

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, July 10, 2025

1:30 PM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER AND ROLL CALL

II. HEARINGS

III. CONSENT AGENDA

**25-31-CESM
YAHU PROPERTIES LLC
VEDANAND J SINGH (Registered Agent)
9250 OVERLAND ROAD, APOPKA, 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.

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**, with all other terms and conditions of the Findings of Fact remaining in effect, per County request.

IV. NEW CASES

25-25-CESM

KIP K & HEIDI E HUDAKOZ
1579 WALSH STREET, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 05-21-32-5CD-0000-049B
Inspector: Brent Griffin
Notice of hearing: Certified Mail

Violation:

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

25-27-CESM

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
Notice of Hearing: Certified Mail

Violation:

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

25-33-CESM

DOMINGA I DEPENA
5214 ORANGE AVENUE, WINTER PARK, FL 32792
(Commission District 1)
Tax Parcel ID # 35-21-30-501-2200-0140
Inspector: Brent Griffin
Notice of Hearing: Posted

Violation:

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

25-47-CESM

GHANESHAY INVESTMENT LLC

NIKUNJ PATEL (Registered Agent)

1823 LONGWOOD LAKE MARY ROAD, LONGWOOD, FL 32750

(Commission District 4)

Tax Parcel ID # 29-20-30-300-0030-0000

Inspector: Brent Griffin

Notice of Hearing: Certified Mail

Violation:

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

Construction without the required permits.

25-48-CESM

ZEKI YENIKOMSU

IRENE YENIKOMSU

6350 N RONALD REAGAN BOULEVARD, SANFORD, FL 32773

(Commission District 2)

Tax Parcel ID # 13-20-30-300-0190-0000

Inspector: Brent Griffin

Notice of Hearing: Certified Mail

Violation:

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

Construction without the required permits.

25-51-CESM

ERICK I RIOS RIOS & JOSELY E RIOS

501 GROVE COURT, ALTAMONTE SPRINGS, FL 32714

(Commission District 3)

Tax Parcel ID # 21-21-29-5CN-0000-1140

Inspector: Brent Griffin

Notice of Hearing: Posted

Violation:

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

Construction without the required permits.

V. LIEN REQUESTS

24-25-CESM

AHMED & SAKINA NURMOHAMED

846 ISLE POINT, SANFORD, FL 32771

(Commission District 5)

Tax Parcel ID # 20-19-30-520-0000-6890

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

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 10, 2024.

On July 11, 2024, an Order was issued extending the compliance date to September 11, 2024, with a meeting scheduled for September 12, 2024.

On September 12, 2024, the Special Magistrate issued an Order giving the Respondent's a compliance date of October 9, 2024, with a meeting scheduled for 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 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 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 May 8, 2025, an Order was issued extending the compliance date to July 9, 2025, with a meeting scheduled for July 10, 2025.

The Administrative cost to process this case for the Clerk totals \$384.89.

The Administrative cost to process this case for the Inspector totals \$715.02.

The Administrative Costs to process this case to date for both the Clerk and Inspector totals \$1,099.91.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **July 9, 2025** at **\$50.00 per day**, and continues to accrue until in compliance.

24-40-CESM
REBECCA A WIGGINS
1217 GAIL STREET, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 17-21-29-512-0000-0740
Inspector: Jason Rucker
Notice of Hearing: Personal Service

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 August 8, 2024 and an Order was issued giving the Respondent a compliance date of October 9, 2024, with a meeting scheduled for 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 January 8, 2025, with a meeting scheduled for January 9, 2025.

On January 9, 2025, an Order was issued extending the compliance date to July 9, 2025, with a meeting scheduled for July 10, 2025.

The Administrative cost to process this case for the Clerk total \$266.73.

The Administrative cost to process this case for the Inspector total \$1,022.99.

The total Administrative cost to process this case for both the Clerk and Inspector is \$1,289.72.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **July 9, 2025**, and continues to accrue at **\$50.00 per day** until in compliance.

24-43-CESM
WOLFRAM & MEGAN NOTHNAGEL
220 FORREST DRIVE, SANFORD, FL 32773
(Commission District 4)
Tax Parcel ID # 04-20-30-501-0700-0320
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 August 8, 2024, and an Order was issued giving the Respondent a compliance date of October 9, 2024, with a meeting scheduled for October 10, 2024.

The October 10, 2024 meeting was cancelled due to weather conditions and the Respondent was continued to the January 9, 2025 meeting.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 9, 2024.

On January 9, 2025, an Order was issued extending the compliance date to July 9, 2025, with a meeting scheduled for July 10, 2025.

