Fact, Conclusions of Law and Order In Compliance issued on February 28, 2019, the Code Enforcement Board issue and Order imposing a fine/lien in the amount of \$8,600.00 for 172 days of repeat violation from August 8, 2022, through

and including January 26, 2023 and the fine shall continue to accrue at \$50.00 per day for each day the violation continues or is repeated after January 26, 2023.

## 3. 21-56 CEB

[2023-52](#)

STEPHANIE S. WINTERS  
108 CEDAR POINT LN, LONGWOOD, FL 32779  
(Commission District 3)  
Tax Parcel ID # 03-21-29-523-0B00-0160  
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 (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 September 23, 2021, and an Order was issued giving the Respondent a compliance date of October 8, 2021.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection October 12, 2021.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on May 11, 2022.

An Affidavit of Compliance on a repeat violation was filed by the Code Enforcement Officer after re-inspection on September 20, 2022.

**RECOMMENDATION:** Based on the Findings of Fact, Conclusions of Law and Order issued on September 23, 2021, the Code Enforcement Board issue an Order reducing the fine to the Administrative Costs totaling \$262.41, and require these costs to be paid within 30 days or the fine will revert to the original amount of \$13,200.00 and increase the daily fine to \$250.00 per day if the violation is repeated after January 26, 2023.

**VII. NEW CASES**

## 4. 22-33-CEB

[2023-55](#)

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 (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. 22-41-CEB

[2023-56](#)

HOWARD L. HAYTER & STEVEN W. HAYTER  
1638 FRANCES DR., APOPKA, FL 32703  
(Commission District 3)  
Tax Parcel ID # 18-21-29-509-0200-0100  
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 (c)

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 (c) - 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 and/or roof.

6. 22-43-CEB

[2023-57](#)

BRUCE A. GLASPEY  
2096 MARQUETTE AVE., SANFORD, FL 32773  
(Commission District 5)  
Tax Parcel ID # 08-20-31-300-0130-0000  
Code Enforcement Officer: Shannon Henson  
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 7, Sec. 30.122, 30.123, 30.124  
The business use of a truck and heavy equipment is not a permitted use in the A-1 zoning district.

**IX. LIEN REQUESTS**

10. 22-21-CEB

[2023-53](#)

MARIA & ABEL GAIBORT  
1365 N CR 426, OVIEDO, FL 32765  
(Commission District 2)  
Tax Parcel ID # 25-20-31-5BA-0000-00K0  
Code Enforcement Officer: Cara Hill  
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 7, Sec. 30.122  
Occupying recreational vehicles, van and/or shed is not a permitted use in an A-1 zoning district.

This case was originally heard by the Code Enforcement Board on March 24, 2022, and an Order was issued giving the Respondent a compliance date of April 25, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 17, 2022.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on October 27, 2022.

**RECOMMENDATION:** Based on the Findings of Fact, Conclusions of Law and Order issued on March 24, 2022, the Code Enforcement Board issue an Order reducing the lien to the Administrative Costs totaling \$563.48 and require these costs to be paid within 30 days or the fine will revert to the original amount of \$46,000.00 and will constitute a lien on the property.



## 11. 22-23-CEB

[2023-54](#)

TWO HEADED EAGLE INC.  
\*UNASSIGNED, CHULUOTA FL 32766  
(Commission District 1)  
Tax Parcel ID # 21-21-32-5CF-9000-0010  
Code Enforcement Officer: Cara Hill  
Notice of Hearing: Posted

## Violation:

1. Seminole County Land Development Code, Chapter 30, Part 65, Sec. 30.1245

Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

This case was originally heard by the Code Enforcement Board on April 28, 2022, and an Order was issued giving the Respondent a compliance date of May 16, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 17, 2022.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order issued on April 28, 2022, the Code Enforcement Board issue an Order imposing a lien in the amount of \$25,500.00 for 255 days of non-compliance from May 17, 2022, through and including January 26, 2023, and that the fine shall continue to accrue at \$100.00 per day for each day the violation continues or is repeated after January 26, 2023.

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

## 7. 22-44-CEB

[2023-58](#)

Complied Prior  
MARIA L D & ALFONSO IBARRA  
1187 SAWMILL CT, WINTER PARK, FL 32792  
(Commission District 1)  
Tax Parcel ID # 26-21-30-509-0000-0170  
Code Enforcement Officer: Tamara Judges  
Notice of Hearing: Posted

## Violation:

1. Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e)

All fences shall be maintained in their original upright condition.

9. 22-47-CEB  
Complied Prior

[2023-60](#)

ALFONSO & MARIA IBARRA  
1187 SAWMILL CT, WINTER PARK, FL 32792  
(Commission District 1)  
Tax Parcel ID # 26-21-30-509-0000-0170  
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.

**XII. OTHER BUSINESS: APPROVAL OF THE 2023 HEARING DATES.**

**XIII. APPROVAL OF THE MINUTES OF AUGUST 24, 2022.**

**XIV. CONFIRMATION DATE OF NEXT MEETING: FEBRUARY 23, 2023**

**XV. NEW BUSINESS: DISCUSSION ON ATTENDANCE**

**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.