SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA

Meeting Agenda - Final-revised

Thursday, October 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: AUGUST 13, 2026 and SEPTEMBER 10, 2026

III. CASES IN COMPLIANCE PRIOR TO HEARING

1. **25-553**
   JOHN P PRITCHARD
   NATALIE A BALLARD
   975 SILVERTON LOOP, LAKE MARY, FL 32746
   (Commission District 4)
   Tax Parcel ID # 19-20-30-504-0000-0590
   Code Enforcement Officer: Catina Hill
   Notice of Hearing: Posted

   Violation:
   Seminole County Code Chapter 40, Appendix A, Section 105.1:
   Unpermitted Construction

2. **26-846**
   JULIEN CROZET
   SANDRA FONTE
   WELLS FARGO BANK N.A (Lis Pendens)
   EVAN R RAYMOND, ESQUIRE (Representative)
   4814 CAINS WREN TRAIL, SANFORD, FL 32771
   (Commission District 5)
   Tax Parcel ID # 13-19-29-5DT-0000-0490
   Code Enforcement Officer: Jemoral Jackson
   Notice of Hearing: Posted

   Violation:
   Seminole County Code Chapter 95.5, Section 303.1:
   Swimming Pools

   Seminole County Code Chapter 95.5, Section 303.2:
   Enclosures

   Seminole County Code Chapter 95.5, Section 302.4:
   Weeds

3. **26-1180**
MAIRA G ESPINAL DE MORAN
MAIRA L ESPINAL
119 OAK STREET, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 03-21-29-509-0000-0030
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30.14.19:
Fences

IV. CONSENT AGENDA

Lien Imposition

4. **25-195**
CHLOE DORN
325 HALL ROAD, GENEVA, FL 32732
(Commission District 2)
Tax Parcel ID # 21-20-32-300-015A-0000
Code Enforcement Officer: Chris Smith
Notice of Hearing: Email Notification

Violation:
Seminole County Code Chapter 95.5, Section 303.1:
Swimming Pools

Seminole County Code Chapter 95.5, Section 303.2:
Enclosures

On February 12, 2026, the Special Magistrate issued an Order giving the Respondent a compliance date of February 17, 2026, or a fine of $250.00 would begin to accrue for each and every day thereafter that the violation remains.

An Affidavit of Non-Compliance was filed by CEO Supervisor Chris Smith after re-inspection of the property on February 18, 2026.

The total administrative cost to process this case for the Clerk totals $98.70.

RECOMMENDATION: The Special Magistrate issue an Order imposing a lien retroactively back to February 18, 2026 in the amount of **$58,250.00**, continuing to accrue at **$250.00 per day** for each and every day thereafter until brought into compliance. Officer must be notified once compliance is achieved.

5. **25-602**
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

On May 14, 2026 the Special Magistrate accepted an Order for Stipulation giving the Respondent(s) a compliance date of August 13, 2026 or a fine in the amount of $150.00 would begin to accrue until the property was brought into compliance.

An Extension on Stipulation request was filed by the Respondent(s) on August 20, 2026 requesting to have additional time without the fine penalization previously imposed by the Special Magistrate.

On September 10, 2026, the Special Magistrate accepted the proposed Extension on Stipulation request and a new compliance date of October 2, 2026 was imposed with the fine of $150.00 still being the penalty for noncompliance.

An Affidavit of Noncompliance was filed by the Code Enforcement Officer as of October 7, 2026.

RECOMMENDATION: The Special Magistrate issue an Order imposing a lien in the amount of **$1,500.00** retroactively back to **October 2, 2026**, continuing to accrue at **$150.00 per day** until the property is brought into compliance**.** Officer must be notified once compliance is achieved.

