



**CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES
SEMINOLE COUNTY, FLORIDA
JULY 11, 2024**

CALL TO ORDER

Special Magistrate Sherry G. Sutphen called the meeting to order at 1:34 P.M.

Also Present:

Alexis Brignoni, Seminole County Planning and Development
Julie Hebert, Seminole County Building Department
Ruth Golsteyn, Seminole County Building Department
Bob Pike, Seminole County Building Official
Vicki Hathaway, Seminole County Building Inspector
Meggan Znorowski, Seminole County Planning & Zoning Coordinator

OPENING STATEMENT

SWEARING IN OF WITNESSES

HEARINGS

NEW HEARINGS

**24-36 -CESM
JASON S TURNER
MANDY PAVLAKOS (Lis Pendens)
7100 W SR 46, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 26-19-29-502-0000-0010
Inspector: Vicki Hathaway
Notice of Hearing: Posted**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property.

Special Magistrate and Inspector Hathaway clarified requirements for demolition of a structure and what steps have been taken thus far.

Mr. Turner explained the plumbing has been capped off, the electrical demolition permit has been approved and he submitted paperwork for the demolition permit, which he will obtain following the hearing today.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate Ordered the subject property be brought into compliance by October 9, 2024 or a fine of \$250.00 be imposed for each and every day thereafter that the violation remains.

24-37-CESM
JASON TURNER
5725 NORTH ROAD, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 24-19-29-300-004D-0000
Inspector: Vicki Hathaway
Notice of Hearing: Posted

All witnesses were reminded they are still under oath.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property.

Mr. Turner explained the permit application is in process, design professional is being hired and by the following week he should submit the permit application to the County.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate Found the County's recommendation of October 9, 2024 for the property owner to achieve compliance is reasonable and if he does not comply by October 9, 2024, she will impose a fine of \$250.00 be imposed for each and every day thereafter that the violation remains.

24-38-CESM
CHARLIE E KNOLL
929 MILLSHORE DRIVE, CHULUOTA, FL 32766
(Commission District 1)
Tax Parcel ID # 28-21-32-501-0C00-0050
Inspector: Vicki Hathaway
Notice of Hearing: Certified Mail

All witnesses were sworn in.

Inspector Vicki Hathaway stated for the record that Mr. Knoll just obtained his permits to put him in compliance and good standing with the County.

Special Magistrate asked when the County's violation Notices were sent and how quickly did it take for Mr. Knoll to come into compliance.

Ms. Hathaway replied Notice went out June 29, 2023 and confirmed Mr. Knoll has been working to come into compliance for a year.

Special Magistrate requested to hear the case.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property.

Special Magistrate asked the Respondent why it took so long for him to comply with the Notices he received.

Mr. Knoll explained the history of his renovations, including interruptions due to the Covid pandemic and the impact on his finances requiring scaling back the renovation plans to their current state. He described working with the County to obtain the required permits.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate found that since the Respondent has gone through the permitting process and understands that permits are required for any kind of work he plans to do on any structure whatsoever, she will Order that he is now in compliance as of today but she will issue a Finding of Fact that if another violation occurs it would be treated as a repeat violation. She will forego costs at this time but if a repeat violation comes before her, she could impose a fine of up to \$500 for each and every day thereafter that the violation remains.

24-39-CESM

**ROCK OF CENTRAL FLA INC
STEVEN L PARKER (REG AGT)
6641 W SR 46, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 25-19-29-300-0290-0000
Inspector: Vicki Hathaway
Notice of Hearing: Certified Mail**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property. Inspector Hathaway summarized the comments on the permit application for the Special Magistrate, ending with the fees are due at this point in time and all they have to do is accept it on their end and pay the fees.

Special Magistrate asked a case has been initiated yet for the steps and railing for the shed and if the Notice of Violation has been sent to the Respondent. Ms. Hathaway said yes.

Pastor Parker explained the mistakes that were made in the process of obtaining and installing the storage shed for the church/school/preschool property. He added that he was told the shed required the steps/railings. Conversation ensued regarding the process and communication for the shed installation requirements and permitting.