An Affidavit of Compliance was filed by the Inspector after re-inspection on June 20, 2025.

The Administrative cost to process this case for the Clerk totals \$227.15.

The Administrative cost to process this case for the Inspector totals \$716.94.

The total Administrative cost to process this case for both the Clerk and Inspector is \$904.51.

RECOMMENDATION: The Special Magistrate issue an Order imposing the administrative costs totaling \$_____, and require these costs be paid within **thirty (30) days** or the fine will constitute a lien on the property.

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.

On June 12, 2025, an Order was issued extending the compliance date to July 9, 2025, with a meeting scheduled for July 10, 2025.

The Administrative costs to process this case for the Clerk total \$297.56.

The Administrative costs to process this case for the Inspector total \$822.14.

The Administrative costs to process this case for both the Clerk and Inspector total \$1,119.70.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **July 9, 2025 at \$150.00 per day**, and continues to accrue until in compliance.

25-01-CESM

ANDRE LANCASTER

115 LARKSPUR DRIVE, ALTAMONTE SPRINGS, FL 32701

(Commission District 3)

Tax Parcel ID # 14-21-29-507-0000-0080

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 continued from April 10, 2025 by the Special Magistrate per County request.

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.

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

The Administrative cost to process this case for the Inspector total \$716.94.

The Administrative cost to process this case for both the Clerk and Inspector totals \$894.76.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **July 9, 2025**, and continues to accrue at **\$150.00 per day** until in compliance.

25-19-CESM
STACEY A & ANTHONY D LOCASCIO
219 STEVENAGE DRIVE, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 06-21-29-510-0000-0080
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 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.

On May 8, 2025, an Order was issued extending the compliance date to July 9, 2025, with a meeting scheduled for July 10, 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 \$730.33.

The Administrative cost to process this case for the Clerk and Inspector total \$868.57.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **July 9, 2025** at **\$250.00 per day**, and continues to accrue until in compliance.

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.

The Administrative cost to process this case for the Clerk total \$98.66.

The Administrative cost to process this case for the Inspector total \$730.33.

The Administrative cost to process this case for both the Clerk and Inspector totals \$828.99.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **July 9, 2025**, and continues to accrue at **\$250.00 per day** 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.

On June 12, 2025, an Order was issued extending the compliance date to July 9, 2025, with a meeting scheduled for July 10, 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 \$716.94.

The Administrative cost to process this case for both the Clerk and Inspector totals \$874.68.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **July 9, 2025** at **\$500.00 per day**, and continues to accrue until in compliance.

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: 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 June 12, 2025, and an Order was issued giving the Respondent a compliance date of July 9, 2025, with a meeting scheduled for July 10, 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 \$837.45.

The Administrative cost to process this case for both the Clerk and Inspector totals \$926.36.

RECOMMENDATION: The Special Magistrate Board issue an Order constituting a lien retroactively back to **July 9, 2025**, and continues to accrue at **\$250.00 per day** until in compliance.

VI. CASES NOT HEARD

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.

25-49-CESM

COMPLIED PRIOR

NELLY M REZNY

316 VALLEY DRIVE, LONGWOOD, FL 32779

(Commission District 3)

Tax Parcel ID # 32-20-29-5DK-0B00-0300

Inspector: Brent Griffin

Violation:

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

25-50-CESM

COMPLIED PRIOR

RRY INVESTMENTS LLC

PAUL C CIPPARONE, P.A. (Registered Agent)

1904 SOUTHWEST ROAD, SANFORD, FL 32771

(Commission District 5)

Tax Parcel ID # 35-19-30-517-0100-0150

Inspector: Brent Griffin

Violation:

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

25-52-CESM **COMPLIED PRIOR**
ROBERT J STEPHENSON
3401 DAWN COURT, LAKE MARY, FL 32746
(Commission District 4)
Tax Parcel ID # 02-20-29-503-0000-0070
Inspector: Brent Griffin

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

25-53-CESM **COMPLIED PRIOR**
JOHN YUZZOLIN III
LORI YUZZOLIN
3233 DEER CHASE RUN, LONGWOOD, FL 32779
(Commission District 5)
Tax Parcel ID # 14-20-29-5NP-0000-0250
Inspector: Brent Griffin

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

**VII. OTHER/NEW BUSINESS: INTRODUCTION OF THE CODE ENFORCEMENT
DIVISION MANAGER JON MARTIN**

VIII. APPROVAL OF THE MINUTES: JUNE 12, 2025

IX. CONFIRMATION DATE OF NEXT MEETING: AUGUST 14, 2025

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.