

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final-revised

Thursday, August 13, 2026

9:00 AM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF THE MINUTES: JULY 9, 2026

III. NEW CASES

1. **25-273**
O'GRADY REAL ESTATE INC
RYAN O'GRADY (Registered Agent)
2709 ELM STREET, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 25-20-31-5BA-0000-175A
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violations:

Seminole County Code Chapter 95.5, Section 30.5.2:
Storage of Recreational Vehicles, on a Vacant Parcel

Seminole County Code Chapter 95.5, Section 30.9.4:
Truck Parking

Seminole County Code Chapter 95.5, Section 302.4:
Weeds

Seminole County Code Chapter 95.5, Section 308.1:
Accumulation of Rubbish or Garbage

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **\$250.00 per day** beginning **August 28, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

2. **26-39**
 PHILLIP KOVACEVICH
 SANDRA J KOVACEVICH
 1846 LONG POND DRIVE, LONGWOOD, FL 32779
 (Commission District 5)
 Tax Parcel ID # 24-20-29-506-0000-2760
 Code Enforcement Officer: Catina Hill
 Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95.5, Section 30.5.2:

Use Table Violation

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondents **fifteen (15) days** to achieve compliance or impose a fine of **\$250.00 per day** beginning **August 28, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

3. **26-706**
 JOHARY REAL EST SERVICES LLC
 CARLOS F JOHARY (Registered Agent)
 407 WEKIVA SPRINGS ROAD, #301, LONGWOOD, FL 32779
 (Commission District 3)
 Tax Parcel ID # 03-21-29-5SE-0000-3000
 Code Enforcement Officer: Christopher Smith
 Notice of Hearing: Posted

Violation:

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

Unpermitted Construction

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **thirty (30) days** to achieve compliance or impose a fine of **\$250.00 per day** beginning **September 14, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

4. **26-725**
 MICHEL GROUP LLC
 MARIA SONIA SANDOVAL (Registered Agent)
 3530 CELERY AVENUE, SANFORD, FL 32771
 (Commission District 5)
 Tax Parcel ID # 28-19-31-300-0140-0000
 Code Enforcement Officer: Christopher Smith
 Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 40, Appendix A, Section 105.1:
Unpermitted Construction

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **thirty (30) days** to achieve compliance or impose a fine of **\$150.00 per day** beginning **September 14, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

5. **26-990**
 RUSSELL B MONCRIEF (REV TRUST)
 MARY N MONCRIEF (REV TRUST)
 335 STARBUCK RUN, LONGWOOD, FL 32779
 (Commission District 3)
 Tax Parcel ID # 35-20-29-300-007C-0000
 Code Enforcement Officer: Jon Martin
 Notice of Hearing: Posted

Violations:

Seminole County Land Development Code Chapter 71, Section 71.6(a)(b):
Permits Required for Shoreline Alterations

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

RECOMMENDATION: The Special Magistrate issue an Order imposing a one-time fine of **fifteen thousand dollars (\$15,000.00)** due to the irreparable nature caused by the violation(s) and giving the Respondent **ninety (90) days** to achieve compliance or impose a fine of **\$500.00 per day** beginning **November 14, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

IV. OTHER/NEW BUSINESS: VACATING PRIOR ORDER 26-56

V. PUBLIC HEARING

VI. CONFIRMATION DATE OF NEXT MEETING: SEPTEMBER 10, 2026

VII. 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.