Special Magistrate asked if the church had paid the contractor fees for the shed permitting. Pastor Parker said the contractor did not ask for a fee. It was established that a permit fee is due. Inspector Hathaway confirmed that the steps/railings were added to the original shed plans and obtaining the permit and paying the fee would close out the case.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate Ordered the subject property is in violation and should be brought into compliance through the issuance of the necessary permits by October 9, 2024 or a fine of \$50.00 per day would be imposed.

24-41-CESM

J5 PROPERTIES 8650 LLC

GARY ALLEN JENSEN (REG AGT)

1980 HOWELL BRANCH ROAD, WINTER PARK, FL 32792

(Commission District 4)

Tax Parcel ID # 33-21-30-300-021A-0000

Inspector: Vicki Hathaway

Notice of Hearing: Posted

Bret Crofoot, General Contractor, represented the Respondent.

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property.

Mr. Crofoot stated he was hired onto the project a month ago and then summarized the actions taken and progress made to obtain a permit thus far.

Special Magistrate asked if he sees a problem with October 9 as a compliance date. Mr. Crofoot said as long as they get through the Building permit reviews there should not be an issue.

Special Magistrate noted he was hired just a month ago. Mr. Crofoot explained there had been miscommunication between the owner and the tenant on who had responsibility for the project and then they contacted him.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate Found there is a violation on the property for failure to obtain the necessary permits for the interior renovations that were done and Ordered the subject property be brought into compliance by October 9, 2024 or a fine of \$150.00 per day would be imposed.

COMPLIANCE HEARINGS

23-67-CESM

IFRAIN LIMA & KELLY ENDRES

LOWERY DRIVE, OVIEDO

(Commission District 1)

Tax Parcel ID # 34-21-31-300-0020-0000

Inspector: Vicki Hathaway

Notice of Hearing: Certified Mail

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Attorney McGregor Love, representing the Respondents, summarized his history with the case. He stated his clients have not been able to push the permitting process forward as they had hoped and he indicated they need additional time to obtain the permits.

Special Magistrate stated this is a compliance hearing and his clients are not in compliance and so the fines would start to run because his clients have not done what they needed to do.

Mr. Love requested additional time to sort out the permitting issues.

Special Magistrate asked Inspector Hathaway if the Respondents have had any contact with her to try and work out the case. Ms. Hathaway replied no.

Special Magistrate said she would give an additional 30 days but advised Mr. Love to let his clients know that each time she has granted them continuances, it is incurring costs and she will not give on the costs because his clients have caused the County a lot of heartache by not allowing them on the property when they should have.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate provided a continuance of the compliance date to August 8, 2024 with everything else remaining the same.

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: Vicki Hathaway
Notice of Hearing: Certified Mail

All witnesses remain sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Inspector Hathaway asked the Building Official to speak on the case.

Seminole County Building Official Bob Pike was sworn in and testified that the County had removed power from the main building because it was deemed unsafe because the Respondents were living in the building and had somehow increased their electrical service from 60 amps to 400 amps without permitting and inspections. Once the County pulled the power, the Respondents asked for a temporary pole for a security light, which the County would not issue without renewal of the permit to become an active construction site again. Permit was renewed and the County allowed a 60-amp temporary service for the security light only and an outlet for construction purposes. Directing attention to the presentation photo of the electrical meter box, Mr. Pike stated that the County electrical inspector who inspected the temporary 60-amp pole, upon subsequent inspection, indicated that the 400-amp meter has returned to the property with a lock on it and no sticker showing the County has inspected and approved it.

Building Official Pike notified the Respondents attorney that he will go back to the subject property the next day to inspect the property for the service the County approved, and if not granted access, he will deem it unsafe and remove the temporary power to the property.

Special Magistrate asked if the temporary power had a permit. Mr. Pike explained that the renewed permit was for the metal building that never had inspections completed. Special Magistrate asked if there were permits for any of the other issues. Mr. Pike stated the County has never received any permits for any build-out, gazebo, electric gate, accessory structures, awnings.

