

# **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**

1. **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 \$98.66.**

**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 \$869.16.**

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

2. **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 extending the compliance date on this case until December 3, 2025, with a meeting scheduled for **December 4, 2025**, per County request.

3. **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 extending the compliance date on this case until August 13, 2025, with a meeting scheduled for **August 14, 2025**, per County request.

**V. NEW CASES**

4. **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.*

6. **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.*

7. **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**

8. **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.

9. **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 total \$357.85.**

**The Administrative cost to process this case to date for both the Clerk and Code Enforcement Officer totals \$594.75.**

**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.

10. **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.

11. **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 \$609.82.**

**The Administrative cost to process this case for both the Clerk and Inspector total \$767.56.**

**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.

12. **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 \$676.77.**

**The Administrative costs to process this case for both the Clerk and Inspector total \$766.26.**

**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.

13. **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 \$1,192.86.**

**The Administrative cost to process this case for both the Clerk and Inspector totals \$1,281.77.**

**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.

14. **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.

**IX. CASES NOT HEARD**

15. **25-29-CESM** **COMPLIED BY COMPLIANCE DATE**  
**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**  
**Code Enforcement Officer: Cara Hill**

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (a):

*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 (a) - rubbish. Useless waste material or any items no longer fit to be used, including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.*

16. **25-30-CESM** **COMPLIED BY COMPLIANCE DATE**  
**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**  
**Code Enforcement Officer: Cara Hill**

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.*



19. **25-42-CESM** **COMPLIED PRIOR**  
**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.*

20. **25-43-CESM** **CONTINUED**  
**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**

Violation:

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

21. **25-44-CESM** **CONTINUED**  
**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**

Violation:

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

22. **25-46-CESM** **CONTINUED**  
**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**

Violation:

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

**XI. APPROVAL OF THE MINUTES: MAY 8, 2025**

**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.