

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final-revised

Thursday, April 11, 2024

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. SPECIAL MAGISTRATE OPENING STATEMENT

II. HEARINGS

III. NEW CASES

1. **24-20-CESM**
RACHEL & JONATHAN EASTMAN
2053 JUDITH PLACE, LONGWOOD, FL 32779
(Commission District 5)
Tax Parcel ID # 24-20-29-503-0000-1860
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

2. **24-21-CESM**
JILL KELLEY
411 KENTWOOD AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 30-19-30-5UA-0500-0030
Inspector: Jason Rucker
Notice of Hearing: Certified Mail

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

3. **24-22-CESM**
 IMS GROUP LLC
 PAUL L KENDRICK (Registered Agent)
 US BANK TRUST CO NA (Lis Pendens)
 2005 TREE FORK LANE 109, LONGWOOD, FL 32750
 (Commission District 4)
 Tax Parcel ID # 29-20-30-515-0000-00C0
 Inspector: Jason Rucker
 Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

4. **24-23-CESM**
 IMS GROUP LLC
 PAUL L KENDRICK (Registered Agent)
 US BANK TRUST CO NA (Lis Pendens)
 2005 TREE FORK LANE 113, LONGWOOD, FL 32750
 (Commission District 4)
 Tax Parcel ID # 29-20-30-515-0000-00D0
 Inspector: Jason Rucker
 Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

5. **24-24-CESM**
 CIVICA SIMPSON & PHILIP M DEVONISH
 520 LYNCHFIELD AVENUE, ALTAMONTE SPRINGS, FL 32714
 (Commission District 3)
 Tax Parcel ID # 15-21-29-510-0700-0160
 Inspector: Jason Rucker
 Notice of Hearing: Posted

Violation

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

6. **24-25-CESM**
 AHMED & SAKINA NURMOHAMED
 846 ISLE PORT, SANFORD, FL 32771
 (Commission District 5)
 Tax Parcel ID # 20-19-30-520-0000-6890
 Inspector: Jason Rucker
 Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

IV. COMPLIANCE HEARINGS

7. **22-67-CESM**
TAWNEY INV INC.
ROBERT DEMETREE (Registered Agent)
1025 MILLER DRIVE, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-300-005B-0000
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on July 14, 2022, and an Order was issued giving the Respondents a compliance date of September 12, 2022.

On September 12, 2022, the Special Magistrate issued an Order extending the compliance date to December 8, 2022.

On December 8, 2022, the Special Magistrate issued an Order extending the compliance date to February 2, 2023.

On February 9, 2023, the Special Magistrate issued an Order extending the compliance date to March 9, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on March 10, 2023.

Multiple applications were received and reviewed, at the request of the Building Official extending the case through December 2023. After review of the issued permits and submitted applications, several items are still outstanding.

An Affidavit of Compliance was filed by Inspector after confirmation on March 7, 2024 that the required permits were obtained on September 27, 2023

The estimated Administrative Costs to process this case to date totals \$549.46 for both the Inspector and Clerk.

RECOMMENDATION: Based on the Findings of Fact issued on July 14, 2022, the Special Magistrate issued an Order imposing a lien in the amount of **\$10,100.00** for 202 days of non-compliance from **March 10, 2023**, through and including **September 27, 2023**, and the fine shall continue to accrue at **\$50.00 per day** for each day the violation continues or is repeated after **April 11, 2024**.

8. **22-103-CESM**
THOMAS J. CORTRIGHT, JR.
5675 DEER PATH LANE, SANFORD FL 32771
(Commission District 5)
Tax Parcel ID # 13-19-29-3AA-0560-0000
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on December 8, 2022, and an Order was issued giving the Respondents a compliance date of March 9, 2023.

On March 9, 2023, the Special Magistrate issued an Order extending the compliance date to June 7, 2023.

On June 8, 2023, the Special Magistrate issued an Order extending the compliance date to August 10, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 15, 2023.

On September 14, 2023, the Special Magistrate issued an Order extending the compliance date to November 17, 2023.

On November 16, 2023 the Special Magistrate issued an Order extending the compliance date to February 7, 2024 with a meeting February 8, 2024.

On February 8, 2024, the Special Magistrate issued an Order extending the compliance date to April 10, 2024 with a meeting April 11, 2024.

The estimated Administrative Costs to process this case to date totals \$1,342.16 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate issued an Order constituting a lien in the amount of **\$50.00** for 1 day of non-compliance through and including **April 11, 2024**, 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 after **April 11, 2024**.

