

# SEMINOLE COUNTY GOVERNMENT

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



## Meeting Minutes (Draft) - Final

Thursday, October 13, 2016

1:30 PM

BCC Chambers

**Code Enforcement Special Magistrate**

## **I CALL TO ORDER**

The Special Magistrate, Lonnie Groot, called the meeting to order at 1:32 p.m..

Also present:

Patt Hughes, Clerk to the Special Magistrate

Ed Meixsell

Chris Skambis, Attorney

## **II OPENING STATEMENT**

## **III SWEARING IN OF WITNESSES**

Hector Henriquez, Respondent Case 16-03-CESM Ruben Tire Service

Ruben Feliz, Case 16-03-CESM Ruben Tire Service

Moe Muslem, Respondent, Case 16-28-CESM, 16-29-CESM, & 16-30-CESM

Cynthia Gonzalez, on behalf of Lif Inv. Inc., Case 16-06-CESM

Lisa Surmacz, Respondent, Case 16-15-CESM

George Sandland, Respondent, Case 16-18-CESM

Tom Helle, Inspector, Seminole County

Vincent Bavaro, Code Enforcement Officer, Seminole County Sheriff's Office

Joann Tamulonis, Code Enforcement Officer, Seminole County Sheriff's Office

## **IV HEARINGS -**

**16-03-CESM**

**Spec Req**

**RUBEN TIRE SERVICE CORP**

**CIT SMALL BUSINESS LENDING COR (Lis Pendens)**

**930 N US HWY 17-92, LONGWOOD, FL 32750**

**(Commission District 4)**

**Tax Parcel ID # 28-20-30-5AS-0A00-0130**

**Inspector: Tom Helle, Inspector**

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, 2016; and an Order was entered giving the Respondent a compliance date of August 11, 2016 for the water treatment system, and October 12, 2016 for the remaining violations.

On August 8, 2016, an Affidavit of Partial Compliance was filed by the Inspector for the water treatment system.

The remaining violations are NOT in compliance at this time.

The Respondent is requesting additional time to bring the remaining violations into compliance.

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle explained the history of the case and stated that the County would be against allowing the Respondent additional time to come into compliance.*

*Hector Henriquez, Respondent, was present and testified on his own behalf. Mr. Henriquez explained that he has had difficulty finding an engineer willing to take on such a small project, and only recently found one to take this on. He is requesting additional time to come into compliance, as per his engineer, this will take a few more months to obtain the permits based on the information needed. He stated that the awning area is where his technicians work. This prevents them from working out in the open sun or in the rain. He stated he would have the tire racks removed within the next few days.*

**LONNIE GROOT DENIED THE RESPONDENT'S REQUEST FOR ADDITIONAL TIME TO COMPLY.**

[16-28-CESM](#)  
[New](#)

**FOSSITT BUSINESS PARK LLC  
B.P.I., INC. (Registered Agent)  
4640 ORANGE BLVD, SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 16-19-30-5AB-0300-0030  
Code Enforcement Officer: Vincent Bavaro  
Notice of Hearing: Posted**

Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (g)  
*It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (g) - The accumulation of trash and debris.*

*Code Enforcement Officer Vincent Bavaro was present and testified on behalf of the County. Officer Bavaro entered into evidence photographs of the violation.*

*Officer Bavaro stated that the recommendation would be to comply by December 14, 2016, with a fine of \$150.00 per day if the violation continues or is repeated past December 14, 2016.*

*Moe Muslem, Respondent, was present and testified on his own behalf. He stated that he has met with a contractor to correct the violation and the contractor advised him that it will take approximately 60 days to comply.*

*Special Magistrate, Lonnie Groot, asked Mr. Muslem if the December 14, 2016 compliance date would be an issue and he responded that it would not.*

**MR. GROOT FOUND THE VIOLATION HAS BEEN PROVEN AS ALLEGED BASED ON THE EVIDENCE AND ARGUMENT AS PRESENTED. MR. GROOT FURTHER ORDERED THAT THE RESPONDENT SHALL CORRECT THE VIOLATION ON OR BEFORE DECEMBER 14, 2016, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$150.00 PER DAY WILL BE IMPOSED THEREAFTER.**

