

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.

V REDUCTION REQUESTS

25-34-CESM

OLAZABAL SEGOVIA, JUAN G T

VEGA GUIZADO, MARIA M

OLAZABAL VEGA, JUANA M

VEGA, FRANCESKA 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: Pending case review.

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: Pending case review.

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: Pending case review

VI CONSENT AGENDA

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.

RECOMMENDATION: Pending case review.

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.

RECOMMENDATION: Pending case review

24-78-CESM

CASTANEDA, JOSE

RESTREPO, MARIELA

113 OAK STREET, ALTAMONTE SPRINGS, FL 32714

Code Enforcement Zone: 3

Tax Parcel ID # 03-21-29-510-0000-0070

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 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.

The Administrative cost to process this case for the Clerk totals \$95.32.

RECOMMENDATION: Pending case review

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.

RECOMMENDATION: Pending case review.

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: 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.

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.

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

RECOMMENDATION: Pending case review

25-33-CESM

DEPENA, DOMINGA I

5214 ORANGE AVENUE, WINTER PARK, FL 32792

Code Enforcement Zone: 1

Tax Parcel ID # 35-21-30-501-2200-0140

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.

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.

RECOMMENDATION: Pending Case Review

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.

RECOMMENDATION: Pending case review

25-57-CESM

SARRUFF, ALCIDES S

5405 JUSTINE WAY, WINTER PARK, FL 32792

Code Enforcement Zone: 4

Tax Parcel ID # 34-21-30-529-0000-4360

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 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.

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

Recommendation: Pending case review

25-59-CESM

BLEUS, SAMUEL

1449 SHADWELL CIRCLE, LAKE MARY, FL 32746

Code Enforcement Zone: 5

Tax Parcel ID # 12-20-29-5HG-0000-0130

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 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.

RECOMMENDATION: Pending case review

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.**