



**CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES
SEMINOLE COUNTY, FLORIDA
JUNE 13, 2024**

CALL TO ORDER

Special Magistrate Sherry G. Sutphen called the meeting to order at 1:37 P.M.

Also Present:

Alexis Brignoni, Seminole County Planning and Development

Jay Zembower Seminole County Commissioner

Julie Hebert, Seminole County Building Department

Ruth Golsteyn, Seminole County Building Department

Cara Hill, Seminole County Sheriff's Office Code Enforcement Officer

Meggan Znorowski, Seminole County Planning & Zoning Coordinator

OPENING STATEMENT

SWEARING IN OF WITNESSES

HEARINGS

COMPLIANCE HEARINGS

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

All witnesses were sworn in.

Cara Hill, Code Enforcement Officer, was present and testified on behalf of the County. Ms. Hill entered into the record photographs of the violations for the property; results of follow up inspections show the violations remain on the subject property.

Ms. Hill explained the history of the property being an illegal lot split which led to the structures' placements.

Special Magistrate inquired about contact with the property owner and a conversation ensued about a meeting that was held in October between the county and the attorney to create a plan for what needed to be done to meet the deadlines.

Respondents' attorney, Mark Jones, explained the property owners were unaware of it being an illegal lot split and how their intention was always to split the property as they have, for their retirement purposes. Conversation ensued about their continuous work on the structures and the progression of working with county.

Meggan Znorowski, Seminole County Planning and Zoning provided reasoning for points the attorney made; a conversation ensues after she explained why a variance would still be required and the options the owners have. It is explained that the process for a variance takes at least 90 days; the lawyer said they're willing to move forward with the variance process.

Special Magistrate found the subject property is in violation at this time and would need to come into compliance by December 4, 2024, and if the compliance date is unmet a fine will be imposed of \$150.00 per day.

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**

All witnesses were sworn in.

Cara Hill, Code Enforcement Officer, was present and testified on behalf of the County. Ms. Hill entered into the record photographs of the violations for the property; results of follow up inspections show the violations no longer remain on the subject property.

Special Magistrate explained that she will submit a Findings of Fact that will label the property as a repeated violation if a violation of this type occurs again in the future.

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

All witnesses were sworn in.

Cara Hill, Code Enforcement Officer, was present and testified on behalf of the County. Ms. Hill entered into the record photographs of the violations for the property; results of follow up inspections show the violations no longer remain on the subject property.

Respondents' attorney explained temporary parking that occurs occasionally and not wanting it to be misunderstood. Ms. Hill responded that it's not temporary parking and the truck referenced stays for several days. Conversation ensued about the temporary parking occurrences.

Special Magistrate explained that she will submit a Findings of Fact that will label the property as a repeated violation if a violation of this type occurs again in the future.

**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**

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 clarified what is needed for the permitting of the property. Mr. Borders stated the status of the violations and why the fence was out of compliance. Conversation ensued regarding the issue being a lack of permits for the fence at all.

Special Magistrate asked Inspector about a compliance date in August, where she agreed so long as the property owner stays in contact with her.

Special Magistrate found the subject property is in violation at this time and would need to come into compliance by August 21, 2024 or a fine of \$100.00 be imposed for each and every day thereafter that the violation remains.

**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**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$1,826.42.

Conversation ensued regarding Inspector Hathaway's communications with the property owner and the status of the plans, explaining they are at the mercy of his contractor.

Respondent explained the progress that has been made. Ms. Hathaway discussed the extensive comments on behalf of the county regarding his plans for permitting and expressing how the property owner would need an extension for compliance.

Special Magistrate explained the fees that continue to accumulate on the case and expressed the property owner's possible need to push for urgency with his contractor because of how long this case has been going on.

Special Magistrate provided a continuance of the compliance date to August 21, 2024.

**23-46-CESM
REECO PROPERTIES LLLP
BRIAN C. REECE (Registered Agent)
2710 PEMBERTON DRIVE, AOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 19-21-29-516-0000-0110
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 listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$1,107.29. The recommendation is to issue an order constituting a lien in the amount of \$13,600.00 for 272 days of non-compliance that continues to accrue at \$50.00 per day.

Mr. Reece reiterated the work the previous owners did and the status of his work with the county and how he has been waiting on his structural engineer. His contractor commented on all three permits being applied for and the work they have been actively doing.

