

SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA



Meeting Agenda

Thursday, January 8, 2026

9:00 AM

BCC Chambers, Room 1028

Code Enforcement Special Magistrate

- I. CALL TO ORDER AND ROLL CALL**
- II. APPROVAL OF THE MINUTES**
- III. CASES IN COMPLIANCE PRIOR TO HEARING**

25-55-CESM

BRUNKOW, RAYMOND L

BRUNKOW, TRACY

412 NOTRE DAME DRIVE, ALTAMONTE SPRINGS, FL 32714

Code Enforcement Zone: 3

Tax Parcel ID # 15-21-29-510-1300-0210

Code Enforcement Officer: Stephen Zanowic

Notice of Hearing: Posted

Violation:

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

Construction without the required permits.

24-07-CESM
YAGER, CHRISTOPHER
YAGER, AMANDA
1480 MIRKWOOD COVE, OVIEDO, FL 32765
Tax Parcel ID # 25-20-31-5BA-0000-1520
Code Enforcement Officer: Jemoral Jackson
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 March 14, 2024, and an Order was issued giving the Respondents a compliance date of August 7, 2024, with a meeting scheduled 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 Respondents a compliance date of November 13, 2024, with a meeting scheduled for November 14, 2024.

On November 14, 2024, an Order was issued giving the Respondents 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 Respondents 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.

The Administrative Costs to process this case for the Clerk totals \$107.84.

VI REDUCTION REQUESTS

**25-34-CESM
OLAZABAL SEGOVIA, JUAN G T
VEGA GUIZADO, MARIA M
OLAZABAL VEGA, JUANA M
VEGA, FRANCHESKA O
3464 N CR 426, GENEVA, FL 32732
Tax Parcel ID # 33-20-32-300-0330-0000
Code Enforcement Officer: Jemoral Jackson
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 September 10, 2025, with a meeting scheduled for September 11, 2025.

An Affidavit of Non-Compliance was filed by the Officer after re-inspection on September 10, 2025.

An Affidavit of Compliance was filed by the Officer after the permit was obtained on October 29, 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 \$46.32.

RECOMMENDATION: Reduce fine amount to \$250.00 application fee

22-22-CEB
COMMON WEALTH TRUST SERVICES, LLC;
460 EAST 6TH LAND TRUST
460 E 6TH STREET, CHULUOTA FL 32766
Code Enforcement Zone: 4
Tax Parcel ID # 21-21-32-5CF-4700-0020
Code Enforcement Officer: Shannon Henson

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.

This case was originally heard by the Code Enforcement Board on April 28, 2022, and an Order was issued giving the Respondents a compliance date of May 16, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 17, 2022.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on November 12, 2025.

The total administrative cost to process this case for the Clerk totals \$99.79.

RECOMMENDATION: Reduce fine amount to \$250.00 application fee.

24-26-CESM
LOS CAMPOS DE AMERICA LLC
RAMIREZ, WILLIAM A (Registered Agent)
345 JONES AVENUE, SANFORD, FL 32773
Code Enforcement Zone: 4
Tax Parcel ID # 12-20-30-509-0000-037A
Code Enforcement Officer: Shannon Henson

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 Costs to process this case to date is \$107.15.

RECOMMENDATION: Reduce fine amount to \$750.00 (\$250.00 application paid)

VII CONSENT AGENDA

23-46-CESM
REECO PROPERTIES LLLP
REECE, BRIAN C (Registered Agent)
2710 PEMBERTON DRIVE, APOPKA, FL 32703
Tax Parcel ID # 19-21-29-516-0000-0110
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.

This case was originally heard by the Special Magistrate on July 13, 2023, and an Order was issued giving the Respondent a compliance date of September 15, 2023.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on September 19, 2023.

On November 20, 2023, an Order was issued giving the Respondent a compliance date of January 10, 2024.

On January 11, 2024, an Order was issued giving the Respondent a compliance date of March 13, 2024, with a meeting scheduled for March 14, 2024.

On March 14, 2024, a Order was issued giving the Respondent a compliance date of June 12, 2024, with a meeting scheduled for June 13, 2024.

An Affidavit of Non-Compliance was filed after re-inspection on June 12, 2024.

On June 13, 2024, an Order was issued giving the Respondent a compliance date of August 21, 2024, with a meeting scheduled for September 12, 2024.

An Affidavit of Non-Compliance was filed after re-inspection on August 20, 2024.

On September 12, 2024, an order was issued giving the Respondent a compliance date of March 12, 2025, with a meeting scheduled of 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 giving the Respondent a compliance date of September 10, 2025, with a meeting scheduled for September 11, 2025.

An Affidavit of Non-Compliance was filed by the Code Enforcement Supervisor after re-inspection on September 10, 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 \$204.79.

REQUEST: Case continued to February 12, 2025.

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 \$91.82.

