



CODE ENFORCEMENT BOARD AGENDA

June 11, 2026 at 7:00 P.M.

(CODE ENFORCEMENT AGENDAS ARE SUBJECT TO CHANGE)

1. READING OF CHAIRPERSON'S 1ST STATEMENT

2. ROLL CALL

3. SWEARING IN OF PERSONS TESTIFYING

4. READING OF CHAIRPERSON'S 2ND STATEMENT

5. CONSENT AGENDA

a. APPROVAL OF MINUTES: May 14, 2026

b. REQUEST TO APPROVE STIPULATED FINDINGS OF FACT SETTLEMENT ORDER

- i. Case No. CFIREC-2025-0222 ALTAMONTE MALL A JT VENTURE
Subject Property: 443 E ALTAMONTE DR
- ii. Case No. CFIREC-2025-0249 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, FS06
- iii. Case No. CFIREC-2026-0035 ALTAMONTE MALL A JT VENTURE
Subject Property: 431 E ALTAMONTE DR
- iv. Case No. CFIREC-2025-0246 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, FS07
- v. Case No. CFIREC-2025-0262 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, 2183
- vi. Case No. CFIREC-2025-0255 ALTAMONTE MALL A JT VENTURE
Subject Property: 431 E ALTAMONTE DR, FS04

c. REQUEST TO EXTEND COMPLIANCE DATE FROM SEPTEMBER 27, 2024 TO APRIL 30, 2026

- i. Case No. CFIREC-2023-0121 MONTGOMERY CLUB CONDO ASSN INC
Subject Property: 185 OLIVE TREE CIR

d. REQUEST TO EXTEND PART 1 COMPLIANCE DATE FROM JUNE 13, 2025 TO MAY

- i. Case No. CFIREC-2023-0136 CRANES ROOST VILLAGE CONDO ASSN INC
Subject Property: 510 CRANES WAY
- ii. Case No. CFIREC-2023-0166 CRANES ROOST VILLAGE CONDO ASSN INC
Subject Property: 610 CRANES WAY
- iii. Case No. CFIREC-2023-0164 CRANES ROOST VILLAGE CONDO ASSN INC
Subject Property: 530 CRANES WAY

- iv. Case No. CFIREC-2023-0163 CRANES ROOST VILLAGE CONDO ASSN INC
Subject Property: 520 CRANES WAY
- v. Case No. CFIREC-2023-0169 CRANES ROOST VILLAGE CONDO ASSN INC
Subject Property: 630 CRANES WAY

e. REQUEST FOR DISMISSAL

- i. Case No. CFIREC-2025-0106 CHERISHOME ALTAMONTE LLC
Subject Property: 220 ALTAMONTE BAY CLUB CIR
- ii. Case No. CFIREC-2025-0100 WEST TOWN FEE OWNER LLC
Subject Property: 280 S SR 434, #1053
- iii. Case No. CFIREC-2025-0252 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, #FS14
- iv. Case No. CFIREC-2025-0250 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, #2401
- v. Case No. CFIREC-2025-0257 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, #FS13
- vi. Case No. CFIREC-2025-0247 ALTAMONTE MALL A JT VENTURE
Subject Property: 451 E ALTAMONTE DR, #FS05
- vii. Case No. PFIREC-2026-0025 TAURA INC
Subject Property: 1000 E ALTAMONTE DR
- viii. Case No. CFIREC-2026-0002 QCPACC LLC
Subject Property: 895 E ALTAMONTE DR, 10000

6. NEW MATTERS

- a. **Case No. CFIREC-2025-0063 MLVI BOCA VISTA APARTMENTS LLC**
Subject Property: 481 NANTUCKET CT, 101
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 10.16.4, 1 10.19.3.1, 1 10.19.7, 1 11.1.7.3.1, 1 11.1.8, 1 12.3.3.1, 1 18.5.10.3, 1 20.1.5.10.4.1, 1 4.1.3.2.2.5, 1 4.5.8.6, 101 31.3.4.5(1, 3 & 4), 24 7.3.3 and 70 110.26
Description of Violation(s): Boca Vista - Property is cited for combustible storage, storage height, fueled equipment storage, disconnect signage, outlet coverings, fire barrier inspections, hydrant painting, occupant load posting, fire alarm signage, hydrant annual/5-year inspection, fire alarm annual inspection, smoke alarm inspection, hydrant heights, and electrical panel spacing violations.
Assigned To: Colin McCrystal