Special Magistrate provided a continuance of the compliance date to August 21, 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

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$1,075.18.

Ilsia Guerra Morales reiterated about when she first bought the property, the work they began doing, and not having known the building wasn't in compliance.

Meggan Znorowski, explained how the property owners have a special exception for 13 bed assisted living facility within their residential zoning. The structure is supposed to be, at most, a shed and not living quarters. Any changes done to the site also need to be filed as an amendment to the site plan and conversation ensued about options they have.

Special Magistrate explained how they need to consider the time requirement differences between the options they have.

Ms. Hathaway explained inspections were done but failed and no further inspections had been done.

The property owners explained that the structure is untouched and as is from the original purchasing date except for painting, cabinetry, and carpeting. They bought the property with the knowledge and expectation of converting the unit; however, after further investigations they've been told they never were able to.

Vicki Hathaway explained the timeline of when inspections were done, and previous owners were told the framing failed inspections.

Property owner complained she had been here several times and was never told these issues to the extent of what they are. Megan Znorowski explained the county didn't know the extent of expectations of the new owners when it was discussed.

Special Magistrate told the property owners to decide which route they would take for their property and discussion ensued what would happen during the time until the next hearing.

Special Magistrate provided a continuance of the compliance date to August 21, 2024.

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

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$1,031.50.

Mr. Jimenez told about the condition the house and its permits when he bought the house.

Special Magistrate and Inspector Hathaway discussed the progress and communications with the property owner. Conversation ensued about what communication is transpiring between all parties and the property owner needing to stay in communication with the county instead of relying on his contractor to do it.

Special Magistrate provided a continuance of the compliance date to August 21, 2024.

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

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations no longer remain on the subject property. Estimate of Administrative costs is \$601.16.

Special Magistrate found the property owner was in compliance and did not impose any fees.

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**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations no longer remain on the subject property. Estimate of Administrative costs is \$591.56. The respondent made a Special Request to discuss these costs.

Respondent explained she was unaware of the need for a permit when purchasing her new air conditioning unit and how she received the discounted unit where six months later she was notified the installer didn't pull a permit. She said she was told it wasn't necessary for her to go to court and that she would have attended had she not been told such information by the Building Department.

Special Magistrate vacated the order imposing fines.

**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**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$751.03.

Special Magistrate ratified her previous order, found the property owner was properly noticed to be at the hearing and was not present, and imposed administrative costs in the amount of \$751.03.

**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**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$744.81.

Special Magistrate ratified her previous order, found the property owner was properly notified to be at the hearing and was not present, and imposed administrative costs in the amount of \$744.81.

**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**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$830.20.

Respondent agreed about the ongoing issues and wants to pay the fines but claims unit #113 is separate.

Special Magistrate explained the case was not being reheard and the purpose of the meeting was to determine if the property was still in violation.

Conversation ensued about how the property needs to be brought into compliance before being able to pay the fines.

Bill Shelton, Condo Association Representative, spoke regarding the units going into foreclosure and requested a conversation on the new circumstances. Special Magistrate responded regarding that the HOA was not noticed to be here. The representative explains that the units were not being used properly and that they needed to apply for a change of use. Conversation ensues.

Special Magistrate addressed the Respondent wasn't listed as the owner, but that he has clearly received orders to be here and will accept his sworn testimony.

Special Magistrate ratified her previous order and imposed administrative costs in the amount of \$830.20 to be paid within 30 days or it will be recorded as a lien.

**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**

All witnesses were sworn in.

Inspector Vicki Hathaway was present and testified on behalf of the County. Ms. Hathaway listed the inspections of the subject property; results of follow up inspections show the violations remain on the subject property. Estimate of Administrative costs is \$830.20.

Special Magistrate ratified her previous order and imposed administrative costs in the amount of \$830.20 to be paid within 30 days or it will be recorded as a lien.

APPROVAL OF MINUTES FROM: May 9, 2024 hearing.

CONFIRMATION DATE OF NEXT MEETING: July 11, 2024.

ADJOURN: There being no further business this meeting was adjourned at 3:43pm.

RESPECTFULLY SUBMITTED:

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

**Sherry G. Sutphen
Special Magistrate**