

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Thursday, May 11, 2023**

**1:30 PM**

**BCC Chambers**

**Code Enforcement Special Magistrate**

**I. Opening Statement**

**III. SWEARING IN OF WITNESSES**

**V. HEARINGS**

**VII. NEW CASES**

23-44-CESM

[2023-509](#)

GLORIA DAY  
2325 AUDLEY ST., OVIEDO, FL 32765  
(Commission District 1)  
Tax Parcel ID # 27-21-31-501-0000-0160  
Inspector: Vicki Hathaway  
Notice of Hearing: Posted

Violation:

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

23-45-CESM

[2023-511](#)

FITTS MICHAEL & VANESSA  
2387 KIMBERWICKE CT, OVIEDO, FL 32765  
(Commission District 1)  
Tax Parcel ID # 32-21-31-501-0000-0040  
Inspector: Vicki Hathaway  
Notice of Hearing: Posted

Violation:

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

**IX. LIEN REQUESTS**

22-65-CESM  
MICHAEL A. DENCZEK  
709 MEREDITH ST., FERN PARK, FL 32730  
(Commission District 4)  
Tax Parcel ID # 17-21-30-516-0000-0080  
Inspector: Vicki Hathaway  
Notice of Hearing: Posted

[2023-512](#)

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

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 13, 2022.

An Affidavit of Compliance was filed by the Inspector after a permit was obtained on January 3, 2023.

**RECOMMENDATION:** Based on the Findings of Fact issued on July 14, 2022, the Special Magistrate issue an Order reducing the fine to the Administrative Costs totaling \$691.81, and require these costs to be paid within 30 days or the fine will revert to the original amount of \$5,600.00 and will constitute a lien on the property.

22-68-CESM  
BAF ASSETS 3 LLC  
CORPORATION SERVICE CO. (Registered Agent)  
1213 GAY ST., APOPKA, FL 32703  
(Commission District 3)  
Tax Parcel ID # 17-21-29-512-0000-1010  
Inspector: Vicki Hathaway  
Notice of Hearing: Posted

[2023-517](#)

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

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 13, 2022.

RECOMMENDATION: Based on the Findings of Fact issued on July 14, 2022, the Special Magistrate issue an Order imposing a lien in the amount of \$12,050.00 for 241 days of Non-Compliance, from September 13, 2022, through and including May 11, 2023, and the fine shall continue to accrue at \$50.00 per day for each day the violation continues or is repeated after May 11, 2023.

22-29-CESM  
SHRI RAM7400 LLC  
NIMISHA PATEL (Registered Agent)  
7400 S US HWY 17-92, FERN PARK, FL 32730  
(Commission District 4)  
Tax Parcel ID # 19-21-30-502-0A00-0020  
Inspector: Vicki Hathaway  
Notice of Hearing: Posted

[2023-520](#)

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 March 10, 2022, and an Order was issued giving the Respondent a compliance date May 13, 2022.

On July 14, 2022 the Special Magistrate issued an Order extending the compliance date to September 12, 2022.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 13, 2022.

An Affidavit of Compliance was filed by the Inspector after the permit was obtained on February 13, 2023.

RECOMMENDATION: The Special Magistrate issue an Order reducing the fine to the Administrative Costs totaling \$742.24, and order these costs be paid within 30 days or the fine will revert to the original amount of \$7,650.00 and will constitute a lien on the property.

**X. SPECIAL REQUESTS**

23-34-CESM  
KEVIN P. KING  
3200 W OSCEOLA RD, GENEVA FL 32732  
(Commission District 2)  
Tax Parcel ID # 01-20-31-300-007H-0000  
Inspector: Vicki Hathaway

[2023-564](#)

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 March 9, 2023, and an Order was issued giving the Respondent a compliance date of May 8, 2023.

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

**XI. CASES NOT HEARD BY THE BOARD**

23-05-CESM  
Complied Prior

[2022-7531](#)

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,  
Removal of tress without a permit.

**XIV. CONFIRMATION DATE OF NEXT MEETING: June 8, 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 THE CODE ENFORCEMENT CLERK AT (407) 665-7403.