9. **23-19-CESM**
EUGENE P. & DONNA J. SMITH
3759 SUTTERS MILL CIRCLE, CASSELBERRY, FL 32707
(Commission District 1)
Tax Parcel ID # 23-21-30-504-0000-0640
Inspector: Jason Rucker
Notice of Hearing: Certified Mail

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on February 9, 2023, and an Order was issued giving the Respondent a compliance date of May 11, 2023.

Per the Special Magistrate the case started over as record did not reflect if proper notice was given.

The case was heard by the Special Magistrate on February 8, 2024, and an Order was issued giving the Respondent a compliance date of April 11, 2024.

The estimated Administrative Costs to process this case to date totals \$868.80 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$50.00** for 1 day of non-compliance from April 10, 2024, through and including **April 11, 2024**, 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 after **April 11, 2024**.

10. **23-44-CESM**
GLORIA DAY
2325 AUDLEY STREET, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 27-21-31-501-0000-0160
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on May 11, 2023, and an Order was issued giving the Respondent a compliance date of July 13, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 19, 2023.

An Affidavit of Compliance was filed by the Inspector after re-inspection on November 16, 2023.

The estimated Administrative Costs to process this case to date totals \$1,182.23 for the Clerk and Inspector.

RECOMMENDATION: The Special Magistrate issued an Order constituting a lien in the amount of **\$6,350.00** for **127 days** of non-compliance from July 13, 2023, through and including April 11, 2024 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 after **April 11, 2024**.

11. **23-49-CESM**
JASON TURNER
5635 NORTH ROAD, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 24-19-29-300-0160-0000
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on June 8, 2024, and an Order was issued giving the Respondent a compliance date of August 11, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 14, 2023.

The estimated Administrative Costs to process this case to date totals \$1,065.29 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$12,250.00** for **245 days** of non-compliance from August 10, 2023, through and including **April 11, 2024**, 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 after **April 11, 2024**.

12. **23-50-CESM**
LENA DELLO RUSSO TRUST
3232 BRIAR WAY, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 07-21-29-503-0000-0760
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:

Construction without the required permits.

This case was originally heard by the Special Magistrate on August 10, 2023, and an Order was issued giving the Respondent a compliance date of October 13, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 17, 2023.

On November 16, 2023, an Order was issued extending the compliance date to December 13, 2023.

On December 14, 2023, an Order was issued extending the compliance date to February 7, 2024.

On February 8, 2024, an Order was issued extending the compliance date to March 13, 2024.

On March 14, 2024, an Order was issued extending the compliance date to April 10, 2024.

The estimated Administrative Costs to process this case to date totals \$1,303.60 for both the Inspector and Clerk.

RECOMMENDATION: Based on imposed Order, the Special Magistrate issued an Order constituting a lien in the amount of **\$50.00** for 1 day of non-compliance for April 10, 2024 through and including **April 11, 2024** 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 after **April 11, 2024**.

13. **23-66-CESM**
IFRAIN LIMA
KELLY ENDRES
3125 LOWERY DRIVE, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 34-21-31-300-0020-0000
Code Enforcement Officer: Cara Hill
Notice of Hearing: Certified Mail

Violation:

Seminole County Land Development Code, Chapter 30, Part 7, Sec. 30.122:

Storage on a vacant parcel is not a permitted use or use allowed by Special Exception in a A-1 zone.

At the November 16, 2023 hearing, an Order was issued by the Special Magistrate continuing this case to the January 11, 2024 hearing.

On January 11, 2024, the Special Magistrate had given an order extending the compliance date to February 7, 2024, with a compliance hearing scheduled for February 8, 2024.

On February 8, 2024, the Special Magistrate had given an order extending for two separate compliance dates, (1) for Non-Affixed items to be removed by March 14, 2024 and (2) for remaining accessory structures to be permitted by July 11, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on February 14, 2024.

On March 14, 2024, the Special Magistrate had given an order extending for two separate compliance dates, (1) for Non-Affixed items to be removed by April 10, 2024 and (2) for remaining accessory structures be permitted by July 10, 2024. However, if Respondent fails to allow the Code Officer and relevant County representatives on the Property to verify compliance, imposition of the daily fine amount set forth in the undersigned Magistrate's Order date January 16, 2024 will revert back to the original compliance date of February 7, 2024.

The estimated Administrative Costs to process this case to date totals \$880.06 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate issued an Order constituting a lien in the amount of **\$9,600.00** for **64 days** of non-compliance from **February 7, 2024**, through and including April 10, 2024 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 after **April 11, 2024**.

