



CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES
SEMINOLE COUNTY, FLORIDA
NOVEMBER 14, 2024

CALL TO ORDER

Special Magistrate Sherry G. Sutphen called the meeting to order at 1:36 P.M.

Also Present:

Alexis Brignoni, Clerk to the Board
Alexis Pelletier, Assisting Clerk to the Board
Julie Hebert, Seminole County Building Department
Ruth Golsteyn, Seminole County Building Department

OPENING STATEMENT

SWEARING IN OF WITNESSES

Jason Rucker, Seminole County Building Inspector
Meggan Znorowski, Seminole County Planning & Zoning Coordinator
Cara Hill, Code Enforcement Officer
Mary Robinson, Seminole County Planner/Code Enforcement
Vladimir Simonovski, Seminole County Development Review Manager Engineering

HEARINGS

REPEAT CASES

22-13-CESM

VICTOR E. ECHEVERRIA

499 ROCKY BROOK COURT, CASSELBERRY, FL 32707

(Commission District 1)

Tax Parcel ID # 14-21-30-5GV-0000-0940

Inspector: Jason Rucker

Notice of Hearing: Personal Service

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 February 10, 2022, and an Order was issued giving the Respondents a compliance date of June 10, 2022.

On June 9, 2022, the Special Magistrate issued an Order extending the compliance date to August 11, 2022.

On March 9, 2023 an Order was issued extending the compliance date to April 8, 2023 and waiving any accrued fines.

On August 8, 2024, the Special Magistrate issued an Order extending the compliance date to October 9, 2024, with a scheduled meeting on October 10, 2024.

RECOMMENDATION: Based on the Findings of Fact issued on April 14, 2022, the Special Magistrate issue an Order imposing a lien in the amount of **\$7,800.00** for **156 days of non-compliance from June 12, 2024**, through and including **November 14, 2024**, and the fine shall continue to accrue at **\$50.00 per day** for each day the violation continues or is repeated after **November 14, 2024**.

Witnesses Sworn:

**Maria Echeverria Respondent's daughter – 22-13-CESM
Seminole County staff testimony in Case 22-13-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 499 Rocky Brook Court, Casselberry, FL 32707. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate addressed the dates of non-compliance for the record to outline the violation being addressed and the correct date the lien began to accrue. After clarification, the Special Magistrate addressed the Respondent's daughter about not currently being in compliance.

Maria Echeverria provided testimony that she has been speaking with the Building division and her engineer in order to have the plans requested be revised and approved but had not received the pertinent information from her engineer until the day before this current meeting.

Seminole County staff Meggan Znorowski testified confirmation that the plans submitted by the specified engineer are historically not completed by specified deadlines and is hopeful that the plans being discussed hold all the corrections needed in order to move forward with achieving compliance. Meggan Znorowski encouraged Maria Echeverria to speak with Jim Potter in planning and development in order to submit and review the current plans.

MS. SUTPHEN AMENDED THE COMPLIANCE DATE TO JANUARY 8, 2025, WITH A MEETING SCHEDULED FOR JANUARY 9, 2025.

LIEN REQUESTS

20-43-CESM

NINIVE V CASTILLO

209 COLLINS DRIVE, SANFORD, FL 32773

(Commission District 2)

Tax Parcel ID # 14-20-30-501-0F00-0060

Inspector: Jason Rucker

Notice of Hearing: Certified Mail

Violation:

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

Construction without the required permits.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$24,550.00** for **491 days of non-compliance** from **July 13, 2023**, through and including **November 14, 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 **November 14, 2024**.

Witnesses Sworn:

Ninive V Castillo – Respondent 20-43-CESM

Bryan Quintero – Respondent's Son 20-43-CESM

Seminole County staff testimony in Case 20-43-CESM

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 209 Collins Drive, Sanford, FL 32773. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate asked Respondent for testimony, the Respondent informed that she was in contact with the architect and mentioned that an application was sent to the county. Inspector Jason Rucker mentioned that there was an application submitted in the year 2020.

The Special Magistrate addressed the Inspector's visual presentation regarding information put in during the years 2022-2023, with the understanding that the permit in question has not been updated in the system since the year 2020.

