

# **SEMINOLE COUNTY, FLORIDA**

COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA



## **Meeting Agenda - Final**

**Thursday, April 9, 2026**

**9:00 AM**

**BCC Chambers, Room 1028**

**Code Enforcement Special Magistrate**

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

**II. APPROVAL OF THE MINUTES: MARCH 12, 2026**

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

**IV. NEW CASES**

**25-202**

**2026-0296**

**6749 E 49TH LLC**

**ROKEACH, YEKUSIEL**

**1754 LAKE STREET, OVIEDO, FL 32765**

**(Commission District 2)**

**Tax Parcel ID # 32-20-31-502-0400-0030**

**Code Enforcement Officer: Chris Smith**

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

Violation:

Seminole County Code Chapter 95, Section 303.1:

*Swimming Pools*

Seminole County Code Chapter 95, Section 303.2:

*Enclosures*

Seminole County Code Chapter 95, Section 304.13:

*Window, Skylight and Door Frames*

Seminole County Code Chapter 95, Section 304.7:

*Roofs and Drainage*

Seminole County Code Chapter 95, Section 304.2:

*Protective Treatment*

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

*Unpermitted Construction*

Seminole County Code Chapter 95, Section 308.1:

*Accumulation of Rubbish or Garbage*

**RECOMMENDATION:**

**25-407**

**2026-0292**

**MANDOLFO, PUJA  
LERMAN, NICHOLAS  
7245 ABBEY LANE, WINTER PARK, FL 32792  
(Commission District 1)  
Tax Parcel ID # 35-21-30-516-0D00-0110  
Code Enforcement Officer: Catina Hill  
Notice of Hearing: Posted / Certified Mail**

Violation:  
Seminole County Code Chapter 95, Section 303.1:  
*Swimming pools*

**RECOMMENDATION:**

**25-602**

**2026-0297**

**BARBERI, THOMAS  
BARBERI, CYNTHIA  
1545 BALMY BEACH DRIVE, APOPKA, FL 32703  
(Commission District 3)  
Tax Parcel ID # 18-21-29-509-0200-0020  
Code Enforcement Officer: Christian Castaneda  
Notice of Hearing: Posted / Certified Mail**

Violation:  
Seminole County Code Chapter 95.5, Section 302.8:  
*Motor Vehicles*

**RECOMMENDATION:**

**25-678**

**2026-0295**

**LEVY, GIL**

**2331 WACCASSA STREET, GENEVA, FL 32732**

**(Commission District 2)**

**Tax Parcel ID # 01-20-32-3AP-001Y-0000**

**Code Enforcement Officer: Shannon Henson**

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

Violation:

Seminole County Code Chapter 30, Section 30.5.2:

*Transient Parking of Recreational Vehicles, Campers.*

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

*Unpermitted Construction.*

**RECOMMENDATION:**

**26-171**

**2026-0289**

**ROWELL, DAVID**

**GROSS, BRANDON**

**195 W MAIN STREET, GENEVA, FL 32732**

**(Commission District 2)**

**Tax Parcel ID # 21-20-32-501-0100-0110**

**Code Enforcement Officer: Christian Castaneda**

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

Violation:

Seminole County Code Chapter 30, Section 30.5.2:

*Use Table Violation.*

**RECOMMENDATION:**

**26-237**

**2026-0290**

**JOHNSON-SMITH, SHARON**

**DOOLITTLE, KEVIN**

**132 ALMA DRIVE, ALTAMONTE SPRINGS, FL 32714**

**(Commission District 3)**

**Tax Parcel ID # 03-21-29-505-0100-0160**

**Code Enforcement Officer: Christopher Smith**

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

Violation:

Seminole County Code Chapter 95, Section 308.1:

*Accumulation of Rubbish or Garbage.*

**RECOMMENDATION:**

**V. CONSENT AGENDA**

**Lien Imposition**

**25-55**

**2026-0222**

**MADDOCK, MICHELLE L  
1104 AMANDA KAY CIRCLE, SANFORD, FL 32771  
(Commission District 5)  
Tax Parcel ID # 20-19-30-509-0000-0460  
Code Enforcement Officer: Christian Castaneda  
Notice of Hearing: Posted**

Violation:

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

Violation:

Seminole County Code Chapter 40, Section 30.14.19:  
*Fences*

**This case was originally heard by the Special Magistrate on March 12, 2026, and an Order was issued giving the Respondent a compliance date of March 27, 2026, with a compliance hearing scheduled for April 9, 2026.**

**The total administrative cost to process this case for the Clerk totals \$61.16.**

**RECOMMENDATION:** That the Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **\$150.00 per day** beginning **March 28, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

