

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final

Thursday, May 24, 2012

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
(Respondents present & Consent items for discussion)
- V HEARINGS -

Repeat Cases (1)
New Cases (6)
Special Request Cases (3)
Consent Cases (3)
Cases not heard by the Board (7)

REPEAT CASES

- 1 08-58-CEB **Ahmad K. Khanjahanbakhsh**
 REPEAT **1370 E. Altamonte Drive, Altamonte Springs (Commission District 4)**
 Tax Parcel ID # 18-21-30-501-0900-0010
 Code Enforcement Officer: Dorothy Hird

Violation(s):

1. Seminole County Land Development Code, Chapter 30, Sec. 30.762 & 30.763

Parking/storing of semi-tractor, cargo boxes and trailers on C-2 zoned property

This is the second repeat violation. The original violation was heard by the Board on April 17, 2008; and an Order was entered finding the Respondent in compliance date at the time of the hearing; and if repeated after April 17, 2008 a fine of \$250.00 per day will begin to accrue. As the violation was in compliance at the time of the hearing the case was closed.

An Affidavit of Repeat Violation was filed after reinspection on April 18, 2012. An Affidavit of Compliance after Repeat Violation was filed after reinspection on April 30, 2012.

This property is in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$3,000.00** for 12 days of non-compliance, from April 18, 2012 through and including April 29, 2012, at \$250.00 per day; and the fine will begin to accrue at **\$300.00 per day** if the violation is repeated after **May 24, 2012**.

Motion by _____ Second by _____ Action _____

NEW CASES

2 12-67-CEB **Larry J. Leonard & Terri J. Bartlett**
120 Highland Drive, Fern Park (Commission District 4)
Tax Parcel ID # 18-21-30-5DW-0000-0230
Code Enforcement Officer: Dorothy Hird
Notice of Hearing: Certified Mail

Violation(s):

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (g)
The accumulation of trash and debris
2. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (p)
Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the County

Motion by _____ Second by _____ Compliance Date _____ Fine _____

3 12-68-CEB **Russell H. Cullen, III**
Deutsche Bank Trust Company (Lis Pendens)
HSBC Mortgage Services (Lis Pendens)
1053 Willow Grove St., Altamonte Springs (Commission District 3)
Tax Parcel ID # 01-21-29-5CK-0H00-0050
Code Enforcement Officer: Dorothy Hird
Notice of Hearing: Posted

Violation(s):

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (g)
The accumulation of trash and debris

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 4 12-73-CEB **Alessandro Dell'armi**
1061 Arden Street, Longwood (Commission District 4)
Tax Parcel ID # 01-21-29-5CK-160H-0110
Inspector: Tom Helle
Notice of Hearing: Certified Mail

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 5 12-75-CEB **Whitney W. Harp**
BAC Home Loans Servicing L.P. (Lis Pendens)
162 Alder Avenue, Altamonte Springs (Commission District 3)
Tax Parcel ID # 09-21-29-503-0000-1120
Inspector: Tom Helle
Notice of Hearing: Certified Mail

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 6 12-76-CEB **Odyssey (III) DP IX LLC**
Peter A. McFarlane, Registered Agent
JP Morgan Chase Bank, N.A. (Lis Pendens)
4932 W. SR 46, Sanford (Commission District 5)
Tax Parcel ID # 29-19-30-510-0000-0020
Inspector: Tom Helle
Notice of Hearing: Certified Mail

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 7 12-78-CEB **Mary B. Duggan Trustee FBO**
Bank of America, N.A. (Lis Pendens)
353 Concord Drive, Casselberry (Commission District 4)
Tax Parcel ID # 08-21-30-511-0A00-0050
Code Enforcement Officer: Dorothy Hird
Notice of Hearing: Personal Service

Violation(s):

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (h)
Uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SPECIAL REQUEST

- 8 12-29-CEB **Robert L. & Rosa E. Nobles**
 SP RQ **1580 S. US Hwy 17-92, Longwood (Commission District 4)**
Tax Parcel ID # 05-21-30-523-0000-00B0
Code Enforcement Officer: Alan Willis

Violation(s):

1. Seminole County Land Development Code, Chapter 40, Sec. 40.12
Operating a business without an approved site plan
2. Seminole County Land Development Code, Chapter 30, Sec. 30.762
Contractor's equipment storage yards are not allowed in the C-2 zoning

This case was originally heard by the Board on February 23, 2012; and an Order was entered giving the Respondents a compliance date of April 26, 2012. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on April 27, 2012.

