

SEMINOLE COUNTY GOVERNMENT

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



Meeting Minutes (Final) - Final

Thursday, March 9, 2017

1:30 PM

BCC Chambers

Code Enforcement Special Magistrate

CALL TO ORDER

Special Magistrate, Lonnie Groot called the meeting to order at 1:31 P.M.

Also Present:

Chris Sprysenski, Attorney
Nicole Kahl, Attorney, Albertelli Law
Vincent Bavaro, Code Enforcement Officer, SCSO
Patricia A. Hughes, Clerk to the Special Magistrate

OPENING STATEMENT

SWEARING IN OF WITNESSES

Goran Duvnjak, Respondent - Case 17-14-CESM
Maria Cardenas, Respondent - Case 17-16-CESM
Cara Hill, Code Enforcement Officer, SCSO
Tom Helle, Seminole County Building Inspector

HEARINGS -

The published agenda was revised to allow Respondents and witnesses present at today's hearing to be heard first. The remaining cases would then be heard in the order originally published.

17-14-CESM
New

ST. PETKA SERBIAN ORTHODOX CHURCH, INC.
MARKO ZECEVIC (Registered Agent)
1990 LAKE EMMA RD., LONGWOOD FL 32750
(Commission District 4)
Tax Parcel ID # 30-20-30-300-004A-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.

Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle entered into evidence photographs of the violation and stated that the recommendation would be to comply by June 8, 2017, with a fine of \$50.00 per day be imposed for every day the violation continues or is repeated after compliance. Mr. Helle explained that he met with several members of the church last year and explained that since it is zoned commercial, they have to go through the site plan review process. The June 8, 2017 compliance date should allow the time needed for that process.

Goran Duvnjak was present on behalf of the Respondents. He asked Mr. Helle if there would need to be a separate site plan or can they use the construction site plan? Mr. Helle responded that it is a different site plan specifically for that use. Mr. Helle

suggested he contact Denny Gibbs in Planning and Development to explain the process. Mr. Duvnjak stated they have no objection to the compliance date given by Mr. Helle.

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 JUNE 8, 2017, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$50.00 PER DAY WILL BE IMPOSED.

**17-15-CESM
New**

**RAYMOND JAMES TRUST NA TRUSTEE FBO RUTH S. LEE
5100 LINWOOD CIR, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 30-19-30-5UA-0200-0050
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 and stated that the recommendation would be to comply by April 13, 2017, with a fine of \$50.00 per day be imposed for every day the violation continues or is repeated after compliance.

Chris Sprysenski, Attorney, was present on behalf of the Respondents. He stated they have no objections to the compliance date given by Mr. Helle.

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 APRIL 13, 2017, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$50.00 PER DAY WILL BE IMPOSED.

**17-16-CESM
New**

**ZORAIDA INVESTMENTS LLC
MARIA CARDENAS-CONEJO (Registered Agent)
7421 E HOUSTON CT, WINTER PARK, FL 32792
(Commission District 1)
Tax Parcel ID # 35-21-30-508-0000-1050
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.

Tom Helle, Inspector, was present and testified on behalf of the County. Mr. Helle entered into evidence photographs of the violation and stated that the recommendation would be to comply by April 13, 2017, with a fine of \$50.00 per day be imposed for every day the violation continues or is repeated after compliance.

Maria Cardenas was present on behalf of the Respondents. Ms. Cardenas asked if there would be an issue with her calling an interpreter, and neither the Special Magistrate, Lonnie Groot, or Mr. Helle had any objections.

Ms. Cardenas called Hernando, her contractor, to interpret for her.

Hernando explained he has been working on plans to submit so they may obtain the necessary building permits.

Lonnie Groot, Special Magistrate, asked Hernando if they had any objection to the compliance date recommended and he responded he did not.

Lonnie Groot, Special Magistrate, asked Mr. Helle if there is any electrical work involved, and he responded there is, due to some walls being removed.

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 APRIL 13, 2017, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$50.00 PER DAY WILL BE IMPOSED.

**17-17-CESM
New**

**DANNY J. WEST
WELLS FARGO BANK N.A. (Lis Pendens)
387 MENASHE CT, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 08-21-29-520-0000-0070
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 and stated that the recommendation would be to comply by April 13, 2017, with a fine of \$50.00 per day be imposed for every day the violation continues or is repeated after compliance.

Seminole County Code Enforcement Officer Cara Hill was present and testified on behalf of the County.

Mr. Helle asked Officer Hill if she visited the site and witnessed the violations and she responded that she had.

Mr. Helle asked her for a description of the violation and she stated that the kitchen had brand new cabinets and was undergoing construction.

Nicole Kahl, Attorney with Albertelli Law Firm was present on behalf of Wells Fargo Bank, lis pendens.

Ms. Kahl states that Wells Fargo is in the process of foreclosing on this property and a trial date had been set for March 27, 2017. Since they do not own the property yet, they do not want to be held liable for the violations.

Lonnie Groot, Special Magistrate reviewed the process once the bank foreclosed and Mr. Helle stated that he was aware that once the foreclosure goes through, he will have to close this case and re-open it under the bank's name.

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 APRIL 13, 2017, AND IF THE RESPONDENT DOES NOT COMPLY WITH THIS ORDER, A FINE OF \$50.00 PER DAY WILL BE IMPOSED.

CASES NOT HEARD

**17-11-CESM
Comp Prior**

**Complied Prior
JOSEPH HERNANDEZ
1135 JEROME WAY, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-522-0F00-0010
Inspector: Tom Helle, Inspector**

Violation:

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

**17-19-CESM
Comp Prior**

**Complied Prior
JOSE & MARIA E. PEREZ
855 MYRTLE ST., SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 23-20-30-5AQ-0000-059A
Inspector: Tom Helle, Inspector**

Violation:

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

**17-20-CESM
Comp Prior**

**Complied Prior
MARIA M. VAZQUEZ
518 LAKESHORE CIR, LAKE MARY, FL 32746
(Commission District 4)
Tax Parcel ID # 18-20-30-504-0000-0220
Inspector: Tom Helle, Inspector**

Violation:

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

APPROVAL OF THE MINUTES OF February 9, 2017

CONFIRMATION DATE OF NEXT MEETING: April 13, 2017

ADJOURN

There being no further discussion, this meeting was adjourned at 2:10 P.M.

RESPECTFULLY SUBMITTED:

Patricia A. Hughes, Clerk
Code Enforcement Office

Lonnie Groot
Special Magistrate