



**CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES  
SEMINOLE COUNTY, FLORIDA  
MAY 09, 2024**

**CALL TO ORDER**

Special Magistrate Sherry G. Sutphen called the meeting to order at 1:31 P.M.

Also Present:

Alexis Brignoni, Clerk to the Special Magistrate  
Alexis Pelletier, Seminole County Planning and Development  
Bob Pike, Seminole County Building Official  
Julie Hebert, Seminole County Building Department  
Ruth Golsteyn, Seminole County Building Department  
Vicki Hathaway, Seminole County Building Inspector  
Jason Rucker, Seminole County Building Inspector  
Meggan Znorowski, Seminole County Planning and Zoning

**OPENING STATEMENT**

**SWEARING IN OF COUNTY WITNESSES**

Vicky Hathaway, Seminole County Building Inspector  
Jason Rucker, Seminole County Building Inspector

**HEARINGS**

**NEW HEARINGS**

**24-27-CESM**

**DANIEL L. LUZIO**  
**2602 SANFORD AVENUE, SANFORD, FL 32773**  
**(Commission District 5)**  
**Tax Parcel ID # 01-20-30-506-0000-0690**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 2602 Sanford Avenue, Sanford, FL 32773. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violation remains on the subject property.*

Special Magistrate asked the Respondent if he had objections to the electronic case file being entered into record. Respondent replied that he did not.

Respondent stated he obtained the property years before and the framing was already there when he bought the property, but the permit had never been done. He had many inspections on the property prior to Inspector Hathaway coming out to his property. He doesn't use the building with the framing but he's gotten all the supporting information for the permit.

Inspector Hathaway explained the County had done inspections out on the property in the past, not for the framing, and the last inspector told the owner the framing needed to be permitted, although she doesn't know if it was the Respondent or the previous owner. After the Respondent stated he had purchased the property 10 years ago, it was clarified that in that case, the property was in the Respondent's custody at the last inspection.

Special Magistrate asked Inspector Hathaway if she has witnessed the Respondent moving forward with the permitting. Inspector Hathaway said there were permits for exterior work but not the interior work when she initially went to the property.

Special Magistrate asked if the framing was there when the Respondent bought the subject property because it doesn't look very old. Respondent answered yes, it's been there over 10 years.

Special Magistrate asked if July 10, 2024 was sufficient time to get the permit. Respondent requested the end of the year. Special Magistrate cautioned the Respondent to request a reasonable extension, that the case has been going on since last year and from testimony, the Respondent knew he needed the permit for the framing.

**MS. SUTPHEN FOUND THAT THE PROPERTY OWNER IS IN VIOLATION OF SEMINOLE COUNTY CODE CHAPTER 40, APPENDIX "A", SECTION 105.1 CONSTRUCTION WITHOUT THE REQUIRED PERMITS AND ORDERED THAT THE PROPERTY COME INTO COMPLIANCE BY JULY 10, 2024 AT 8:00 AM OR A FINE OF \$150 PER DAY WILL BE IMPOSED FOR EACH AND EVERY DAY THE VIOLATION REMAINS.**

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**24-28-CESM**  
**LEBET PROPERTIES INC**  
**RICHARD T. WILSON (Registered Agent)**  
**1055 S. US HWY 17-92, LONGWOOD, FL 32750**  
**(Commission District 2)**  
**Tax Parcel ID # 04-21-30-508-0A00-0030**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Certified Mail**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located 1055 S. US Highway 17-92, Longwood, FL 32750. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violation remains on the subject property.*

Special Magistrate asked the Respondent if he had objections to the electronic case file being entered into record. Respondent replied that he did not.

Respondent stated he has a building permit application submitted and the fire inspector came to inspect for code during this time, they discovered some building issues and condemned the building, so he is not allowed to be inside the building nor is he allowed to do anything. The issue is a rotting beam in the roof line and to correct that, he is required to remove the entire roof, install a new beam and rebuild it all over again. The delay is due to the job being small and it took about 4 months just to get a structural engineer to draw the plans.

