CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, MARCH 25, 2025 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge Of Allegiance
Approval Of The Agenda
Swearing in of Code Enforcement Officers and Other Individuals giving testimony

INFORMATIONAL

100. Code Compliance Monthly Report - February 2025
Code Compliance Monthly Report - February 2025.pdf

CONSENT AGENDA

200. Aproval of the Tuesday, February 25, 2025 Code Enforcement Board Regular Meeting Minutes
2025 02 25 Code Enforcement Board Regular Meeting Minutes.pdf

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE000039**
Address: 147 Hayes Rd
Respondent(s): Jose M Cortes Mendez
Violation(s): WSCO Section 20-413 – *Animals*
Presentation.pdf
Additional Case Information.pdf

PUBLIC HEARINGS : NON-COMPLIANCE CASES

REGULAR AGENDA

700. Board Training

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based” - per Section 286.0105 *Florida Statutes*.

INFORMATIONAL ITEM 100

CODE ENFORCEMENT BOARD AGENDA | MARCH 25, 2025 REGULAR MEETING

TITLE

Code Compliance Monthly Report - February 2025

SUMMARY

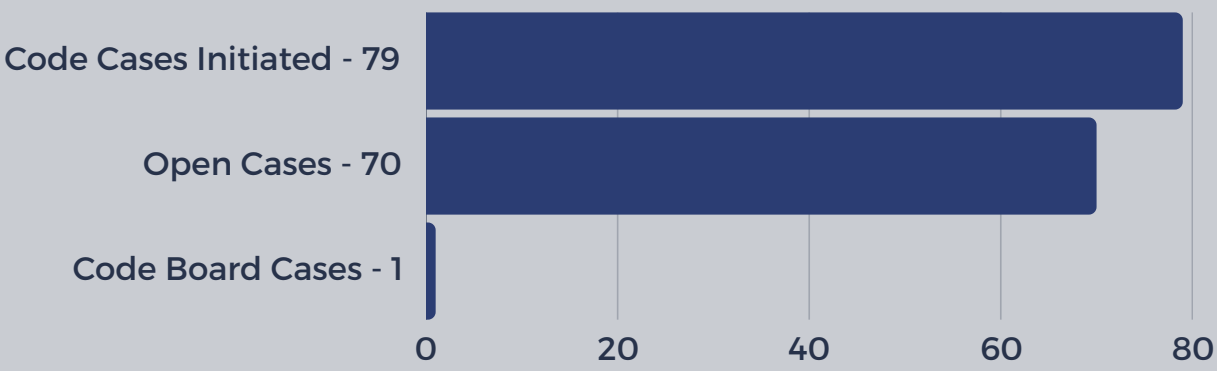
FUNDING SOURCE

RECOMMENDATION

Informational

FEBRUARY 2025

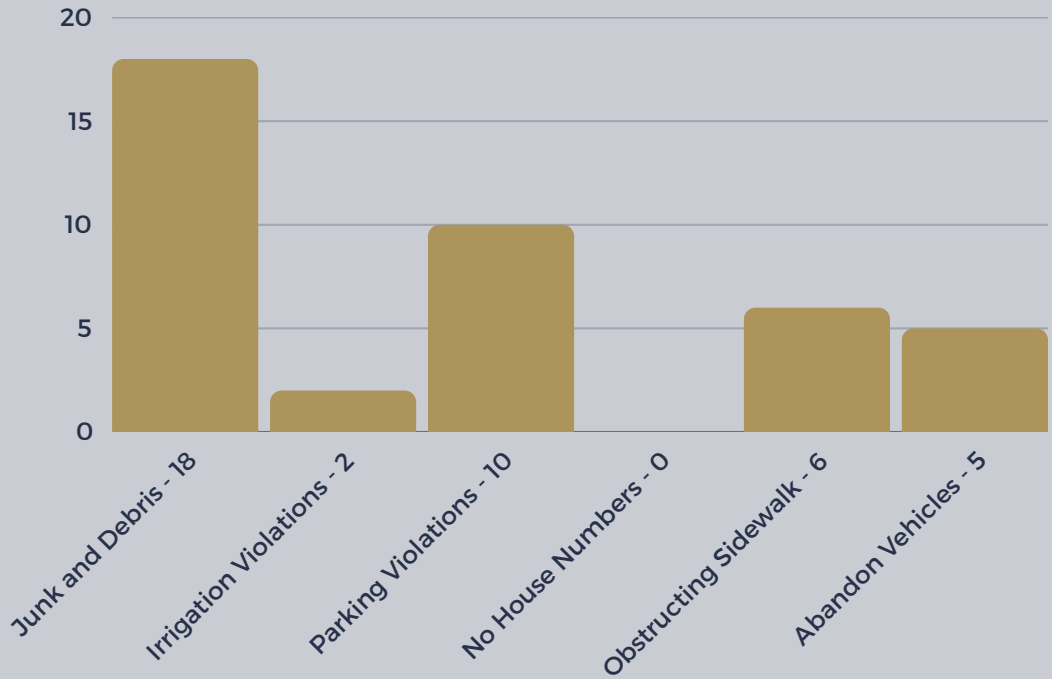
CODE COMPLIANCE MONTHLY REPORT





69

Signs Removed from Right-of-Way



IF YOU SEE AN ISSUE WITHIN YOUR AREA THAT YOU FEEL CODE COMPLIANCE SHOULD INVESTIGATE, COMPLETE OUR CODE COMPLAINT EFORM, BY USING THE QR CODE BELOW.

CONSENT AGENDA ITEM 200

CODE ENFORCEMENT BOARD AGENDA | MARCH 25, 2025 REGULAR MEETING

TITLE

Aproval of the Tuesday, February 25, 2025 Code Enforcement Board Regular Meeting Minutes

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Board approve the Tuesday, February 25, 2025 Code Enforcement Board Regular Meeting as presented.

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
CODE ENFORCEMENT BOARD
REGULAR MEETING
FEBRUARY 25, 2025

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, February 25, 2025, Regular Meeting of the Code Enforcement Board at 5:30 p.m., in the Commission Chambers (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708.)

Roll Call:
Chair Stephen Gildea, present