Special Magistrate asked if the Respondents have attempted to communicate with the County. Mr. Pike said the County has had no contact with the Respondents. Special Magistrate added, other than the permit for the temporary power, and requested the date for that. Mr. Pike stated it was earlier this year. Special Magistrate asked what caused the County to find out about the

power meter. Mr. Pike stated they revisited the property in preparation for today's hearing of this case.

Special Magistrate asked the Building Official if he was allowed on the property or if the meters were visible from off the property. Mr. Pike allowed Inspector Hathaway to explain the visibility of the electric meters. Inspector Hathaway stated the electric meters are visible from the gate. She explained that the Building Official placed a call to the Respondents to inform them of his intention to pull the power after today's hearing.

Mr. Love stated his clients are not living on the property, but in a rental home, and to his knowledge, no change was made to the 60-amp power and he will advise his clients to cooperate with any inspection the County wants to do. He will talk to his clients about the power meters to make sure the County is satisfied.

Special Magistrate asked if the 400-amp meter is operational.

Mr. Pike stated the temporary 60-amp pole was inspected April 24 and approved for the light pole and an outlet only, for construction. Mr. Pike said something has changed and he does not know why there is a 400-amp meter on the property now. He stated he has to assume it is unsafe and that is why he needs access to the property to inspect it and will do that tomorrow.

Special Magistrate asked if the electrical has changed, what would be the County's process regarding the change. Mr. Pike replied that it is a temporary power pole and the County would remove the power from it.

Special Magistrate stated she will extend the date for this case as well to the next hearing date but she will also order that Mr. Pike be allowed onto the property tomorrow, and if Mr. Pike is not allowed onto the property tomorrow, she will retroactively impose the fines starting today at \$250 per day. If Mr. Pike is allowed onto the property tomorrow, the case will be continued to the August 8 hearing.

Special Magistrate stated she will accept the electronic case file into the record if there are no objections. Mr. Love had no objections.

Special Magistrate provided a continuance of the compliance date to August 8, 2024 but Ordered that the Building Inspector be allowed onto the subject property tomorrow, and if he is not allowed onto the property tomorrow, she will retroactively impose the fines today at \$250 per day.

24-25-CESM

AHMED & SAKINA NURMOHAMED
846 ISLE POINT, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 20-19-30-520-0000-6890
Inspector: Vicki Hathaway
Notice of Hearing: Posted

All witnesses remain sworn in. Ms. Znorowski was retroactively sworn in at the time of her testimony.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Attorney McGregor Love represented the Respondents of this case.

Mr. Love summarized the history of case with the County and his Homeowners Association for the construction of a retaining wall to mitigate flooding damage to his home caused by the hurricanes of 2022. He requested a one-month extension of the compliance date in order to meet with the architectural review committee on July 17, 2024.

Seminole County Planning & Zoning Coordinator Meggan Znorowski advised that the Seminole County Land Development Code specifically prohibits any construction within a conservation easement which she has tried to clearly express to the homeowner verbally and in-person.

Mr. Love stated he was not aware of the County's objection and again requested a one-month extension to get up to speed with the County on this aspect as well.

Conversation ensued regarding the status of the permit, communication between Planning & Zoning and the homeowner, and the location of the retaining wall relative to the conservation easement.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Mr. Love if he had any objection to the case file being put into record. Mr. Love had no objection.

Special Magistrate Ordered the compliance date changed to September 11, 2024 with the hearing date on September 12 in order to work through the issues.

LIEN REQUESTS

22-43-CESM

MARIA & ABEL GAIBORT

1365 N CR 426, OVIEDO, FL 32765

(Commission District 2)

Tax Parcel ID # 25-20-31-5BA-0000-00K0

Inspector: Vicki Hathaway

Notice of Hearing: Posted

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the case summary of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Special Magistrate confirmed with Inspector Hathaway that the compliance date was July 13, 2023.