Inspector Hathaway stated that the permit has not yet been issued and it is in Plan Check status.

Special Magistrate asked if the plans were just for the roof or if it includes the soffits and fascia.

Inspector Hathaway read the different permit application descriptions and they are not related to this particular violation.

Special Magistrate stated that because the permits are not related to this particular violation, he needs to know that and if he accepts July 10, 2024 compliance date, he should be aware there is another permit he has to apply for that does relate to the violation in this case.

Conversation ensued regarding the Respondent's plans for a complete rebuild and what needs to be specified on the permit to include everything.

**MS. SUTPHEN FOUND THAT THERE IS A VIOLATION OF SEMINOLE COUNTY CODE CHAPTER 40, APPENDIX "A", SECTION 105.1 CONSTRUCTION WITHOUT THE REQUIRED PERMITS AND ORDERED THAT THE PROPERTY COME INTO COMPLIANCE BY JULY 10, 2024 AT 8:00 AM OR A FINE OF \$150 PER DAY WILL BE IMPOSED FOR EACH AND EVERY DAY THE VIOLATION REMAINS.**

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**24-30-CESM**

**RICHARD & PATRICIA RUBINO  
1534 GRACE LAKE CIRCLE, LONGWOOD, FL 32750  
(Commission District 4)  
Tax Parcel ID # 25-20-29-503-0000-0300  
Inspector: Jason Rucker  
Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located 1534 Grace Lake Circle, Longwood, FL 32750. Inspector Hathaway listed the inspections of the subject property.*

*Results of re-inspections show the violation remains on the subject property. However, upon reviewing the electronic building permit software just prior to this hearing, it now shows a permit application was submitted a few hours before, and it is in Plan Check Status, but there is no paperwork in there, which Inspector Hathaway said she has discussed with the contractor.*

Special Magistrate asked the Respondent if he had objections to the electronic case file being entered into record. Respondent replied that he did not.

Respondent had his contractor at the hearing with him and stated that he has applied for the permit and is working with the architect to get the plans to submit.

Special Magistrate asked if the Respondent has any problem with obtaining the permit by July 10, 2024. Respondent asked for 120 days and his contractor added they just became involved with the architect and it might take a couple of months to get the drawings.

Special Magistrate asked Inspector Hathaway if the County has a problem with September 11, 2024 as a compliance date. Inspector Hathaway replied that she spoke with the contractor and owner, and she gave them her business card with a request to be kept in the loop on the progress of the permit. She added that 90 to 120 days is not unreasonable given the structure is complete and is large.

**MS. SUTPHEN FOUND THAT THERE IS A VIOLATION OF SEMINOLE COUNTY CODE CHAPTER 40, APPENDIX "A", SECTION 105.1 CONSTRUCTION WITHOUT THE REQUIRED PERMITS AND ORDERED THAT THE PROPERTY COME INTO COMPLIANCE BY SEPTEMBER 11, 2024 OR A FINE OF \$50 PER DAY WILL BE IMPOSED FOR EACH AND EVERY DAY THE VIOLATION REMAINS.**

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## **COMPLIANCE HEARINGS**

### **23-52-CESM**

**JEAN SANCLEMENTE  
DESIRAE CASTELLANOS  
2997 BOLAND DRIVE, OVIEDO, FL 32765  
(Commission District 1)  
Tax Parcel ID # 27-21-31-5CC-0B00-0150  
Inspector: Jason Rucker  
Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 2997 Boland Drive, Oviedo, FL. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violation no longer remains on the subject property.*

Special Magistrate asked Inspector Hathaway if the property is in compliance now. Inspector Hathaway replied that it is.

Special Magistrate asked the Respondent if she had objections to the electronic case file being entered into record. Respondent replied that she did not.