Seminole County Staff Meggan Znorowski addressed the Special Magistrate and explained that the permit needs to be submitted to be routed for approval as there was only an application on file. The Respondent's son expressed concerns about solely getting rid of the structure to avoid further penalty.

The Special Magistrate addressed the Inspector and inquired if the plans were revised already, if the permits could be obtained soon there after to obtain compliance. Inspector Rucker informed the Respondent that she could speak with a representative at the front counter to get further instruction.

MS. SUTPHEN EXTENDED THE COMPLIANCE DATE TO BE DECEMBER 11, 2024, WITH A MEETING SCHEDULED FOR DECEMBER 12, 2024.

**22-77-CESM
B&B LAND HOLDING LLC
JAMES BETTS (Registered Agent)
3468 E SR 436, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-501-0A00-001B
Inspector: Jason Rucker
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 October 13, 2022, and an Order was issued giving the Respondent a compliance date of January 12, 2023 with a fine of \$50.00 per day to continue to accrue for each day the violation continues or is repeated after January 12, 2023.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$33,650.00** for **673 days of non-compliance** from **January 12, 2023**, through and including **November 14, 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 **November 14, 2024**.

Witnesses Sworn:

**James Betts – Owner/Respondent 22-77-CESM
Stephen Saja – Engineer 22-77-CESM
Ken Nelson – Contractor 22-77-CESM
Seminole County staff testimony in Case 22-77-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 3468 E SR 436, Apopka, FL 32703. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

Special Magistrate asked Inspector Jason Rucker if any contact has been made to him from the Respondent in order to bring property into compliance. Inspector Rucker informed the Special Magistrate no contact has been received other than the day of the meeting from the Respondent's Council who was not currently present.

James Betts states that he employed both Steve Sajad and Ken Nelson to assist with bringing the property into compliance and testimony was given stating that a meeting to go over plans was scheduled in the upcoming week.

Special Magistrate inquired about the amount of time needed for plans to be submitted to bring the property into compliance. Ken Nelson responded asking the Special Magistrate for an extension of 60-90 days from the date of the current meeting.

Special Magistrate inquired if there was anyone from the County who could testify on an approximation of time needed to determine next compliance date. Meggan Znorowski testified no further review was not needed and contingent of if the Respondent responds promptly to correspondence from the County. Special Magistrate took into consideration the Respondent paying the administrative cost showing good faith of efforts to remedy the violation.

MS. SUTPHEN EXTENDED COMPLIANCE DATE TO DECEMBER 11, 2024, WITH A MEETING SCHEDULED FOR DECEMBER 12, 2024.

22-89-CESM
JOSEPH LYNCH & KATRINA ALLEN
458 1ST STREET, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 16-20-32-300-0390-0000
Inspector: Jason Rucker
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 November 17, 2022, and an Order was issued giving the Respondent a compliance date of January 12, 2023.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$1,300.00** for **27 days of non-compliance** from **January 13, 2023**, through and including **February 7, 2023**, 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 **November 14, 2024**.

Witnesses Sworn:

Joseph Lynch – Respondent 22-89-CESM
Katrina Allen – Respondent 22-89-CESM
Seminole County Staff – 22-89-CESM

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 458 1st Street, Geneva, FL 32732. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations no longer remain on the subject property.

The Special Magistrate addressed Inspector Jason Rucker and asked for clarification on the dates documented references the compliance of the property. Inspector Jason explained that there was an issue with prior Inspector a re-inspection of the property was conducted which concluded that the violation was remedied.

The Special Magistrate addressed the Respondent's about the days of non-compliance. Both Respondent's provided testimony explaining that they were in compliance verbally by a different Inspector and thought the case was done.

MS. SUTPHEN CONCLUDED DUE TO OFFICE MISCOMMUNICATION NO FEE WILL BE IMPOSED AND THE CASE IS CLOSED.

**22-96-CESM
MARGARET A JACK
105 TEMPLE DRIVE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 34-19-30-507-0C00-0030**

**Inspector: Jason Rucker
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 October 13, 2022 and an Order was issued giving the Respondent a compliance date of January 12, 2023.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a **lien** in the amount of **\$30,750.00** for **615 days of non-compliance** from **January 12, 2023**, through and including **September 17, 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 **November 14, 2024**.

