

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT  
IN AND FOR OSCEOLA COUNTY, FLORIDA

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Case No. 2022 AP 000006 AP  
Lower Tribunal Case No. CE 2022-1666

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FERNANDO HOMES, P.A.,

Appellant,

v.

CITY OF ST. CLOUD, FLORIDA,<sup>1</sup>

Appellee.

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Code Enforcement Appeal, City of St. Cloud, Florida,  
D. Andrew Smith, III, Esq., Special Magistrate.

E. Timothy McCullough, Esq.,  
Merritt Island, for Appellant.

Daniel F. Mantzaris, Esq., and  
Lindsay A. Moczynski, Esq.,  
of DSK Law Group, Orlando, for Appellee.

PER CURIAM.

**AFFIRMED.**<sup>2</sup>

**NETCHER, SHAFFER, and LATIMORE, JJ., concur.**

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<sup>1</sup> The Court has *sua sponte* corrected the style of this case. *See generally* Fla. R. App. P. 9.900.

<sup>2</sup> We dispense with oral argument. Fla. R. App. P. 9.320(c).

NOT FINAL UNTIL TIME EXPIRES TO FILE MOTION FOR REHEARING  
AND DISPOSITION THEREOF IF TIMELY FILED

DONE and ORDERED on September 18, 2025.



eSigned by Eric J Netcher 09/18/2025 08:19:30 I4M8sXSQ

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**Circuit Judge**

**CERTIFICATE OF SERVICE**

The Court certifies that the foregoing was filed with the Clerk of the Court this on September 18, 2025, by using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorney(s)/interested parties identified on the ePortal Electronic Service List via transmission of Notices of Electronic Filing generated by the ePortal System, including to **E. TIMOTHY McCULLOUGH, ESQ.**, at [timlaw81@aol.com](mailto:timlaw81@aol.com), and to **LINDSAY A. MOCZYNSKI, ESQ.**, at [lmoczynski@dsklawgroup.com](mailto:lmoczynski@dsklawgroup.com).