- b. **Case No. CFIREC-2025-0173 NIC GATEWAY ORLANDO LLC**
Subject Property: 912 INNOVATION WAY
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 11.1.8, 1 12.3.3.1, 1 12.7.6.3.1, 1 13.1.5, 1 13.3.3.5.1.5, 1 20.1.5.10.4.1, 1 4.5.8.6, 101 13.2.2.2.3, 101 31.3.4.5(1, 3 & 4), 101 7.2.1.14.1*, 13 16.2.3.2, 25 5.2.1.1.1, 70 110.26 and 72 10.6.5.4
Description of Violation(s): NINE12 GATEWAY - Property is cited for electrical outlet covers, breaker blanks, fire barrier inspection, fire door inspections, fire protection equipment clearance, spare sprinkler heads, occupant load posting, fire protection equipment inspections, panic hardware installation, smoke alarm inspections, delay-egress inspections, painted and loaded sprinkler heads, electrical panel clearance, and breaker lock violations.
Assigned To: Colin McCrystal

- c. Case No. CRES-2025-0130 RICHARD GAL**
Subject Property: 649 MAGNOLIA DR
Violation(s) Cited: ASCC code(s) 17-3(b), 17-56 and 24-21(a-c), LDC code(s) 6.1.3.3(a)(4) and 8.2.1.3(c) & (d)
Description of Violation(s): BETTS ADD TO ALTAMONTE - COMPLAINT OF GRASS, WEEDS AND SHRUBS GROWING OVER AND BLOCKING THE SIDEWALK
Assigned To: Stachia Low
- d. Case No. CFIREC-2025-0265 OASIS AT PEARL LAKE CONDO ASSN INC**
Subject Property: 1037 ALDEN PKWY
Violation(s) Cited: ASCC code(s) 15-2, LDC code(s) 3.3.1.6 and 6.1.19.5, NFPA code(s) 1 10.19.7, 1 11.1.8, 1 12.3.3.1, 1 12.7.6.3.1, 1 13.1.13, 1 13.1.5, 1 13.3.3.5.1.5, 1 13.6.1.1, 1 14.4.1, 1 4.5.8.1, 1 4.5.8.6, 101 31.3.4.5(1, 3 & 4) , 101 7.10.9, 101 7.2.2.4.1.6 and 101 7.9.3 - 7.9.3.1.4
Description of Violation(s): Oasis at Pearl Lake - Property is cited for work without permits, faded fire lanes, fueled equipment storage, exposed electrical wiring, open junction boxes, missing weatherproof outlet covers, breaker blanks, fire barrier inspections, fire door inspections, fire door gasket sealing, FDC cap installation, FDC clearance, spare sprinkler heads, fire extinguisher recertification, egress clearance, combustible storage in means of egress, handrail inspections, exit sign inspections, emergency light inspections, exit sign repairs, fire protection equipment inspections, smoke alarm inspection, and the installation of handrails violations.
Assigned To: Colin McCrystal
- e. Case No. CFIREC-2025-0287 BONA VISTA SEMINOLE CONDO ASSN INC**
Subject Property: 820 CAMARGO WAY
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 11.1.4.2, 1 11.1.7.3.1, 1 11.1.8, 1 12.3.3.1, 1 13.3.3.3, 1 13.6.1.1, 1 4.1.3.2.2.5, 1 4.5.8.1, 1 4.5.8.6, 101 7.10.9, 101 7.9.3 - 7.9.3.1.4, 13 9.1.1 and 25 5.2.1.1.1
Description of Violation(s): Bona Vista - Property is cited for daisy chained power strips, electrical disconnect signage, electrical outlet covers, fire barrier inspections, holes in ceilings, extinguisher recertification, FDC signage, local alarm signage, exit sign direction of egress, smoke alarm inspection, fire equipment inspections, exit sign inspections, emergency light inspections, garage door sprinkler installation, and sprinkler loading violations.
Assigned To: Colin McCrystal
- f. Case No. CFIREC-2025-0295 ROYAL ARMS CONDOS ASSN INC**
Subject Property: 500 ORANGE DR
Violation(s) Cited: ASCC code(s) 15-2, LDC code(s) 3.41.6, NFPA code(s) 1 10.19.3.1, 1 10.19.7, 1 11.1.7.3.1, 1 12.3.3.1, 1 14.4.1, 1 4.1.3.2.2.5, 1 4.5.8.1, 1 4.5.8.6, 101 31.3.4.5(1, 3 & 4), 101 7.2.2.4.1.6 and 58 8.2.1.1
Description of Violation(s): Royal Arms - Property is cited for storage height, fueled equipment storage, electrical disconnect signage, unit disconnect signage, fire barrier inspection, egress clearance, faded truss law signs, door swing clearance, unsecured stairways, loose handrails, fire protection equipment inspections, smoke alarm inspections, handrail installations, and gas tank securing violations.
Assigned To: Colin McCrystal
- g. Case No. CFIREC-2026-0017 SELF-STOR CENTRAL PARKWAY INC**
Subject Property: 310 W CENTRAL PKWY
Violation(s) Cited: ASCC code(s) 15-2, LDC code(s) 6.1.20, NFPA code(s) 1 13.3.3.5.1.5.6.1, 1 18.2.2.2, 1 18.5.5.1, 101 7.10.9.1, 101 7.9.3 - 7.9.3.1.4, 25 13.7.1.3, 25 6.2.2.1, 72 10.6.5.2.1, 72 10.6.5.2.2* and 72 10.6.5.4
Description of Violation(s): Public Storage has been cited for SSO system, sprinkler box labeling, annual & 5-yr sprinkler system, exit & emergency light inspections, illegible hydraulic design info sign, fire alarm panel inspection, & required labeling.
Assigned To: Oswald Patino

