

SEMINOLE COUNTY GOVERNMENT

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



Meeting Agenda - Final-revised

Thursday, July 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 -****NEW CASES**

1 15-16-CEB MICHAEL WOEBER
NEW JP MORGAN CHASE BANK, N.A. (Lis Pendens)
3306 CHADWICK ROAD, APOPKA (Commission District 3)
Tax Parcel ID # 18-21-29-504-0000-0370
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 (h)
Uncultivated vegetation in excess of 8 inches in height on improved property

Motion by _____ Second by _____ Compliance Date _____ Fine _____

2 15-18-CEB JANE A. WILLIAMS
NEW 804 BAMBI AVE., ALTAMONTE SPRINGS (Commission District 3)
Tax Parcel ID # 09-21-29-501-0B00-0140
Code Enforcement Officer: Vincent Bavaro
Notice of Hearing: Certified Mail

Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (l)
Junked, abandoned and/or non-operating vehicle(s) not kept within an enclosed garage or attached carport

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 3 15-19-CEB JANE A. WILLIAMS**
NEW 804 BAMBI AVE., ALTAMONTE SPRINGS (Commission District 3)
Tax Parcel ID # 09-21-29-501-0B00-0140
Code Enforcement Officer: Vincent Bavaro
Notice of Hearing: Certified Mail

Violation:

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

Unpermitted use of outside storage In R-1 zoning

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 4 15-20-CEB ROGER B. & JANE A. WILLIAMS**
NEW 811 BAMBI AVE., ALTAMONTE SPRINGS (Commission District 3)
Tax Parcel ID # 09-21-29-501-0D00-0070
Code Enforcement Officer: Vincent Bavaro
Notice of Hearing: Certified Mail

Violation:

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

Unpermitted use of multi-family dwelling In R-1 zoning

Motion by _____ Second by _____ Compliance Date _____ Fine _____

- 5 15-21-CEB THOMAS G. MENAPACE**
NEW 853 WESSON COURT, CASSELBERRY (Commission District 1)
Tax Parcel ID # 23-21-30-510-0000-0650
Code Enforcement Officer: Donna Wisniewski
Notice of Hearing: Certified Mail

Violation:

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 _____

- 6 15-22-CEB THOMAS G. MENAPACE**
NEW 853 WESSON COURT, CASSELBERRY (Commission District 1)
Tax Parcel ID # 23-21-30-510-0000-0650
Code Enforcement Officer: Donna Wisniewski
Notice of Hearing: Certified Mail
- Violation:
1. 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 _____
- 7 15-23-CEB THOMAS G. MENAPACE**
NEW 853 WESSON COURT, CASSELBERRY (Commission District 1)
Tax Parcel ID # 23-21-30-510-0000-0650
Code Enforcement Officer: Donna Wisniewski
Notice of Hearing: Certified Mail
- Violation:
1. Seminole County Land Development Code, Chapter 30, Section 30.202
Scraping is not a permitted use in an R1-A zone
- Motion by _____ Second by _____ Compliance Date _____ Fine _____
- 8 15-25-CEB NICOE L MC MAHAN**
NEW 517 OAKHURST STREET, ALTAMONTE SPRINGS
(Commission District 4)
Tax Parcel ID # 12-21-29-5BD-5900-0260
Code Enforcement Officer: Dorothy Hird
Notice of Hearing: Certified Mail
- 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
- Motion by _____ Second by _____ Compliance Date _____ Fine _____

LIEN REQUESTS

**9 13-04-CEB
 LIEN REQ**

**CHAUVIN PROPERTIES LLC
DAVID A. CHAUVIN (Registered Agent)
910 Britt Court, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-518-0000-0010
Inspector: Tom Helle
Notice of Hearing: Certified Mail**

Violation(s):

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1
Construction without the required permits at 910, 920 and 930 Britt Court
2. Seminole County Code Chapter 40, Appendix "A", Section 110.1
Occupying the structure without the approved Certificate of Occupancy at 910, 920 and 930 Britt Court (Withdrawn)

This case was originally heard by the Board on April 25, 2013 and an Order was entered giving the Respondent a compliance date of June 27, 2013. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on July 2, 2013.

At the request of the Respondent, the Board continued the hearing to August 22, 2013, December 5, 2013, June 26, 2014, October 23, 2014, and December 4, 2014.

The December 4, 2014 hearing was rescheduled by staff to December 18, 2014.

At the request of the Respondent's Attorney, the Board continued the hearing to January 22, 2015 and March 26, 2015.

On March 23, 2015 Inspector Tom Helle, issued Notice of Voluntary Dismissal Without Prejudice for the violation of occupying structure without approved Certificate of Occupancy only.

At the March 26, 2015 hearing, the Board tabled the case until June 25, 2015. As the June hearing had been cancelled due to the Florida Association of Code Enforcement Conference, this case will be heard July 23, 2015.

On June 24, 2015, additional time was requested by the Respondent to allow the design professionals time to respond to the correction requests and obtain the required permits.

