

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda - Final

Thursday, May 14, 2026

9:00 AM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF THE MINUTES: APRIL 9, 2026

III. CASES IN COMPLIANCE PRIOR TO HEARING

1. **24-76-CESM** **2026-0388**

CHAUDOIN, MICHAEL S
1760 MULLET LAKE PARK ROAD, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 06-20-32-300-001D-0000
Code Enforcement Manager: Jon Martin

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 scheduled meeting for March 13, 2025.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on March 12, 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 a meeting scheduled for August 14, 2025.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on August 13, 2025.

On August 14, 2025, an Order was issued giving the Respondent a compliance date of November 12, 2025, with a meeting scheduled for November 13, 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.

On February 12, 2026, and Order was issued giving the Respondent a compliance date of April 30, 2026, with a meeting scheduled for May 14, 2026.

An Affidavit of Compliance Prior to Hearing was filed by the Code Enforcement Supervisor after re-inspection on April 27, 2026.

IV. NEW CASES

2. **25-176** **2026-0385**

ROBINSON, MIA
ROBINSON, DAVID
JEFFERSON, CHERYL
SHIPP, M. THOMAS
SHIPP, JAMIL RHUMET
2811 E 20TH STREET, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 32-19-31-300-0460-0000
Code Enforcement Officer: Jemoral Jackson
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95.5, Section 107:
Structure Unfit / Abatement

Seminole County Code Chapter 95.5, Section 109, Part 1, Subsection 1:
Unsafe Structure

Seminole County Code Chapter 95.5, Section 109, Part 1, Subsection 3:
Unfit Structure

Seminole County Code Chapter 95.5, Section 109, Part 1, Subsection 5(5):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109, Part 1, Subsection 5(7):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109, Part 1, Subsection 5(9):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109, Part 5:
Unauthorized Tampering

Seminole County Code Chapter 95.5, Section 109, Part 6:
Transfer of Ownership

Seminole County Code Chapter 95.5, Section 109, Part 8:
Prohibited Occupancy

Seminole County Code Chapter 95.5, Section 109, Part 9:
Restoration or Abatement

Seminole County Code Chapter 95.5, Section 110, Part 1:
Imminent Danger

Seminole County Code Chapter 95.5, Section 110, Part 5:
Costs of Emergency Repairs

Seminole County Code Chapter 95.5, Section 111:
Demolition

Seminole County Code Chapter 95.5, Section 111, Part 3:
Failure to Comply

RECOMMENDATION:

3. **25-464** **2026-0378**
 WILLIAMS, ALECIA C
 ***UNASSIGNED, ALTAMONTE SPRINGS, FL 32701**
 (Commission District 1)
 Tax Parcel ID # 07-21-30-510-0B00-0130
 Code Enforcement Officer: Christian Castaneda
 Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30, Part 5, Section 2:
Use Table Violation

RECOMMENDATION:

4. **25-550** **2026-0379**
HOLTON JR, RAYMOND O - GST EXEMPT TRUST
WATSON, JULIE - TRUSTEE
878 WILLOW RUN LANE, WINTER SPRINGS, FL 32708
(Commission District 2)
Tax Parcel ID # 24-21-30-504-0000-0610
Code Enforcement Officer: Christian Castaneda
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 303, Part 1:
Swimming Pools

RECOMMENDATION:

5. **25-588** **2026-0381**
ORONA, ANTHONY M
ORONA, JONNIE J
1761 GLADIOLAS DRIVE, WINTER PARK, FL 32792
(Commission District 1)
Tax Parcel ID # 26-21-30-502-0000-0840
Code Enforcement Officer: Christian Castaneda
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 302, Part 8:
Motor Vehicles

Seminole County Code Chapter 95.5, Section 308, Part 1:
Accumulation of Rubbish or Garbage

Seminole County Code Chapter 30, Section 6, Part 1, Subsection 2:
Accessory Buildings

RECOMMENDATION:

6. **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

Violation:

Seminole County Code Chapter 95.5, Section 302.8:

Motor Vehicles

RECOMMENDATION: That the Special Magistrate issue an Order giving the Respondents **thirty (30) days** to achieve compliance or impose a fine of **\$150.00 per day** beginning **June 11, 2026**, and continuing each day until the property is brought into compliance. Officer must be notified once compliance is achieved.