Mr. Gaibort explained that he has been disabled for 30 years and has owned the property for 17 years, the gate was on the property when he bought it and he was not aware the gate required a permit.

Special Magistrate informed Mr. Gaibort that it is the responsibility of the buyer of a property to make sure there are no outstanding permit requirements during a due-diligence period. His case has been before a prior Magistrate, where he was ordered to come into compliance and there was an amended Order granting extended time, indicating that someone came back before the Magistrate.

Discussion ensued regarding the case compliance date continuance and hearing attendance or absence by the Respondent.

Inspector Hathaway suggested the Respondent can obtain a demolition permit to remove the gate if the electric motor is not working.

Seminole County Planning & Zoning Coordinator Meggan Znorowski added that the permit for the gate has been routed to Traffic Engineering for review due to the setback from the road and Fire has to review the gate access control.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate, due to discrepancy in the record with respect to the name on the case, imposed the fine of \$50 per day starting July 11, 2024, to accrue until the required permits are obtained, and also imposed Administrative Costs in the amount of \$917.87 to be paid by September 11, 2024 or it will accrue as a lien against the property.

23-10-CESM

**MARY L. WILCOX HEIR
9636 MCNORTON ROAD, ALTAMONTE SPRINGS, FL 32714**

(Commission District 3)

Tax Parcel ID # 22-21-29-300-0470-0000

Inspector: Vicki Hathaway

Notice of Hearing: Posted

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the record case summary for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Respondent's Representative was Ms. Wilcox's granddaughter, Trineka Hobbs

Ms. Hobbs explained her family relationship to the property and stated she became involved because she paid the grandmother's property taxes for her. She did not dispute the violations and tried to explain the complicated family dynamics in achieving compliance.

Special Magistrate asked if Mrs. Wilcox had children living on the property. Ms. Hobbs replied Aunts and Uncles lived on, near, around the property.

Special Magistrate explained that compliance in this case requires getting permits on work that was performed on the property, and because the Order has been in place for a year and compliance has not been achieved, the lien is up to \$24,000.

Ms. Hobbs stated that her grandmother had passed away without leaving a will and she asked what would happen in order to sell the property.

Special Magistrate replied that Ms. Hobbs' name is not on any of the documents and supposed that the "Heir" listed by the Property Appraiser is a note that an heir paid the taxes and suggested to Ms. Hobbs that the family contact an attorney for help in probating the property and getting it properly into the names of the family or selling the property.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent's Representative if she had any objection to the case file being put into record. She said no.

Special Magistrate imposed a lien of \$24,250 for non-compliance dating from March 9, 2024 and a fine of \$50 per day to accrue until the required permits are obtained. Special Magistrate waived fees and costs, and she added that the house is not homesteaded so it could be foreclosed on.

**23-13-CESM
SOFIA NASEEM & IMRA CHAUDHRY
1231 STANLEY STREET, LONGWOOD, FL 32750
(Commission District 4)
Tax Parcel ID # 01-21-29-5CK-100H-0070
Inspector: Vicki Hathaway
Notice of Hearing: Posted**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the case summary of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Mr. Chaudhry summarized the history of case with the County, stated that the Notice from the County came to his Post Office Box instead of his street address and requested 30 days to complete the permit process.

Special Magistrate asked if Mr. Chaudhry, upon receiving Notice of the Hearing, came to the County to address the permit issue. Mr. Chaudhry replied that he did and is working through the comments on the permit application and believes within 30 days he can get the permit and inspection.

Special Magistrate asked Inspector Hathaway if she has had contact with Mr. Chaudhry. Ms. Hathaway replied that she had never spoken with Mr. Chaudhry until yesterday and noted in the case file that he was in contact with the previous Building Inspector on August 8, 2022, but there are no other indications in the file that there was communication, and even if he hired a contractor, he filed for the permit as an owner-builder which puts the onus of compliance on Mr. Chaudhry.

Mr. Chaudhry stated he has been in contact with a County plans examiner and again requested 30 additional days to come into compliance.

