

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**
- IV. NEW CASES**

25-55

MADDOCK, MICHELLE L

1104 AMANDA KAY CIRCLE, SANFORD, FL 32771

Tax Parcel ID # 20-19-30-509-0000-0460

Commission District: 5

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.

25-360

WILLIAMS, LURA - ENH LIFE EST

WILLIAMS, SHELLY - ENH LIFE EST

515 OLIVER AVENUE, ALTAMONTE SPRINGS, FL 32701

Tax Parcel ID # 01-21-29-5CK-590A-0000

Commission District: 3

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.

25-471

SURIS PERAZA, JULIO A

105 PLYMOUTH AVENUE, ALTAMONTE SPRINGS, FL 32701

Tax Parcel ID # 07-21-30-505-0B00-0090

Code Enforcement Officer: Christian Castaneda

Commissioner District: Lockhart

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

**24-74-CESM
PIERRE, JEAN E.
666 ENCINO WAY, ALTAMONTE SPRINGS, FL 32714
Code Enforcement Zone: 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.

RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **October 8, 2025, at **\$50.00 per day**, and continues to accrue until in compliance.**

24-78-CESM
CASTANEDA, JOSE
RESTREPO, MARIELA
113 OAK STREET, ALTAMONTE SPRINGS, FL 32714
Tax Parcel ID # 03-21-29-510-0000-0070
Code Enforcement Officer: Chris Smith
Commissioner District: Constantine
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 constituting a lien retroactively back to **January 9, 2026, at **\$150.00 per day**, and continue to accrue until in compliance.**

25-35-CESM
AREESA CASA LLC
HOSSAIN, MOHAMED S. (Registered Agent)
1954 BOAT CLUB ROAD, OVIEDO, FL 32765
Tax Parcel ID # 32-20-31-504-0000-0160
Code Enforcement Officer: Christopher Smith
Commissioner District: Zembower
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 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 \$66.65.

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

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.

25-48-CESM
YENIKOMSU, ZEKI
YENIKOMSU, IRENE
6350 N RONALD REAGAN BOULEVARD, SANFORD, FL 32773
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

VII. REDUCTION REQUESTS

VIII. OTHER/NEW BUSINESS

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

X. HEARING OF AUDIENCE

XI. 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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2026-0222

Case Description:

25-55
MADDOCK, MICHELLE L
1104 AMANDA KAY CIRCLE, SANFORD, FL 32771
Tax Parcel ID # 20-19-30-509-0000-0460
Commission District: 5
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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □468

File Number: 2026-0225

Case Description:

25-360

WILLIAMS, LURA - ENH LIFE EST

WILLIAMS, SHELLY - ENH LIFE EST

515 OLIVER AVENUE, ALTAMONTE SPRINGS, FL 32701

Tax Parcel ID # 01-21-29-5CK-590A-0000

Commission District: 3

Code Enforcement Officer: Shannon Henson

Notice of Hearing: Posted

VIOLATION:

Seminole County Code Chapter 30.5.2:

Transient Parking of recreational vehicles, campers

VIOLATION:

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Use table violation

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SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771 □ 468

Agenda Memorandum

File Number: 2026-0221

Case Description:

25-471

SURIS PERAZA, JULIO A

105 PLYMOUTH AVENUE, ALTAMONTE SPRINGS, FL 32701

Tax Parcel ID # 07-21-30-505-0B00-0090

Code Enforcement Officer: Christian Castaneda

Commissioner District: Lockhart

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.



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-1627

Case Description:

**24-74-CESM
PIERRE, JEAN E.
666 ENCINO WAY, ALTAMONTE SPRINGS, FL 32714
Code Enforcement Zone: 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.

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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.

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

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RECOMMENDATION: The Special Magistrate issue an Order constituting a lien retroactively back to **October 8, 2025, at **\$50.00 per day**, and continues to accrue until in compliance.**



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-1682

Case Description:

**24-78-CESM
CASTANEDA, JOSE
RESTREPO, MARIELA
113 OAK STREET, ALTAMONTE SPRINGS, FL 32714
Tax Parcel ID # 03-21-29-510-0000-0070
Code Enforcement Officer: Chris Smith
Commissioner District: Constantine
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.

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SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2026-0103

Case Description:

**25-35-CESM
AREESA CASA LLC
HOSSAIN, MOHAMED S. (Registered Agent)
1954 BOAT CLUB ROAD, OVIEDO, FL 32765
Tax Parcel ID # 32-20-31-504-0000-0160
Code Enforcement Officer: Christopher Smith
Commissioner District: Zembower
Notice of Hearing: Posted**

VIOLATION:

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

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.**



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2025-591

Case Description:

**25-48-CESM
YENIKOMSU, ZEKI
YENIKOMSU, IRENE
6350 N RONALD REAGAN BOULEVARD, SANFORD, FL 32773
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.

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