7. **26-56** **2026-0383**

PEETZ, CHRISTINE R
PEETZ, AARON
3514 GLOCCA MORRA DRIVE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 18-21-29-502-0D00-0180
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:

Seminole County Code Chapter 95.5, Section 302, Part 8:
Motor Vehicles

Seminole County Code Chapter 95.5, Section 308, Part 4:
Accumulation of Rubbish or Garbage

Seminole County Code Chapter 95.5, Section 302, Part 7:
Accessory Structures/Fences/Walls

Seminole County Code Chapter 95.5, Section 303, Part 1:
Swimming Pools

Seminole County Code Chapter 95.5, Section 303, Part 2:
Enclosures

Seminole County Code Chapter 95.5, Section 304, Part 13:
Window, Skylight and Door Frames

RECOMMENDATION:

V. CONSENT AGENDA

Lien Imposition

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8. **24-78-CESM** **2024-1682**
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

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.

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.

On April 9, 2026, an Order was issued extending the compliance meeting to May 14, 2026.

The Administrative cost to process this case for the Clerk totals: \$112.48.

RECOMMENDATION: That the Special Magistrate issue an Order Imposing a lien from **May 14, 2026**, with a fine of **\$150.00 per day** to continue to accrue until brought into compliance.

9. **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.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on April 6, 2026.

On April 9, 2026, an Order was issued maintaining the original compliance date of March 27, 2026, but rescheduling the compliance meeting to May 14, 2026.

The total administrative cost to process this case for the Clerk totals \$76.49.

RECOMMENDATION: That the Special Magistrate issue an Order imposing a lien retroactively back to **March 27, 2026**, with a fine of **\$250.00 per day** to continue to accrue until brought into compliance.

10. **25-360** **2026-0294**

WILLIAMS, LURA - ENH LIFE EST
WILLIAMS, SHELLY - ENH LIFE EST
515 OLIVER AVENUE, ALTAMONTE SPRINGS, FL 32701
(Commission District 3)
Tax Parcel ID # 01-21-29-5CK-590A-0000
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30, Section 30.5.2:
Transient Parking of Recreational Vehicles, Campers.

Seminole County Code Chapter 30, Section 30.5.2:
Use Table Violation.

Seminole County Code Chapter 95, Section 302.4:
Weeds

Seminole County Code Chapter 95, Section 302.8:
Motor Vehicles

Seminole County Code Chapter 95, Section 308.1:
Accumulation of Rubbish or Garbage.

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 May 13, 2026, with a meeting scheduled for May 14, 2026.

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

RECOMMENDATION: The Special Magistrate issue and Order Imposing a lien retroactively back to **May 13, 2026**, with a fee of **\$100.00 per day** to accrue until in compliance.

11. **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.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on April 6, 2026.

The administrative cost to process this case for the Clerk totals \$62.99.

RECOMMENDATION: That the Special Magistrate issue an Order continuing this case to **May 14, 2026**. The compliance date of March 27, 2026 shall remain in effect.

VI. REDUCTION REQUESTS

12. **09-107-CEB** **2026-0426**
BEST WAY INV INC
PADRON, RICARDO (Registered Agent)
6625 S US HWY 17-92, FERN PARK, FL 32730
(Commission District 4)
Tax Parcel ID # 17-21-30-510-0000-004L
Code Enforcement Manager: Jon Martin
Notice of Hearing: In Person

Violation:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3(3):
The accumulation of trash and debris on the property

This case was originally heard by the Code Enforcement Board on August 27, 2009 and an Order was issued giving the Respondent a compliance date of September 11, 2009 or a fine of \$75.00 per day would continue to accrue until brought into compliance.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 14, 2009.

