

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, February 9, 2023

1:30 PM

BCC Chambers

Code Enforcement Special Magistrate

I. CALL TO ORDER

II. OPENING STATEMENT

III. SWEARING IN OF WITNESSES

V. HEARINGS

VII. NEW CASES

1. 23-13-CESM

[2022-7538](#)

SOFIA NASEEM & IMRA CHAUDHRY
1231 STANLEY ST., LONGWOOD, FL 32750
(Commission District 4)
Tax Parcel ID # 01-21-29-5CK-100H-0070
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

2. 23-14-CESM

[2022-7539](#)

JUSTIN J. MARLETTE
1120 BEE LN, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 10-20-32-3AE-0570-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

3. 23-15-CESM

[2022-7550](#)

RONALD GUZMAN & CIARA PUZDER
3969 CENTERVILLE WAY, SANFORD FL 32771-0000
(Commission District 5)
Tax Parcel ID # 33-19-31-516-0000-1860
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

4. 23-16-CESM

[2022-7551](#)

ENCLAVE AT ALOMA MASTER ASSN
VISTA COMMUNITY ASSOC. MGMT. (Registered Agent)
MELLOW PALM WAY, WINTER PARK FL 32792
(Commission District 1)
Tax Parcel ID # 36-21-30-518-0A00-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

5. 23-17-CESM

[2023-21](#)

ASSET MANAGEMENT SERVICES OF AMERICA
2323 TUSKAWILLA RD., OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 36-21-30-300-001B-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.

6. 23-19-CESM [2023-23](#)
EUGENE P. & DONNA J. SMITH
3759 SUTTERS MILL CIR, CASSELBERRY, FL 32707
(Commission District 1)
Tax Parcel ID # 23-21-30-504-0000-0640
Inspector: Kyle Kassik
Notice of Hearing: Posted
- Violation:
1. Seminole County Code Chapter 40, Appendix "A", Section 105.1
Construction without the required permits.
7. 23-20-CESM [2023-24](#)
CONCORDIA PROPERTIES LLC
LEON MAURIZIO (Registered Agent)
1495 S US HWY 17-92, LONGWOOD FL 32750-0000
(Commission District 2)
Tax Parcel ID # 04-21-30-508-0A00-0170
Inspector: Kyle Kassik
Notice of Hearing: Posted
- Violation:
1. Seminole County Code Chapter 40, Appendix "A", Section 105.1
Construction without the required permits.
8. 23-21-CESM [2023-25](#)
3 GUYS PROPERTIES LLC
JECK ENTERPRISES LLC (Registered Agent)
1091 MERRITT ST., ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-509-0000-003B
Inspector: Kyle Kassik
Notice of Hearing: Posted
- Violation:
1. Seminole County Code Chapter 40, Appendix "A", Section 105.1
Construction without the required permits.

9. 23-25-CESM [2023-29](#)
JAHAN CHOWDHURY
2800 MAGNOLIA AVE., SANFORD, FL 32773
(Commission District 5)
Tax Parcel ID # 01-20-30-515-0000-0160
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

10. 22-52-CESM [2023-43](#)
BARBARA ANDREWS, GEORGE & SANDRA KANISTRAS
3024 KANANWOOD CT, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 30-21-31-300-0120-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

This case was originally heard by the Special Magistrate on June 9, 2022 and an Order was issued giving the Respondents a compliance date of August 12, 2022.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 16, 2022.

Recommendation: The Special Magistrate issue an Order imposing a lien in the amount of \$9,050.00 for 181 days of non-compliance from August 13, 2022, through and including February 9, 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 February 9, 2023.

11. 22-21-CESM [2023-44](#)
ROBERT L. FREELAND
470 CITADEL DR., ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 15-21-29-510-1100-0090
Inspector: Kyle Kassik
Notice of Hearing: Posted

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 May 12, 2022 and an Order was issued giving the Respondents a compliance date of August 11, 2022.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 12, 2022.