Special Magistrate asked the Respondent if she understood the fees/costs the County is asking for. Respondent replied that she understood, and she asked if the fees could be waived, since she has tried to be on time with everything but had been unable to reach her contractor to make sure the permit was in process and so she tried to comply herself.

Special Magistrate asked Inspector Hathaway about her experience in communications with the Respondents. Inspector Hathaway said she primarily spoke with the male Respondent who lived at the house. The Respondents did have a fence permit but needed to have variance paperwork submitted. The variance was done and approved but the paperwork didn't make it to the County to be submitted.

Special Magistrate queried that the variance was approved but just in a different department, but the Respondents followed through all the required processes. Inspector Hathaway answered yes.

**MS. SUTPHEN FOUND THAT THE CASE IS IN COMPLIANCE AND SHE WILL NOT ORDER ANY FINES AT THIS TIME.**

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**24-08-CESM**

**JULIAN JIMENEZ**

**105 SAGE ST, ALTAMONTE SPRING FL 32714**

**(Commission DISTRICT 3)**

**Tax Parcel ID # 09-21-29-503-0000-0760**

**Inspector: Jason Rucker**

**Notice of Hearing: Certified Mail**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 105 Sage Street, Altamonte Springs, FL. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.*

Special Magistrate asked Inspector Hathaway if the property is in compliance now. Inspector Hathaway replied that it is not in compliance at this time.

Special Magistrate stated she is looking to ratify her prior order of \$250 per day plus the Administrative costs.

Respondent claimed that when he purchased the subject property a year ago, he did not know that the Code Enforcement issues existed until after he received notice from the County. He asked the realtor who sold him the property and was told that the previous owner/contractor flipped the property and the contractor was working on getting the permits for the work preceding the sale. Respondent said he has tried to reach that contractor several times and he was unable to, but office staff stated the contractor was working on getting the permits.

Special Magistrate asked Inspector Hathaway if she has had any contact with the Respondent. Inspector Hathaway stated she spoke with the Respondent a year ago when he was first Noticed by the County and she spoke with him this morning.

Discussion ensued regarding different permits and their statuses.

Special Magistrate addressed the Respondent, saying she is struggling because of the lack of communication with the County and the last hearing in March where the fine was imposed, no one was present on the Respondent's behalf.

Respondent said he called the County because he was out of town March 14, 2024 and he was instructed to send an email to that effect, which he did. Special Magistrate asked if he had a copy of that email with him and he said he did not.

Special Magistrate asked Inspector Hathaway if it would be possible to obtain the permits within 30 days. Inspector Hathaway replied yes, it would be possible.

Special Magistrate addressed the Respondent, saying she appreciates his presence at today's hearing and so she will grant him an extension until the next Code Enforcement Special Magistrate hearing on June 12 to come into compliance, which entails obtaining permits for all the issues stated and he will have to remain in contact with Inspector Hathaway at all times.

Inspector Hathaway requested to add to the record that the Respondent did call in on March 12, 2024 to say he was working out of town and unable to attend the hearing. He was told to submit this information to the Clerk in writing to be reviewed by the Special Magistrate. Special Magistrate stated there is an email from March 12 in the case file. Special Magistrate noted for the record that the Respondent did send an email to the Clerk and copied others.

**MS. SUTPHEN ORDERED AN EXTENSION TO JUNE 12, 2024 FOR COMPLIANCE.**

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**24-10-CESM**

**TUTINVESTMENT HOMES LLC**

**AHMAD MOHAMMED REG AGENT (Registered Agent)**

**3000 E 20TH ST, SANFORD FL 32771-0000**

**(Commission DISTRICT 5)**

**Tax Parcel ID # 32-19-31-501-0000-0300**

**Inspector: Jason Rucker**

**Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 3000 E. 20<sup>TH</sup> Street, Sanford, FL. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violations no longer remain on the subject property.*

Special Magistrate asked the Respondent if he wished to add anything for the record.

Respondent requested reduction of fees and Administrative costs. This is a Section 8 home and has laid out a lot of expense on it and he won't be recovering much money on it.