- h. Case No. CFIREC-2026-0022 TRIDEV I, LLC**
Subject Property: 767 S SR 434
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 13.1.5, 1 13.3.3.2, 1 13.3.3.5.1.5.6.1, 1 18.5.5.1, 1 20.1.5.10.4.2, 1 4.1.3.2.2.5, 25 13.7.1.3 and 25 13.7.2.1
Description of Violation(s): FIRE INSPECTION- Braxtyn Crossing
Assigned To: Oswald Patino
- i. Case No. CRES-2026-0056 JOSHUA S & LITTLE, SHANNON N HUMPHREY**
Subject Property: 508 LAVON DR
Violation(s) Cited: ASCC code(s) 24-19(5)
Description of Violation(s): This property has a violation of a vehicle, parked on the front lawn and a vehicle is parked in the right of way.
Assigned To: Stachia Low
- j. Case No. CRES-2026-0057 KARL G II TESTAMENTARY TR & KARL G III TR ROEBLING**
Subject Property: 510 LAVON DR
Violation(s) Cited: ASCC code(s) 24-19(5)
Description of Violation(s): This property has a violation of a vehicle park in the front lawn on the side of the carport.
Assigned To: Stachia Low
- k. Case No. PFIREC-2025-0121 AMSOUTH BANK**
Subject Property: 360 W SR 436
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 13.7.1.5.5 and 1 13.7.1.5.7
Description of Violation(s): Fire alarm on the property has become a chronic nuisance alarm. A sensitivity and reacceptance test is required, and the fire alarm service will have to change to central station service if another nuisance alarm occurs.
Assigned To: Colin McCrystal
- l. Case No. PFIREC-2026-0044 ALTAMONTE TERRACE APARTMENTS LLC**
Subject Property: 450 DOUGLAS AVE
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 13.1.5, 1 13.3.1.8.1.1, 1 4.1.3.2.2.5, 1 4.5.8.1, 25 13.3.2.2, 25 13.7.1.3, 25 13.7.2.1, 25 13.8.5 and 25 13.8.5
Description of Violation(s): Property cited for Fire Alarm Panel, fire backflow, & FDC violations.
Assigned To: Oswald Patino

7. IMPOSING FINE

- a. Case No. CCOM-2025-0172 NNN REIT INC**
Subject Property: 875 W SR 436
Violation(s) Cited: ASCC code(s) 17-3(b), 17-56 and 17-57, LDC code(s) 4.4.4 and 8.2.1.3
Description of Violation(s): Walgreens/PDQ- landscape upkeep, overgrown trees, trash and debris
Assigned To: Susan Duffy
- b. Case No. CFIREC-0073-2020 PEARL LAKE INV LLC**
Subject Property: 175 N PEARL LAKE CSWY
Violation(s) Cited:
Description of Violation(s): Stairs throughout the property have dimensional uniformity violations.
Assigned To: Jesse Weed
- c. Case No. CFIREC-2024-0032 ARCP RL/OG ALTAMONTE SPGS FL**
Subject Property: 340 W SR 436
Violation(s) Cited: ASCC code(s) 15-2, NFPA code(s) 1 10.19.5.1, 1 11.1.5.5, 1 11.1.8, 1 13.1.5, 1 13.3.3.5.1.5.5, 1 4.5.8.6, 1 63.3.1.9.5, 101 7.10.9, 101 7.9.3 - 7.9.3.1.4, 25 5.2.1.1.1, 25 5.2.1.1.5, 72 10.3.2 and 96 13.1.2.3
Description of Violation(s): Red Lobster - Property is cited for storage in electrical and mechanical rooms, extension cords running through ceiling, openings in breakers, fire protection equipment clearance, sprinkler wrench installation, hydrant inspections, backflow inspections, hood suppression

inspections, sprinkler inspections, fire alarm inspections, CO2 canister chain, emergency light testing, exit sign testing, loaded sprinkler heads, foamed sprinkler heads, missing escutcheon rings, horn and strobe installation required in freezers/coolers, and installation of wheel chocks under cooking equipment violations.