REQUEST: Case continued to March 12, 2026.

**24-76-CESM
CHAUDOIN, MICHAEL S
1760 MULLET LAKE PARK ROAD, GENEVA, FL 32732
Tax Parcel ID # 06-20-32-300-001D-0000
Code Enforcement Officer: Jemoral Jackson
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 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.

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 meeting scheduled 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.

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 costs to process this case for the Clerk totals \$71.65.

REQUEST: - Case continued to February 12, 2026.

**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: Christopher Smith
Notice of Hearing: Certified**

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.

Request: Case continued to February 12, 2026.

**25-02-CESM
FULLER, HIRAM D
4454 RADIO AVENUE, SANFORD, FL 32773
Tax Parcel ID # 14-20-30-503-0000-1190
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 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.

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 December 10, 2025, with a meeting scheduled for December 11, 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 total \$52.01.

REQUEST: Case continued to February 12, 2026.

**25-28-CESM
GREII KING LLC
VAZQUEZ, DAVID (Registered Agent)
2385 PINE STREET, OVIEDO, FL 32765
Tax Parcel ID # 27-21-31-300-0070-0000
Code Enforcement Officer: Catina Hill
Notice of Hearing: Certified**

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.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 10, 2025.

On July 10, 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 Officer after re-inspection on September 10, 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 \$56.32.

REQUEST: Case continued to February 12, 2026.

25-32-CESM
RODRIGUEZ SANTOS, ERLAN J
REYES HERNANDEZ, MAENDY G
3021 FREEDOM TRAIL, OVIEDO, FL 32765
Tax Parcel ID # 31-20-32-302-003A-0000
Code Enforcement Officer: Christopher Smith
Notice of Hearing: Certified

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.

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 July 9, 2025, with a meeting scheduled for July 10, 2025.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on July 10, 2025.

On July 10, 2025, an Order was issued giving the Respondent a date of October 8, 2025, with a meeting scheduled for October 9, 2025.

An Affidavit of Non-Compliance was filed by the Code Enforcement Supervisor 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.

Request: Ratify prior Order(s) and impose fines as of October 9, 2025 which will continue to accrue at \$500.00/per day thereafter until violation has been brought into compliance. In addition, the administrative cost to process this case is \$66.65 to be paid within 30 days.

**25-33-CESM
DEPENA, DOMINGA I
5214 ORANGE AVENUE, WINTER PARK, FL 32792
Tax Parcel ID # 35-21-30-501-2200-0140
Code Enforcement Officer: Christopher Smith
Notice of Hearing: Certified**

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

The case was originally heard by the Special Magistrate on July 10, 2025, and an Order was issued giving the Respondent a compliance date of September 10, 2025, with a meeting scheduled for September 11, 2025.

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

The Administrative cost to process this case for the Clerk totals \$56.65.

Request: Ratify prior Order(s) and impose fines as of September 11, 2025, which will continue to accrue at \$100.00/per day thereafter until violation has been brought into compliance. In addition, the administrative cost to process this case is \$56.65 to be paid within 30 days.

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
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.

The Administrative cost to process this case for the Clerk totals \$35.99.

REQUEST: Case continued to February 12, 2026.

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.

REQUEST: Case continued to March 12, 2026.

25-57-CESM
SARRUFF, ALCIDES S
5405 JUSTINE WAY, WINTER PARK, FL 32792
Tax Parcel ID # 34-21-30-529-0000-4360
Code Enforcement Officer: Christopher Smith
Notice of Hearing: Certified

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 14, 2025, and an Order was issued giving the Respondent a compliance date of October 8, 2025, with a meeting scheduled for January 8, 2026.

An Affidavit of Non-Compliance was filed by the Inspector after re-inspection on October 8, 2025.

Request: Ratify prior Order(s) and impose fines as of October 9, 2025, which will continue to accrue at \$250.00/per day thereafter until violation has been brought into compliance. In addition, the administrative cost to process this case is \$35.99 to be paid within 30 days.

25-59-CESM
BLEUS, SAMUEL
1449 SHADWELL CIRCLE, LAKE MARY, FL 32746
Tax Parcel ID # 12-20-29-5HG-0000-0130
Code Enforcement Officer: Christopher Smith
Notice of Hearing: Certified

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 14, 2025, and an Order was issued giving the Respondent a compliance date of October 8, 2025, with a meeting scheduled for January 8, 2026.

An Affidavit of Non-Compliance was filed by the Inspector 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 \$35.99.

Request: Ratify prior Order(s) dated October 9, 2025, which will continue to accrue at \$250.00/per day thereafter until violation has been brought into compliance. In addition, the administrative cost to process this case is \$35.99 to be paid within 30 days.

VIII OTHER/NEW BUSINESS

IX. CONFIRMATION DATE OF NEXT MEETING: FEBRUARY 12, 2026

X. HEARING OF WITNESSES

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.