

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final-revised**

**Thursday, May 9, 2024**

**1:30 PM**

**BCC Chambers, Room 1028**

**Code Enforcement Special Magistrate**

**I. SPECIAL MAGISTRATE OPENING STATEMENT**

**II. HEARINGS**

**III. NEW CASES**

1. **24-26-CESM**  
**LOS CAMPOS DE AMERICA LLC**  
**WILLIAM A RAMIREZ (Registered Agent)**  
**345 JONES AVENUE, SANFORD, FL 32773**  
**(Commission District 5)**  
**Tax Parcel ID # 12-20-30-509-0000-037A**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Certified Mail**

Violation:

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

2. **24-27-CESM**  
**DANIEL L. LUZIO**  
**2602 SANFORD AVENUE, SANFORD, FL 32773**  
**(Commission District 5)**  
**Tax Parcel ID # 01-20-30-506-0000-0690**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Posted**

Violation:

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

3. **24-28-CESM**  
**LEBET PROPERTIES INC**  
**RICHARD T. WILSON (Registered Agent)**  
**1055 S. US HWY 17-92, LONGWOOD, FL 32750**  
**(Commission District 2)**  
**Tax Parcel ID # 04-21-30-508-0A00-0030**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Certified Mail**

Violation

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

4. **24-29-CESM**  
**MAXIMUM AUTO CENTER INC**  
**TUSHAAR DESAI (Registered Agent)**  
**125 MARION LANE, CASSELBERRY, FL 32707**  
**(Commission District 2)**  
**Tax Parcel ID # 05-21-30-520-0400-0020**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Personal Service**

Violation

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

5. **24-30-CESM**  
**RICHARD & PATRICIA RUBINO**  
**1534 GRACE LAKE CIRCLE, LONGWOOD, FL 32750**  
**(Commission District 4)**  
**Tax Parcel ID # 25-20-29-503-0000-0300**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Posted**

Violation

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

**IV. COMPLIANCE HEARINGS**

6. **23-52-CESM**  
**JEAN SANCLEMENTE**  
**DESIRAE CASTELLANOS**  
**2997 BOLAND DRIVE, OVIEDO, FL 32765**  
**(Commission District 1)**  
**Tax Parcel ID # 27-21-31-5CC-0B00-0150**  
**Inspector: Jason Rucker**  
**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 March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$50.00 a day to accrue for each day the property is in non-compliance.**

**An Affidavit of Compliance was filed by the Inspector after re-inspection on April 16, 2024.**

**The estimated Administrative Costs to process this case totals \$873.42 for both the Inspector (\$745.93) and Clerk (\$127.59).**

7. **23-69-CESM**  
**GERALD WILLIAMS**  
**131 LEON STREET, ALTAMONTE SPRINGS, FL 32715-0113**  
**(Commission District 4 - Lockhart)**  
**Tax Parcel ID # 18-21-30-507-0000-0710**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Certified Mail**

Violation

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

**This case was originally heard by the Special Magistrate on March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$50.00 per day to continue to accrue for each day the violation continues or is repeated after May 8, 2024.**

**An Affidavit of Non-Compliance was filed on May 8, 2024 after same day reinspection.**

**The estimated Administrative Costs to process this case to date totals \$591.56 for both the Inspector (\$419.03) and Clerk (\$172.53).**

8. **23-70-CESM**  
**SHELLY BOUALI (Tenant)**  
**HOMETOWN PALM VALLEY LLC**  
**CT CORPORATION SYSTEM (Registered Agent)**  
**3825 COCONUT PALM CIRCLE, OVIEDO, FL 32765**  
**(Commission District 1)**  
**Tax Parcel ID # 34-21-31-503-0000-008A**  
**Inspector: Jason Rucker**  
**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 March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$100.00 a day to accrue for each day the property is in non-compliance.**

**An Affidavit of Compliance was filed by the Inspector on April 29, 2024 after re-inspection on April 8, 2024.**

**The estimated Administrative Costs to process this case totals \$591.56 for both the Inspector (\$419.03) and Clerk (\$172.53).**

9. **24-04-CESM**  
**TUSKAWILLA PARK SC LTD**  
**BLALOCK, LANDERS, WALTERS & VOGLER (Registered Agent)**  
**1425 TUSKAWILLA ROAD, #245, WINTER SPRINGS, FL 32708**  
**(Commission District 1)**  
**Tax Parcel ID # 24-21-30-300-020N-0000**  
**Inspector: Jason Rucker**  
**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 March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$50.00 per day to continue to accrue for each day the violation continues or is repeated after May 8, 2024.**

**An Affidavit of Non-Compliance was filed May 8, 2024 after same day reinspection.**

**The estimated Administrative Costs to process this case to date totals \$486.98 for both the Inspector (\$376.85) and the Clerk (\$110.13).**

10. **24-08-CESM**  
**JULIAN JIMENEZ**  
**105 SAGE STREET, ALTAMONTE SPRINGS, FL 32714**  
**(Commission District 3)**  
**Tax Parcel ID # 09-21-29-503-0000-0760**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Certified Mail**

Violation

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

**This case was originally heard by the Special Magistrate on March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$250.00 per day to accrue for each day the violation continues or is repeated after May 8, 2024.**

**An Affidavit of Non-Compliance was filed May 8, 2024 after same day reinspection.**

**The estimated Administrative Costs to process this case to date totals \$663.48 for both the Inspector (\$553.35) and the Clerk (\$110.13).**

11. **24-10-CESM**  
**TUTINVESTMENT HOMES LLC**  
**AHMAD MOHAMMED (Registered Agent)**  
**3000 E. 20TH STREET, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 32-19-31-501-0000-0300**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Posted**

Violation

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

**This case was originally heard by the Special Magistrate on March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$250.00 per day to continue to accrue for each day the violation continues or is repeated after May 8, 2024.**

**An Affidavit of Compliance was filed April 30, 2024 after reinspection on April 26, 2024.**

**The estimated Administrative Costs to process this case to date totals \$703.43 for both the Inspector (\$598.30) and the Clerk (\$110.13).**

12. **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: Jason Rucker**  
**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 March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$150.00 per day to continue to accrue for each day the violation continues or is repeated after May 8, 2024.**

**An Affidavit of Non-Compliance was filed May 8, 2024 after same day reinspection.**

**The estimated Administrative Costs to process this case to date totals \$402.62 for both the Inspector (\$292.49) and the Clerk (\$110.13).**

13. **24-14-CESM**  
**MICHELLE GARCIA**  
**2202 BARKWOOD COURT, LAKE MARY, FL 32746**  
**(Commission DISTRICT 4)**  
**Tax Parcel ID # 20-20-30-509-0000-0290**  
**Inspector: Jason Rucker**  
**Notice of Hearing: Posted**

Violation

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

**This case was originally heard by the Special Magistrate on March 14, 2024, and an Order was issued giving the Respondent a compliance date of May 8, 2024, with a fine of \$150.00 per day to continue to accrue for each day the violation continues or is repeated after May 8, 2024.**

**An Affidavit of Non-Compliance was filed May 8, 2024 after same day reinspection.**

**The estimated Administrative Costs to process this case to date, totals \$465.89 for both the Inspector (\$355.76) and the Clerk (\$110.13).**



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

**VI. APPROVAL OF THE MINUTES: April 11, 2024**

**VII. CONFIRMATION DATE OF NEXT MEETING: June 13, 2024**

**VIII. 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.