Special Magistrate asked Inspector Hathaway if the Respondent has been responsive with the County.

Inspector Hathaway said she knows the Respondent from other properties he has worked on. He has historically tried to come into compliance.

Respondent joked that he is here every day.

Special Magistrate cautioned that her concern is that he is at the County nearly every day and he should know that he needs permits to do things.

Respondent stated that a previous case involved a house he purchased that had multiple permits open and that's why he's so familiar with County staff because of that property and he was cleaning up after others' messes. He doesn't cause them.

Special Magistrate asked the Respondent if he purchased the subject property with open permits. Respondent said the AC unit had been installed and he found it was done without a permit. He did not install the AC without a permit.

**MS. SUTPHEN FOUND THAT THE CASE IS IN COMPLIANCE AND SHE WILL NOT ORDER ANY FINES AT THIS TIME.**

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## **NEW HEARING**

### **24-29-CESM**

**MAXIMUM AUTO CENTER INC**

**TUSHAAR DESAI (Registered Agent)**

**125 MARION LANE, CASSELBERRY, FL 32707**

**(Commission District 2)**

**Tax Parcel ID # 05-21-30-520-0400-0020**

**Inspector: Jason Rucker**

**Notice of Hearing: Personal Service**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

Special Magistrate noted for the record that she has received a limited Power of Attorney for Joseph Cemonese to appear on behalf of the corporation, Maximum Auto Center and she will accept it for the record.

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 125 Marion Lane, Casselberry, FL 32707. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violation remains on the subject property.*

Inspector Hathaway noted that there is a permit application in Plan Check status that is being held up because the owners of the subject property are asking to combine the two properties

the business is located on together under one name. The permit was originally closed due to inactivity.

Special Magistrate asked the Respondent if he had objections to the electronic case file being entered into record. Respondent replied that he did not.

Respondent's representative stated it was his understanding that the owners hired a contractor to obtain a permit and install the fence, which was replacing an old rusty, dangerous fence, and to their knowledge, he did. His conversations with the County is he did pull the permit but for the wrong lot address. In October 2023, he came to the County and was told the owners could combine the 2 properties as one and that regardless of which lot address the permit was pulled for, 125 or 131, and because the fence is right between the 2 properties. He filed to do that.

Inspector Hathaway stated that, in the comments for the permit by the County, survey shows that the properties are one single property but the Property Appraiser's office states they are two separate lots.

Special Magistrate said the Respondent needs to go to the Property Appraiser to do a lot joinder, and asked the County if there is a process for lot joinder.

Seminole County Planning Coordinator Meggan Znorowski was sworn in and stated that Seminole County Code did not previously allow for fencing on vacant lots. The permit for this case was for a vacant lot. It is a parking lot for the subject property next door because the fence is on the property line. Had they pulled the permit for the correct address, we wouldn't be here.

Special Magistrate said she has a hard time agreeing that a parking lot is a vacant lot.

Ms. Znorowski stated the Code has changed as of April 1, 2024, so the short answer is she doesn't do commercial permitting, she hasn't read through the commercial portion of that Code so she is not going to speak on that currently. The Respondent can come upstairs and speak with the Planner of the Day after the hearing. The lot combination could still be done over the counter and they could still pull the permit.

Special Magistrate asked how long that would take for the Respondent to come into compliance by July 10.

Ms. Znorowski said it could be done in a month and suggested the steps to take with Planning but the contingency would be how long it would take to get another survey done.

Special Magistrate instructed the Respondent's representative to take his Power of Attorney, which has been entered into the record, with him to the Planning department.

Respondent's representative stated that he has in hand a lot combination zoning approval that is stamped and signed.

Ms. Znorowski instructed that the approval document needs to go to the Property Appraiser's office for the lots to be combined.

Respondent's representative added that Marion Lane actually is on his client's property, the survey shows it as a shadow on the property, and there is a problem-neighbor who frequently complains about the lot.

