

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda**

**Thursday, February 12, 2026**

**9:00 AM**

**BCC Chambers, Room 1028**

**Code Enforcement Special Magistrate**

**I. CALL TO ORDER AND ROLL CALL**

**II. APPROVAL OF THE MINUTES**

**III. CASES IN COMPLIANCE PRIOR TO HEARING**

**25-02-CESM**

**FULLER, HIRAM D**

**4454 RADIO AVENUE, SANFORD, FL 32773**

**Tax Parcel ID # 14-20-30-503-0000-1190**

**Code Enforcement Officer: Chris Smith**

**Commissioner District: Herr**

**Notice of Hearing: Certified**

**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 February 13, 2025, and an Order was issued giving the Respondent a compliance date of June 11, 2025, with a meeting scheduled for June 12, 2025.**

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

**On June 12, 2025, an Order was issued giving the Respondent a compliance date of December 10, 2025, with a meeting scheduled for December 11, 2025.**

**Due to Seminole County Ordinance changes, an Order was issued cancelling all meetings for the year '2025 and continuing all remaining cases until the scheduled meeting of January 8, 2026.**

**On January 8, 2026, an Order was issued continuing this case to the February 12, 2026, hearing.**

**The Administrative cost to process this case for the Clerk total \$66.65.**

**Permit issued to correct violation.**

**IV. NEW CASES**

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**25-195**

**COWAN, RICHARD**

**COWAN, VANESSA**

**325 HALL ROAD, GENEVA, FL 32732**

**Code Enforcement Zone: 2**

**Commissioner District: Dallari**

**Tax Parcel ID # 21-20-32-300-015A-0000**

**Code Enforcement Officer: Chris Smith**

**Notice of Hearing: Posted and Certified Mail**

**VIOLATION: 95.5, SEC. 303.1- SWIMMING POOLS**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**VIOLATION: 95.5, SEC. 303.2- ENCLOSURES**

Pools shall be completely surrounded by a fence or barrier not less than 48 inches with self-closing self-latching gate on the inside of said gate.

**RECOMMENDATION: CHAPTER 162:** These violations pose a serious threat to the health, safety and welfare of the general public and because of these violations we are asking for a health and safety tag on this property, and that Special Magistrate issue an Order giving the Respondent 15 days to achieve compliance or impose a Lien at \$250.00 per day beginning February 12, 2026, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

**25-222**

**EVANS, AMANDA C**

**1248 CHESSINGTON CIRCLE, LAKE MARY, FL 32746**

**Code Enforcement Zone: 4**

**Commissioner District: Zembower**

**Tax Parcel ID # 36-19-29-5NH-0000-0230**

**Code Enforcement Officer: Shannon Henson**

**Notice of Hearing: Certified Mail**

**VIOLATION: 95.5, SEC. 303.1- SWIMMING POOLS**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**REOMMENDATION: CHAPTER 162:** These violations pose a serious threat to the health, safety and welfare of the general public and because of these violations we are asking for a health and safety tag on this property, and that the Special Magistrate issue an Order giving the Respondent 15 days to achieve compliance or impose a fine of \$250.00 per day beginning February 12, 2026, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

**25-244**

**JOHNSON, RAYMOND J F**

**JOHNSON, MARIE E**

**1240 CATHCART CIRCLE, SANFORD, FL 32771**

**Code Enforcement Zone: 2**

**Commissioner District: Constantine**

**Tax Parcel ID # 20-19-30-516-0000-0540**

**Code Enforcement Officer: Christian Castaneda**

**Notice of Hearing: Posted and Certified Mail**

**VIOLATION: 95.5, SEC. 303.1- SWIMMING POOLS**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**VIOLATION: 95.5, SEC. 303.2- ENCLOSURES**

Pools shall be completely surrounded by a fence or barrier not less than 48 inches with self-closing self-latching gate on the inside of said gate.

**RECOMMENDATION: CHAPTER 162:** These violations pose a serious threat to the health, safety and welfare of the general public and because of these violations we are asking for a health and safety tag on this property, and that the Special Magistrate issue an Order giving the Respondent 15 days to achieve compliance or impose a fine of \$250.00 per day beginning February 12, 2026, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

**25-251**

**MULLINS, BUDDY A**

**MULLINS, GENEVA**

**5154 RICHLAND ROAD, SANFORD, FL 32773**

**Code Enforcement Zone: 2**

**Commission District: Constantine**

**Tax Parcel ID # 22-20-30-501-0100-109A**

**Code Enforcement Officer: Christian Castaneda**

**Notice of Hearing: Posted and Certified Mail**

**VIOLATION: 95.5, SEC. 302.8- MOTOR VEHICLES**

Inoperative or unlicensed motor vehicles shall not be parked: kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled either remove inoperable vehicle from parcel or Store within enclosed garage or carport.