Assigned To: Colin McCrystal

d. Case No. CRES-2025-0086 SAMUEL T BELLAMY

Subject Property: 527 GREEN BRIAR BLVD

Violation(s) Cited: ASCC code(s) 24-21(a-c), 24-44(1-4) and 24-45, LDC code(s) 8.2.1.3(c) & (d)

Description of Violation(s): overgrown grass and weeds and unregistered inoperable vehicle with no updated tags in the driveway.

Assigned To: Stachia Low

e. Case No. CRES-2024-0197 CATHERINE FARLEY ENH LIFE

ESTATE Subject Property: 722 LITTLE WEKIVA CIR

Violation(s) Cited: LDC code(s) 3.44.2.2.1(g)

Description of Violation(s): Retaining wall at rear of property has collapsed.

Assigned To: Chris Ulmer

f. Case No. CFIREC-2024-0111 ALTAMONTE TERRACE APARTMENTS LLC

Subject Property: 450 DOUGLAS AVE

Violation(s) Cited: ASCC code(s) 15-2, LDC code(s) 3.3.1.6, NFPA code(s) 1 10.19.1, 1 10.19.3.1, 1 11.1.5.1, 1 11.1.8, 1 11.5.1.11.1, 1 13.3.3.3, 1 13.6.3.1.3.8.1, 1 13.6.3.1.3.8.3, 1 20.1.5.10.4.1, 1 4.5.8.1, 1 4.5.8.6, 101 7.9.3 - 7.9.3.1.4, 101 8.7.3.2, 14 4.6.1.1.2 and 70 110.26

Description of Violation(s): Altamonte Terrace Hotel - Property is cited for work without permits, neat and orderly storage, storage height, extension cord, junction box, electrical wiring, breaker blanks, elevator certification, laundry dust and debris, dryer duct cleaning, ceiling tile penetrations, sprinkler wrench, fire extinguisher height, pool deck occupancy, fire sprinkler room signage, loose handrails, shunt trip, smoke alarm and smoke detector, hydrant inspections, sprinkler inspections, fire alarm inspections, change of use, door panic hardware, stair dimensional uniformity, exit sign and emergency light testing, storage behind doors, storage under stairs, identifying hose cabinets, electrical panel clearance, and weatherproofing on fire alarm equipment violations.

Assigned To: Colin McCrystal

g. Case No. CFIREC-2024-0168 WF PP REALTY LLC

Subject Property: 215 W SR 436

Violation(s) Cited:

Description of Violation(s): Perkins - Property is sited for storage in electrical rooms, damaged weatherproof electrical outlets, missing service log, missing spare sprinkler heads, identification of the FDC with signage, identification of the electrical room, identification of the fire sprinkler riser room, identification of the fire alarm control panel, broken emergency light and exit signs, fire alarm annual inspection, fire sprinkler annual/5-year inspection, suppression system semi-annual inspection, loaded sprinkler heads, bent sprinkler heads, missing escutcheon rings, missing cooking equipment wheel chocks, and cleaning of the hood and cooking equipment violations.

Assigned To: Colin McCrystal

h. Case No. CSITE-2024-0003 CALIBRE CREST FEE OWNER LLC

Subject Property: 599 CALIBRE CREST PKWY

Violation(s) Cited: ASCC code(s) 17-3(b), 17-56 and 17-57, LDC code(s) 3.41.6, 4.4.4 and 8.2.1 & 8.2.1.1(a)

Description of Violation(s): Site inspection with violations of landscape not in compliance with approved site plan. Paving and striping is poor. Parking lot does not meet city code.

Assigned To: Stachia Low

8. DISCUSSION

9. ADJOURNMENT

The above meeting will be held at 225 Newburyport Avenue, Altamonte Springs, FL 32701 and is open to the public. Persons with disabilities needing assistance in participating in any of these proceedings must contact the City Clerk Department ADA Coordinator 72 hours in advance of the meeting at (407) 571-8122 (Voice), 711 (TTY) or email cityclerk@altamonte.org.

Persons are advised if they wish to appeal any decision made at the hearing/meetings, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per Section 286.0105, Florida Statutes. The City of Altamonte Springs does not provide this verbatim record.

Note regarding public comment: The Code Enforcement Board meetings are quasi-judicial hearings between the Respondent, as the defendant, and the City, as the prosecutor. The City or the Respondent may call witnesses to hear testimony to gather evidence. The public cannot provide testimony on any case or a code enforcement issue unless called upon by the Respondent or the City as a witness. If a member of the public wishes to register concerns regarding a code enforcement issue, they are encouraged to contact a City of Altamonte Springs Code Compliance officer at 407-571-8433. Please be aware that State Law requires complainants to provide their name, address, and phone number.