

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda**

**Thursday, January 12, 2023**

**1:30 PM**

**BCC Chambers**

**Code Enforcement Special Magistrate**

**I. CALL TO ORDER AND ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. SWEARING IN OF WITNESSES**

**IV. APPROVAL OF REVISED AGENDA**

**V. HEARINGS**

**VI. REPEAT CASES**

**VII. NEW CASES**

**2022-7441**

22-98-CESM  
ANDRES NOVOA - HEIR  
2800 N BERMUDA AVE., APOPKA, FL 32703  
(Commission District 3)  
Tax Parcel ID # 18-21-29-525-0000-2920  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

**2022-7520**

Violation:  
1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

22-102-CESM

**2022-7526**

MICHAEL & MORENIKE AIHE  
2769 AMAYA TER, LAKE MARY, FL 32746  
(Commission District 4)  
Tax Parcel ID # 03-20-30-521-0000-1530  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:  
1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

22-98-CESM

[2022-7525](#)

ANDRES NOVOA - HEIR  
2800 N BERMUDA AVE., APOPKA, FL 32703  
(Commission District 3)  
Tax Parcel ID # 18-21-29-525-0000-2920  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

23-01-CESM

[2022-7527](#)

WITHDRAWN  
JEFFERSON PARK 33 LLC  
SEMEN CHUDIN (Registered Agent)  
107 AMBERWOOD CT, LONGWOOD, FL 32779  
(Commission District 3)  
Tax Parcel ID # 31-20-29-507-0A00-0060  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

23-04-CESM

[2022-7530](#)

EMANUEL L. HILLERY  
2360 CHURCH ST., SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 32-19-31-513-0000-1150  
Inspector: Diane Koschwitz  
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 90, Sec. 90.1 (a)  
(b) and 90.2  
There is an unapproved address number posted on the property. This is  
a single family home which should not have two (2) address'.

23-07-CESM

[2022-7532](#)

DANE DUTTRY  
156 MANOR AVE., ALTAMONTE SPRINGS, FL 32714  
(Commission District 3)  
Tax Parcel ID # 03-21-29-505-0G00-0140  
Code Enforcement Officer: Mary Robinson  
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 17  
Outdoor Storage.

23-10 CESM

[2022-7536](#)

MARY L. WILCOX HEIR  
9636 MCNORTON RD., ALTAMONTE SPRINGS, FL 32714  
(Commission District 3)  
Tax Parcel ID # 22-21-29-300-0470-0000  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

23-09 CESM

[2022-7540](#)

ABDIEL S. MORELL & ISABEL C. MORAL HERNANDEZ  
790 BALSA DR., ALTAMONTE SPRINGS, FL 32714  
(Commission District 3)  
Tax Parcel ID # 21-21-29-5CN-0000-0430  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

23-08-CESM

[2022-7547](#)

SHEENA M. SHERWOOD  
998 MEADE RD., GENEVA, FL 32732  
(Commission District 2)  
Tax Parcel ID # 14-20-32-501-0E00-0040  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

**IX. LIEN REQUESTS**

22-37-CESM

[2022-7542](#)

MARCUS WINTZ  
\*UNASSIGNED, OVIEDO FL 32765  
(Commission District 1)  
Tax Parcel ID # 31-21-31-300-002B-0000  
Code Enforcement Officer: Mary Robinson  
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 75  
Constructing improvements in the TIITF/Greenways and Trails  
Oviedo-Spring Hammock.

This case was originally heard by the Special Magistrate on May 12, 2022 and an Order was issued giving the Respondent a compliance date of July 14, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on July 15, 2022.

RECOMMENDATION: The Special Magistrate issue an Order imposing a lien in the amount of \$18,200.00 for 182 days of non-compliance from July 15, 2022, through and including January 12, 2023 at \$100.00 per day, and the fine will continue to accrue at \$100.00 per day for each day the violation continues or is repeated after January 12, 2023.

**X. SPECIAL REQUESTS**

22-05-CESM

[2023-08](#)

CHRISTOPHER F CALLAWAY  
J. MARC JONES, P.A. (Registered Agent)  
639 QUEENSBRIDGE DR., LAKE MARY, FL 32746  
(Commission DISTRICT 4)  
Tax Parcel ID # 19-20-30-511-0300-0040  
Inspector: Kyle Kassik

Violation:

1. 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 14, 2022 and an Order was issued giving the Respondent a compliance date of July 14, 2022.

On July 14, 2022 an Order was issued extending the compliance date to October 13, 2022.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 17, 2022.

On November 8, 2022 an Order was issued extending the compliance date to January 12, 2023.

The Respondent is requesting additional time to comply, and any accrued fines be waived.

**XI. CASES NOT HEARD BY THE SPECIAL MAGISTRATE**

23-02-CESM

[2022-7528](#)

Complied Prior  
LUTHERAN HAVEN EXTENDED CONGRE  
JAMES F. HEEKIN JR. (Registered Agent)  
2035 W SR 426, OVIEDO, FL 32765  
(Commission District 1)  
Tax Parcel ID # 20-21-31-300-011A-0000  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

22-106-CESM

[2022-7544](#)

Complied Prior  
ADAM SCALIONE  
2435 W LAKE BRANTLEY DR., LONGWOOD, FL 32779  
(Commission District 3)  
Tax Parcel ID # 04-21-29-501-0000-017A  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

23-11-CESM

[2022-7545](#)

Complied Prior  
SARAH KORMAN  
1361 PALOMINO WAY, OVIEDO, FL 32765  
(Commission District 2)  
Tax Parcel ID # 19-21-31-5UN-0000-0100  
Inspector: Kyle Kassik  
Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1  
Construction without the required permits.

23-06-CESM

[2022-7546](#)

Withdrawn  
WILKEN PROPERTY MGMT LLC  
HENRY J. WILKEN III (Registered Agent)  
\*UNASSIGNED, OVIEDO, FL 32765  
(Commission District 1)  
Tax Parcel ID # 16-21-31-5CA-0000-0370  
Code Enforcement Officer: Mary Robinson  
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 52  
Removal of wetlands without a permit.

## **XII. OTHER BUSINESS**

**XIII. APPROVAL OF THE MINUTES**

**XIV. CONFIRMATION DATE OF NEXT MEETING: MAY 26, 2022**

**XV. NEW BUSINESS**

**XVI. 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 (407) 665-7403.