

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda

Thursday, March 12, 2026

9:00 AM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF THE MINUTES FROM FEBRUARY 12, 2026 HEARING

III. CASES IN COMPLIANCE PRIOR TO HEARING

1. **24-74-CESM
PIERRE, JEAN E.
666 ENCINO WAY, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 21-21-29-501-0000-0400
Code Enforcement Officer: Christopher 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 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.

On June 12, 2025, an Order was issued giving the Respondent a compliance date of October 8, 2025 with a meeting scheduled for October 9, 2025.

An Affidavit of Non-Compliance was filed by the Officer after re-inspection on October 8, 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.

The Administrative cost to process this case for the Clerk totals \$107.15.

On January 8, 2026, an Order was issued continuing the case to March 12, 2026, with a compliance date remaining on October 8, 2025.

On March 11, 2026, an Affidavit of Compliance was issued bringing the property into compliance.

IV. NEW CASES

2. **25-55**
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 95, Appendix A, Section 105.1:
Construction without the required permits

VIOLATION:

Seminole County Code Chapter 40, Section 30.14.19:
Fences

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.

3. **25-360**
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 30.5.2:
Transient Parking of recreational vehicles, campers

VIOLATION:

Seminole County Code Chapter 30.5.2:
Use table violation

RECOMMENDATION: That the Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **\$200.00 per day** beginning **March 28, 2026**, and continuing each and every day until the property is brought into compliance. Officer must be notified once compliance is achieved.

4. **25-471**
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

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.

V. CONSENT AGENDA

Lien Imposition

5. **25-35-CESM**
AREESA CASA LLC
HOSSAIN, MOHAMED S. (Registered Agent)
1954 BOAT CLUB ROAD, OVIEDO, FL 32765
(Commissioner District 2)
Tax Parcel ID # 32-20-31-504-0000-0160
Code Enforcement Officer: Christopher 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 May 8, 2025, and 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.

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 August 14, 2025, an Amended Order was issued giving the Respondent a compliance date of November 12, 2025.

An Affidavit on Non-Compliance was filed by the Officer after re-inspection on December 19, 2025.

On January 8, 2026, an Order was issued continuing this case to the February 12, 2026, hearing.

On February 12, 2026, an Order was issued continuing the case to March 12, 2026, with a compliance date remaining on August 13, 2025.

The Administrative cost to process this case for the Clerk totals \$66.65

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **August 13, 2025**, at **\$250.00 per day**, and continues to accrue until in compliance.

6. **25-48-CESM**
YENIKOMSU, ZEKI
YENIKOMSU, IRENE
6350 N RONALD REAGAN BOULEVARD, SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 13-20-30-300-0190-0000
Code Enforcement Officer: Catina Hill
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 July 10, 2025, and an Order was issued giving the Respondent a compliance date of December 10, 2025, with a meeting scheduled for December 11, 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.

On September 24, 2025, the Special Magistrate issued an Order continuing the case to January 8, 2026, with a December 10, 2025, compliance date remaining.

On January 8, 2026, the Special Magistrate issued and Order continuing the case to March 12, 2026, with the compliance date remaining December 10, 2025.

RECOMMENDATION: That the Special Magistrate issue an Order constituting a lien retroactively back to **December 10, 2025**, at **\$250.00 per day**, and continue to accrue until in compliance.

VI. CONTINUED ITEMS

7. **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

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: \$125.98.

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

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

VII. CONFIRMATION DATE OF NEXT MEETING: APRIL 9, 2026

VIII. HEARING OF AUDIENCE

IX. 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.