

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, June 12, 2025

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER AND ROLL CALL

II. HEARINGS

IV. CONSENT AGENDA

24-78-CESM

JOSE CASTANEDA & MARIELA RESTREPO

113 OAK STREET, ALTAMONTE SPRINGS, FL 32714

(Commission District 3)

Tax Parcel ID # 03-21-29-510-0000-0070

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 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.

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

The Administrative cost to process this case for the Inspector totals \$770.50.

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

RECOMMENDATION: The Special Magistrate issue an Order continuing this case until the scheduled **July 10, 2025** meeting, per County request.

25-43-CESM

MARY D SIMMONS

128 SPRING VALLEY LOOP, ALTAMONTE SPRINGS, FL 32714

(Commission District 3)

Tax Parcel ID # 22-21-29-506-0J00-0140

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 issue an Order continuing this case until the scheduled **July 10, 2025** meeting, per County request.

25-46-CESM
JAN B POSTAVA
1973 W SR 426, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 20-21-31-501-0000-0050
Inspector: Brent Griffin
Notice of Hearing: Certified Mail

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

RECOMMENDATION: The Special Magistrate issue an Order continuing this case until the scheduled **December 11, 2025** meeting, per County request.

V. NEW CASES

25-37-CESM
REVAMP CAPITAL LLC
NELSON N FOLCHINI (Registered Agent)
495 HOWARD AVENUE, LONGWOOD, FL 32750
(Commission District 3)
Tax Parcel ID # 01-21-29-5CK-300G-0150
Inspector: Brent Griffin
Notice of Hearing: Certified Mail

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

25-38-CESM
MARIA F CASTRO
418 CLEMSON DRIVE, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 15-21-29-510-1200-0220
Inspector: Brent Griffin
Notice of Hearing: Certified Mail

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

25-39-CESM

STEPHEN & MARYBETH DELEONARDIS
1345 PALOMINO WAY, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 19-21-31-5UN-0000-0110
Inspector: Brent Griffin
Notice of Hearing: Posted

Violation:

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

25-42-CESM

AD BRAS ADMINISTRATIVE CONSULTING LLC
SAMUEL C FERREIRA (Registered Agent)
106 MAGNOLIA LAKE COURT, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 31-20-29-507-0C00-0040
Inspector: Brent Griffin
Notice of Hearing: Posted

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.

25-45-CESM
DEBRA L GRISE
824 FERNE DRIVE, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 35-20-29-501-0000-014A
Inspector: Brent Griffin
Notice of Hearing: Certified Mail

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

VII. LIEN REQUESTS

24-26-CESM

LOS CAMPOS DE AMERICA LLC

WILLIAM A RAMIREZ (Registered Agent)

345 JONES AVENUE, SANFORD, FL 32773

(Commission District 5)

Tax Parcel ID # 12-20-30-509-0000-037A

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 9, 2024 and an Order was issued giving the Respondent a compliance date of July 10, 2024, with a meeting scheduled for July 11, 2024.

On July 11, 2024, an Order was issued giving the Respondent a compliance date of August 7, 2024, with a meeting on August 8, 2024.

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 giving the Respondent a compliance date of February 12, 2025, with a meeting on 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 June 11, 2025, with a meeting on June 12, 2025.

The Administrative Cost to process this case for the Clerk totals \$236.90.

The Administrative Cost to process this case for the Inspector totals \$728.41.

The Administrative Costs to process this case to date for both the Clerk and Inspector totals \$965.31.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **June 11, 2025** at **\$250.00 per day**, and continues to accrue until in compliance.

24-31-CESM
CONFIDENTIAL PER STATE STATUTES
SHADY LANE, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 32-19-32-501-0000-0200
Code Enforcement Officer: Cara Hill
Notice of Hearing: Posted

Violation:

Seminole County Land Development Code, Chapter 30, Part 17, Section 30.302 - Uses permitted in a RM-1 zone:

Storage and accessory structures on a vacant parcel is not a permitted use in an rm-1 zoning district.

This case was originally heard by the Special Magistrate on June 13, 2024, and an Order was issued giving the Respondent a compliance date of December 4, 2024, with a meeting scheduled for December 12, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on December 4, 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 Code Enforcement Officer after re-inspection on February 12, 2025.

