

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Thursday, November 16, 2023**

**1:30 PM**

**BCC Chambers, Room 1028**

**Code Enforcement Special Magistrate**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. SWEARING IN OF WITNESSES**
- IV. APPROVAL OF REVISED AGENDA**
- V. HEARINGS**
- VI. NEW CASES**

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

Violation:

- 1. 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.*

- 2. **23-67-CESM**  
**IFRAIN LIMA & KELLY ENDRES**  
**LOWERY DRIVE, OVIEDO**  
**(Commission District 1)**  
**Tax Parcel ID # 34-21-31-300-0020-0000**  
**Inspector: Vicki Hathaway**  
**Notice of Hearing: Certified Mail**

Violation:

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

**VII. COMPLIANCE HEARINGS**

3. **22-87-CESM**  
**MARIA BONILLA**  
**9709 BEAR LAKE ROAD, APOPKA, FL 32703**  
**(Commission District 3)**  
**Tax Parcel ID # 17-21-29-5BG-0000-079C**  
**Inspector: Vicki Hathaway**  
**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 September 8, 2022, and an Order was issued giving the Respondent a compliance date of December 8, 2022.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on December 9, 2022.**

**The noticed June 8, 2023 Special Magistrate hearing date was cancelled and was continued to August 10, 2023.**

**On August 10, 2023 an Amended Order was issued extending the compliance date to November 8, 2023.**

**An Affidavit of Compliance was filed by the Inspector after inspection on November 6, 2023.**

**The estimated Administrative Costs for processing of this case by the Clerk and Inspector total \$755.27.**

**RECOMMENDATION:** The Special Magistrate issue an Order reducing the fine to the Administrative Costs totaling \$755.27, and order these costs be paid within 30 days or the fine will revert to the original amount of \$17,200.00 and constitute a lien on the property.

4. **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:

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 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.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$3,100.00 for 62 days of non-compliance from September 16, 2023, through and including November 16, 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 November 16, 2023.

5. **23-48-CESM**  
**RB JAI ALAI LLC C/O RD MGMT LLC**  
**CORPORATION SERVICE CO (Registered Agent)**  
**6405 S. US HWY 17-92, FERN PARK, FL 32730**  
**(Commission District 4)**  
**Tax Parcel ID # 17-21-30-510-0000-0030**  
**Inspector: Vicki Hathaway**  
**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 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.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$5,100.00 for 34 days of non-compliance from October 14, 2023, through and including November 16, 2023, 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 November 16, 2023.

6. **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: Posted**

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 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.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$1,700.00 for 34 days of non-compliance from October 14, 2023, through and including November 16, 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 November 16, 2023.

7. **23-53-CESM**  
**ERLAN J. RODRIGUEZ SANTOS**  
**MAENDY G. REYES HERNANDEZ**  
**3021 FREEDOM TRAIL, OVIEDO, FL 32765**  
**(Commission District 2)**  
**Tax Parcel ID # 31-20-32-302-003A-0000**  
**Inspector: Vicki Hathaway**  
**Notice of Hearing: Posting**

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 10, 2023, and an Order was issued giving the Respondents a compliance date of October 13, 2023.**

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

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$1,700.00 for 34 days of non-compliance from October 14, 2023, through and including November 16, 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 November 16, 2023.

8. **23-55-CESM**  
**EMANUEL HILLERY**  
**2211 BROADWAY, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 33-19-31-507-0000-0210**  
**Inspector: Vicki Hathaway**  
**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 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.**

**An Affidavit of Compliance was filed by the Inspector after confirmation the required permits were obtained on November 14, 2023.**

**The estimated Administrative Costs to process this case to date totals \$498.92 for both the Inspector and Clerk.**

**RECOMMENDATION:** The Special Magistrate issue an Order reducing the fine to the Administrative Costs totaling \$498.92, and order these costs be paid within 30 days or the fine will revert to the original amount of \$4,800.00 and constitute a lien on the property.

9. **23-58-CESM**  
**SHAUN RODNEY & GLENROY SPENCER**  
**1004 OAK LANE, APOPKA, FL 32703**  
**(Commission District 3)**  
**Tax Parcel ID # 17-21-29-511-0E00-0080**  
**Inspector: Vicki Hathaway**  
**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 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.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$5,100.00 for 34 days of non-compliance from October 14, 2023, through and including November 16, 2023 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 November 16, 2023.



**VIII. SPECIAL REQUESTS**

10. **22-103-CESM**  
**THOMAS J. CORTRIGHT JR.**  
**5675 DEER PATH LN, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 13-19-29-3AA-0560-0000**  
**Inspector: Vicki Hathaway**

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 Respondents a compliance date of March 9, 2023.**

**The Respondent is requesting additional time to comply.**

**On March 9, 2023 the Special Magistrate issued an Order extending the compliance date to June 7, 2023.**

**On June 8, 2023, the Special Magistrate issued an Order extending the compliance date to August 10, 2023.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 15, 2023.**

**On September 14, 2023 the Special Magistrate issued an Order extending the compliance date to November 17, 2023.**

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

11. **23-57-CESM** *COMPLIED*  
**LANCE ALLEN & LEON ALLEN**  
**JEFFREY JENKINS**  
**323 SALINA DR., ALTAMONTE SPRINGS, FL 32701**  
**(Commission District 4)**  
**Tax Parcel ID # 07-21-30-503-0000-0970**  
**Inspector: Vicki Hathaway**

Violation:

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

**X. APPROVAL OF THE MINUTES: September 14, 2023**

**XI. CONFIRMATION DATE OF NEXT MEETING: December 14, 2023**

**XII. NEW BUSINESS**

**XIII. 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.