

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final-revised

Thursday, June 13, 2024

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. SPECIAL MAGISTRATE OPENING STATEMENT

II. HEARINGS

VII. NEW CASES

24-19-CESM

DANIEL BORDERS

9 N STONE GATE, LONGWOOD, FL 32779

(Commission District 5)

Tax Parcel ID # 13-20-29-501-0000-055A

Inspector: Vicki Hathaway

Notice of Hearing: Posted

Violation:

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

Construction without the required permits.

24-31-CESM

JULIET A. & DENNIS M. DREGGORS

2064 SHADY LANE, GENEVA, FL 32732

(Commission District 2)

Tax Parcel ID # 32-19-32-501-0000-0200

Code Enforcement Officer: Cara Hill

Notice of Hearing: Certified Mail

Violation:

Seminole County Land Development Code, Chapter 30, Part 17, Section 30.302 - Uses permitted in a RM-1 zone.

Storage and accessory structures on a vacant parcel is not a permitted use in an RM-1 zoning district.

24-34-CESM

DENNIS M. & JULIET A. DREGGORS

1810 W. OSCEOLA ROAD, GENEVA, FL 32732

(Commission District 2)

Tax Parcel ID # 08-20-32-300-0040-0000

Code Enforcement Officer: Cara Hill

Notice of Hearing: Certified Mail

Violation:

Seminole County Land Development Code, Chapter 30, Part 6, Section 30.102- Uses Permitted in a A-5 Zone.

Semi trucks, flat beds, and other heavy equipment is not a permitted use in an A-5 zoning district.

24-35-CESM

DENNIS M. & JULIET A. DREGGORS

1810 W. OSCEOLA ROAD, GENEVA, FL 32732

(Commission District 2)

Tax Parcel ID # 08-20-32-300-0040-0000

Code Enforcement Officer: Cara Hill

Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95, Section 95.4 as defined in Section 95.3 (a) Rubbish:
It shall be unlawful for any person to accumulate, dump, or cause or allow to be accumulated or dumped or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95. (a) Rubbish: as useless waste material or any items no longer fit to be used, including but not limited to discarded household, chemicals, yard trash, paper, cardboard, metal, lumber, concrete, rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or motor vehicle or other machinery, broken abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.

III. LIEN REQUESTS

**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: Vicki Hathaway
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 March 13, 2024, with a meeting March 14, 2024.

On March 14, 2024, the Special Magistrate issued an Order extending the compliance date to June 12, 2024, with a meeting June 13, 2024.

An Affidavit of Non-Compliance was filed after re-inspection on June 12, 2024.

The estimated Administrative Costs for the Inspector on this case totals \$1,183.67.

The estimated Administrative Costs for the Clerk on this case totals \$642.75.

The estimated Administrative Costs to process this case to date totals \$1,826.42 for both the Inspector and Clerk.

23-46-CESM
REECO PROPERTIES LLLP
BRIAN C. REECE (Registered Agent)
2710 PEMBERTON DRIVE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 19-21-29-516-0000-0110
Inspector: Vicki Hathaway
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 13, 2023, and an Order was issued giving the Respondent a compliance date of September 15, 2023.

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

On November 20, 2023 the Special Magistrate issued an Amended Order extending the compliance date to January 10, 2024.

On January 11, 2024, the Special Magistrate issued an Amended Order extending the compliance date to March 13, 2024, with a Compliance Hearing scheduled for March 14, 2024.

On March 14, 2024, the Special Magistrate issued an Amended Order extending the compliance date to June 12, 2024, with a Compliance Hearing scheduled for June 13, 2024.

An Affidavit of Non-Compliance was filed after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$587.75.

The Administrative Cost for the Clerk on this case totals \$519.54.

The total Administrative Cost for this case for both the Clerk and Inspector is \$1,107.29.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien in the amount of **\$13,600.00** for **272 days of non-compliance** from **September 15, 2023**, through and including **June 13, 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 **June 13, 2024**.

23-59-CESM

ALL STARS ASSISTED LIVING INC.

ILSIA GUERRA-MORALES (Registered Agent)

1131 W. LAKE BRANTLEY ROAD, ALTAMONTE SPRINGS, FL 32714

(Commission District 3)

Tax Parcel ID # 08-21-29-514-0000-0040

Inspector: Vicki Hathaway

Notice of Hearing: Posted

Violation:

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

Construction without the required permits.

On September 14, 2023, the Special Magistrate issued an Order giving the Respondents a compliance date of December 15, 2023, with a Compliance hearing scheduled for January 11, 2024.