On February 13, 2025, an Order was issued extending the compliance date to June 11, 2025, with a meeting scheduled for June 12, 2025.

The Administrative cost to process this case for the Clerk totals \$236.90.

The Administrative cost to process this case for the Code Enforcement Officer totals \$300.39.

The Administrative cost to process this case to date for both the Clerk and Code Enforcement Officer totals \$537.29.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **February 12, 2025** at **\$150.00 per day**, and continues to accrue until in compliance.

24-60-CESM

ANABEL FERNANDEZ

1982 LONGWOOD LAKE MARY ROAD, LONGWOOD, FL 32750

(Commission District 4)

Tax Parcel ID # 20-20-30-501-0P00-0140

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 October 9, 2024, with a scheduled meeting on October 10, 2024.

The October 10, 2024 meeting was cancelled due to weather conditions and the Respondent was continued to the December 12, 2024 meeting.

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

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 extending the compliance date to May 7, 2025, with a meeting scheduled for May 8, 2025.

On March 26, 2025, this case was continued to June 12, 2025 per Inspector, with the compliance date remaining as May 7, 2025.

The Administrative costs to process this case for the Clerk total \$247.23.

The Administrative costs to process this case for the Inspector total \$741.80.

The Administrative costs to process this case for both the Clerk and Inspector total \$989.03.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **May 7, 2025 at \$150.00 per day**, and continues to accrue until in compliance.

24-74-CESM
JEAN E PIERRE
666 ENCINO WAY, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 21-21-29-501-0000-0400
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 January 9, 2025, and 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 giving the Respondent a compliance date of June 11, 2025, with a meeting scheduled for June 12, 2025.

The Administrative cost to process this case for the Clerk total \$157.74.

The Administrative cost to process this case for the Inspector total \$502.70.

The Administrative cost to process this case for both the Clerk and Inspector total \$611.11.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **June 11, 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.

The Administrative costs to process this case for the Clerk total \$89.49.

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

The Administrative costs to process this case for both the Clerk and Inspector total \$648.81.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **June 11, 2025** at **\$100.00 per day**, and continues to accrue until in compliance.

25-02-CESM
HIRAM D FULLER
4454 RADIO AVENUE, SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 14-20-30-503-0000-1190
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 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.

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

The Administrative cost to process this case for the Inspector total \$449.14.

The Administrative cost to process this case for both the Clerk and Inspector totals \$538.05.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **June 11, 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: 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 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.

The Administrative cost to process this case for the Clerk total \$138.24.

The Administrative cost to process this case for the Inspector total \$516.09.

The Administrative cost to process this case for both the Clerk and Inspector totals \$654.33.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **June 11, 2025** at **\$250.00 per day**, and continues to accrue until in compliance.

25-11-CESM

DANIEL A BULA VELASQUEZ & LEIDY Y GUTIERREZ OSPINA

202 JASMINE LANE, LONGWOOD, FL 32779

(Commission District 3)

Tax Parcel ID # 03-21-29-511-0B00-0150

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 March 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.

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

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

The Administrative cost to process this case for both the Clerk and Inspector totals \$725.51.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **June 11, 2025** at **\$250.00 per day**, and continues to accrue until in compliance.

25-32-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: 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 May 8, 2025, and an Order was issued giving the Respondent a compliance date of June 11, 2025, with a meeting scheduled for June 12, 2025.

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

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

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

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **June 11, 2025** at **\$500.00 per day**, and continues to accrue until in compliance.

25-40-CESM **COMPLIED PRIOR**
WILLIAM & SUSAN MINTER
1580 N DIVISION STREET, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 25-20-31-5BA-0000-035A
Inspector: Brent Griffin

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

25-41-CESM **COMPLIED PRIOR**
LAKE HOWELL PLAZA PARTNERSHIP LLC
FLOYD YARNELL. (Registered Agent)
5423 LAKE HOWELL ROAD, WINTER PARK, FL 32792
(Commission District 4)
Tax Parcel ID # 33-21-30-300-0210-0000
Inspector: Brent Griffin

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

XI. APPROVAL OF THE MINUTES

XII. CONFIRMATION DATE OF NEXT MEETING: JULY 10, 2025

XIII. 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.