V. NEW CASES

6. **25-08**
DIEGO A SAFIE
MARIA E FERRER PALMA
2861 ELM STREET, OVIEDO, FL 32765
(Commission District 2)
Tax Parcel ID # 25-20-31-5BA-0000-1760
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30.6.1.2:
Accessory Buildings

Seminole County Code Chapter 95.5, Section 308.1:
Accumulation of Rubbish or Garbage

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent(s) **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 9, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

7. **25-152**
ZEKI YENIKOMSU
IRENE YENIKOMSU
6350 N RONALD REAGAN BOULEVARD, SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 13-20-30-300-0190-0000
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 40, Appendix A, Section 105.1:
Unpermitted Construction

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent(s) **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 9, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

8. **25-358**
FRANTZDY B LIBEMA
901 MOTON AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-2430
Code Enforcement Officer: Jemoral Jackson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 107

Seminole County Code Chapter 95.5, Section 109.1.1:
Unsafe Structure

Seminole County Code Chapter 95.5, Section 109.1.3:
Unfit Structure

Seminole County Code Chapter 95.5, Section 109.1.5(5):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(7):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(9):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.5:
Unauthorized Tampering

Seminole County Code Chapter 95.5, Section 109.8:
Prohibited Occupancy

Seminole County Code Chapter 95.5, Section 109.9:
Restoration or Abatement

Seminole County Code Chapter 95.5, Section 110.1:
Imminent Danger

Seminole County Code Chapter 95.5, Section 110.5:
Costs of Emergency Repairs

Seminole County Code Chapter 95.5, Section 111:
Demolition

Seminole County Code Chapter 95.5, Section 111.3:
Failure to Comply

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **sixty (60) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **December 8, 2026**, and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

9. **25-372**
VERNETTE COLE
2450 BROADWAY, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 33-19-31-507-0000-1550
Code Enforcement Officer: Jemoral Jackson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 107

Seminole County Code Chapter 95.5, Section 109.1.1:
Unsafe Structure

Seminole County Code Chapter 95.5, Section 109.1.3:
Unfit Structure

Seminole County Code Chapter 95.5, Section 109.1.5(5):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(7):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(9):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.5:
Unauthorized Tampering

Seminole County Code Chapter 95.5, Section 109.8:
Prohibited Occupancy

Seminole County Code Chapter 95.5, Section 109.9:
Restoration or Abatement

Seminole County Code Chapter 95.5, Section 110.1:
Imminent Danger

Seminole County Code Chapter 95.5, Section 110.5:
Costs of Emergency Repairs

Seminole County Code Chapter 95.5, Section 111:
Demolition

Seminole County Code Chapter 95.5, Section 111.3:
Failure to Comply

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **$500.00 per day** beginning **October 23, 2026**, and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

10. **25-450**
MARY L JACKSON
1225 AMANDA STREET, ALTAMONTE SPRINGS, FL 32701
(Commission District 4)
Tax Parcel ID # 18-21-30-501-0400-0060
Code Enforcement Officer: Jemoral Jackson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 107

Seminole County Code Chapter 95.5, Section 109.1.1:
Unsafe Structure

Seminole County Code Chapter 95.5, Section 109.1.3:
Unfit Structure

Seminole County Code Chapter 95.5, Section 109.1.5(5):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(7):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.1.5(9):
Hazardous Structure

Seminole County Code Chapter 95.5, Section 109.5:
Unauthorized Tampering

Seminole County Code Chapter 95.5, Section 109.8:
Prohibited Occupancy

Seminole County Code Chapter 95.5, Section 109.9:
Restoration or Abatement

Seminole County Code Chapter 95.5, Section 110.1:
Imminent Danger

Seminole County Code Chapter 95.5, Section 110.5:
Costs of emergency Repairs

Seminole County Code Chapter 95.5, Section 111:
Demolition

Seminole County Code Chapter 95.5, Section 111.3:
Failure to Comply

Seminole County Code 168.1:
Nuisances Declared

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **$500.00 per day** beginning **October 23, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