Vice Chair Miguel Martin, present
Board Member Art Gallo, present
Board Member Maurice Kaprow, present
Board Member Karen Owens, present
Board Member Debi Panke, present
Board Member Harold Thomson, present
Board Attorney Amelia Ulmer, present
City Clerk Christian Gowan, present

Also Present:
Deputy Chief Kevin Presley, Winter Springs Police Department (WSPD)
Mr. Chris Elbon, Code Compliance Inspector, WSPD

A moment of silence was held followed by the Pledge of Allegiance.

BOARD MEMBER MARTIN MOVED TO ADOPT THE AGENDA. SECONDED BY BOARD MEMBER THOMSON. MOTION PASSED WITH UNANIMOUS CONSENT.

City Clerk Christian Gowan swore in those who would be providing testimony.

INFORMATIONAL AGENDA
100. Not Used

CONSENT AGENDA
200) Approval of the Minutes from the Tuesday, January 28, 2025 Code Enforcement Board Regular Meeting

Vice Chair Martin noted some typographical errors referencing 2024 and asked that the discussion regarding the addition of a code compliance report be included in the minutes.

"I MAKE A MOTION THAT WE APPROVE THE MINUTES WITH THE NOTED CORRECTIONS." MOTION BY VICE CHAIR MARTIN. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); OWENS (AYE); PANKE (AYE); THOMSON (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 7-0.

PUBLIC HEARINGS: CONTINUED CASES
300. Not Used

PUBLIC HEARINGS: REPEAT CASES
400. Not Used

PUBLIC HEARINGS: NEW CASES
500) Case #2024CE002329

Note: The Respondent and Complainant were present.

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Officer Elbon recommended a compliance date of March 27, 2025 and a fine of up to $250 per day per violation if this was not met.

Brief discussion on communication with the property owner, a previous extension that was granted, and permit requirements.

Mr. Jose Cortes Mendez, 147 Hayes Road, Winter Springs testified related to the condition of the driveway, estimated costs of repair, efforts to save the money, and the need for more time.

Discussion followed on the appropriate amount of time to achieve compliance, the importance of continuing to communicate with the Code Compliance officers, and an appropriate fine amount.