[16-29-CESM](#)  
[New](#)

**FOSSITT BUSINESS PARK LLC  
B.P.I., INC. (Registered Agent)  
4640 ORANGE BLVD, SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 16-19-30-5AB-0300-0030  
Code Enforcement Officer: Vincent Bavaro  
Notice of Hearing: Posted**

Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (h) *It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (h) - Any weed growth, grass growth, undergrowth or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained, and is in excess of eight (8) inches in height as measured from the soil level.*

*Code Enforcement Officer Vincent Bavaro was present and testified on behalf of the County. Officer Bavaro entered into evidence photographs of the violation.*

*Officer Bavaro stated that the recommendation would be to comply by November 16, 2016, with a fine of \$100.00 per day if the violation continues or is repeated past November 16, 2016.*

*Moe Muslem, Respondent, was present and testified on his own behalf. He stated that he may have an issue with the compliance date, as his contractor was going to remove the buildings and then take care of the uncultivated vegetation.*

*Officer Bavaro stated that the Respondent can mow the whole lot, and keep it maintained prior to the buildings being demolished. He stated that they have had several complaints from neighbors regarding this violation.*

**MR. GROOT FOUND THE VIOLATION HAS BEEN PROVEN AS ALLEGED BASED ON THE EVIDENCE AND ARGUMENT AS PRESENTED. MR. GROOT FURTHER ORDERED THAT THE RESPONDENT SHALL CORRECT THE VIOLATION ON OR BEFORE NOVEMBER 16, 2016, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$100.00 PER DAY WILL BE IMPOSED THEREAFTER.**

[16-30-CESM](#)  
[New](#)

**FOSSITT BUSINESS PARK LLC  
B.P.I., INC. (Registered Agent)  
4640 ORANGE BLVD, SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 16-19-30-5AB-0300-0030  
Code Enforcement Officer: Vincent Bavaro  
Notice of Hearing: Posted**

Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (i) *It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (i) - The remains or rubble of a structure which has been burned, stricken by other casualty, or demolished.*

*Code Enforcement Officer Vincent Bavaro was present and testified on behalf of the County. Officer Bavaro entered into evidence photographs of the violation.*

*Officer Bavaro stated that the recommendation would be to comply by December 14, 2016, with a fine of \$250.00 per day if the violation continues or is repeated past December 14, 2016.*

*Moe Muslem, Respondent, was present and testified on his own behalf. He indicated that the date for compliance on the demolishing the building is fine, but again, the contractor was going to demolish the building and then clean up the uncultivated vegetation.*

*Special Magistrate, Lonnie Groot, asked Office Bavaro if he wanted to reconsider the compliance date for the uncultivated vegetation, and Officer Bavaro stated he did not want to reconsider and if the Respondent needed additional time he can come back before Mr. Groot to request it.*

**MR. GROOT FOUND THE VIOLATION HAS BEEN PROVEN AS ALLEGED BASED ON THE EVIDENCE AND ARGUMENT AS PRESENTED. MR. GROOT FURTHER ORDERED THAT THE RESPONDENT SHALL CORRECT THE VIOLATION ON OR BEFORE DECEMBER 14, 2016, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$250.00 PER DAY WILL BE IMPOSED THEREAFTER.**

[16-06-CESM](#)  
[Lien](#)

**LIF INV INC.  
ACCOUNTING CENTER FOR (Registered Agent)  
3800 HICKORY AVE, SANFORD FL 32773-0000 (Commission District 2)  
Tax Parcel ID # 18-20-31-501-0000-0310  
Inspector: Tom Helle, Inspector  
Notice of Hearing: Certified**

Violation:

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

**This case was originally heard on July 14, 2016, and an Order was entered giving the Respondents a compliance date of August 11, 2016, with a fine of \$50.00 per day if the Respondents did not comply by the date given.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 16, 2016.**

**An Affidavit of Compliance was filed by the Inspector after re-inspection on October 10, 2016.**

**The property is in compliance at this time.**

**RECOMMENDATION:** The Special Magistrate issue an Order reducing the **fine** in the amount of **\$3,000.00**, for 60 days of non-compliance from August 12, 2016, through and including October 10, 2016, at \$50.00 per day, to the Administrative Costs totalling **\$436.09**; and order that these costs be paid within 30 days or the fine will revert back to the original amount of **\$3,000.00** and constitute a **lien** on the property.