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

On January 11, 2024, the Special Magistrate issued an Amended Order extending the Respondent's compliance date to February 7, 2024, with a Compliance hearing scheduled for February 8, 2024.

On February 8, 2024, the Special Magistrate issued a Second Amended Order extending the Respondent's compliance date to June 12, 2024, with a Compliance hearing scheduled for June 13, 2024.

An Affidavit of Non-Compliance was filed after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$703.75.

The Administrative Cost for the Clerk on this case totals \$371.43.

The total Administrative Cost for this case for both the Clerk and Inspector is \$1,075.18.

24-08-CESM
JULIAN JIMENEZ
105 SAGE STREET, ALTAMONTE SPRINGS, FL 32714
(Commission DISTRICT 3)
Tax Parcel ID # 09-21-29-503-0000-0760
Inspector: Vicki Hathaway
Notice of Hearing: Certified Mail

Violation:
Seminole County Code, Chapter 40, Appendix A, Sec. 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 May 8, 2024, with a compliance hearing scheduled for May 9, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on May 8, 2024.

On May 9, 2024 an Order was issued extending the compliance date to June 12, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$867.70.

The Administrative Cost for the Clerk on this case totals \$163.80.

The total Administrative Cost for this case for both the Clerk and Inspector is \$1,031.50.

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: Vicki Hathaway
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 April 11, 2024, and an Order was issued giving the Respondent a compliance date of June 12, 2024, with a meeting date of June 13, 2024.

The Administrative Cost for this case for the Inspector totals \$482.30.

The Administrative Cost for this case for the Clerk totals \$118.86.

The total Administrative costs for this case for both the Clerk and Inspector is \$601.16.

24-21-CESM
JILL A KELLEY REV TRUST
411 KENTWOOD AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 30-19-30-5UA-0500-0030
Inspector: Vicki Hathaway
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 April 11, 2024, and an Order was issued giving the Respondent a compliance date of June 12, 2024, with a meeting date of June 13, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$640.90.

The Administrative Cost for the Clerk on this case totals \$110.13.

The total Administrative cost for this case for both the Clerk and Inspector is \$751.03.

**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: Vicki Hathaway
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 April 11, 2024, and an Order was issued giving the Respondent a compliance date of June 12, 2024, with a meeting date of June 13, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$688.24.

The Administrative Cost for the Clerk on this case totals \$141.96.

The total Administrative Cost for this case for both the Clerk and Inspector is \$830.20.

**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: Vicki Hathaway
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 April 11, 2024, and an Order was issued giving the Respondent a compliance date of June 12, 2024, with a meeting date of June 13, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$688.24.

The Administrative Cost for the Clerk on this case totals \$141.96.

The total Administrative Cost for this case for both the Clerk and Inspector is \$830.20.

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: Vicki Hathaway

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 April 11, 2024, and an Order was issued giving the Respondent a compliance date of June 12, 2024, with a meeting on June 13, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on June 12, 2024.

The Administrative Cost for the Inspector on this case totals \$634.68.

The Administrative Cost for the Clerk on this case totals \$110.13.

The total Administrative Cost for this case for the Clerk and Inspector is \$744.81.

IV. SPECIAL REQUESTS

23-70-CESM

SHELLY BOUALI (Tenant)

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: Vicki Hathaway

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 March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$100.00 per day to continue to accrue for each day the violation continues or is repeated after May 8, 2024.

An Affidavit of Compliance was filed by the Inspector after re-inspection on April 8, 2024.

The estimated Administrative Costs to process this case to date totals \$591.56 for both the Inspector and Clerk.

On May 9, 2024, the Special Magistrate imposed and Order Imposing Final Costs and Lien to have the Administrative Costs for both Clerk and Inspector to be paid within thirty (30) days.

On May 30, 2024 a special request was made from the Respondent to go before the Special Magistrate to address Administrative Costs.

CASES NOT HEARD

24-33-CESM

New Owner

STEVEN HUGHES

2060 SHADY LANE, GENEVA, FL 32732

(Commission DISTRICT 2)

Tax Parcel ID # 32-19-32-501-0000-0190

Code Enforcement Officer: Cara Hill

Notice of Hearing: Certified Mail

Violation:

Seminole County Land Development Code, Chapter 30, Part 17, Section 30.302 - Uses permitted in a RM-1 zone.

Storage and accessory structures on a vacant parcel is not a permitted use in an RM-1 zoning district.

V. OTHER BUSINESS

VI. APPROVAL OF THE MINUTES: MAY 9, 2024

VII. CONFIRMATION DATE OF NEXT MEETING: JULY 11, 2024

VIII. 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.