

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, July 9, 2026

9:00 AM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF THE MINUTES: MAY 14, 2026

III. CASES IN COMPLIANCE PRIOR TO HEARING

IV. CONSENT AGENDA

Stipulations

V. NEW CASES

1. **25-375**
HILL, MABLE
HILL, HARRY
MCKINNEY, BERNICE (HEIR)
HARDY, SHERYL M
2054 SIPES AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 32-19-31-300-0540-0000
Code Enforcement Officer: Jemoral Jackson
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95.5, Section 107

Seminole County Code Chapter 95.5, Section 109.1.1:
Unsafe Structure

Seminole County Code Chapter 95.5, Section 109.1.3:
Unfit Structure

Seminole County Code Chapter 95.5, Section 109.1.5(5):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(7):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(9):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.5:
Unauthorized Tampering

Seminole County Code Chapter 95.5, Section 109.6:
Transfer of Ownership

Seminole County Code Chapter 95.5, Section 109.8:
Prohibited Occupancy

Seminole County Code Chapter 95.5, Section 109.9:
Restoration or Abatement

2. **25-408**
BAKER, CATHERINE E - HEIR
1862 WILLOW LANE, WINTER PARK, FL 32792
(Commission District 4)
Tax Parcel ID # 33-21-30-505-0D00-0090
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:

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

Seminole County Code Chapter 95.5, Section 302.8:
Motor Vehicles

Seminole County Code Chapter 95.5, Section 303.1:
Swimming Pools

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of \$ per day beginning **June 26, 2026**, and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

3. **25-564**
SANFORD HANGAR LLC
KENNERNEY, ROBERT (Registered Agent)
3730 E SR 46, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-509-0D00-0050
Code Enforcement Officer: Catina Hill
Notice of Hearing: Posted

Violation:

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

4. **26-593**
TORRES, SYNDI N
TORRES, MICHAEL E
121 ALMA DRIVE, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 03-21-29-505-0F00-0060
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95.5, Section 302.4:
Weeds

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

Seminole County Code Chapter 95.5, Section 304.13:
Window, Skylight and Door Frames

5. **25-618**
BMS HOLDINGS LLC
SPIVEY, B (Registered Agent)
2340 BROADWAY, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-507-0000-0750
Code Enforcement Officer: Catina Hill
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95.5, Section 704.6.1.2:
Smoke Alarms

Seminole County Code Chapter 95.5, Section 304.6:
Exterior Walls

Seminole County Code Chapter 95.5, Section 304.7:
Roofs and Drainage

Seminole County Code Chapter 95.5, Section 605.1:
Electrical Equipment

Seminole County Code Chapter 95.5, Section 305.4:
Stairs and Walking Surfaces

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of \$ per day beginning **July 24, 2026**, and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

VI. REDUCTION REQUESTS

6. **15-08-CESM
CHANDLER, ANTONIO
KING, GLORIA
3210 LINCOLN STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-300-0700-0000
Code Enforcement Division Manager: Jon Martin
Notice of Hearing: In Person**

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 10, 2015, and an Order was entered giving the Respondent a compliance date of November 12, 2015. On November 12, 2015, the Special Magistrate issued an Order extending the compliance date to January 14, 2016. An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on January 15, 2016.

On February 18, 2016, an Order was issued imposing a lien on the Property in the amount of \$1,750.00 for 35 days of non-compliance, to continue accruing at a rate of \$50.00 per day until brought into compliance.

An Affidavit of Compliance was filed after verifying the permit was obtained through the online Seminole County permitting system.

On June 24, 2026, a Request for Reduction application was filed by the Applicant, and the fee of \$250.00 to process the application was paid

RECOMMENDATION: The Applicant, Antonio Chandler, is requesting a reduction of the total accrued lien of **\$187,850.00 to **\$1,000.00** and allowing the Applicant **thirty (30) days** in order to pay. The County is in full support of the request.**

VII. PUBLIC HEARING

VIII. CONFIRMATION DATE OF NEXT MEETING: AUGUST 13, 2026

X. 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.