The Respondents are requesting an extension to their compliance date.

This property is NOT in compliance at this time.

Motion by _____ Second by _____ Action _____

- 9 12-37-CEB **Alan & Laura Rutkowski**
 SP RQ **U.S. Bank National Association (Lis Pendens)**
 Wells Fargo Bank, N.A. (Lis Pendens)
 1888 Bridgewater Drive, Lake Mary (Commission District 5)
 Tax Parcel ID # 10-20-29-503-0000-0220
 Inspector: Tom Helle

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits
2. Florida Building Code, Section 110.1
Occupying a single family residence without a valid Certificate of Occupancy

The Board heard this case on April 12, 2012 and an Order was entered giving the Respondents a compliance date of May 25, 2012.

The Respondents are requesting an extension to their compliance date.

This property is NOT in compliance at this time.

Motion by _____ Second by _____ Action _____

- 10 12-57-CEB **Champion Steel of Central FL Corp**
 SP RQ **Ellison C. Marsil, II (Registered Agent)**
 PNC Bank, N.A. (Lis Pendens)
 2690 Richmond Avenue, Sanford (Commission District 5)
 Tax Parcel ID # 03-20-31-501-0C00-0050
 Inspector: Tom Helle

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits
2. Florida Building Code, Section 110.1
Occupying a residential structure as a business office without a change of use permit and approved Certificate of Occupancy

The Board heard this case on April 26, 2012 and entered an Order on Violation #1 - Florida Building Code, Section 105.1, giving the Respondent a compliance date of June 28, 2012. The Board dismissed Violation #2 - Florida Building Code, Section 110.1.

The Attorney representing PNC Bank N.A. has requested to be added to this agenda.

This property is NOT in compliance at this time.

Motion by _____ Second by _____ Action _____

CONSENT AGENDA11 11-48-CEB
 CONSENT

Annie D. Moses
2468 Center Street, Sanford (Commission District 5)
Tax Parcel ID # 32-19-31-513-0000-2380
Inspector: Tom Helle

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits

The Code Enforcement Board tabled this item at the April 26, 2012 meeting.

This case was originally heard by the Board on April 28, 2011; and an Order was entered giving the Respondents a compliance date of May 27, 2011. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on May 31, 2011.

At the request of the Respondent's attorney, the Board tabled this item at the August 25, 2011, October 27, 2011, December 1, 2011, February 23, 2012 and April 26, 2012 meetings.

An Affidavit of Compliance was filed by the Inspector after confirmation the permit had been obtained on May 1, 2012.

This property is in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$84,750.00** for 339 days of non-compliance, from May 28, 2011 through and including April 30, 2012, at \$250.00 per day.

Motion by _____ Second by _____ Action _____

12 12-01-CEB **Allison Desanto**
 CONSENT **3230 Caulfield Street, Apopka (Commission District 3)**
 Tax Parcel ID # 18-21-29-522-0C00-0090
 Inspector: Tom Helle

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits

The Code Enforcement Board tabled this item at the April 26, 2012 meeting.

This case was originally heard by the Board on January 26, 2012; and an Order was entered giving the Respondents a compliance date of February 24, 2012. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on February 27, 2012.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$22,500.00** for 90 days of non-compliance from February 25, 2012 through and including May 24, 2012, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated past **May 24, 2012**.

Motion by _____ Second by _____ Action _____

13 12-11-CEB
 LIEN

Cheryl J. C. Aten
637 Encino Way, Altamonte Springs (Commission District 3)
Tax Parcel ID # 21-21-29-501-0000-0240
Code Enforcement Officer: Dorothy Hird

Violation(s):

1. Seminole County Land Development Code, Chapter 30, Sec. 30.1345
In any residential area, no commercial kennels nor livestock or fowl may be housed or pastured closer than one hundred fifty (150) feet to any lot line nor may any commercial production of any stock animal or fowl be permitted

This case was originally heard by the Board on January 26, 2012; and an Order was entered giving the Respondents a compliance date of February 24, 2012.