Ms. Znorowski suggested speaking with Jim Potter in Public Works when he comes upstairs to talk with the Planning department.

Special Magistrate then said that the requested July 20, 2024 compliance date should be sufficient time to get the lot joinder with the Property Appraiser based on the zoning document he has. The issue of the road right-of-way that is impeding on his client's property will have no bearing on the permit, so she suggested he go forward and get the permit.

**MS. SUTPHEN FOUND THAT THERE IS A VIOLATION OF SEMINOLE COUNTY CODE CHAPTER 40, APPENDIX "A", SECTION 105.1 CONSTRUCTION WITHOUT THE REQUIRED PERMITS AND ORDERED THAT THE PROPERTY COME INTO COMPLIANCE BY JULY 10, 2024 OR A FINE OF \$50 PER DAY WILL BE IMPOSED FOR EACH AND EVERY DAY THE VIOLATION REMAINS.**

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### **COMPLIANCE HEARING**

**24-14-CESM  
MICHELLE GARCIA  
2202 BARKWOOD COURT, LAKE MARY, FL 32746  
(Commission DISTRICT 4)  
Tax Parcel ID # 20-20-30-509-0000-0290  
Inspector: Jason Rucker  
Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway presented the status of the violation for the property located at 2202 Barkwood Court, Lake Mary, FL. Inspector Hathaway listed the inspections of the subject property and the estimated Administrative Costs for the case. Results of re-inspections show the violations remain on the subject property.*

Special Magistrate asked the Respondent if she wished to add anything for the record.

Respondent explained that she purchased the property in 2019 and the fence already existed on the property. She was unaware that the fence required a permit.

Special Magistrate stated that the County has already heard her case and she, the Respondent, did not appear at that hearing, and the Magistrate will not re-hear the case. She stated that the reason we are here today is that the subject property is still in violation, the Respondent did not appear for the last hearing, and there is nothing in the file that shows the County was notified why she would not appear. The County has filed an affidavit and provided testimony that you are still in violation today. Special Magistrate asked if the Respondent had anything to state with respect to the violation that exists.

Respondent stated she has a contractor for the exterior renovations and a Notice of Commencement that she received the previous day and saw it did not have a permit number on it and she asked the contractor for the permit.

Special Magistrate stated the permit has not even been applied for yet. She added that the Respondent waited until the day before the hearing to do this.

Respondent explained why she was absent from the previous hearing and that she had been in an abusive relationship with a man who refused to leave her house. She wasn't aware of the hearing until March 24 when she found the Stop Work Notice and other papers crumpled up, she had not resided at the subject property for a year and a half, staying with her family in Tampa.

Special Magistrate explained that the Respondent needs to continue to have communication with Inspector Hathaway and to understand that despite the fact that the fence was installed prior to her ownership she is still responsible for getting a permit. Special Magistrate asked if the County believes the permits can be obtained by July 20, 2024.

Inspector Hathaway replied no, the Respondent will have to get engineered plans because she removed a window and installed a door and the exterior work will need plans.

Meggan Znorowski, Seminole County Planner, explained that she will be happy to work with the Respondent since the fence is on a corner lot and may require a variance.

Special Magistrate asked what kind of timeline would be required. Inspector Hathaway replied it should be 90 days if she's got a contractor willing to work with her but she will still need drawings. Respondent said the contractor should have the drawings and plan. Ms. Znorowski replied Planning will need 120 days if a variance is required. Special Magistrate emphasized the importance of staying in contact with Inspector Hathaway and Ms. Znorowski to obtain the permits.