**Witnesses sworn:
Charles Parker - Respondent's Council 22-96-CESM
Seminole County staff testifying in Case 22-96-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 105 Temple Drive, Sanford, FL 32771. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations no longer remain on the subject property.

Special Magistrate corrected the recommendation presented to reflect the number of days out of compliance.

Respondent's Council testified that the property is in the process of being sold now that the violation has been remedied. Council further went on to ask the Special Magistrate to waive the accrued lien and imposed administrative costs only.

Special Magistrate inquired about the period of non-compliance and why so much time passed. Council responded that there were people living on the property that the Respondent could not evict, now that they are evicted Respondent wants to sell the property as she cannot maintain the property due to living out of state.

MS. SUTPHEN IMPOSED A FINE OF \$1,000.00 IN ADDITION TO THE COUNTY'S ADMINISTRATIVE COSTS OF \$917.87 TO BE PAID WITHIN THIRTY (30) DAYS OF THE ORDER OR A LIEN WILL BE IMPOSED ON THE PROPERTY.

**23-14-CESM
JUSTIN J. MARLETTE
1120 BEE LANE, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 10-20-32-3AE-0570-0000
Inspector: Jason Rucker
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 February 9, 2023 and an Order was issued giving the Respondent a compliance date of April 14, 2023.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$29,050.00** for **581 days of non-compliance** from **April 14, 2023**, through and including **November 14, 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 **November 14, 2024**.

**Witnesses sworn:
Seminole County staff testifying in Case 23-14-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 1120 Bee Lane, Geneva, FL 32732. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations no longer remain on the subject property.

The Special Magistrate asked Inspector Jason Rucker for information on how the notice for the hearing was provided to the Respondent. Inspector Rucker informed the Special

Magistrate he physically posted the notice on the property. It was confirmed that although the certified mailings were returned, regular mail notice was received.

The Special Magistrate stated she finds the property to remains in violation.

MS. SUTPHEN IMPOSED THE FINE RETROACTIVELY TO APRIL 14, 2023 AND THE \$50.00 PER DAY WILL CONTINUE TO ACCRUE UNTIL IN COMPLIANCE. ADMINISTRATIVE COSTS TOTALING \$818.41 WAS IMPOSED TO BE PAID WITHIN THRITY (30) DAYS OR IT WILL BE RECORDED AS A LIEN ALONG WITH THE IMPOSED FINE.

**23-15-CESM
RONALD GUZMAN & CIARA PUZDER
3969 CENTERVILLE WAY, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-516-0000-1860
Inspector: Jason Rucker
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 February 9, 2023 and an Order was issued giving the Respondent a compliance date of April 14, 2023.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$29,050.00** for **581 days of non-compliance** from **April 14, 2023**, through and including **November 14, 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 **November 14, 2024**.

**Witnesses Sworn:
Ciara Puzder – Respondent 23-15-CESM
Seminole County Staff – 23-15-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 3969 Centerville Way, Sanford, FL 32771. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property,

however, both the Respondent and the Contractor have remained in contact with him and compliance was close to being met.

The Special Magistrate addressed the Respondent to provide more background information due to the time lapse of non-compliance. The Respondent cited miscommunication between the company employed to take care of the paperwork and themselves but as they submitted paperwork to be reviewed as soon as they were able to. This was confirmed by Seminole County staff Meggan Znorowski as she received the information during the meeting and sent it off for approval pending further review.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE TO DECEMBER 11, 2024, WITH A MEETING ON DECEMBER 12, 2024 WITH THE STIPULATION OF IF COMPLIANCE IS MET BEFORE DECEMBER 11, 2024 THEY NEED NOT ATTEND THE MEETING.

**23-32-CESM
MELISSA D & MICHAEL L MITCHELL
2916 QUINCY COURT, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 07-21-29-509-0000-0500
Inspector: Jason Rucker
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 9, 2023, and an Order was issued giving the Respondent a compliance date of April 14, 2023.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$24,550.00** for **491 days of non-compliance** from **July 13, 2023**, through and including **November 14, 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 **November 14, 2024**.