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle explained the history of the case. Mr. Helle explained that the property is in compliance.*

*Mr. Helle stated that the recommendation would be to reduce the fine to the administrative costs of \$436.09, and Order those costs to be paid within 30 days, or the fine would revert back to the original amount of \$3,000.00 and constitute a lien on the property.*

*Cynthia Gonzalez is present on behalf of the Respondent. She stated that the administrative costs will be paid within the 30 days.*

**MR. GROOT ISSUED AN ORDER THAT THE FINE IN THE AMOUNT OF \$3,000.00 FOR 60 DAYS OF NON-COMPLIANCE BE REDUCED TO THE ADMINISTRATIVE COSTS OF \$436.09. IF THE RESPONDENT DOES NOT PAY THIS AMOUNT ON OR BEFORE NOVEMBER 12, 2016, THE FINE WILL REVERT BACK TO THE ORIGINAL AMOUNT OF \$3,000.00 AND A LIEN WILL BE IMPOSED.**

**16-08-CESM**  
**Lien**

**MAGNOLIA GOLF CLUB HOLDING LLC**  
**CHRISTOPHER C. SKAMBIS JR (Registered Agent)**  
**600 SHADOWMOSS CIR, LAKE MARY, FL 32746**  
**(Commission District 5)**  
**Tax Parcel ID # 03-20-29-5PG-FB00-0000**  
**Code Enforcement Officer: Joann Tamulonis**  
**Notice of Hearing: Certified**

Violation:

1. Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (h) *It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (h) - Any weed growth, grass growth, undergrowth or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained, and is in excess of eight (8) inches in height as measured from the soil level.*

This case was originally heard by the Special Magistrate on July 14, 2016, and an Order was entered giving the Respondent a compliance date of August 5, 2016, with a fine of \$100.00 per day if the Respondents did not comply by the date given. On August 11, 2016, the Special Magistrate entered an Order extending the compliance date until August 25, 2016, and rescinded the accrued fines.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on August 26, 2016.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on September 16, 2016.

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$2,300.00, for 23 days of non-compliance, from August 25, 2016, through and including September 16, 2016.

*Code Enforcement Officer Joann Tamulonis was present and testified on behalf of the County. Officer Tamulonis explained the history of the case and stated that the property is in compliance.*

*Officer Tamulonis stated that the recommendation would be to reduce the fine to the administrative costs of \$615.21, and Order those costs to be paid within 30 days, or the fine would revert back to the original amount of \$2,300.00 and constitute a lien on the property.*

*Ed Meixsell, Respondent, was present but did not testify. Attorney Chris Skambis was present on behalf of the Respondent. Mr. Skambis explained that they acknowledge being in violation and that it was due to machinery breakdowns that were beyond the Respondent's control. They would request the fine be reduced to the administrative costs.*

**MR. GROOT ISSUED AN ORDER THAT THE FINE IN THE AMOUNT OF \$2,300.00 FOR 23 DAYS OF NON-COMPLIANCE BE REDUCED TO THE ADMINISTRATIVE COSTS OF \$615.21. IF THE RESPONDENT DOES NOT PAY THIS AMOUNT ON OR BEFORE NOVEMBER 12, 2016, THE FINE WILL REVERT BACK TO THE ORIGINAL AMOUNT OF \$2,300.00 AND A LIEN WILL BE IMPOSED.**

[16-15-CESM](#)  
[Lien](#)

**CHRISTOPHER & LISA SURMACZ**  
**6075 TWIN LAKES DR., OVIEDO, FL 32765**  
**(Commission District 1)**  
**Tax Parcel ID # 31-21-31-300-029B-0000**  
**Inspector: Tom Helle, Inspector**  
**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 11, 2016, and an Order was entered giving the Respondents a compliance date of September 8, 2016, with a fine of \$50.00 per day if the Respondents did not comply by the date given.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 9, 2016.