**MS. SUTPHEN AMENDED HER PREVIOUS ORDER TO GIVE AN EXTENSION UNTIL SEPTEMBER 11, 2024 AND EVERYTHING ELSE IN THE ORDER WILL REMAIN THE SAME, AND THE COMPLIANCE HEARING WILL BE SEPTEMBER 12, 2024.**

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## **NEW HEARING**

### **24-26-CESM**

**LOS CAMPOS DE AMERICA LLC  
WILLIAM A RAMIREZ (Registered Agent)  
345 JONES AVENUE, SANFORD, FL 32773  
(Commission District 5)  
Tax Parcel ID # 12-20-30-509-0000-037A  
Inspector: Jason Rucker  
Notice of Hearing: Certified Mail**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

For the record, discussion ensued regarding the actual address of the subject property, a small house located behind a bar that sits on 3640 Sanford Avenue, because the Property Appraiser does not list the house with an address.

Inspector Hathaway said she posted the 345 Jones Avenue property and she has been there and spoken with the owner.

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 345 Jones Avenue, Sanford, FL, which is a small house that sits behind a bar on 3640 Sanford Avenue. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.*

**MS. SUTPHEN FOUND THAT THERE IS EVIDENCE TO SHOW THAT THE RESPONDENT WAS PROPERLY NOTICED TO BE AT THE HEARING AND THEY ARE NOT PRESENT, THERE IS COMPETENT AND SUBSTANTIAL EVIDENCE THAT HAS BEEN PROVIDED OF A VIOLATION OF SEMINOLE COUNTY CODE CHAPTER 40, APPENDIX "A", SECTION 105.1 FOR FAILURE TO OBTAIN THE NECESSARY PERMITS FOR THE INSTALLATION OF NEW SIDING, FRAMING, WINDOWS AND DOOR ON THE PROPERTY THAT HAS BEEN IDENTIFIED BY THE SEMINOLE COUNTY PROPERTY APPRAISER AS 12-20-30-509-0000-037A. MS. SUTPHEN ORDERED THAT THE PROPERTY COME INTO COMPLIANCE BY JULY 10, 2024 OR A FINE OF \$250 WILL BE IMPOSED FOR EACH AND EVERY DAY THE VIOLATION REMAINS.**

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#### **COMPLIANCE HEARINGS**

##### **23-69-CESM**

**GERALD WILLIAMS**

**131 LEON STREET, ALTAMONTE SPRINGS, FL 32715-0113**

**(Commission District 4 - Lockhart)**

**Tax Parcel ID # 18-21-30-507-0000-0710**

**Inspector: Jason Rucker**

**Notice of Hearing: Certified Mail**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

**MS. SUTPHEN FOUND THE PROPERTY LOCATED AT 131 LEON STREET, ALTAMONTE SPRINGS, FL IS STILL IN VIOLATION AFTER THE ORDER WAS ENTERED ON MARCH 25, 2024 FOR THE HEARING ON MARCH 14, 2024 IMPOSING A COMPLIANCE DATE OF MAY 8, 2024. MS. SUTPHEN RATIFIED HER PRIOR ORDER AND IMPOSED A FINE OF \$50.00 PER DAY WHICH WILL START TODAY, MAY 9, 2024, AND WILL CONTINUE TO ACCRUE UNTIL SUCH TIME AS THE VIOLATION IS COMPLIED. MS. SUTPHEN ORDERED THAT FEES IN THE AMOUNT OF \$591.56 BE IMPOSED TO BE PAID WITHIN 30 DAYS OR THEY WILL BE A LIEN ON THE PROPERTY ALONG WITH THE VIOLATION FINES.**

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##### **23-70-CESM**

**SHELLY BOUALI (Tenant)**

**HOMETOWN PALM VALLEY LLC**

**CT CORPORATION SYSTEM (Registered Agent)**

**3825 COCONUT PALM CIRCLE, OVIEDO, FL 32765**  
**(Commission District 1)**  
**Tax Parcel ID # 34-21-31-503-0000-008A**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Certified Mail**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violation for the property located at 3825 Coconut Palm Circle, Oviedo, FL. Inspector Hathaway listed the inspections of the subject property. Results of re-inspections show the violation no longer remains on the subject property.*

