

# **SEMINOLE COUNTY GOVERNMENT**

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



## **Meeting Agenda - Draft**

**Thursday, April 23, 2015**

**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 & Lien Request items for discussion)****V HEARINGS -****REPEAT CASES - None****NEW CASES**

**1 15-11-CEB SHILO EASON III  
NEW WELLS FARGO BANK N.A. (Lis Pendens)  
401 BASEWOOD LN, ALTAMONTE SPRINGS (Commission District  
3)  
Tax Parcel ID # 07-21-30-503-0000-0400  
Code Enforcement Officer: Dorothy Hird  
Notice of Hearing: Posted**

## Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (d)  
*The accumulation of junk*

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_

**CONTINUED CASES**

**2        15-06-CEB  
NEW CONT**

**TAX LIEN FUND I LP  
3740 MAIN ST, SANFORD (Commission District 5)  
Tax Parcel ID # 33-19-31-506-0100-0070  
Code Enforcement Officer: Pamela Taylor  
Notice of Hearing: Certified Mail**

Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (l)  
*The remains or rubble of a structure which has been burned stricken by other casualty, or demolished*

**At the request of the Respondent's property management company, Optimum Asset Management, this case was continued from the March 26, 2015 meeting.**

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Compliance Date \_\_\_\_\_ Fine \_\_\_\_\_

**SPECIAL REQUEST**

**3        14-61-CEB  
SP REQ**

**SAJ LODGING INC  
PREMIER AMERICAN BANK, NA (Lis Pendens)  
JAYANT PATEL (Registered Agent)  
4750 W SR 46, SANFORD (Commission District 5)  
Tax Parcel ID # 29-19-30-300-0060-0000  
Code Enforcement Officer: Pamela Taylor  
Notice of Hearing: Certified Mail**

Violations:

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 (h)  
*Uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure*
3. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (i)  
*The remains or rubble of structure which has been burned, stricken by other casualty or demolished*

**This is a Special Request by Pamela Taylor, Code Enforcement Officer, to remove the violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h), uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure from this case. Chapter 95, Section 95.4, as defined in Section 95.3 (h) has recently changed to "uncultivated vegetation in excess of 8 inches in height on any improved property" and the property owners have not been cited under the new code.**

This case was originally heard by the Code Enforcement Board on August 28, 2014; and an Order was entered giving the Respondents a compliance date of September 10, 2014. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 25, 2014. On October 23, 2014, an Order Finding Compliance and Imposing Fine/Lien was entered imposing a lien in the amount of \$4,104.06. This lien remains unpaid.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after reinspection on October 23, 2014. On January 22, 2015, a Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance was entered imposing a fine in the amount of \$23,000.00 for 92 days of non-compliance. The Order further stated the fine will be increased to \$500.00 for each day the violations continue or are repeated past January 22, 2015.

This property is NOT in compliance at this time.

**RECOMMENDATION:** The Code Enforcement Board 1) issue Amended Orders removing the violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) from this case and 2) issue an Order constituting a **lien** on a repeat violation in the amount of **\$68,500.00**, for 92 days of non-compliance, from October 23, 2014, through and including January 22, 2015, at \$250.00 per day and 91 days of non-compliance, from January 23, 2015, through and including April 23, 2015, at \$500.00 per day; and the fine shall continue to accrue at \$500.00 for each day the violations continue past or are repeated after April 23, 2015.

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_

4      13-111-CEB  
SP REQ

**MICHELE T. DURE**

**The Bank Of New York Mellon (Lis Pendens)**

**1351 Suzanne Way, Longwood (Commission District 3)**

**Tax Parcel ID # 05-21-29-5EL-0000-0890**

**Code Enforcement Officer: Vincent Bavaro**

**Notice of Hearing: Posted**

Violations:

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 (h)  
*Uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure*

**This is a Special Request by Vincent Bavaro, Code Enforcement Officer, to remove the violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h), uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure from this case. Chapter 95, Section 95.4, as defined in**

Section 95.3 (h) has recently changed to "uncultivated vegetation in excess of 8 inches in height on any improved property" and the property owners have not been cited under the new code.