25-471

2026-0221

**SURIS PERAZA, JULIO A**  
**105 PLYMOUTH AVENUE, ALTAMONTE SPRINGS, FL 32701**  
**(Commissioner District 4)**  
**Tax Parcel ID # 07-21-30-505-0B00-0090**  
**Code Enforcement Officer: Christian Castaneda**  
**Notice of Hearing: Posted**

Violation:

Seminole County Code Chapter 40, Appendix A, Section 105.1:  
*Unpermitted Construction*

**This case was originally heard by the Special Magistrate on March 12, 2026, and an Order was issued giving the Respondent a compliance date of March 27, 2026, with a compliance hearing scheduled for April 9, 2026.**

**The administrative cost to process this case for the Clerk totals \$61.16.**

**RECOMMENDATION:** That the Special Magistrate issue an Order giving the Respondent **thirty (30) days** to achieve compliance or impose a fine of **\$150.00 per day** beginning **April 13, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

**Continued Items**

**24-78-CESM**  
**CASTANEDA, JOSE**  
**RESTREPO, MARIELA**  
**113 OAK STREET, ALTAMONTE SPRINGS, FL 32714**  
**(Commissioner District 3)**  
**Tax Parcel ID # 03-21-29-510-0000-0070**  
**Code Enforcement Officer: Chris Smith**  
**Notice of Hearing: Posted**

**2024-1682**

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: \$132.81.**

**On February 12, 2026, the Special Magistrate issued a Second Amended Order giving the Respondent a compliance date of March 11, 2026, with a meeting scheduled for March 12, 2026.**

**On March 12, 2026, an Order was issued giving the Respondent a compliance date of April 8, 2026, with a compliance hearing scheduled April 9, 2026.**

**RECOMMENDATION:** That the Special Magistrate issue an Order extending the compliance date to the April 9, 2026, meeting.

## **VI. REDUCTION REQUESTS**

**12-31-CESM  
LEE, ANNA J - HEIR  
PIPER, KEVIN  
PARKER, BRENDA K  
1707 KIMMIE KAY DRIVE, GENEVA, FL 32732  
(Commission District 2)  
Tax Parcel ID # 06-20-32-301-004E-0000  
Code Enforcement Manager: Jon Martin  
Notice of Hearing: Certified Mail / Posting**

**2026-0311**

Violation:

1. Florida Building Code, Section 105.1  
*Construction without the required permits*

**This case was originally heard by the Special Magistrate on September 14, 2012; and an Order was entered giving the Respondents a compliance date of September 25, 2012. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on September 25, 2012.**

**On November 9, 2012, an Order was issued imposing a fine/lien in the amount of \$11,500.00 to continue to accrue until brought into compliance at a rate of \$250.00 per day.**

**An Affidavit of Compliance was filed by the CEO Supervisor after re-inspection on September 18, 2025.**

**The total Administrative cost to process this case for the Clerk totals \$79.82.**

**On March 26, 2026, an application for a Reduction of Penalty was filed by the Respondent.**

**REQUEST:** The Respondent, Kevin Piper, is requesting to have a total waiver of the accrued lien or a significant reduction of the lien.

**25-33-CESM**

**2025-385**

**DEPENA, DOMINGA I**

**5214 ORANGE AVENUE, WINTER PARK, FL 32792**

**(Commission District 1)**

**Tax Parcel ID # 35-21-30-501-2200-0140**

**Code Enforcement Manager: Jon Martin**

**Notice of Hearing: Certified Mail**

Violation:

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

*Construction without the required permits.*

**The case was originally heard by the Special Magistrate on July 10, 2025, and an Order was issued giving the Respondent a compliance date of September 10, 2025, with a meeting scheduled for September 11, 2025.**

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

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

**The Administrative cost to process this case for the Clerk totals \$56.65.**

**On January 8, 2026, the Special Magistrate issued an Order imposing a lien on the property with a fine of \$100.00 per day accruing until the property was brought into compliance.**

**An Affidavit of Compliance was filed by the CEO after re-inspection on February 17, 2026.**

**On March 12, 2026, an application for a Reduction of Penalty was filed by the Respondent.**

**REQUEST:** The Authorized Party, Raymond Rivera, is requesting on behalf of the Respondent, Dominga Depena, to have a total waiver of the accrued lien or a significant reduction of the lien.

**VII. OTHER/NEW BUSINESS: RESIGNING SCRIVENER ERROR ORDER**

**VIII. CONFIRMATION DATE OF NEXT MEETING: MAY 14, 2026**

**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.