

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, January 12, 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

22-98-CESM

[2022-7525](#)

ANDRES NOVOA - HEIR
2800 N BERMUDA AVE., APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-525-0000-2920
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

22-102-CESM

[2022-7526](#)

MICHAEL & MORENIKE AIHE
2769 AMAYA TER, LAKE MARY, FL 32746
(Commission District 4)
Tax Parcel ID # 03-20-30-521-0000-1530
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

23-04-CESM

[2022-7530](#)

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'.

23-07-CESM

[2022-7532](#)

DANE DUTTRY
156 MANOR AVE., ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 03-21-29-505-0G00-0140
Code Enforcement Officer: Mary Robinson
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 17
Outdoor Storage.

23-08-CESM

[2022-7547](#)

SHEENA M. SHERWOOD
998 MEADE RD., GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 14-20-32-501-0E00-0040
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

23-09 CESM

[2022-7540](#)

ABDIEL S. MORELL & ISABEL C. MORAL HERNANDEZ
790 BALSA DR., ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 21-21-29-5CN-0000-0430
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

23-10 CESM

[2022-7536](#)

MARY L. WILCOX HEIR
9636 MCNORTON RD., ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 22-21-29-300-0470-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

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.

IX. LIEN REQUESTS

22-37-CESM

[2022-7542](#)

MARCUS WINTZ

*UNASSIGNED, OVIEDO FL 32765

(Commission District 1)

Tax Parcel ID # 31-21-31-300-002B-0000

Code Enforcement Officer: Mary Robinson

Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 75

Constructing improvements in the TIITF/Greenways and Trails
Oviedo-Spring Hammock.

This case was originally heard by the Special Magistrate on May 12, 2022
and an Order was issued giving the Respondent a compliance date of
July 14, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement
Officer after re-inspection on July 15, 2022.

RECOMMENDATION: The Special Magistrate issue an Order imposing a
lien in the amount of \$18,200.00 for 182 days of non-compliance from
July 15, 2022, through and including January 12, 2023 at \$100.00 per
day, and the fine will continue to accrue at \$100.00 per day for each day
the violation continues or is repeated after January 12, 2023.

22-38-CESM

[2022-7543](#)

MARCUS WINTZ

*UNASSIGNED, OVIEDO, FL 32765

(Commission District 1)

Tax Parcel ID # 31-21-31-300-002B-0000

Code Enforcement Officer: Cara Hill

Notice of Hearing: Posted

Violation:

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

Contractor storage yard on a vacant parcel is not a permitted use in an A-1 zoning district.

This case was originally heard by the Special Magistrate on May 12, 2022 and an Order was issued giving the Respondent a compliance date of August 11, 2022.

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

RECOMMENDATION: The Special Magistrate issue an Order imposing a lien in the amount of \$15,400.00 for 154 days of non-compliance from August 12, 2022, through and including January 12, 2023 at \$100.00 per day, and the fine shall continue to accrue at \$100.00 per day for every day the violation continues or is repeated after January 12, 2023.

X. SPECIAL REQUESTS

Click or tap here to enter text.

[2023-08](#)

XI. CASES NOT HEARD BY THE SPECIAL MAGISTRATE

22-106-CESM

[2022-7544](#)

Complied Prior
ADAM SCALIONE
2435 W LAKE BRANTLEY DR., LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 04-21-29-501-0000-017A
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

23-01-CESM

[2022-7527](#)

WITHDRAWN
JEFFERSON PARK 33 LLC
SEMEN CHUDIN (Registered Agent)
107 AMBERWOOD CT, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 31-20-29-507-0A00-0060
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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

23-02-CESM

[2022-7528](#)

Complied Prior
LUTHERAN HAVEN EXTENDED CONGRE
JAMES F. HEEKIN JR. (Registered Agent)
2035 W SR 426, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 20-21-31-300-011A-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.

23-05-CESM

[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.

23-06-CESM

[2022-7546](#)

Withdrawn
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, Part 52
Removal of wetlands without a permit.

23-11-CESM

[2022-7545](#)

Complied Prior
SARAH KORMAN
1361 PALOMINO WAY, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 19-21-31-5UN-0000-0100
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 DECEMBER 8, 2022

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

OTHER BUSINESS: APPROVE 2023 PROPOSED HEARING DATES

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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7525

Case Description:

22-98-CESM

ANDRES NOVOA - HEIR
2800 N BERMUDA AVE., APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-525-0000-2920
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7526

Case Description:

22-102-CESM

MICHAEL & MORENIKE AIHE
2769 AMAYA TER, LAKE MARY, FL 32746
(Commission District 4)
Tax Parcel ID # 03-20-30-521-0000-1530
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

File Number: 2022-7530

Case Description:

23-04-CESM

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'.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

File Number: 2022-7532

Case Description:

23-07-CESM

DANE DUTTRY
156 MANOR AVE., ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 03-21-29-505-0G00-0140
Code Enforcement Officer: Mary Robinson
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 17
Outdoor Storage.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7547

Case Description:

23-08-CESM

SHEENA M. SHERWOOD
998 MEADE RD., GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 14-20-32-501-0E00-0040
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7540

Case Description:

23-09 CESM

ABDIEL S. MORELL & ISABEL C. MORAL HERNANDEZ

790 Balsa Dr., Altamonte Springs, FL 32714

(Commission District 3)

Tax Parcel ID # 21-21-29-5CN-0000-0430

Inspector: Kyle Kassik

Notice of Hearing: Posted

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7536

Case Description:

23-10 CESM

MARY L. WILCOX HEIR
9636 MCNORTON RD., ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 22-21-29-300-0470-0000
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

File Number: 2022-7539

Case Description:

23-14 CESM

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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7542

Case Description:

22-37-CESM

MARCUS WINTZ

*UNASSIGNED, OVIEDO FL 32765

(Commission District 1)

Tax Parcel ID # 31-21-31-300-002B-0000

Code Enforcement Officer: Mary Robinson

Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 75

Constructing improvements in the TIITF/Greenways and Trails Oviedo-Spring Hammock.

This case was originally heard by the Special Magistrate on May 12, 2022 and an Order was issued giving the Respondent a compliance date of July 14, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on July 15, 2022.

RECOMMENDATION: *The Special Magistrate issue an Order imposing a lien in the amount of \$18,200.00 for 182 days of non-compliance from July 15, 2022, through and including January 12, 2023 at \$100.00 per day, and the fine will continue to accrue at \$100.00 per day for each day the violation continues or is repeated after January 12, 2023.*



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7543

Case Description:

22-38-CESM

MARCUS WINTZ

*UNASSIGNED, OVIEDO, FL 32765

(Commission District 1)

Tax Parcel ID # 31-21-31-300-002B-0000

Code Enforcement Officer: Cara Hill

Notice of Hearing: Posted

Violation:

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

Contractor storage yard on a vacant parcel is not a permitted use in an A-1 zoning district.

This case was originally heard by the Special Magistrate on May 12, 2022 and an Order was issued giving the Respondent a compliance date of August 11, 2022.

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

RECOMMENDATION: *The Special Magistrate issue an Order imposing a lien in the amount of \$15,400.00 for 154 days of non-compliance from August 12, 2022, through and including January 12, 2023 at \$100.00 per day, and the fine shall continue to accrue at \$100.00 per day for every day the violation continues or is repeated after January 12, 2023.*



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2023-08

Case Number:

22-05-CESM

CHRISTOPHER F CALLAWAY
J. MARC JONES, P.A. (Registered Agent)
639 QUEENSBRIDGE DR., LAKE MARY, FL 32746
(Commission DISTRICT 4)
Tax Parcel ID # 19-20-30-511-0300-0040
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 April 14, 2022 and an Order was issued giving the Respondent a compliance date of July 14, 2022.

On July 14, 2022 an Order was issued extending the compliance date to October 13, 2022.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 17, 2022.

On November 8, 2022 and Order was issued extending the compliance date to January 12, 2023.

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

Case Description:

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Case Details:

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SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7544

Case Description:

22-106-CESM

Complied Prior

ADAM SCALIONE

2435 W LAKE BRANTLEY DR., LONGWOOD, FL 32779

(Commission District 3)

Tax Parcel ID # 04-21-29-501-0000-017A

Inspector: Kyle Kassik

Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1

Construction without the required permits.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

File Number: 2022-7527

Case Description:

23-01-CESM
WITHDRAWN
JEFFERSON PARK 33 LLC
SEMEN CHUDIN (Registered Agent)
107 AMBERWOOD CT, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 31-20-29-507-0A00-0060
Inspector: Kyle Kassik
Notice of Hearing: Posted

Violation:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 1468

File Number: 2022-7528

Case Description:

23-02-CESM

Complied Prior

LUTHERAN HAVEN EXTENDED CONGRE

JAMES F. HEEKIN JR. (Registered Agent)

2035 W SR 426, OVIEDO, FL 32765

(Commission District 1)

Tax Parcel ID # 20-21-31-300-011A-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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7531

Case Description:

23-05-CESM

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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7546

Case Description:

23-06-CESM

Withdrawn

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, Part 52

Removal of wetlands without a permit.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2022-7545

Case Description:

23-11-CESM

Complied Prior

SARAH KORMAN

1361 PALOMINO WAY, OVIEDO, FL 32765

(Commission District 2)

Tax Parcel ID # 19-21-31-5UN-0000-0100

Inspector: Kyle Kassik

Notice of Hearing: Posted

Violation:

1. Seminole County Code Chapter 40, Appendix "A", Section 105.1

Construction without the required permits.