On October 22, 2009, an Order Finding Non-Compliance and Imposing Fine/Lien was issued imposing a fine of \$3,075.00 for 41 days of non-compliance to continue to accrue at a rate of \$75.00 per day until brought into compliance.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on February 24, 2014.

The Administrative cost to process this case for the Clerk totals \$90.48.

On April 28, 2026, a Request for Reduction application was filed by the Applicant, and the fee of \$250.00 to process the application was paid.

REQUESTED ACTION: The Applicant, Ricardo Padron, is requesting a full waiver of the total accrued lien of **\$122,025.00**, plus the administrative costs of **\$90.48**. The County is in full support of the request.

13. **14-09-CEB** **2026-0424**

**BEST WAY INV INC
PADRON, RICARDO (Registered Agent)
6625 S US HWY 17-92, FERN PARK, FL 32730
(Commission District 4)
Tax Parcel ID # 17-21-30-510-0000-004L
Code Enforcement Manager: Jon Martin
Notice of Hearing: In Person**

Violations:

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (g):
The accumulation of trash and debris

Seminole County Code, Chapter 95, Sec. 95.4, as defined in Sec. 95.3 (h):
Uncultivated vegetation in excess of 24 inches in height and located within 75 feet from any structure

This is a repeat violation.

The original violation was heard by the Board on January 23, 2014, an Order was entered giving the Respondent a compliance date of February 21, 2014 and if continued or repeated after February 21, 2014, a fine of \$250.00 per day will begin to accrue. An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on February 24, 2014. The case was closed at that time.

An Affidavit of Repeat Violation was filed by the Code Enforcement Officer after re-inspection on September 8, 2014.

At the October 23, 2014 meeting, a Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance was entered imposing a fine of \$11,500.00, for 46 days of non-compliance at \$250.00 per day, from September 8, 2014 through and including October 23, 2014, continuing to accrue at the increased amount of \$350.00 per day for each day the violations continue or are repeated past October 23, 2014.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on November 29, 2017.

The Administrative cost for the Clerk to process this case totals \$116.14.

On April 28, 2026, a Request for Reduction application was filed by the Applicant, and the fee of \$250.00 to process the application was paid.

REQUESTED ACTION: The Applicant, Ricardo Padron, is requesting a waiver of the accrued lien totaling \$290,450.00, plus the administrative costs of \$116.14. The County is in full support of the request.

14. **22-43-CESM**
GAIBORT, ABEL
GAIBORT, MARIA
1365 N CR 426, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 25-20-31-5BA-0000-00K0
Code Enforcement Manager: Jon Martin
Notice of Hearing: In Person

[2023-372](#)

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 12, 2022, and an Order was issued giving the Respondent a compliance date of July 15, 2022.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 22, 2022.

On April 13, 2023, the Special Magistrate issued an Order extending the compliance date to July 13, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 17, 2023.

Due to staff changes this case was not scheduled to reappear before the Special Magistrate until July 11, 2024.

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

On July 11, 2024, the Special Magistrate issued and Order Imposing Costs, Fines, and Lien due to non-compliance with a fee of \$50.00 per day to continue to accrue until in compliance. In addition, costs in the amount of Nine Hundred Seventeen and 87/100 dollars (\$917.87) are hereby imposed to be paid on or before September 11, 2024.

On July 15, 2024, the Administrative costs of Nine Hundred Seventeen and 87/100 dollars (\$917.87) were paid to the County.

An Affidavit of Compliance was filed by the Inspector after re-inspection on August 12, 2024.

On April 10, 2026, a Request for Reduction application was filed by the Applicant, and the fee of \$100.00 to process the application was paid.

REQUESTED ACTION: The Applicant, Abel Gaibort, is requesting a full waiver of the total accrued lien of **\$1,650.00**. The County is in full support of the request.

15. **24-14-CEB** **2026-0402**

BARTON, THERESA L
BARTON, NICHOLAS O
809 CHEROKEE CIRCLE, SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 14-20-30-501-0S00-0100
Code Enforcement Manager: Jon Martin
Notice of Hearing: In Person

Violation:
Seminole County Code Chapter 95, Section 95.4, Section 95.3 (b):
Uncultivated Vegetation

This case was originally heard by the Code Enforcement Board on March 28, 2024, and an Order was issued giving the Respondents a compliance date of April 27, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 3, 2024.

