

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



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

**Thursday, April 10, 2025**

**1:30 PM**

**BCC Chambers, Room 1028**

**Code Enforcement Special Magistrate**

**I. APPROVAL OF REVISED AGENDA**

**II. CONTINUANCES**

1. **24-72-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: Jason Rucker**

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 January 9, 2025, and an Order was issued giving the Respondent a compliance date of March 12, 2025, with a meeting scheduled for March 13, 2025.**

**Certified Mail receipt returned signed to the Clerk in acknowledgement of the March 13, 2025 meeting date.**

**RECOMMENDATION:** The Special Magistrate continue this case until **May 8, 2025**, per County request.

2. **25-01-CESM**  
**ANDRE LANCASTER**  
**115 LARKSPUR DRIVE, ALTAMONTE SPRINGS, FL 32701**  
**(Commission District 3)**  
**Tax Parcel ID # 14-21-29-507-0000-0080**  
**Inspector: Brent Griffin**  
**Notice of Hearing: Posted**

Violation:

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

**RECOMMENDATION:** The Special Magistrate continue this case to **May 8, 2025**, per County request.

3.     **25-25-CESM**  
          **KIP K & HEIDI E HUDAKOZ**  
          **1579 WALSH STREET, OVIEDO, FL 32765**  
          **(Commission District 2)**  
          **Tax Parcel ID # 05-21-32-5CD-0000-049B**  
          **Inspector: Brent Griffin**  
          **Notice of hearing: Certified Mail**

Violation:

Seminole County Code, Chapter 40, Appendix A, Sec. 105.1.

*Construction without the required permits.*

**RECOMMENDATION:** The Special Magistrate continue this case to **July 10, 2025**, per County request.

**III. NEW CASES**

4. **25-05-CESM**  
**SONIA C HURTADO**  
**3408 GLEAVES COURT, APOPKA, FL 32712**  
**(Commission District 3)**  
**Tax Parcel ID # 18-21-29-502-0C00-0090**  
**Inspector: Brent Griffin**  
**Notice: Certified Mail**

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

5. **25-19-CESM**  
**STACEY A & ANTHONY D LOCASCIO**  
**219 STEVENAGE DRIVE, LONGWOOD, FL 32779**  
**(Commission District 3)**  
**Tax Parcel ID # 06-21-29-510-0000-0080**  
**Inspector: Brent Griffin**  
**Notice of Hearing: Certified Mail**

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

6. **25-20-CESM**  
**LAKAI FOUNDATION LLC**  
**JAKIETA PIERCE (Registered Agent)**  
**TIFFANI N BROWN, ESQ (Lis Pendens)**  
**701 BLUE LAKE DRIVE, LONGWOOD, FL 32779**  
**(Commission District 3)**  
**Tax Parcel ID # 32-20-29-503-0F00-0010**  
**Code Enforcement Officer: Cameron Adair**  
**Notice of Hearing: Certified Mail**

Violation:  
Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (f):  
*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 (f) - stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected.*

7.     **25-21-CESM**  
          **LAKAI FOUNDATION LLC**  
          **JAKIETA PIERCE (Registered Agent)**  
          **TIFFANI N BROWN, ESQ (Lis Pendens)**  
          **701 BLUE LAKE DRIVE, LONGWOOD, FL 32779**  
          **(Commission District 3)**  
          **Tax Parcel ID # 32-20-29-503-0F00-0010**  
          **Code Enforcement Officer: Cameron Adair**  
          **Notice of Hearing: Certified Mail**

Violation:

Seminole County Land Development Code, Chapter 30, Part 14, Section 30.14.19 (i):  
*All fences shall be maintained in their original upright condition.*

8.     **25-22-CESM**  
          **LAKAI FOUNDATION LLC**  
          **JAKIETA PIERCE (Registered Agent)**  
          **TIFFANI N BROWN, ESQUIRE (Lis Pendens)**  
          **701 BLUE LAKE DRIVE, LONGWOOD, FL 32779**  
          **(Commission District 3)**  
          **Tax Parcel ID # 32-20-29-503-0F00-0010**  
          **Code Enforcement Officer: Cameron Adair**  
          **Notice of Hearing: Certified Mail**

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (b):  
*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 (b) - uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses.*

9.     **25-23-CESM**  
          **LAKAI FOUNDATION LLC**  
          **JAKIETA PIERCE (Registered Agent)**  
          **TIFFANI N BROWN, ESQUIRE (Lis Pendens)**  
          **701 BLUE LAKE DRIVE, LONGWOOD, FL 32779**  
          **(Commission District 3)**  
          **Tax Parcel ID # 32-20-29-503-0F00-0010**  
          **Inspector: Brent Griffin**  
          **Notice of Hearing: Certified Mail**

Violation:

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

10.    **25-26-CESM**  
          **JEFFREY PHELAN**  
          **313 GARY BLVD, LONGWOOD FL 32750-0000**  
          **(Commission District 4)**  
          **Tax Parcel ID # 20-20-30-501-0J00-0140**  
          **Inspector: Brent Griffin**  
          **Notice of Hearing: Certified Mail**