**VIOLATION: 95.5, SEC. 308.1- ACCUMULATION OF RUBBISH OR GARBAGE**

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

**RECOMMENDATION:** That the Special Magistrate issue an Order giving the Respondent 15 days to achieve compliance or impose a fine of \$150.00 per day beginning February 12, 2026, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

**25-404**

**VU, TRUONG D**

**7217 SILVER PLACE, WINTER PARK, FL 32792**

**Code Enforcement Zone: 1**

**Commissioner District: 1**

**Tax Parcel ID # 35-21-30-516-0E00-0260**

**Code Enforcement Officer: Catina Hill**

**Notice of Hearing: Posted and Certified Mail**

**VIOLATION: 95.5, SEC. 303.1- SWIMMING POOLS**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

**RECOMMENDATION: CHAPTER 162:** These violations pose a serious threat to the health, safety and welfare of the general public and because of these violations we are asking for a health and safety tag on this property, and that the Special Magistrate issue an Order giving the Respondent 15 days to achieve compliance or impose a fine of \$250.00 per day beginning February 12, 2026, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

**25-480**

**MAXIMUM AUTO CENTER INC  
DESAI, TUSHARR (REGISTERED AGENT)  
125 MARION LANE, CASSELBERRY, FL 32707**

**Code Enforcement Zone: 2**

**Commissioner District: Zembower**

**Tax Parcel ID # 05-21-30-520-0400-0020**

**Code Enforcement Officer: Chris Smith**

**Notice of Hearing: Posted and Certified Mail**

**VIOLATION: Sec 30.14.15 - SCREENING (DUMPSTER)**

(a) Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse.

**RECOMMENDATION:** That the Special Magistrate issue an Order giving the Respondent 30 days to achieve compliance or impose a fine of \$150.00 per day beginning February 12, 2026, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

## **V. CONSENT AGENDA**

### **Lien Imposition**

1. **24-78-CESM**  
CASTANEDA, JOSE  
RESTREPO, MARIELA  
113 OAK STREET, ALTAMONTE SPRINGS, FL 32714  
Tax Parcel ID # 03-21-29-510-0000-0070  
Code Enforcement Officer: Chris Smith  
Commissioner District: Constantine  
Notice of Hearing: Certified

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 June 11, 2025, with a meeting scheduled for June 12, 2025.**

**On June 12, 2025, an Order was issued giving the Respondent a compliance date of September 10, 2025, with a meeting scheduled on September 11, 2025.**

**An Affidavit of Non-Compliance was filed by the Code Enforcement Supervisor after re-inspection on October 7, 2025.**

**Due to Seminole County Ordinance changes, an Order was issued cancelling all meetings for the year '2025 and continuing all remaining cases until the scheduled meeting of January 8, 2026.**

**On January 8, 2026, an Order was issued continuing this case to the February 12, 2026 hearing.**

**The Administrative cost to process this case for the Clerk totals: \$110.65.**

**RECOMMENDATION:** The Special Magistrate Board issue an Order constituting a lien in the amount of \$23,400.00 for 156 days of non-compliance from September 10, 2025, through and including February 12, 2026, at \$150.00 per day, and the fine shall continue to accrue for each day the violation continues or is repeated after February 12, 2026.

2. **25-35-CESM**  
AREESA CASA LLC  
HOSSAIN, MOHAMED S (Registered Agent)  
1954 BOAT CLUB ROAD, OVIEDO, FL 32765  
Tax Parcel ID # 32-20-31-504-0000-0160  
Code Enforcement Officer: Christopher Smith  
Commissioner District: Dallari  
Notice of Hearing: Certified

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 May 8, 2025, and an Order was issued giving the Respondent a compliance date of August 13, 2025, with a meeting scheduled for August 14, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 13, 2025.**

**Due to Seminole County Ordinance changes, an Order was issued cancelling all meetings for the year '2025 and continuing all remaining cases until the scheduled meeting of January 8, 2026.**

**On January 8, 2026, an Order was issued continuing this case to the February 12, 2026 hearing.**

**The Administrative cost to process this case for the Clerk totals \$51.32.**

**RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of \$46,000.00 for 184 days of non-compliance from August 13, 2025, through and including February 12, 2026, at \$250.00 per day, and the fine shall continue to accrue for each day the violation continues or is repeated after February 12, 2026.**

