

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final-revised

Thursday, March 14, 2024

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER

II. APPROVAL OF REVISED AGENDA

III. HEARINGS

IV. NEW CASES

1. **23-52-CESM**
JEAN SANCLEMENTE
DESIRAE CASTELLANOS
2997 BOLAND DR, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 27-21-31-5CC-0B00-0150
Inspector: Vicki Hathaway
Notice of Hearing: Posted

Violation:

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

2. **23-69-CESM**
GERALD WILLIAMS
131 LEON STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4 - Lockhart)
Tax Parcel ID # 18-21-30-507-0000-0710
Inspector: Vicki Hathaway
Notice of Hearing: Posted

Violation:

Chapter 40, Appendix "A", Section 105.1
Construction without the required permits.

This item was continued by the Building Inspector to this hearing.

3. **23-70-CESM**
 HOMETOWN PALM VALLEY LLC C/O
 CT CORPORATION SYSTEM (Registered Agent)
 SHELLY BOUALI (Tenant)
 3825 COCONUT PALM CIR, OVIEDO, FL 32765
 (Commission District 1)
 Tax Parcel ID # 34-21-31-503-0000-008A
 Inspector: Vicki Hathaway
 Notice of Hearing: Posted

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

4. **24-07-CESM**
 YAGER, AMANDA & CHRISTOPHER
 1480 MIRKWOOD CV, OVIEDO, FL 32765
 (Commission DISTRICT 2)
 Tax Parcel ID # 25-20-31-5BA-0000-1520
 Inspector: Vicki Hathaway
 Notice of Hearing: Certified Mail

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

5. **24-08-CESM**
 JULIAN JIMENEZ
 105 SAGE ST, ALTAMONTE SPRINGS, FL 32714
 (Commission DISTRICT 3)
 Tax Parcel ID # 09-21-29-503-0000-0760
 Inspector: Vicki Hathaway
 Notice of Hearing: Certified Mail

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

6. **24-10-CESM**
 TUTINVESTMENT HOMES LLC
 AHMAD MOHAMMED REG AGENT (Registered Agent)
 3000 E 20TH ST, SANFORD, FL 32771
 (Commission District 5)
 Tax Parcel ID # 32-19-31-501-0000-0300
 Inspector: Vicki Hathaway
 Notice of Hearing: Posted

Violation:

Seminole County Code, Chapter 40, Appendix A, Sec. 105.1.
Construction without the required permits.

7. **24-13-CESM**
 LETICIA MORALES
 300 RIDGE ROAD, FERN PARK, FL 32730
 (Commission District 4)
 Tax Parcel ID # 19-21-30-300-0350-0000
 Inspector: Vicki Hathaway
 Notice of Hearing: Posted

Violation:

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

8. **24-14-CESM**
 MICHELLE GARCIA
 2202 BARKWOOD CT, LAKE MARY, FL 32746
 (Commission DISTRICT 4)
 Tax Parcel ID # 20-20-30-509-0000-0290
 Inspector: Vicki Hathaway
 Notice of Hearing: Certified Mail

Violation:

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

9. **24-17-CESM**
 IFRAIN LIMA
 KELLY ENDRES
 3125 LOWERY DR, OVIEDO, FL 32765
 (Commission District 1)
 Tax Parcel ID # 34-21-31-300-0020-0000
 Building Official: Bob Pike
 Notice of Hearing: Posted

Violation:

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

V. COMPLIANCE HEARINGS

10. **23-21-CESM**
3 GUYS PROPERTIES LLC
JECK ENTERPRISES LLC (Registered Agent)
1091 MERRITT STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-509-0000-003B
Inspector: Vicki Hathaway
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 on or before April 14, 2023.

An Affidavit of Compliance was filed by the Inspector after re-inspection on January 30, 2024.

The estimated Administrative Costs to process this case to date totals \$554.09 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate issue an Order imposing the administrative costs totaling **\$554.09** and require these costs be paid within **thirty (30) days** or the fine will revert to the original amount of \$14,400.00 and constitute a lien on the property.

11. **23-46-CESM**
REECO PROPERTIES LLLP
BRIAN C. REECE (Registered Agent)
2710 PEMBERTON DR., APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 19-21-29-516-0000-0110
Inspector: Vicki Hathaway
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 July 13, 2023, and an Order was issued giving the Respondent a compliance date of September 15, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 19, 2023.

On November 20, 2023 the Special Magistrate issued an Amended Order extending the compliance date to January 10, 2024.

On January 11, 2024 the Special Magistrate issued a Second Amended Order extending the compliance date to March 13, 2024 with a Compliance Hearing scheduled for March 14, 2024.

The estimated Administrative Costs to process this case to date totals \$868.81 for both the Inspector and Clerk.

