



**SEMINOLE COUNTY, FLORIDA**  
**Code Enforcement Special Magistrate**  
**Meeting Agenda**

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Thursday, August 14, 2025

1:30 PM

BCC Chambers, Room 1028

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- I. CALL TO ORDER AND ROLL CALL
- II. HEARINGS
- III. CONSENT

**25-28-CESM  
GREII KING LLC  
DAVID VAZQUEZ (Registered Agent)  
2385 PINE STREET, OVIEDO, FL 32765  
(Commission District 1)  
Tax Parcel ID # 27-21-31-300-0070-0000  
Inspector: Brent Griffin  
Notice of Hearing: Posted**

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.**

**The Administrative cost to process this case for the Clerk total \$147.99.**

**The Administrative cost to process this case for the Inspector total \$850.84.**

**The Administrative cost to process this case for both the Clerk and Inspector totals \$998.83.**

**RECOMMENDATION:** The Special Magistrate issue an Order extending the compliance date to September 10, 2025, with a meeting scheduled for **September 11, 2025**, per County request.

**III. NEW CASES**

**25-10-CESM**

**JOSEPH G MIGLIACCIO**

**922 LEWIS PLACE, LONGWOOD, FL 32750**

**(Commission District 4)**

**Tax Parcel ID # 21-20-30-522-0000-0270**

**Inspector: Brent Griffin**

**Notice of Hearing: Certified Mail**

Violation:

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

**25-44-CESM**

**MARK C & ALAN M CHINODA**

**5367 ENDICOTT PLACE, OVIEDO, FL 32765**

**(Commission District 1)**

**Tax Parcel ID # 31-21-31-509-0000-0580**

**Inspector: Brent Griffin**

**Notice of Hearing: Posted**

Violation:

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

**25-57-CESM**

**SARRUFF, ALCIDES S**

**5405 JUSTINE WAY, WINTER PARK, FL 32792**

**(Commission District 4)**

**Tax Parcel ID # 34-21-30-529-0000-4360**

**Inspector: Brent Griffin**

**Notice of Hearing: Posted**

Violation:

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

**25-58-CESM**

**DELLO RUSSO, LENA - TRUST**

**3232 BRIAR WAY, APOPKA, FL 32703**

**(Commission District 3)**

**Tax Parcel ID # 07-21-29-503-0000-0760**

**Inspector: Brent Griffin**

**Notice of Hearing: Posted**

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:

*Construction without the required permits.*

**25-59-CESM**

**BLEUS, SAMUEL**

**1449 SHADWELL CIRCLE, LAKE MARY, FL 32746**

**(Commission District 5)**

**Tax Parcel ID # 12-20-29-5HG-0000-0130**

**Inspector: Brent Griffin**

**Notice of Hearing: Posted**

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:

*Construction without the required permits.*

**25-62-CESM**

**SABIRRA PROPERTIES LLC**

**SWANN HADLEY STUMP DIETRICH & SPEARS, P.A (Registered Agent)**

**157 CANDACE DRIVE, MAITLAND, FL 32751**

**(Commission District 4)**

**Tax Parcel ID # 19-21-30-514-0B00-0120**

**Inspector: Brent Griffin**

**Notice of Hearing: Posted**

Violation:

Seminole County Code Chapter 40, Appendix "A", Section 105.1:

*Construction without the required permits.*

**IV. LIEN REQUESTS**

**22-77-CESM  
B&B LAND HOLDING LLC  
JAMES BETTS (Registered Agent)  
3468 E SR 436, APOPKA, FL 32703  
(Commission District 3)  
Tax Parcel ID # 18-21-29-501-0A00-001B  
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 October 13, 2022, and an Order was issued giving the Respondent a compliance date of January 12, 2023.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on January 13, 2023.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 6, 2024.**

**On August 8, 2024, an Order was issued extending 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 extending the Respondent a compliance date of December 11, 2024, with a meeting scheduled for December 12, 2024.**

**On December 12, 2024, an Order was issued extending the compliance date to January 8, 2025, with a meeting scheduled for January 9, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on January 9, 2025.**

**On January 9, 2025 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 May 7, 2025, with a meeting scheduled for May 8, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on May 8, 2025.**

**On May 8, 2025, an Order was issued extending the compliance date to August 13, 2025, with a meeting scheduled for August 14, 2025.**

The Administrative cost to process this case for the Clerk totals \$425.63.

The Administrative cost to process this case for the Inspector totals \$1,277.40.

The total Administrative cost to process this case for both the Inspector and Clerk is \$1,703.03.

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025**, and continues to accrue at **\$50.00 per day** until in compliance.