"I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS, THE TESTIMONY FROM THE OFFICER AND THE RESPONDENTS, SHOW THAT THE SIDEALK AND DRIVEWAY ARE IN DISREPAIR IN VIOLATION OF IPMC SECTION 302.3 IN VIOLATION OF THE CITY CODE AND BE GIVEN UNTIL JULY 15, 2025 TO COMPLY, AND IF THE RESPONDENT FAILS TO COMPLY BY THAT DAY, A FINE IN THE AMOUNT OF TWENTY FIVE DOLLARS ($25.00) PER DAY PER VIOLATION SHALL BE IMPOSED UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY THE CITY CODE ENFORCEMENT OFFICER." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION

VOTE: GALLO (AYE); KAPROW (AYE); OWENS (AYE); PANKE (AYE); THOMSON (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 7-0.

PUBLIC HEARINGS: NON-COMPLIANCE CASES
600) Not Used

REGULAR AGENDA
702. Not Used

ADJOURNMENT
Chair Gildea adjourned the meeting at 6:14 PM

RESPECTFULLY SUBMITTED:

_____

CHRISTIAN D. GOWAN, MPA
CITY CLERK

NOTE: These Minutes were approved at the *March 25,, 2025* Code Enforcement Board Regular Meeting.

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | MARCH 25, 2025 REGULAR MEETING

TITLE

Case #2025CE000039
Address: 147 Hayes Rd
Respondent(s): Jose M Cortes Mendez
Violation(s): WSCO Section 20-413 – *Animals*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before April 4, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

March 25, 2025

Respondent(s): Jose M Cortes Mendez

Address: 147 Hayes Rd

Violation(s): WSCO Section 20-413 – *Animals*

Case No. 2025CE000039

WSCO Section 20-413
Animals

No one shall keep the following animals in R-1, R-1A and R-1AA residential zone areas: Horses, cows, pigs, chickens, geese, goats or any other fowl or livestock, other than household pets.

Case No. 2025CE000039

Case Summary

January 6, 2025 – CCI Elbon arrived at the complainant's property to conduct an inspection based on a citizen complaint regarding chickens being kept on the referenced property. Upon arrival, CCI Elbon made contact with the complainant and was granted access to the rear yard area of the complainant's property for the purpose of this inspection. CCI Elbon observed and audibly detected the existence of multiple chickens being kept in the rear yard area of the referenced property.

Case No. 2025CE000039

Case Summary

January 6, 2025 – Courtesy Notice sent to the property owner(s) by USPS Regular First-Class Mail.

January 23, 2025 – CCI Elbon conducted a re-inspection of the referenced property and audibly detected the existence of chicken(s) being kept in the rear yard area of the referenced property.

Case Summary

January 23, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

January 27, 2025 – Notice of Code Violation delivered to the property owner(s).

February 10, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained with the audible detection of the existence of chicken(s) being kept in the rear yard area of the referenced property.

Case No. 2025CE000039

Case Summary

February 10, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

February 12, 2025 – Notice of Hearing delivered to the property owner(s).

March 5, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained with the observation of chicken(s) being kept in the rear yard area of the referenced property *(Exhibits 1-2)*.



Exhibit 1
Address: 147 Hayes Rd
Case No. 2025CE000039
Date Taken: March 5, 2025



Exhibit 2
Address: 147 Hayes Rd
Case No. 2025CE000039
Date Taken: March 5, 2025

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before April 4, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

January 6, 2025

CORTES MENDEZ, JOSE M
147 HAYES RD
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000039

PROPERTY ADDRESS: 147 HAYES RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0F00-0160

This Courtesy Notice requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	January 6, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-413 – Animals	The keeping of chickens or other fowl or livestock in a R-1A residential zoned area is prohibited. Remove chickens or other fowl or livestock from the property.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **January 22, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **January 22, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE000039

PROPERTY ADDRESS: 147 HAYES RD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-413 – Animals	No one shall keep the following animals in R-1, R-1A and R-1AA residential zone areas: Horses, cows, pigs, chickens, geese, goats or any other fowl or livestock, other than household pets.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, CCEO, COSS
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-7975 - Fax (407) 327-6652

January 23, 2025

CORTES MENDEZ, JOSE M
147 HAYES RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000039

PROPERTY ADDRESS: 147 HAYES RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0F00-0160

This Notice of Code Violation requires your immediate attention. An inspection of the above mentioned property was performed on the date(s) below and has revealed a violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. The violation(s) listed below must be corrected on or before the date set below for correction, and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Inspector	**Date of Inspection**
Chris Elbon	January 6, 2025 January 23, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-413 – Animals	The keeping of chickens or other fowl or livestock in a R-1A residential zoned area is prohibited. Remove chickens or other fowl or livestock from the property.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **February 9, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **February 9, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE000039

PROPERTY ADDRESS: 147 HAYES RD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-413 – Animals	No one shall keep the following animals in R-1, R-1A and R-1AA residential zone areas: Horses, cows, pigs, chickens, geese, goats or any other fowl or livestock, other than household pets.