11. **25-547**
ELEANOR R TINKES
ROLAND P TINKES
3706 MIRROR LAKE DRIVE, APOPKA, FL 32703
(Commission District 3)
Tax Parcel ID # 17-21-29-511-0A00-0030
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 109.8:
Prohibited Occupancy

Seminole County Code Chapter 95.5, Section 301.3:
Vacant Structures and Land

Seminole County Code Chapter 95.5, Section 302.5:
Rodent Harborage

Seminole County Code Chapter 95.5, Section 304.13:
Window, Skylight and Door Frames

Seminole County Code Chapter 95.5, Section 304.2:
Protective Treatment

Seminole County Code Chapter 95.5, Section 304.7:
Roofs and Drainage

Seminole County Code Chapter 95.5, Section 302.4:
Weeds

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent(s) **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 8, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

12. **26-148**
REYNALDO SUAREZ
WANDA MELENDEZ
2759 HOWELL BRANCH ROAD, WINTER PARK, FL 32792
(Commission District 4)
Tax Parcel ID # 27-21-30-502-0000-0010
Code Enforcement Officer: Catina Hill
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 40, Appendix A, Section 105.1:
Unpermitted Construction

Seminole County Code Chapter 95.5, Section 704.6.1.2:
Smoke Alarms

Seminole County Code Chapter 95.5, Section 603.1:
Mechanical Equipment-General

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **October 23, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

13. **26-429**
CENTRAL FLORIDA STREAM INVESTMENTS LLC
SIDNEY H SHAMS (Registered Agent)
1220 W SR 436, ALTAMONTE SPRINGS, FL 32714
(Commission District 3)
Tax Parcel ID # 17-21-29-507-0000-0510
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30.5.2:
Use Table Violation

Seminole County Code Chapter 40, Appendix A, Section 105.1:
Unpermitted Construction

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent(s) **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 9, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

14. **26-602**
VAN R EHLENFIELD
131 LANGFORD DRIVE, CHULUOTA, FL 32766
(Commission District 1)
Tax Parcel ID # 21-21-32-5CF-0F00-0080
Code Enforcement Officer: Shannon Henson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 302.8:
Motor Vehicles

Seminole County Code Chapter 95.5, Section 302.4:
Weeds

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **fifteen (15) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **October 23, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

15. **26-728**
TANIA MICALIZIO
5519 CRETAN WAY, WINTER PARK, FL 32792
(Commission District 1)
Tax Parcel ID # 35-21-30-523-0000-0530
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 40, Appendix A, Section 105.1:
Unpermitted Construction

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 9, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

16. **26-862**
NOTTING HILL AT OAKMONTE CONDOMINIUM ASSOCIATION INC
LAYLA TSESMELIS (Representative)
C/O REALMANAGE (Registered Agent)
1311 VILLA PRIMA WAY, LAKE MARY, FL 32746
(Commission District 5)
Tax Parcel ID # 13-20-29-514-0C00-0000
Code Enforcement Officer: Christian Castaneda
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 304.1.1(6):
Potentially Unsafe Conditions

Seminole County Code Chapter 95.5, Section 304.2:
Protective Treatment

Seminole County Code Chapter 95.5, Section 304.14:
Screen

Seminole County Code Chapter 95.5, Section 302.7:
Accessory Structures/Fences/Walls

Seminole County Code Chapter 95.5, Section 109.1.3:
Unfit Structure

Seminole County Code Chapter 95.5, Section 304.7:
Roofs and Drainage

Seminole County Code Chapter 95.5, Section 302.3:
Sidewalks and Driveways

Seminole County Code Chapter 95.5, Section 303.2:
Enclosures

Seminole County Code Chapter 95.5, Section 304.6:
Exterior Walls

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent(s) **one hundred and eighty (180) days** to achieve compliance or impose a fine of **$500.00 per day** beginning **April 6, 2027,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