**Witnesses sworn:
Seminole County staff testifying in Case 23-32-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 2916 Quincy Court, Apopka, FL 32703. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations no longer remain on the subject property.

The Special Magistrate asked Inspector Jason Rucker for information on how the notice for the hearing was provided to the Respondent. Inspector Rucker informed the Special

Magistrate he physically posted the notice on the property. It was confirmed that the certified mail receipt was signed by the Respondent for this current meeting.

The Special Magistrate stated she finds the Respondent was properly noticed and the property to remains in violation.

MS. SUTPHEN IMPOSED THE FINE RETROACTIVELY TO JULY 13, 2023 AND THE \$50.00 PER DAY WILL CONTINUE TO ACCRUE UNTIL IN COMPLIANCE. ADMINISTRATIVE COSTS TOTALING \$855.10 WAS IMPOSED TO BE PAID WITHIN THRITY (30) DAYS OR IT WILL BE RECORDED AS A LIEN ALONG WITH THE IMPOSED FINE.

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: Jason Rucker

Notice of Hearing: Personal Service

Violation:

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

Construction without the required permits.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$1,850.00** for **37 days of non-compliance** from **October 9, 2024**, through and including **November 14, 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 **November 14, 2024**.

Witnesses sworn:

Ilsia Guerra-Morales - Respondent 23-59-CESM

Hector Morales – Husband 23-59-CESM

Joe Delvall - Building Contractor 23-59-CESM

Seminole County staff testifying in Case 23-59-CESM

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record photographs of the violation on the property located at 1131 W Lake Brantley Road, Altamonte Springs, FL 32714. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

Special Magistrate inquired with Inspector Jason Rucker regarding contact with the Respondent, Seminole County Staff Meggan Znorowski informed the Special Magistrate that the communication has been with her in the planning division to go over the process with obtaining the permits by way of applying for a variance, this application was not completed until November 4, 2024, after the previously imposed compliance date. Meggan further explained this process is still being worked on anticipating paperwork from the Respondent.

Respondent provided testimony reviewing the process for obtaining compliance and wanted guidance as she was confused on the pathway to achieving a permit to remedy the violation.

Special Magistrate outlined the pertinent information for the Respondent to comply, highlighting that the Respondent is currently out of compliance with the prior order.

Testimony was provided by the Respondent's husband and the building contractor highlighting the building issue and needing further clarification on how to comply. The Special Magistrate responded highlighting that the Respondent would need to further discuss the pathway with Seminole County staff and redirecting the conversation in order to impose her final order on the case.

MS. SUTPHEN IMPOSED THE FINE RETROACTIVELY TO OCTOBER 9, 2024 WHICH WILL CONTINUE TO ACCRUE AT \$50.00 PER DAY UNTIL COMPLIANCE HAS BEEN OBTAINED AND THE ADMINISTRATIVE COSTS OF \$1190.02 TO BE PAID WITHIN NINETY (90) DAYS.

23-68-CESM

INNOVO PROPERTIES LLC

JASON J CHAUCA (Registered Agent)

1230 WOODMERE DRIVE, ALTAMONTE SPRINGS, FL 32714

(Commission District 3)

Tax Parcel ID # 17-21-29-506-0000-0030

Inspector: Jason Rucker

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 14, 2023, and an Order was issued giving the Respondent a compliance date of February 7, 2024, with a meeting scheduled for February 8, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$9,250.00** for **37 days of non-compliance** from **October 9, 2024**, through and including **November 14, 2024**, at **\$250.00 per day**, and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated after **November 14, 2024**.

Witnesses sworn:

Jason Chauca – Owner/Respondent 23-68-CESM

Seminole County Staff – 23-68-CESM

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record a timeline photographs of the violation on the property located at 1230 Woodemere Drive, Altamonte Springs, FL 32714. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate addressed the Respondent to discuss the lack of compliance with the prior order. The Respondent informed the Special Magistrate that the plans submitted are being reviewed by the engineer but there were revisions needed and he had been experiencing a lag of assistance with the company he hired.

Seminole County staff Meggan Znorowski explained the visual presentation of the dates with the applications filed and demonstrated that there were revisions needed to be made and the timeframe to achieve compliance would depend on each party reviewing the information. The Special Magistrate inquired what the timeframe of a permit being issued, Inspector Jason Rucker explained that there are different time periods with every action taken.