Recommendation: The Special Magistrate issue an Order imposing a lien in the amount of \$9,100.00 for 182 days of non-compliance from August 12, 2022, through and including February 9, 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 February 9, 2023.

12. 21-62-CESM
AMERICAN FEDERATED TITLE CORP
FRANKLIN M. ZEMEL (Registered Agent)
3060 E SR 436, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 07-21-29-300-022B-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

[2023-45](#)

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 Respondents a compliance date of June 9, 2022.

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

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 12, 2022.

Recommendation: The Special Magistrate issue an Order imposing a lien in the amount of \$9,100.00 for 182 days of non-compliance from August 12, 2022, through and including February 9, 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 February 9, 2023.

13. 21-60-CESM
JUSTIN MARLETTE
1120 BEE LN, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 10-20-32-3AE-0570-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

[2023-46](#)

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 January 13, 2022 and an Order was issued giving the Respondents a compliance date of March 11, 2022.

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

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 12, 2022.

Recommendation: The Special Magistrate issue an Order imposing a lien in the amount of \$9,100.00 for 182 days of non-compliance from August 12, 2022, through and including February 9, 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 February 9, 2023.

14. 21-29-CESM
JASON MOWRY
104 S CRYSTAL VW, SANFORD, FL 32773
(Commission District 4)
Tax Parcel ID # 03-20-30-510-0000-0190
Inspector: Kyle Kassik
Notice of Hearing: Posted

[2023-47](#)

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 August 12, 2021 and an Order was issued giving the Respondent a compliance date of December 8, 2021.

On December 16, 2021 an Order was issued extending the compliance date to March 10, 2022 and waiving any accrued fines.

On March 10, 2022 an Order was issued extending the compliance date to May 13, 2022.

On May 16, 2022 an Order was issued extending the compliance date to August 11, 2022 and waiving any accrued fines.

Recommendation: The Special Magistrate issue an Order imposing a lien in the amount of \$9,100.00 for 182 days of non-compliance from August 12, 2022, through and including February 9, 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 February 9, 2023.

X. SPECIAL REQUESTS

15. 22-105-CESM [2023-146](#)
TERESA N. NOVOA
1348 ORTEGA ST., WINTER SPRINGS, FL 32708
(Commission District 2)
Tax Parcel ID # 19-21-31-5GM-0000-2140
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 December 8, 2022, and an Order was issued giving the Respondent a compliance date of February 2, 2023.

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

16. 22-67-CESM [2023-171](#)
TAWNEY INV INC.
ROBERT DEMETREE (Registered Agent)
1025 MILLER DR., ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 07-21-30-300-005B-0000
Inspector: Kyle Kassik

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 July 14, 2022, and an Order was issued giving the Respondents a compliance date of September 12, 2022.

On September 12, 2022, the Special Magistrate issued an Order extending the compliance date to December 8, 2022.

On December 8, 2022 the Special Magistrate issued an Order extending the compliance date to February 2, 2023.

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

XI. CASES NOT HEARD BY THE BOARD

17. 23-04-CESM [2023-09](#)
WITHDRAWN
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'.

This case was originally heard by the Special Magistrate on January 12, 2023 and an Order was issued continuing the case to the February 9, 2023 hearing.

18. 23-24-CESM [2023-28](#)
Complied Prior
GANESHA FLORIDA ENTERPRISES LLC
HARDIKKUMAR PATEL (Registered Agent)
8875 S US HWY 17-92, MAITLAND, FL 32751
(Commission District 4)
Tax Parcel ID # 19-21-30-501-0000-0080
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

19. 23-26-CESM [2023-30](#)
Complied Prior
HAYDENEIA OLIVEIRA
103 VISTA VERDI CIR #113, LAKE MARY, FL 32746
(Commission District 5)
Tax Parcel ID # 13-20-29-514-0200-1130
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

XIII. APPROVAL OF THE MINUTES OF JANUARY 12, 2023 AND CORRECTED MINUTES OF DECEMBER 8, 2022.

XIV. CONFIRMATION DATE OF NEXT MEETING: MARCH 9, 2023

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.