Violation:

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

**IV. LIEN REQUESTS**

11. **24-55-CESM**  
**MARIBEL & ELSA MERCADO-MUSSA**  
**1667 KINGSTON ROAD, LONGWOOD, FL 32750**  
**(Commission District 3)**  
**Tax Parcel ID # 01-21-29-516-0A00-0090**  
**Inspector: Brent Griffin**  
**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 September 12, 2024 and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on November 13, 2024.**

**On November 14, 2024, the Special Magistrate issued an Order extending the compliance date to April 9, 2025, with a meeting scheduled for April 10, 2025.**

**The Administrative Costs to process this case for the Clerk total \$151.92.**

**The Administrative Costs to process this case for the Inspector total \$556.12.**

**The Administrative Costs to process this case for both the Clerk and Inspector total \$708.04.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien in the retroactively back to **April 9, 2025** at **\$50.00 per day** and continues to accrue until in compliance.

12. **24-62-CESM**  
**MT ZION BAPTIST CHURCH OF MIDWAY**  
**PERRY, JOHNNY, TTEE (Registered Agent)**  
**2001 SIPES AVENUE, SANFORD, FL 32771**  
**(Commission District 5)**  
**Tax Parcel ID # 33-19-31-300-0430-0000**  
**Inspector: Brent Griffin**  
**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 September 12, 2024 and an Order was issued giving the Respondent a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

On November 14, 2024, an Order was issued giving the Respondent a compliance date of February 12, 2025, with a meeting scheduled for February 13, 2025.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on February 12, 2025.

On February 13, 2025, an Order was issued giving the Respondent a compliance date of April 9, 2025, with a meeting scheduled for April 10, 2025.

The Administrative cost to process this case for the Clerk totals \$188.15.

The Administrative cost to process this case for the Inspector totals \$577.21.

The Administrative cost to process this case to date for both the Clerk and Inspector totals \$765.36.

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien retroactively back to **April 9, 2025** at **\$50.00 per day**, and continuing to accrue until in compliance.



13. **25-08-CESM**  
**1815 LARKIN AVE LLC**  
**VILMA RIVERA (Registered Agent)**  
**1824 LAKE STREET, OVIEDO, FL 32765**  
**(Commission District 2)**  
**Tax Parcel ID # 32-20-31-503-0100-0110**  
**Inspector: Brent Griffin**  
**Notice of Hearing: Posted**

Violation:

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

**On February 13, 2025, the Special Magistrate issued an Order giving the Respondent a compliance date of April 9, 2025, with a meeting scheduled for April 10, 2025.**

**The Administrative costs to process this case for the Clerk total \$108.41.**

**The Administrative costs to process this case for the Inspector total \$636.60.**

**The Administrative costs to process this case for both the Clerk and Inspector total \$745.01.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien retroactively back to **April 9, 2025 at \$250.00 per day**, and continuing to accrue until in compliance.

**V. OLD BUSINESS CONTINUANCE CASES**

14. **20-43-CESM**  
**NINIVE V CASTILLO**  
**209 COLLINS DRIVE, SANFORD, FL 32773**  
**(Commission District 2)**  
**Tax Parcel ID # 14-20-30-501-0F00-0060**  
**Inspector: Brent Griffin**  
**Notice of Hearing: Personal Service**

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 June 11, 2020, and an Order was issued giving the Respondent a compliance date of August 12, 2021.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 24, 2021.**

**On November 4, 2021, an Order was issued extending the compliance date to February 10, 2022, and waiving any accrued fines.**

**On April 14, 2022, an Order was issued extending the compliance date to July 14, 2022, and waiving any accrued fines.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 20, 2022.**

**On April 13, 2023, an Order was issued extending the compliance date to July 13, 2023.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 20, 2023.**

**On November 14, 2024, an Order was issued extending the compliance date to December 11, 2024, with a meeting scheduled for December 12, 2024.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 2, 2024.**

**On December 12, 2024, an Order was issued extending the compliance date to February 12, 2025, with a meeting scheduled for February 13, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on February 12, 2025.**

**On February 13, 2025, an Order was issued extending the compliance date to April 9, 2025, with a meeting scheduled for April 10, 2025.**

**An Affidavit of Compliance was filed by the Inspector after re-inspection on April 4, 2025.**

The Administrative Costs to process this case for the Clerk total \$771.64.

The Administrative Costs to process this case for the Inspector total \$875.70.

The Administrative Costs to process this case for both the Clerk and Inspector total \$1,647.34.

**RECOMMENDATION:** The Special Magistrate issue an Order continuing this case to the next meeting date of **May 8, 2025**, per County request.



**VII. APPROVAL OF THE MINUTES: MARCH 13, 2025**

**VIII. CONFIRMATION DATE OF NEXT MEETING: MAY 8, 2025**

**IX. 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.