

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Draft

**Thursday, February 22, 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**
- VII. **NEW CASES**

23-44-CEB
HORRIS MACK HEIR
C/O CRYSTAL BAILEY
128 LEON STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-507-0000-0320
Code Enforcement Officer: Vincent Bavaro
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Part 11, Sec. 30.182
Unpermitted use of vacant lot zoned R-1 to store property.

23-45-CEB
VERMONT LLC
BEN M. SPIVEY (Registered Agent)
3320 LINCOLN STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0600-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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.

23-46-CEB
VERMONT LLC
BEN M. SPIVEY (Registered Agent)
3320 LINCOLN STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0600-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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

23-47-CEB
VERMONT LLC
BEN M. SPIVEY (Registered Agent)
3320 LINCOLN ST, SANFORD FL 32771-0000
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0600-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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

24-02-CEB

HOWARD C CLINTON

101 HOLLYHOCK DR, ALTAMONTE SPRINGS, FL 32701

(Commission DISTRICT 3)

Tax Parcel ID # 14-21-29-506-0000-0250

Code Enforcement Officer: Cameron Adair

Notice of Hearing: xxxx

Violation:

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

All fences shall be maintained in their original upright condition.

24-03-CEB

BRENDA M KELLER

170 CHERRYWOOD DR, MAITLAND, FL 32751

(Commission District 4)

Tax Parcel ID # 19-21-30-520-0000-0240

Code Enforcement Officer: CAMERON ADAIR

Notice of Hearing: xxxx

Violation:

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.

24-05-CEB
ABOVE ALL MODULAR INC
MARK W RICE JR REGISTERED AGT
4374 N CR 426, GENEVA FL 32732-0000
(Commission District 2)
Tax Parcel ID # 21-20-32-502-0000-0020
Code Enforcement Officer: Cara Hill
Notice of Hearing: xxxx

Violation:

An extension of a business is not a permitted use or use allowed by Special Exception in a A-5 zone.

Seminole County Land Development Code, Chapter 30, Part 6, Section 30.102-Uses Permitted in a A-5 zone.

24-06-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (REGISTERED AGENT)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

*Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 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*

24-07-CEB
NHAN NGUYEN
120 PLYMOUTH AVE, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-505-0A00-0010
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

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.

24-08-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (REGISTERED AGENT)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code Chapter 30, Part 70, Section 30.1349 (e) All fences shall be maintained in their original upright condition.

24-10-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (Registered Agent)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e)
All fences shall be maintained in their original upright condition.

24-11-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (Registered Agent)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

Seminole County Code Chapter 95 Section 95.4 as defined in Section 95.3 (a)
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 of motor vehicles or other tires, unusable furniture, discarded or unusable appliances.

IX. LIEN REQUESTS

23-28-CEB
SCOTT E. BENNETT
1493 DEVANY CT, 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:

Seminole County Land Development Code, Chapter 30, Part 6, Sec. 30.102
Occupying a camper is not a permitted use or a use allowed by Special Exception in an A-5 zone.

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 October 31, 2023.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on November 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 **\$11,400.00** for 114 days of non-compliance from November 1, 2023, through and including February 22, 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 **February 22, 2024**.

23-37-CEB
TIFFANY WOLGAST
PAULA WOLGAST-SHEA
200 LAKE VIEW DR, SANFORD, FL 32773
(Commission District 4)
Tax Parcel ID # 04-20-30-506-0300-0010
Code Enforcement Officer: Shannon Henson
Notice of Hearing: XXXX

Violation:

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 August 24, 2023, and an Order was issued giving the Respondents a compliance date of September 8, 2023.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 11, 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 **\$16,700.00** for 167 days of non-compliance from September 9, 2023, through and including **February 22, 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 **February 22, 2024**.

X. SPECIAL REQUESTS

XI. CASES NOT HEARD BY THE BOARD

24-01-CEB **WITHDRAWN**
BAKER JULIE TRUSTEE
***UNASSIGNED, ALTAMONTE SPRINGS, FL 32701**
(Commission 4)
Tax Parcel ID # 07-21-30-300-0280-0000
Code Enforcement Officer: Cara Hill

Violation:
 Seminole County Land Development Code, Chapter 30, Part 11, Section 30.182-Uses permitted in a R-1 Zone.
Items being stored on a vacant parcel is not a permitted use or use allowed by Special Exception in a residential zone.

24-09-CEB **CLOSED ADMINISTRATIVELY**
ABOVE ALL MODULAR INC
Mark W Rice, Jr (Registered Agent)
145 E. SR 46, Geneva, FL 32736
(Commission 2)
Tax Parcel ID # 21-20-32-502-0000-0020
Code Enforcement Officer: Cara Hill

Violation:
 Seminole County Land Development Code Chapter 30, Part 6, Section 30.102
An extension of a business is not a permitted use in an A-5 zoning district.