This case was originally heard by the Code Enforcement Board on September 26, 2013; and an Order was entered giving the Respondents a compliance date of October 24, 2013. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on January 19, 2014. On April 24, 2014, an Order Finding Compliance and Imposing Fine/Lien was entered reducing the accrued fine of \$21,500.00 to \$463.00 if paid by June 24, 2014. As the Respondent did not pay this reduced amount within the time specified, the Order was recorded as a lien. This lien remains unpaid.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after reinspection on June 27, 2014. On October 23, 2014, a Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance was entered imposing a fine in the amount of \$28,500.00 for 114 days of non-compliance, with the fine continuing to accrue at \$250.00 per day until compliance is obtained. An Affidavit of Compliance After Repeat Violation was filed by the Code Enforcement Officer after reinspection on January 8, 2015. The fine on the repeat violation totals \$48,750.00 for 195 days of non-compliance.

This property is in compliance at this time.

**RECOMMENDATION:** The Code Enforcement Board 1) issue Amended Orders removing the violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) from this case and 2) issue an Order constituting a **lien** on a repeat violation in the amount of **\$48,750.00**, for 195 days of non-compliance, from June 27, 2014, through and including January 7, 2015, at \$250.00 per day.

Motion by \_\_\_\_\_ Second by \_\_\_\_\_ Action \_\_\_\_\_

#### **LIEN REQUESTS - None**

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

5	14-92-CEB COMPLIED	<b>CARMELIA N. CRANE (COMPLIED PRIOR TO HEARING)</b> <b>111 EAST ST, ALTAMONTE SPRINGS (Commission District 4)</b> <b>Tax Parcel ID # 12-21-29-5BD-1300-0150</b> <b>Code Enforcement Officer: Dorothy Hird</b>
---	-----------------------	---

Violations:

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 (h)

*Uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure*

3. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (i)  
*The remains or rubble of a structure which has been burned, stricken by other casualty, or demolished*

- 6      15-10-CEB      SANDRA L. MUSCO (COMPLIED PRIOR TO HEARING)**  
**COMPLIED      EST OF ERNEST R. PITSCHMAN SR**  
**LIBERTY HOME EQUITY SOLUTIONS (Lis Pendens)**  
**801 S SWEETWATER BLVD, LONGWOOD (Commission 3)**  
**Tax Parcel ID # 32-20-29-505-0A00-0210**  
**Code Enforcement Officer: Vincent Bavaro**

Violations:

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 Land Development Code, Chapter 30, Sec. 30.1349 (e)  
*All fences shall be maintained in their original upright condition*
3. Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (g)  
*Fences or walls missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality*

- 7      15-12-CEB      ROSETTA T. COAXUM (COMPLIED PRIOR TO HEARING)**  
**COMPLIED      1205 AMANDA ST, ALTAMONTE SPRINGS (Commission District 3)**  
**Tax Parcel ID # 18-21-30-501-0400-0010**  
**Code Enforcement Officer: Dorothy Hird**

Violation:

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.*

## **VI      APPROVAL OF THE MINUTES: MARCH 26, 2015**

## **VII      CONFIRMATION DATE OF NEXT MEETING: MAY 28, 2015**

## **VIII      OLD BUSINESS**

## **IX      NEW BUSINESS**

*CASE NO 13-04-CEB – CHAUVIN PROPERTIES LLC – On March 26, 2015, the Board entered an Order Continuing Hearing for 90 days or to the June meeting. However, it was discovered after the March meeting that the June meeting was previously cancelled due to the F.A.C.E. Conference. The Respondent and the County are agreeable to continuing the case to the July 23, 2015 meeting. An Order Continuing Hearing to July 23, 2015 will be executed by the Chair at this meeting.*

## **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.**