On May 23, 2024, an Order Finding Non-Compliance and Imposing Fine/Lien was issued with a fine of \$1,350.00 for 27 days of non-compliance to continue to accrue at \$50.00 per day until brought into compliance.

On July 30, 2024, payment towards the accruing lien was made in the amount of \$1,750.00 to continue to accrue until brought into compliance.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on June 6, 2024.

The Administrative cost to process this case for the Clerk totals \$110.81.

On April 24, 2026, a Request Reduction application was filed by the Respondent, and the fee of \$250.00 to process the application was paid.

REQUESTED ACTION: The Respondent, Theresa L. Barton, is requesting a full waiver of the total accrued lien of **\$300.00**, plus the accrued administrative costs of **\$110.81**. The County is in full support of the request.

16. **24-15-CEB** **2026-0400**

BARTON, THERESA L
BARTON, NICHOLAS O
809 CHEROKEE CIRCLE, SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 14-20-30-501-0S00-0100
Code Enforcement Manager: Jon Martin
Notice of Hearing: In Person

Violation:

Seminole County Land Development Code Chapter 30, Part 11, Section 30.182, Section 95.3 (c) Remains or Rubble of Structures.

This case was originally heard by the Code Enforcement Board on March 28, 2024, and an Order was issued giving the Respondent a compliance date of April 27, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 3, 2024.

On May 23, 2024, an Order Finding Non-Compliance and Imposing Fine/Lien was issued with a fine of \$2,700 for 27 days of non-compliance to continue to accrue at \$100.00 per day until brought into compliance.

On July 30, 2024, payment towards the accruing lien was made in the amount of \$3,500.00 with the \$100.00 per day fine continuing to accrue until brought into compliance.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on August 19, 2024.

The Administrative cost to process this case for the Clerk totals \$110.81.

On April 24, 2026, a Request for Reduction application was filed by the Respondent, and the fee of \$250.00 to process the application was paid.

REQUESTED ACTION: The Respondent, Theresa L. Barton, is requesting a full waiver of the total accrued lien of **\$8,000.00**, plus the accrued administrative costs of **\$110.81**. The County is in full support of the request.

17. **24-20-CEB** **2024-0871**
BARBARA B FREDRICKS
230 SCARBOROUGH COVE, LONGWOOD, FL 32779
(Commission District 3)
Tax Parcel ID # 07-21-29-512-0000-1950
Code Enforcement Manager: Jon Martin
Notice of Hearing: In Person

Violation:

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

Remains or rubble of a structure:

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 (c) - Remains or rubble of a structure. The remains or rubble of a structure, which has been burned, stricken by other casualty, demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof.

This case was originally heard by the Code Enforcement Board on March 28, 2024, and an Order was issued giving the Respondent a compliance date of April 25, 2024.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 13, 2024.

On June 21, 2024, a letter was received from Rebuild Florida stating the Respondent had applied for the Rebuild Florida Housing Repair and Replacement Program (HRRP) for Hurricane Ian through the administration of the FloridaCommerce Agency.

June 27, 2024, the Code Enforcement Board issued an Order Finding Non-Compliance and Imposing Fine/Lien with a fine of \$3,200.00 for 63 days of non-compliance to continue to accrue at \$50.00 per day until brought into compliance.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on March 25, 2026.

The Administrative costs to process this case for the Clerk totals \$100.48.

On April 10, 2026, a Request for Reduction of lien application was filed by the Respondent, the fee of \$250.00 to process the application was paid.

REQUESTED ACTION: The Respondent, Barbara Fredricks, is requesting a full waiver of the total accrued lien of **\$22,450.00**, plus the accrued administrative costs of **\$100.48**. The County is in full support of the request.

VII. OTHER/NEW BUSINESS

IIX. CONFIRMATION DATE OF NEXT MEETING: JUNE 11, 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.