XII. OTHER BUSINESS

XIII. APPROVAL OF THE MINUTES

XIV. CONFIRMATION DATE OF NEXT MEETING: MAY 26, 2022

XV. NEW BUSINESS

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 THE CODE ENFORCEMENT CLERK AT (407) 665-7403.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2023-1457

Case Description:

23-44-CEB
HORRIS MACK HEIR
C/O CRYSTAL BAILEY
128 LEON STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-507-0000-0320
Code Enforcement Officer: Vincent Bavaro
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Part 11, Sec. 30.182
Unpermitted use of vacant lot zoned R-1 to store property.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

Agenda Memorandum

File Number: 2023-1460

Case Description:

23-45-CEB
VERMONT LLC
BEN M. SPIVEY (Registered Agent)
3320 LINCOLN STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0600-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2023-1461

Case Description:

23-46-CEB
VERMONT LLC
BEN M. SPIVEY (Registered Agent)
3320 LINCOLN STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0600-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2023-1508

Case Description:

23-47-CEB
VERMONT LLC
BEN M. SPIVEY (Registered Agent)
3320 LINCOLN ST, SANFORD FL 32771-0000
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0600-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: xxxx

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

File Number: 2023-1499

Case Description:

24-02-CEB
HOWARD C CLINTON
101 HOLLYHOCK DR, ALTAMONTE SPRINGS, FL 32701
(Commission DISTRICT 3)
Tax Parcel ID # 14-21-29-506-0000-0250
Code Enforcement Officer: Cameron Adair
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e)
All fences shall be maintained in their original upright condition.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □468

Agenda Memorandum

File Number: 2023-1509

Case Description:

24-03-CEB

BRENDA M KELLER

170 CHERRYWOOD DR, MAITLAND, FL 32751

(Commission District 4)

Tax Parcel ID # 19-21-30-520-0000-0240

Code Enforcement Officer: CAMERON ADAIR

Notice of Hearing: xxxx

Violation:

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.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2023-1527

Case Description:

24-05-CEB

**ABOVE ALL MODULAR INC
MARK W RICE JR REGISTERED AGT
4374 N CR 426, GENEVA FL 32732-0000
(Commission District 2)
Tax Parcel ID # 21-20-32-502-0000-0020
Code Enforcement Officer: Cara Hill
Notice of Hearing: xxxx**

Violation:

An extension of a business is not a permitted use or use allowed by Special Exception in a A-5 zone.

Seminole County Land Development Code, Chapter 30, Part 6, Section 30.102-Uses Permitted in a A-5 zone.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0002

Case Description:

24-06-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (REGISTERED AGENT)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

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



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0005

Case Description:

24-07-CEB
NHAN NGUYEN
120 PLYMOUTH AVE, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-505-0A00-0010
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

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.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0004

Case Description:

24-08-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (REGISTERED AGENT)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code Chapter 30, Part 70, Section 30.1349 (e) All fences shall be maintained in their original upright condition.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0009

Case Description:

24-10-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (Registered Agent)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e)
All fences shall be maintained in their original upright condition.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □468

Agenda Memorandum

File Number: 2024-0008

Case Description:

24-11-CEB
ZIUR REAL ESTATE INVESTOR LLC
CARLOS A RUIZ HUYKE (Registered Agent)
107 ELIZABETH AVE, ALTAMONTE SPRINGS FL 32701
(Commission DISTRICT 4)
Tax Parcel ID # 12-21-29-501-0000-0340
Code Enforcement Officer: CAMERON ADAIR
Notice of Hearing: xxxx

Violation:

Seminole County Code Chapter 95 Section 95.4 as defined in Section 95.3 (a)
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 of motor vehicles or other tires, unusable furniture, discarded or unusable appliances.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0033

Case Description:

23-28-CEB
SCOTT E. BENNETT
1493 DEVANY CT, 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:
Seminole County Land Development Code, Chapter 30, Part 6, Sec. 30.102
Occupying a camper is not a permitted use or a use allowed by Special Exception in an A-5 zone.

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 October 31, 2023.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on November 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 **\$11,400.00** for 114 days of non-compliance from November 1, 2023, through and including February 22, 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 **February 22, 2024**.



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0032

Case Description:

23-37-CEB
TIFFANY WOLGAST
PAULA WOLGAST-SHEA
200 LAKE VIEW DR, SANFORD, FL 32773
(Commission District 4)
Tax Parcel ID # 04-20-30-506-0300-0010
Code Enforcement Officer: Shannon Henson
Notice of Hearing: XXXX

Violation:

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.

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Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2023-1500

Case Description:

24-01-CEB

WITHDRAWN

BAKER JULIE TRUSTEE

***UNASSIGNED, ALTAMONTE SPRINGS, FL 32701**

(Commission 4)

Tax Parcel ID # 07-21-30-300-0280-0000

Code Enforcement Officer: Cara Hill

Violation:

Seminole County Land Development Code, Chapter 30, Part 11, Section 30.182-Uses permitted in a R-1 Zone.

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



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0007

Case Description:

24-09-CEB

CLOSED ADMINISTRATIVELY

ABOVE ALL MODULAR INC

Mark W Rice, Jr (Registered Agent)

145 E. SR 46, Geneva, FL 32736

(Commission 2)

Tax Parcel ID # 21-20-32-502-0000-0020

Code Enforcement Officer: Cara Hill

Violation:

Seminole County Land Development Code Chapter 30, Part 6, Section 30.102

An extension of a business is not a permitted use in an A-5 zoning district.