3. **25-28-CESM**

**GREII KING LLC  
VAZQUEZ, DAVID, (Registered Agent)  
2385 PINE STREET, OVIEDO, FL 32765  
Tax Parcel ID # 27-21-31-300-0070-0000  
Commission District: Dallari  
Code Enforcement Officer: Catina Hill  
Notice of Hearing: Certified**

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 May 8, 2025, and an Order was issued giving the Respondent a compliance date of July 9, 2025, with a meeting scheduled for July 10, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 10, 2025.**

**On July 10, 2025, an Order was issued giving the Respondent a compliance date of August 13, 2025, with a meeting scheduled for August 14, 2025.**

**An Affidavit of Non-Compliance was filed by the Officer after re-inspection on September 10, 2025.**

**Due to Seminole County Ordinance changes, an Order was issued cancelling all meetings for the year '2025 and continuing all remaining cases until the scheduled meeting of January 8, 2026.**

**On January 8, 2026, an Order was issued continuing this case to the February 12, 2026 hearing.**

**The Administrative cost to process this case for the Clerk totals \$71.65.**

**RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien in the amount of \$39,000.00 for 156 days of non-compliance from September 10, 2025, through and including February 12, 2026 at \$250.00 per day, and the fine shall continue to accrue for each day the violation continues or is repeated after February 12, 2026.**

## **Stipulations**

### **4. 24-76-CESM**

**CHAUDOIN, MICHAEL S**

**1760 MULLET LAKE PARK ROAD, GENEVA, FL 32732**

**Tax Parcel ID # 06-20-32-300-001D-0000**

**Code Enforcement Officer: Jemoral Jackson**

**Commissioner District: Zembower**

**Notice of Hearing: Certified**

**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, 2023.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on March 13, 2025.**

**On March 13, 2025, an Order was issued giving the Respondent a compliance date of June 11, 2025, with a meeting scheduled for June 12, 2025.**

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

**On June 12, 2025, an Order was issued giving the Respondent a compliance date of August 13, 2025, with meeting scheduled August 14, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 13, 2025.**

**On August 14, 2025, an Order was issued giving the Respondent a compliance date of November 12, 2025.**

**Due to Seminole County Ordinance changes, an Order was issued cancelling all meetings for the year '2025 and continuing all remaining cases until the scheduled meeting of January 8, 2026.**

**The Administrative costs to process this case for the Clerk total \$71.65.**

**REQUEST: - That the Special Magistrate issue an Order accepting Stipulation and the filing thereof.**

## VI. REDUCTION REQUESTS

22-31-CEB

19-116-CESM

UNIQUE PAINTING INV LLC

GONZALEZ, FRANCISCO, AGENT

2903 OAK LANE, FERN PARK, FL 32730

Commissioner District: Lockhart

Tax Parcel ID # 17-21-30-508-0A00-0060

### **22-31-CEB VIOLATION:**

**1. 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.*

**This case was originally heard by the Code Enforcement Board on August 24, 2022, and an Order was issued finding the property in compliance. The Order stated there would be a \$250.00 per day fine if the violation was repeated after August 24, 2022.**

**An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on July 13, 2023.**

**An Affidavit of Compliance on a Repeat Violation was filed by the Code Enforcement Officer after re-inspection on August 7, 2023.**

**The Administrative cost to process this case for the Clerk totals \$80.15.**

**Based on the Findings of Fact, Conclusions of Law and Order In Compliance issued on August 24, 2022, the Code Enforcement Board issue and Order imposing a fine in the amount of \$6,250.00 for 25 days of repeat violation from July 13, 2023, through and including August 6, 2023, and the fine shall continue to accrue at \$250.00 per day.**

### **19-116-CESM VIOLATION:**

**Chapter 40, Appendix "A", Section 105.1**

*Construction without the required permits*

**This case was originally heard by the Special Magistrate on October 10, 2019, and an Order was entered giving the Respondent a compliance date of December 12, 2019.**

**An Affidavit of Non-Compliance was filed by the Inspector after reinspection on December 16, 2019.**

**An Affidavit of Compliance was filed by the Inspector after re-inspection on September**

6, 2024.

**Based on the Findings of Fact, Conclusions of Law and Order, the Code Enforcement Board issue an Order constituting a lien in the amount of 49,950.00 for 999 days of non-compliance from December 12, 2019, through and including September 6, 2024, at \$50 per day.**

**RECOMMENDATION:** Owner is requesting a reduction of fines in both cases (23-31-CEB and 19-116-CESM), from \$56,200.00, the total of both cases to \$15,000.00.

**The County supports the request.**

**VII. OTHER/NEW BUSINESS**

**IIX. CONFIRMATION DATE OF NEXT MEETING: MAY 26, 2022**

**IX. HEARING OF WITNESSES**

**X. 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.