The Special Magistrate addressed the Respondent and reiterated that there are deadlines for the permit. The Respondent explained that he is in constant communication with the company assisting him and does not always receive a response. During the meeting Seminole County staff Meggan Znorowski explained that she was receiving updated information from the Respondents company, but the same criteria was not being met and revisions that needed to be made in the comments that were made prior in July.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE TO JANUARY 8, 2025, WITH A MEETING SHCEDULED FOR JANUARY 9, 2025.

**24-07-CESM
AMANDA & CHRISTOPHER YAGER
1480 MIRKWOOD COVE, OVIEDO, FL 32765
(Commission DISTRICT 2)
Tax Parcel ID # 25-20-31-5BA-0000-1520
Inspector: Jason Rucker
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 March 14, 2024, and an Order was issued giving the Respondent a compliance date of August 7, 2024, with a meeting scheduled August 8, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$50.00** for **1 day of non-compliance** from **November 13, 2024** through and including **November 14, 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 **November 14, 2024**.

Witnesses sworn:

Amanda Yager – Respondent 24-07-CESM
Seminole County staff testifying in Case 24-07-CESM

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record a timeline photographs of the violation on the property located at 1480 Mirkwood Cove, Oviedo, FL 32765. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

Respondent addressed the Special Magistrate to update her about the wetland survey and it's submission to the planning and development division in August and thereafter was able to employ a contractor to assist with the remaining documentation needing to be provided. Seminole County staff Meggan Znorowski provided testimony to inform the Special Magistrate the survey submitted was only partially submitted and needed further documentation.

The Special Magistrate inquired Seminole County staff their opinion on an amount of time for an extension and it was concluded that it could potentially take up to six months to complete.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE TO MAY 7, 2025, WITH A MEETING SCHEDULED FOR MAY 8, 2025.

24-47-CESM
ARMANDO CALERO
170 E 3RD COURT, CHULUOTA, FL 32766
(Commission District 1)
Tax Parcel ID # 21-21-32-5CG-1100-0010
Inspector: Jason Rucker
Notice of Hearing: Personal Service

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 September 12, 2024, and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$250.00** for **1 day of non-compliance** from **November 13, 2024**, through and including **November 14, 2024**, at **\$250.00 per day**, and the fine shall continue to accrue at

\$250.00 per day for each day the violation continues or is repeated after **November 14, 2024**.

Witnesses sworn:

**Juan Palomino-Calero Respondent's Brother – 24-47-CESM
Seminole County staff testifying in Case 24-47-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record a timeline photographs of the violation on the property located at 170 E 3rd Court, Chuluota, FL 32766. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate addressed Juan Palomino-Calero to provide testimony, the update provided mentioned that it would take another week to fill the pool. The Special Magistrate addressed Inspector Rucker about the pool demolition and inquired about the specificity of the actions needed to be done with the pool. Seminole County staff Meggan Znorowski addressed the Special Magistrate that there was confusion due to the Respondent having more than one violation. Meggan Znorowski testified that there was a meeting with the Respondent and Juan Palomino-Calero to clarify how to remedy the violation.

The Special Magistrate addressed Juan Palomino-Calero to clarify to him the difference between the requirements of both cases and further explained that work done to the property wasn't in relation to the prior order that was issued. The Special Magistrate addressed Seminole County staff for clarification as the complexity in the order for receiving permits had grown due to additional zoning issues with the property and inquired staff's opinion on the amount of communication they have received from the Respondent to achieve compliance within sixty (60) days. Seminole County staff responded that due to the steps required to take for compliance, sixty (60) days could not be a guaranteed timeframe.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE TO MARCH 12, 2025, WITH A MEETING SCHEDULED FOR MARCH 13, 2025.

**24-49-CESM
ARMANDO CALERO
170 E 3RD COURT, CHULUOTA, FL 32766
(Commission District 1)
Tax Parcel ID # 21-21-32-5CG-1100-0010
Code Enforcement Officer: Cara Hill
Notice of Hearing: Posted**

Violation:

Seminole County Land Development Code, Chapter 30, Part 11, Section 30.182:
Uses permitted in a R-1 zone. A multi-family dwelling is not a permitted use in an R-1 zone.