At the request of the Respondent at the February 23, 2012 meeting, the Board extended the compliance date to March 22, 2012.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on March 26, 2012.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$3,150.00** for 63 days of non-compliance from March 23, 2012 through and including May 24, 2012, 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 past **May 24, 2012**.

Motion by _____ Second by _____ Action _____

CASES NOT HEARD BY THE BOARD

- 14 12-48-CEB **(WITHDRAWN BY STAFF)**
WITHDRAWN **Ashford Park Townhome Owners Association, Inc.**
Community Management Specialist (Management Firm)
***Unassigned, Oviedo (Commission District 1)**
Tax Parcel ID # 36-21-30-514-0F00-0000
Code Enforcement Officer: Lee Shaffer

Violation(s):

1. Seminole County Land Development Code, Chapter 30, Part 64, Sec. 30.1228 and Appendix A - Seminole County Transportation Standards
The hedge (required by Development Commitment 14 of the Trinity Retail Center PUD Developer's Commitment Agreement) on the west side of the easement from the gate north to the 4-way stop does not form a continuous and unbroken visual screen; and three speed bumps have been placed within the ingress/egress easement providing access to properties to the south.

- 15 12-74-CEB **(CONTINUED BY STAFF TO THE AUGUST 23 MEETING)**
Orberone International Inc.
Lightsey & Associates, P.A. (Registered Agent)
3050 Alafaya Trail, Oviedo (Commission District 1)
Tax Parcel ID # 27-21-31-5CC-0E00-0050
Inspector: Tom Helle

Violation(s):

1. Seminole County Code, Chapter 40, Appendix "A", Section 110.1
Occupying 3050 Alafaya Trail Suite 1012 without an approved Certificate of Occupancy

- 16 12-70-CEB **(CONTINUED BY STAFF TO THE JULY 26, 2012 MEETING)**
CONT **Drew A. Mooty**
1880 Ranchland Trail, Longwood (Commission District 4)
Tax Parcel ID # 30-20-30-300-0180-0000
Inspector: Tom Helle

Violation(s):

1. Florida Building Code, Section 105.1
Construction without the required permits
2. Florida Building Code, Section 110.1
Changed the use of a structure without an approved Certificate of Occupancy at 1880 Ranchland Trail

- 17 12-71-CEB **(CONTINUED BY STAFF TO THE JULY 26, 2012 MEETING)**
CONT **Cameron S. Bethel**
 407 Melanie Way, Maitland (Commission District 3)
 Tax Parcel ID # 23-21-29-505-0000-0180
 Inspector: Tom Helle
- Violation(s):
1. Florida Building Code, Section 105.1
Construction without the required permits
- 18 12-72-CEB **(CONTINUED BY STAFF TO THE JULY 26, 2012 MEETING)**
 Dianna R. Mooty
 1870 Ranchland Trail, Longwood (Commission District 4)
 Tax Parcel ID # 30-20-30-300-0031-0000
 Inspector: Tom Helle
- Violation(s):
1. Florida Building Code, Section 105.1
Construction without the required permits
- 19 12-77-CEB **(COMPLIED PRIOR TO HEARING)**
 William D. Rummans, III
 1861 Derbyshire Road, Maitland (Commission District 4)
 Tax Parcel ID # 19-21-30-525-0000-0010
 Code Enforcement Officer: Dorothy Hird
- Violation(s):
1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (l)
Junked, abandoned or inoperable vehicle(s) not kept within an enclosed garage or an attached carport
- 20 12-79-CEB **(COMPLIED PRIOR TO HEARING)**
COMPLIED **Merideth Black & Katherine Zipperer**
 U.S. Bank National Association (Lis Pendants)
 605 Camellia Court, Sanford (Commission District 2)
 Tax Parcel ID # 14-20-30-501-0U00-0340
 Code Enforcement Officer: Pamela Taylor
- Violation(s):
1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (g)
The accumulation of trash and debris

VI APPROVAL OF THE MINUTES OF APRIL 26, 2012

VII CONFIRMATION DATE OF NEXT MEETING: JUNE 28, 2012

VIII OLD BUSINESS

IX NEW BUSINESS

X 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 407-665-7941

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 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7403.