As of this hearing, the fine has an accrued amount of \$189,000.00 for 756 days of non-compliance from June 28, 2013 through and including July 23, 2015, at \$250.00 per day.

This property is NOT in compliance at this time.

RECOMMENDATION: Staff is recommending the Board table this case until the **August 27, 2015** hearing.

Motion by _____ Second by _____ Action _____

**10 14-61-CEB
Lien Req**

**SAJ LODGING INC.
JAYANT PATEL (REGISTERED AGENT)
PREMIER AMERICAN BANK, NA (LIS PENDENS)
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: 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
2. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (i)
The remains of rubble of structure which has been burned, stricken by other casualty or demolished

This is a repeat violation.

This case was originally heard by the Board on August 28, 2014 and an Order was entered giving the Respondent a compliance date of September 10, 2014. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 11, 2014. An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on September 25, 2014. At the October 23, 2014 hearing, the Board imposed a lien in the amount of \$4,104.06. This amount remains unpaid.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on October 23, 2014.

The Board heard the case on the Repeat Violation on January 22, 2015, and an Order was entered finding the Respondent in non-compliance on the Repeat Violation and imposed a fine in the amount of \$23,000.00 for 92 days of non-compliance at \$250.00 per day, and further ordered that the fine will be increased to \$500.00 per day, for each day the violations continue or are repeated past January 22, 2015.

The Board further ordered that these violations constitute a serious threat to the health, safety and welfare of the citizens of Seminole County.

An Affidavit of Compliance after Repeat Violation was filed by the Code Enforcement Officer after re-inspection on May 6, 2015.

This property is in compliance at this time.

RECOMMENDATION: The Board issue an Order imposing a lien in the amount of **\$74,500.00**, for 92 days of non-compliance from October 23, 2014, through and including January 22, 2015, at **\$250.00** per day and 103 days of non-compliance from January 23, 2015, through and including May 5, 2015 at **\$500.00** per day.

Motion by _____ Second by _____ Action _____

**11 15-11-CEB
LIEN REQ**

**SHILO EASON III
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(s):

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

This case was originally heard by the Board on April 23, 2015 and an Order was entered giving the Respondent a compliance date of May 8, 2015. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 19, 2015.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order imposing a lien in the amount of **\$11,400.00**, for 76 days of non-compliance from May 09, 2015, through and including July 23, 2015, at \$150.00 per day and the fine shall continue to accrue at **\$150.00** per day for each day the violation continues or is repeated past **July 23, 2015**.

Motion by _____ Second by _____ Action _____

CASES NOT HEARD BY THE BOARD

- 12 15-15-CEB (COMPLIED PRIOR TO HEARING)**
COMP PR DEANNA M. PLYLER
HRG 1101 SANTA BARBARA DR, SANFORD (Commission District 5)
Tax Parcel ID # 01-20-30-504-2700-0010
Code Enforcement Officer: Pamela Taylor
Notice of Hearing: Posted
- Violations:
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
2. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (m)
Junked or abandoned boat(s) not kept within an enclosed garage or an attached carport
- 13 15-17-CEB (COMPLIED PRIOR TO HEARING)**
COMP PR KAREN L. JENNINGS HEIRS
HRG FAIRWINDS CREDIT UNION (Lis Pendens)
102 SHIPLEY COURT, LONGWOOD (Commission District 3)
Tax Parcel ID # 06-21-29-510-0000-0380
Code Enforcement Officer: Vincent Bavaro
- Violation(s):
1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (h)
Uncultivated vegetation in excess of 8 inches in height on improved property
- 14 15-24-CEB (AFFIDAVIT OF WITHDRAWAL FILED)**
CLOSED THOMAS G. MENAPACE
853 WESSON COURT, CASSELBERRY (Commission District 1)
Tax Parcel ID # 23-21-30-510-0000-0650
Code Enforcement Officer: Donna Wisniewski
- Violation(s):
1. Seminole County Land Development Code, Chapter 30, Section 30.203
Scrapping is not a special exception use in an R1-A zone

VI APPROVAL OF THE MINUTES OF April 23, 2015**VII CONFIRMATION DATE OF NEXT MEETING: August 27, 2015****VIII OLD BUSINESS**

CASE NO 10-131-CEB – ALFRED & IDA M. SIMPSON JR. - On March 26, 2015 the Code Enforcement Board reduced the fine imposed against the Respondents on a repeat violation in compliance, from \$600.00 to \$203.55 if paid by April 27, 2015. The Respondent paid the reduced amount within the time specified by the Board. A Satisfaction of Fine will be executed by the Chair at this meeting.

CASE NO 13-111-CEB – MICHELLE T. DURE – On April 23, 2015, the Code Enforcement Board reduced the fine imposed against the Respondent from \$48,750.00 to \$302.64 if paid by May 25, 2015. The Respondent paid the reduced amount within the time specified by the Board. A Satisfaction of Fine will be executed by the Chair at this meeting.

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.