This property is NOT in compliance at this time.

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of \$1,750.00 for 35 days of non-compliance, from September 9, 2016, through and including October 13, 2016, 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 past October 13, 2016.

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle explained the history of the case. Mr. Helle explained that the property is not in compliance.*

*Lisa Surmacz, Respondent, is present and did testify on her own behalf. She explained that due to the original contractor taking their money and not completing the work that they are trying to sort all of this out and obtain the permits required. She would like to request that the lien not be imposed and allow them additional time to comply.*

*Mr. Helle explained that the County would be against allowing additional time and once the Respondents obtain compliance, they can request a reduction through the Board of County Commissioners.*

**MR. GROOT GRANTED THE COUNTY'S REQUEST AND ISSUED AN ORDER IMPOSING A LIEN IN THE AMOUNT OF \$1,750.00, AND FURTHER ORDERED THAT THE FINE IN THE AMOUNT OF \$50.00 PER DAY, SHALL CONTINUE TO ACCRUE AT \$50.00 PER DAY, FOR EACH DAY THE VIOLATION CONTINUES PAST OCTOBER 13, 2016, UNTIL COMPLIANCE IS OBTAINED.**

[16-18-CESM](#)  
[Lien](#)

**GEORGE T. & AMBER L. SANDLAND**  
**1225 WINDSOR AVE., LONGWOOD, FL 32750**  
**(Commission District 4)**  
**Tax Parcel ID # 01-21-29-5CK-040C-0190**  
**Inspector: Tom Helle, Inspector**  
**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 11, 2016, and an Order was entered giving the Respondents a compliance date of September 8, 2016, with a fine of \$50.00 per day if the Respondents did not comply by the date given.



**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 9, 2016.**

**This property is NOT in compliance at this time.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a **lien** in the amount of **\$1,750.00** for 35 days of non-compliance, from September 9, 2016, through and including October 13, 2016, 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 past October 13, 2016.

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle explained the history of the case and stated that the property just came into compliance prior to this hearing.*

*Mr. Helle stated that the recommendation would be to reduce the fine to the administrative costs, which need to be determined, and order those costs to be paid within 30 days, or the fine would revert back to the original amount of \$1,750.00 and constitute a lien on the property.*

*George Sandland, Respondent, was present and testified on his own behalf. He stated he had no issues with paying the Administrative Costs.*

**MR. GROOT ISSUED AN ORDER THAT THE FINE IN THE AMOUNT OF \$1,750.00 FOR 35 DAYS OF NON-COMPLIANCE BE REDUCED TO THE ADMINISTRATIVE COSTS, YET TO BE DETERMINED. IF THE RESPONDENTS DO NOT PAY THIS AMOUNT ON OR BEFORE NOVEMBER 12, 2016, THE FINE WILL REVERT BACK TO THE ORIGINAL AMOUNT OF \$1,750.00, AND A LIEN WILL BE IMPOSED.**

[16-26-CESM](#)  
[New](#)

**VIRGINIA C. MILLER**  
**3010 E SR 46, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 32-19-31-513-0000-2890**  
**Inspector: Tom Helle, Inspector**  
**Notice of Hearing: Certified**

Violation:

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

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle entered into evidence photographs of the violation.*

*Mr. Helle stated that the recommendation would be to comply by November 10, 2016, with a fine of \$50.00 per day if the violation continues or is repeated past November 10, 2016.*

*Virginia C. Miller, Respondent, was not present at this hearing.*

MR. GROOT FOUND THE VIOLATION HAS BEEN PROVEN AS ALLEGED BASED ON THE EVIDENCE AND ARGUMENT AS PRESENTED. MR. GROOT FURTHER ORDERED THAT THE RESPONDENT SHALL CORRECT THE VIOLATION ON OR BEFORE NOVEMBER 10, 2016, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$50.00 PER DAY WILL BE IMPOSED THEREAFTER.