This case was originally heard by the Special Magistrate on September 12, 2024, and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$250.00** for **1 day of non-compliance** from **November 13, 2024**, through and including **November 14, 2024**, at **\$250.00 per day**, and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated after **November 14, 2024**

Witnesses sworn:

**Juan Palomino-Calero Respondent's Brother -24-49-CESM
Code Enforcement Officer Cara Hill – 24-49-CESM**

Code Enforcement Officer Cara Hill was present and testified on behalf of the County. Mrs. Hill entered into the record a timeline photographs of the violation on the property located at 170 E 3rd Court, Chuluota, FL 32766. Code Enforcement Officer Cara Hill listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate recognized the prior testimony from Seminole County staff Meggan Znorowski in reference to the required steps needed to achieve compliance.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE, TO RUN CONCURRENTLY WITH CASE 24-47-CESM, TO MARCH 12, 2025, WITH A MEETING SCHEDULED MARCH 13, 2025.

**24-53-CESM
BAF ASSETS 3 LLC
THE PRENTICE-HALL CORP SYSTEM, INC (Registered Agent)
CORPORATION SERVICE COMPANY (Registered Agent)
3314 CURTIS DRIVE, APOPKA, FL 32703
(Commission 3)
Tax Parcel ID # 18-21-29-300-013B-0000
Inspector: Jason Rucker
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 September 12, 2024, and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$250.00** for **1 day of non-compliance** from **November 13, 2024** through and including **November 14, 2024**, at **\$250.00 per day**, and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated after **November 14, 2024**.

Witnesses sworn:

Joe Iceman Property Manager – 24-53-CESM
Seminole County staff testifying in Case 24-53-CESM

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record a timeline photographs of the violation on the property located at 3314 Curtis Drive, Apopka, FL 32703. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate addressed Joe Iceman for testimony, he provided that there was conflicting information in order to acquire the correct permits and has been working with Seminole County staff. He further asked to receive clarification in order to figure out what is the required documentation to move forward for compliance. Inspector Jason Rucker directed the Property Manager to address the building division front counter division after the meeting.

Seminole County staff Meggan Znorowski clarified that updated information from his contractor needs to be submitted and proceeded to specify adding "Seminole County" listed as the certificate holder.

The Special Magistrate addressed Joe Iceman and inquired if he could have this completed by December to which Joe Iceman agreed.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE TO DECEMBER 11, 2024, WITH A MEETING SCHEDULED DECEMBER 12, 2024.

**24-55-CESM
MARIBEL & ELSA MERCADO-MUSSA
1667 KINGSTON ROAD, LONGWOOD, FL 32750
(Commission District 3)
Tax Parcel ID # 01-21-29-516-0A00-0090
Inspector: Jason Rucker
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 September 12, 2024 and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$100.00** for **1 day of non-compliance** from **November 13, 2024** through and including **November 14, 2024**, at **\$100.00 per day**, and the fine shall continue to accrue at **\$100.00 per day** for each day the violation continues or is repeated after **November 14, 2024**.

Witnesses sworn:

**Yasser Mussa Husband of Maribel Mercado-Mussa – 24-55-CESM
Seminole County staff testifying in Case 24-55-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record a timeline photographs of the violation on the property located at 1667 Kingston Road, Longwood, FL 32750. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate addressed the Respondent's Husband for testimony, he provided there has been contact with the planning division and a variance has been applied for and asked for an extension in order to acquire the permit needed to bring the property to compliance and further work with Seminole County staff in order to do so.

The Special Magistrate asked Seminole County staff if they believed January would be an appropriate timeframe for compliance. Meggan Znorowski stated it depends on the variance approval process.

Discussion on the visual presentation of plans submitted ensued to clarify what has already been submitted to the county and the documentation needed to be uploaded further along with a potential timeline for a compliance date.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE TO APRIL 9, 2025, WITH A MEETING SCHEDULED FOR APRIL 10, 2025.