14. **23-68-CESM**
INNOVO PROPERTIES LLC
JASON J. CHAUCA (Registered Agent)
1230 WOODMERE DRIVE, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 17-21-29-506-0000-0030
Inspector: Jason Rucker
Notice of Hearing: Certified Mail

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on December 14, 2023, and an Order was issued giving the Respondent a compliance date of February 7, 2024, with a compliance hearing scheduled for February 8, 2024.

On February 8, 2024 an Order was issued extending the compliance date to April 10, 2024.

The estimated Administrative Costs to process this case to date totals \$1,073.32 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate issued an Order constituting a lien in the amount of **\$250.00 for 1 day** of non-compliance from **April 10, 2024**, through and including **April 11, 2024**, 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 after **April 11, 2024**.

15. **24-03-CESM**
BRAD SAMUELS
290 MYRTLE STREET, SANFORD, FL 32773
(Commission District 1)
Tax Parcel ID # 23-20-30-5AQ-0000-1440
Inspector: Jason Rucker
Notice of Hearing: Posted

Violation

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on February 8, 2024, and an Order was issued giving the Respondent a compliance date of April 10, 2024 with a meeting on April 11, 2024.

RECOMMENDATION: The Special Magistrate Board issued an Order constituting a lien in the amount of **\$50.00** for 1 day of non-compliance from **April 10, 2024**, through and including **April 11, 2024**, 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 after **April 11, 2024**.

16. **24-05-CESM**
MIGUEL DAVINOVISH & ROSALINDA O. GUZMAN
146 LEA AVENUE, LONGWOOD, FL 32750
(Commission District 3)
Tax Parcel ID # 35-20-29-504-0B00-0160
Inspector: Amy Curits
Notice of Hearing: Certified Mail

Violation:

Land Development Code, Chapter 90, Section 90.5 (a) and (4):
Address numbers 146 are not posted on the structure.

This case was originally heard by the Special Magistrate on February 8, 2024, and an Order was issued giving the Respondent a compliance date of April 10, 2024.

An Affidavit of Compliance was filed by the Inspector after re-inspection on February 23, 2024.

The estimated Administrative Costs to process this case to date totals \$319.82 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate issued an Order imposing the administrative costs totaling **\$319.82**, and require these costs be paid within **thirty (30) days** or the fine will constitute a lien on the property.

17. **24-17-CESM**
 IFRAIN LIMA
 KELLY ENDRES
 3125 LOWERY DRIVE, OVIEDO, FL 32765
 (Commission District 1)
 Tax Parcel ID # 34-21-31-300-0020-0000
 Inspector: Bob Pike
 Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:
Construction without the required permits.

This case was originally heard by the Special Magistrate on March 14, 2024, and an Order was issued giving the Respondent a compliance date of April 10, 2024.

The estimated Administrative Costs to process this case to date totals \$854.62 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$250.00** for **1 day** of non-compliance from **April 10, 2024**, through and including **April 11, 2024**, 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 after **April 11, 2024**.

V. CASES NOT HEARD BY THE BOARD

18. **24-16-CESM** *Withdrawn*
SEMINOLE COUNTY PORT AUTHORITY
Andrew Van Gaale (Registered Agent)
4370 CARRAWAY PLACE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 16-19-30-5AB-4700-0010
Fire Inspector: Mario Ciancaglini
Notice of Hearing: xxxx

Violation:

Seminole County Code Chapter 85, Part 1, Section 85.6(a):

Violated and failed to comply with orders under the Fire Prevention Code

19. **24-19-CESM** *Noticing Issue*
DANIEL BORDERS
9 N STONE GATE, LONGWOOD, FL 32779
(Commission District 5)
Tax Parcel ID # 13-20-29-501-0000-055A
Inspector: Jason Rucker
Notice of Hearing: XXXX

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:

Construction without the required permits.

20. **24-18-CESM** *Complied Prior to Hearing*
JOHN C & CHRISTI L BALDWIN
1413 ASHDOWN COURT, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 20-19-30-521-0000-0030
Inspector: Jason Rucker
Notice of Hearing: Certified Mail

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:

Construction without the required permits.

VI. APPROVAL OF THE MINUTES: MARCH 14, 2024

VII. CONFIRMATION DATE OF NEXT MEETING: MAY 9, 2024

VIII. NEW BUSINESS

IX. 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.