17. **26-932**
JOHN R SULLIVAN
1450 GLADIOLAS DRIVE, WINTER PARK, FL 32792
(Commission District 1)
Tax Parcel ID # 26-21-30-501-0000-0220
Code Enforcement Officer: Jemoral Jackson
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 95.5, Section 303.1:
Swimming Pools

Seminole County Code Chapter 95.5, 302.4:
Weeds

RECOMMENDATION: 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 **November 8, 2026**, and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

18. **26-953**
BRUCE D MC GONIGAL
CHRISTOPHER CATHCART, ESQUIRE (Representative)
***UNASSIGNED, SANFORD, FL 32773**
(Commission District 5)
Tax Parcel ID # 04-20-31-300-049A-0000
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30.5.2:
Use Table Violation

Seminole County Code Chapter 40, Appendix A, Section 105.1:
Unpermitted Construction

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 8, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

19. **26-1152**
RUSSELL B MONCRIEF (Living Trust)
185 MYRTLE STREET, SANFORD, FL 32773
(Commission District 2)
Tax Parcel ID # 23-20-30-5AQ-0000-001C
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 30.9.4:
Parking in Residential Zone

Seminole County Code Chapter 95.5, Section 302.8:
Motor Vehicles

Seminole County Code Chapter 70, Section 70.4

Seminole County Code Chapter 95.5, Section 108.4:
Stop Work Order

Seminole County Code Chapter 30.5.2:
Transient Parking of Recreational Vehicles, Campers

Seminole County Code Chapter 30.5.2:
Use Table Violation

Seminole County Code Chapter 95.5, Section 308.1:
Accumulation of Rubbish or Garbage

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent **thirty (30) days** to achieve compliance or impose a fine of **$250.00 per day** beginning **November 8, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

20. **26-1237**
IFRAIN LIMA
KELLY ENDRES
MATTHEW J BONACHEA, ESQUIRE (Representative)
3125 LOWERY DRIVE, OVIEDO, FL 32765
(Commission District 1)
Tax Parcel ID # 34-21-31-300-0020-0000
Code Enforcement Officer: Chris Smith
Notice of Hearing: Posted

Violation:
Seminole County Code Chapter 70, Section 70.4:
Permit Required

RECOMMENDATION: The Special Magistrate issue an Order giving the Respondent(s) **fifteen (15) days** to achieve compliance or impose a fine of **$1,000.00 per day** beginning **October 23, 2026,** and continuing each day until brought into compliance. Officer must be notified once compliance is achieved.

VI. REDUCTION REQUESTS

21. **19-127-CEB**
BETTY J. WEST
VIVIAN HALL (Representative)
2121 DIXIE AVENUE, SANFORD, FL 32771
(Commission District 5)
Tax Parcel ID # 32-19-31-506-0D00-0030
Code Enforcement Division Manager: Jon Martin
Notice of Hearing: In Person

Violation:
Seminole County Land Development Code, Chapter 30, Part 11, Sec. 30.182:
Uses permitted Storing of sheds on a vacant lot is not a permitted use.

This case was originally heard by the Code Enforcement Board on August 22, 2019, and an Order was issued giving the Respondents a compliance date of September 5, 2019.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on September 6, 2019.

On July 22, 2021, the Board issued an Order imposing a lien in the amount of $33,600.00 for 336 days of non-compliance from September 6, 2019 through and including July 22, 2021 to continue to accrue at $100.00 per day for each day the violation continues.

An Affidavit of Compliance was filed by the Code Enforcement Officer after re-inspection on September 8, 2026.

On September 21, 2026, an Application for Reduction of Penalty was filed by the Power of Attorney with the processing fee of $250.00 being paid in full.

The Administrative cost to process this case for the Clerk totals $126.14.

RECOMMENDATION: Vivian Hall, Power of Attorney for the Respondent, is requesting a reduction of the total accrued lien of **$221,000.00** to **$0.00** in addition to waiving the accrued administrative cost of **$126.14**. The County is in full support of the request.

IIX. PUBLIC HEARING

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

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.