**24-62-CESM
MT ZION BAPTIST CHURCH OF MIDWAY
PERRY, JOHNNY, TTEE (Registered Agent)
2001 SIPES AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0430-0000
Inspector: Jason Rucker
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 September 12, 2024 and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$50.00** for **1 day of non-compliance** from **November 13, 2024**, through and including **November 14, 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 **November 14, 2024**.

Witnesses sworn:

**Jan Henry Respondent/Pastor of Church – 24-62-CESM
Seminole County staff testifying in Case 24-62-CESM**

Inspector Jason Rucker was present and testified on behalf of the County. Mr. Rucker entered into the record a timeline photographs of the violation on the property located at 2001 Sipes Avenue, Sanford, FL 32771. Inspector Rucker listed the inspections of the subject property. Results of re-inspections show the violations remain on the subject property.

The Special Magistrate addressed the Respondent for testimony, Pastor Jan Henry stated the contractor submitted a request for an extension due to needing a new boundary survey on the property due to combining adjoining properties.

The Special Magistrate addressed Inspector Rucker to specify if a permit is all that is needed at the point of the meeting. Inspector Rucker stated that the Respondent has been working with him but there are still additional documents needing to be submitted to the county and speculated January would be a better chance for achieving compliance.

Seminole County staff Meggan Znorowski suggested to the Respondent to submit what documents he has in order to determine everything is in line to continue to move toward compliance while he is waiting for approval on his other submissions. The Respondent stated he was in agreement with that testimony and wanted to comply.

MS. SUTPHEN CONTINUED THE COMPLIANCE DATE FOR FEBRUARY 12, 2025, WITH A MEETING SCHEDULED FOR FEBRUARY 13, 2025.

24-65-CESM
CONFIDENTIAL PER STATUTES
GREGORY WILSON LEGAL REPRESENTATIVE
322 N SHADOWBAY BOULEVARD, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 04-21-29-528-0000-0070
Inspector: Mary Robinson
Notice of Hearing: Personal Service

Witnesses sworn:
Confidential Respondent – Case 24-65-CESM
Seminole County staff testifying in Case 24-65-CESM

Violation:
Seminole County Land Development Code, Part 10, Chapter 270, Maintenance of Seminole County's Stormwater System, Sec. 270.414 Prohibited Activities:
Filling the existing stormwater pipe and stormwater inlets (drainage fixtures) with concrete.

This case was originally heard by the Special Magistrate on September 12, 2024 and an Order was issued giving the Respondent a compliance date of October 1, 2024, with a meeting scheduled for October 10, 2024.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$4,500.00** for **45 days of non-compliance** from **October 1, 2024**, through and including **November 14, 2024**, at **\$250.00 per day**, and the fine shall continue to accrue at **\$250.00 per day** for each day the violation continues or is repeated after **November 14, 2024**.

Inspector Mary Robinson was present and testified on behalf of the County. Ms. Robinson entered into the record a timeline of past and projected events to take place to remedy the violation on the property located at 322 N Shadowbay Boulevard, Longwood, FL 32779. Inspector Robinson listed the timeline of the progress for the subject property to reach compliance based on the efforts by the Respondent to have a contractor remove the violation. Results of re-inspections show the violations remain on the subject property.

Respondent stated that she would like to request to have the accrued fee to be waived as she is currently having to rent a pump to keep water from overflowing the area. She is in contact with a contractor currently and has plans to have her fence removed and will be in contact with her neighbors to notify of the future construction.

Special Magistrate discussed the timeframe to have compliance met, taking into consideration productivity during the holiday season.

MS. SUTPHEN ORDERED THAT THE NEW COMPLIANCE DATE WILL BE JANUARY 8, 2025 WITH A MEETING SCHEDULED JANUARY 9, 2025. IF COMPLIANCE IS NOT MET, THE PRIOR ORDER WILL STAND AND FEES WILL BE IMPOSED AS OF OCTOBER 1, 2024.

APPROVAL OF MINUTES FROM: September 12, 2024 hearing.

CONFIRMATION DATE OF NEXT MEETING: December 12, 2024.

ADJOURN: There being no further business this meeting was adjourned at 2:15 pm.

RESPECTFULLY SUBMITTED:

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

**Sherry G. Sutphen
Special Magistrate**