Special Magistrate stated for the record there is a possibility there is a mailing issue in the County's files related to the prior Clerk

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent if he had any objection to the case file being put into record. Respondent said no.

Special Magistrate Ordered the compliance date extended to August 7, 2024 with the hearing on August 8. If the property is not in compliance by that date, the fine will be imposed as well as Administrative Costs.

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: Vicki Hathaway
Notice of Hearing: Posting**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the case summary of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Respondent's Registered Agent stated they have submitted paperwork required for the work on the structure but the permit has not been issued.

Inspector Hathaway said this is a commercial property that has a bar in the front and an older structure behind it, fenced-in on the same property that County Code says cannot be renovated but the Respondents defied a stop-work order from the County and continued to renovate the structure.

Seminole County Planning & Zoning Coordinator Meggan Znorowski identified the structure as legal-nonconforming and can only have minor repairs but they cannot expand the nonconformity. She stated while she typically doesn't work with commercial properties, it is her understanding the Respondents expanded outside the existing footprint of the structure, which would be expanding the nonconformity. This would include additions such as an awning, a pergola, a pool, or anything expanding the exterior and would not be permitted.

Special Magistrate asked for clarification that they can't possibly get a permit for the improvements such as the siding, framing and windows at this point because of the expansion to the structure. Ms. Znorowski said that was correct.

Respondent's Agent said they did not expand the footprint of the structure, but repaired damage and put on a new roof, which was issued a permit. He said they applied for permits for the other work but just 2 days ago they received new comments regarding the nonconformity.

Ms. Znorowski read from the comments of the Planner who is reviewing the project, including the structure's use, the special exception process and whether the structure's length of vacancy can change its use.

Special Magistrate asked if there was any way to resolve this case today. Ms. Znorowski replied that this case is not going to be a fast-track case. The length of the process depends on what is determined in the pre-application, which could take two weeks, to a special exception, which could take a few months.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes. Special Magistrate asked the Respondent and Respondent's Registered Agent if they had any objection to the case file being put into record. Respondents said no.

Special Magistrate Ordered the compliance date changed to August 7, 2024 with the hearing on August 8, after the pre-application process, which would determine if additional time would be required to come into compliance.

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: Vicki Hathaway
Notice of hearing: Posted

Special Magistrate Found that the case has had no continuances and was in compliance.

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: Vicki Hathaway
Notice of Hearing: Certified Mail

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the case summary of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes.

Special Magistrate Found that the Respondent was properly Noticed to appear, there is a green card in the file that was signed for, the Respondent has failed to be present, the property is still in violation of Seminole County Code Chapter 40, Appendix "A", Section 105.1, and she will ratify her prior Order and will begin accruing a fine of \$50 per day today and for each and every day hereafter that the violation remains, and also imposed Administrative Costs in the amount of \$668.11 to be paid within 30 days.

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: Vicki Hathaway
Notice of Hearing: Posted

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway entered into the case summary of the violations for the property; results of follow up inspections show the violations remain on the subject property. She listed Administrative Costs and fines accrued to date for this case.

Special Magistrate asked Inspector Hathaway if she wished to submit the electronic case file into the record. Inspector Hathaway said yes.

Special Magistrate Found that the Respondent was properly Noticed to appear, there is a green card in the file that was signed by the Registered Agent, the Respondent has failed to be present, the property is still in violation of Seminole County Code Chapter 40, Appendix "A", Section 105.1, and she imposed a lien in the amount of \$50 per day from June 11, 2024 and for each and every day hereafter until the violation is corrected, and also imposed Administrative Costs in the amount of \$741.17 to be paid within 30 days or will be reported as a lien against the property.

APPROVAL OF MINUTES FROM: June 13, 2024 hearing.

CONFIRMATION DATE OF NEXT MEETING: August 8, 2024.

ADJOURN: There being no further business this meeting was adjourned at 3:40pm.

RESPECTFULLY SUBMITTED:

Alexis Brignoni
Clerk To the Code Enforcement Office

Sherry G. Sutphen
Special Magistrate