**MS. SUTPHEN FOUND THAT THE CASE IS IN COMPLIANCE AND SHE IMPOSED ADMINISTRATIVE COSTS IN THE AMOUNT OF \$591.56 TO BE PAID WITHIN 30 DAYS OR IT WILL BE REPORTED AS A LIEN AGAINST THE PROPERTY.**

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**24-04-CESM**  
**TUSKAWILLA PARK SC LTD**  
**BLALOCK, LANDERS, WALTERS & VOGLER (Registered Agent)**  
**1425 TUSKAWILLA ROAD, #245, WINTER SPRINGS, FL 32708**  
**(Commission District 1)**  
**Tax Parcel ID # 24-21-30-300-020N-0000**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway presented the status of the violation for the property located at 1425 Tuskawilla Road #245, Winter Springs, FL. Inspector Hathaway listed the inspections of the subject property and the estimated Administrative Costs for the case. Results of re-inspections show the violations remain on the subject property.*

**MS. SUTPHEN FOUND THE PROPERTY OWNER WAS ORDERED TO COME INTO COMPLIANCE AT THE HEARING ON FEBRUARY 8, 2024 AND GIVEN UNTIL MAY 8, 2024 TO COME INTO COMPLIANCE AND FOUND THERE HAS BEEN EVIDENCE TO SHOW THEY ARE NOT IN COMPLIANCE AT THIS TIME. MS. SUTPHEN RATIFIED HER PRIOR ORDER AND IMPOSED A FINE OF \$50.00 PER DAY WHICH WILL START TODAY, MAY 9, 2024, AND WILL CONTINUE TO ACCRUE UNTIL SUCH TIME AS THE PROPERTY IS BROUGHT INTO COMPLIANCE. MS. SUTPHEN ORDERED THAT FEES IN THE AMOUNT OF \$486.98 TO BE PAID WITHIN 30 DAYS OR THEY WILL BECOME A LIEN ON THE PROPERTY ALONG WITH THE VIOLATION FINES.**

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**24-13-CESM**  
**LETICIA MORALES**

**300 RIDGE ROAD, FERN PARK, FL 32730  
(Commission District 4)  
Tax Parcel ID # 19-21-30-300-0350-0000  
Inspector: Jason Rucker  
Notice of Hearing: Posted**

*The Respondent and or its representative and other witnesses, if any, were sworn.*

*Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway presented the status of the violation for the property located at 300 Ridge Road, Fern Park, FL. Inspector Hathaway listed the inspections of the subject property and the estimated Administrative Costs for the case. Results of re-inspections show the violations remain on the subject property.*

**MS. SUTPHEN FOUND THAT AT THE MARCH 14, 2024 HEARING, THE RESPONDENT WAS ORDERED TO COME INTO COMPLIANCE BY MAY 8, 2024 AND THAT EVIDENCE HAS BEEN PRESENTED THAT THEY ARE NOT IN COMPLIANCE WITH THE ORDER AT THIS TIME. MS. SUTPHEN RATIFIED HER PRIOR ORDER AND IMPOSED A FINE OF \$150 PER DAY STARTING TODAY, MAY 9, 2024, AND CONTINUING EACH AND EVERY DAY HEREAFTER THAT THE VIOLATION REMAINS. MS. SUTPHEN IMPOSED ADMINISTRATIVE COSTS IN THE AMOUNT OF \$402.62 TO BE PAID WITHIN 30 DAYS OR THEY WILL BECOME A LIEN ON THE PROPERTY ALONG WITH THE VIOLATION FINES.**

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**APPROVAL OF MINUTES FROM: April 11, 2024 hearing.**

**CONFIRMATION DATE OF NEXT MEETING: June 13, 2024.**

**ADJOURN: There being no further business this meeting was adjourned at 3:20 pm.**

**RESPECTFULLY SUBMITTED:**

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**Alexis Brignoni, Clerk To the  
Code Enforcement Office**

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**Sherry G. Sutphen  
Special Magistrate**