[16-31-CESM](#)  
[New](#)

**ED COLLIER HEIRS**  
**\*UNASSIGNED, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 31-19-31-502-0000-0150**  
**Inspector: Tom Helle, Inspector**  
**Notice of Hearing: Certified**

Violation:

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

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle entered into evidence photographs of the violation.*

*Mr. Helle stated that the recommendation would be to comply by November 10, 2016, with a fine of \$50.00 per day if the violation continues or is repeated past November 10, 2016.*

*Ed Collier Heirs, Respondents, were not present at this hearing.*

MR. GROOT FOUND THE VIOLATION HAS BEEN PROVEN AS ALLEGED BASED ON THE EVIDENCE AND ARGUMENT AS PRESENTED. MR. GROOT FURTHER ORDERED THAT THE RESPONDENT SHALL CORRECT THE VIOLATION ON OR BEFORE NOVEMBER 10, 2016, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$50.00 PER DAY WILL BE IMPOSED THEREAFTER.

[16-07-CESM](#)  
[Lien](#)

**DALLAS L. & ALMA B. WOLFORD**  
**1550 SR 436, WINTER PARK, FL 32792**  
**(Commission District 4)**  
**Tax Parcel ID # 33-21-30-300-007B-0000**  
**Inspector: Tom Helle, Inspector**  
**Notice of Hearing: Certified**

Violation:

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

**This case was originally heard on August 11, 2016, and an Order was entered giving the Respondents a compliance date of September 8, 2016, with a fine of \$50.00 per day if the Respondents did not comply by the date given.**

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 9, 2016.

This property is **NOT** in compliance at this time.

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the amount of **\$1,750.00** for 35 days of non-compliance, from September 9, 2016, through and including October 13, 2016, 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 past October 13, 2016.

*Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle explained the history of the case. Mr. Helle explained that the property is not in compliance.*

*Mr. Helle stated that the recommendation would be the Special Magistrate issue an Order constituting a lien in the amount of \$1,750.00, for 35 days on non-compliance, from September 9, 2016, through and including October 13, 2016, and the fine shall continue to accrue at \$50.00 per day, for each day the violation continues.*

*Dallas L. & Alma B. Wolford, the Respondents, were not present at this hearing.*

**MR. GROOT GRANTED THE COUNTY'S REQUEST AND ISSUED AN ORDER IMPOSING A LIEN IN THE AMOUNT OF \$1,750.00, AND FURTHER ORDERED THAT THE FINE IN THE AMOUNT OF \$50.00 PER DAY, SHALL CONTINUE TO ACCRUE AT \$50.00 PER DAY, FOR EACH DAY THE VIOLATION CONTINUES PAST OCTOBER 13, 2016, UNTIL COMPLIANCE IS OBTAINED.**

**CASES NOT HEARD**

**16-25-CESM  
Dismissed**

**Voluntary Dismissal  
JESSIE B. PENN  
4540 GILBERT ST., SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 20-19-30-501-0000-1370  
Inspector: Tom Helle, Inspector**

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

**16-27-CESM  
Comp. Prior**

**Complied Prior  
STANLEY L. & KAREN J. REINEMUND  
1553 SUGARWOOD CIR, WINTER PARK, FL 32792  
(Commission District 1)  
Tax Parcel ID # 25-21-30-506-0000-0240  
Inspector: Tom Helle, Inspector  
Notice of Hearing: Certified**

Violation:

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

**V APPROVAL OF THE MINUTES OF September 8, 2016**

**VI CONFIRMATION DATE OF NEXT MEETING: November 10, 2016**

**VII ADJOURN**

There being no further discussion, this meeting was adjourned at 2:40 P.M.

Respectfully Submitted:

\_\_\_\_\_  
Patricia A. Hughes  
Code Enforcement Office

\_\_\_\_\_  
Lonnie Groot  
Special Magistrate