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

12. **23-50-CESM**
LENA DELLO RUSSO TRUST
3232 BRIAR WAY, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 07-21-29-503-0000-0760
Inspector: Vicki Hathaway
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 August 10, 2023, and an Order was issued giving the Respondent a compliance date of October 13, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 17, 2023.

On November 16, 2023 the Special Magistrate issued an Order extending the compliance date to December 13, 2023.

On December 14, 2023 the Special Magistrate issued an Order extending the compliance date to February 7, 2024.

On February 8, 2024 the Special Magistrate issued an Order extending the compliance date to March 13, 2024.

The estimated Administrative Costs to process this case to date totals \$1,190.86 for both the Inspector and Clerk.

RECOMMENDATION: Based on the imposed Order, the Special Magistrate Board issue an Order constituting a lien in the amount of **\$50.00** for 1 day of non-compliance for March 13, 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 **March 14, 2024**.

13. **23-61-CESM**
ALAN J. FRANTZ
SANDRA T. FRANTZ
700 E OSCEOLA RD, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 02-20-32-3AM-001K-0000
Inspector: Vicki Hathaway
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 14, 2023, and an Order was issued giving the Respondent a compliance date of November 17, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on November 21, 2023.

On December 14, 2023 the Special Magistrate issued an Order extending the compliance date to March 13, 2024 and waiving any accrued fines.

The estimated Administrative Costs to process this case to date totals \$929.42 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of **\$50.00** for 1 day of non-compliance from March 13, 2023, through and including March 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 **March 14, 2024.**

14. **23-66-CESM**
IFRAIN LIMA
KELLY ENDRES
3125 LOWERY DR, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 34-21-31-300-0020-0000
Code Enforcement Officer: Cara Hill
Notice of Hearing: Posted

Violation:

Seminole County Land Development Code, Chapter 30, Part 7, Sec. 30.122

Storage on a vacant parcel is not a permitted use or use allowed by Special Exception in a A-1 zone.

At the November 16, 2023 hearing, an Order was issued by the Special Magistrate continuing this case to the January 11, 2024 hearing.

On January 11, 2024 the Special Magistrate had given an order extending the compliance date to February 7, 2024 with a compliance hearing scheduled February 8, 2024.

On February 8, 2024 the Special Magistrate had given an order extending for two separate compliance dates, (1) for Non-Affixed items to be removed by March 14, 2024 and (2) for remaining accessory structures be permitted by July 11, 2024.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on February 13, 2024.

The estimated Administrative Costs to process this case to date totals \$669.88 for both the Inspector and Clerk.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of \$5,550.00 for 37 days of non-compliance from February 7, 2024, through and including March 14, 2024 at **\$150.00 per day**, and the fine shall continue to accrue at \$150.00 per day for each day the violation continues or is repeated after **March 14, 2024.**

VI. CASES NOT HEARD BY THE BOARD

15. **23-71-CESM *Withdrawn***
 ARGENT AMERICA LLC
 JAN M. DOUGHTY, (Registered Agent)
 421 SUMMIT RIDGE PLACE # 103, LONGWOOD, FL 32779
 (Commission District 3)
 Tax Parcel ID # 33-20-29-5SJ-0800-1030
 Inspector: Vicki Hathaway

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

16. **24-09-CESM *Complied Prior to Hearing***
 ZIUR REAL ESTATE INVESTOR LLC
 CARLOS A RUIZ HUYKE (Registered Agent)
 107 ELIZABETH AVE, ALTAMONTE SPRINGS, FL 32701
 (Commission District 4)
 Tax Parcel ID # 12-21-29-501-0000-0340
 Inspector: Vicki Hathaway

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

17. **24-11-CESM *Complied Prior to Hearing***
 PETER G MORAN
 1855 FLYING HAWK CV, CHULUOTA, FL 32766
 (Commission DISTRICT 1)
 Tax Parcel ID # 33-21-32-300-011B-0000
 Inspector: Vicki Hathaway
 Notice of Hearing: Posted

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

18. **24-12-CESM** *Complied Prior to Hearing*
1415 W 434 HOLDINGS LLC
REGISTERED AGENTS OF ORLANDO (Registered Agent)
1415 W SR 434, LONGWOOD, FL 32750
(Commission District 3)
Tax Parcel ID # 36-20-29-300-014B-0000
Inspector: Vicki Hathaway

Violation:

Seminole County Code, Chapter 40, Appendix A, Sec. 105.1.

Construction without the required permits.

VII. APPROVAL OF THE MINUTES: February 8, 2024

VIII. CONFIRMATION DATE OF NEXT MEETING: April 11, 2024

IX. NEW BUSINESS

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.