**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.**

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

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on April 9, 2025.**

**On April 10, 2025, an Order was issued giving the Respondent a compliance date of May 7, 2025, with a meeting scheduled for May 8, 2025.**

**An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on May 8, 2025.**

**On May 8, 2025, an Order was issued scheduling the Respondent for a meeting on August 14, 2025.**

**The Administrative cost to process this case for the Clerk totals \$277.06.**

**The Administrative cost to process this case for the Inspector totals \$682.66.**

**The Administrative cost to process this case to date for both the Clerk and Inspector totals \$959.72.**

**RECOMMENDATION: The Special Magistrate issue an Order constituting a lien from August**

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14, 2025 at \$50.00 per day, and continues to accrue until in compliance.

**24-76-CESM**

**MICHAEL S CHAUDOIN**

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

**(Commission District 2)**

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

**The Administrative costs to process this case for the Clerk total \$99.82.**

**The Administrative costs to process this case for the Inspector total \$757.11.**

**The Administrative costs to process this case for both the Clerk and Inspector total \$856.93.**

**RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025 at \$100.00 per day**, and continues to accrue until in compliance.**

**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 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 April 10, 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 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 a meeting scheduled for August 14, 2025.**

**The Administrative cost to process this case for the Clerk total \$177.82.**

**The Administrative cost to process this case for the Inspector total \$569.65.**

**The Administrative cost to process this case for both the Clerk and Inspector totals \$747.47.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025**, and continues to accrue at **\$250.00 per day** until in compliance.

**25-31-CESM**  
**YAHU PROPERTIES LLC**  
**VEDANAND J SINGH (Registered Agent)**  
**9250 OVERLAND ROAD, AOPKA, FL 32703**  
**(Commission District 3)**  
**Tax Parcel ID # 17-21-29-5BG-0000-028G**  
**Inspector: Brent Griffin**  
**Notice of Hearing: Certified Mail**

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.**

**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.**

**The Administrative cost to process this case for the Clerk total \$106.92.**

**The Administrative cost to process this case for the Inspector total \$703.55.**

**The Administrative cost to process this case for both the Clerk and Inspector totals \$810.47.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025**, and continues to accrue at **\$250.00 per day** until in compliance.

**25-35-CESM**  
**AREESA CASA LLC**  
**MOHAMED S HOSSAIN (Registered Agent)**  
**1954 BOAT CLUB ROAD, OVIEDO, FL 32765**  
**(Commission District 2)**  
**Tax Parcel ID # 32-20-31-504-0000-0160**  
**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 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.**

**The Administrative cost to process this case for the Clerk total \$88.91.**

**The Administrative cost to process this case for the Inspector total \$623.21.**

**The Administrative cost to process this case for both the Clerk and Inspector totals: \$712.12.**

**RECOMMENDATION:** The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025**, and continue to accrue at **\$250.00 per day** until in compliance.

**25-36-CESM**  
**YANNY D DEL PINO**  
**1282 PENDLETON DRIVE, ALTAMONTE SPRINGS, FL 32714**  
**(Commission District 3)**  
**Tax Parcel ID # 08-21-29-508-0A00-0010**  
**Inspector: Brent Griffin**  
**Notice of Hearing: Certified Mail**

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

**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.**

**The Administrative cost to process this case for the Clerk total \$79.16.**

**The Administrative cost to process this case for the Inspector total \$676.77.**

**The Administrative cost to process this case for both the Clerk and Inspector total: \$755.93.**

**RECOMMENDATION**: The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025** and continue to accrue at **\$100.00 per day** until in compliance.

**VI. CASES NOT HEARD**

**25-27-CESM** **CONTINUED**  
**WALTER J BRANA (DECEASED)**  
**CARMEN J BRANA**  
**1199 SNUG HARBOR DRIVE, CASSELBERRY, FL 32707**  
**(Commission District 1)**  
**Tax Parcel ID # 22-21-30-514-0000-0990**  
**Inspector: Brent Griffin**

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

**25-55-CESM** **CONTINUED**  
**BRUNKOW, RAYMOND L**  
**BRUNKOW, TRACY**  
**412 NOTRE DAME DRIVE, ALTAMONTE SPRINGS, FL 32714**  
**(Commission District 3)**  
**Tax Parcel ID # 15-21-29-510-1300-0210**  
**Inspector: Brent Griffin**

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

**25-56-CESM** **COMPLIED PRIOR**  
**UNITED COMMUNITY BANK &**  
**DAVIDSON, BRENDA J - CO TRUSTEES**  
**THE CORPORATION SYSTEM (Registered Agent)**  
**5329 PEN AVENUE, SANFORD, FL 32773**  
**(Commission District 2)**  
**Tax Parcel ID # 22-20-30-300-0330-0000**  
**Inspector: Brent Griffin**

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

**VII. APPROVAL OF THE MINUTES: JULY 10, 2025**

**VIII. CONFIRMATION DATE OF NEXT MEETING: SEPTEMBER 11, 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.