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, CCEO, COSS
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765457997129

Electronic Delivery Confirmation™



City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Jan 23 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485645

USPS CERTIFIED MAIL



9414 8118 9876 5457 9971 29

CORTES MENDEZ, JOSE M
147 HAYES RD
WINTER SPGS FL 32708-3128



Reference	NOV - 2025CE000039 - ELBON
USPS #	9414811898765457997129
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 2:28 pm on January 27, 2025 in WINTER SPRINGS, FL 32708.
USPS History	In Transit to Next Facility, 01/26/2025 Departed USPS Regional Facility, January 25, 2025, 9:19 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, January 24, 2025, 10:42 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, January 24, 2025, 9:27 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 01/23/2025, 9:56 am, WINTER SPRINGS, FL 32708

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Date Verified: 01/28/2025 06:26:42 (UTC)

UNITED STATES POSTAL SERVICE

January 28, 2025

Dear Reference NOV 2025CE000039 ELBON:

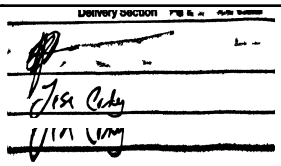
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5457 9971 29**.

Item Details

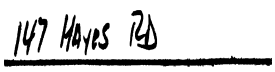
Status:	Delivered, Left with Individual
Status Date / Time:	January 27, 2025, 2:28 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CORTES MENDEZ JOSE M

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS, FLORIDA
A political subdivision of the
State of Florida

Petitioner,

vs.

CASE NO. 2025CE000039

CORTES MENDEZ, JOSE M
Respondent(s) /

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on March 25, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: 147 HAYES RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0F00-0160

PROPERTY OWNER(S): CORTES MENDEZ, JOSE M

MAILING ADDRESS: 147 HAYES RD, WINTER SPRINGS, FL 32708

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the property of the Respondent(s) as set forth in the Notice of Violation, attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to Florida State Statute Section 162.06.

If the Code Enforcement Board finds your property in violation of the City of Winter Springs Code of Ordinances, you can be fined up to **$250.00** per day per violation for each day the violation continues and up to **$500.00** per day per violation for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code of Ordinances Section 2-60 and Florida State Statute 162. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose to not attend the hearing you can lose your right to present facts in this case. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

An aggrieved party, including the City of Winter Springs, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court as provided by the general law of the State of Florida. Any such appeal must be filed within thirty (30) days of the execution of the order to be appealed. In the event that you appeal the Order of the Code Enforcement Board, you will be required to have an official record of the proceedings. You may, at your own expense, arrange for the official transcript of the testimony and evidence presented at the hearing.

I certify a copy of this document was sent by Certified Mail, Return Receipt Requested as per Florida State Statute 162.

Chris Elbon

Chris Elbon, CEP, CCEO, COSS
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765450226677

Electronic Delivery Confirmation™



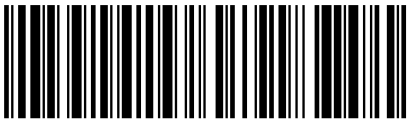
City of Winter Springs Police Department
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300 N MOSS RD
WINTER SPGS FL 32708-2510

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FIRST-CLASS IMI
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11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5450 2266 77

CORTES MENDEZ, JOSE M
147 HAYES RD
WINTER SPGS FL 32708-3128



Reference	NOH - 2025CE000039 - ELBON
USPS #	9414811898765450226677
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:18 pm on February 12, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, February 11, 2025, 10:17 pm, LAKE MARY FL DISTRIBUTION CENTER Departed USPS Regional Facility, February 11, 2025, 9:41 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, February 11, 2025, 7:49 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, February 11, 2025, 6:34 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 02/10/2025, 11:10 am, WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 02/13/2025 00:33:01 (UTC)

UNITED STATES POSTAL SERVICE

February 12, 2025

Dear Reference NOH 2025CE000039 ELBON:

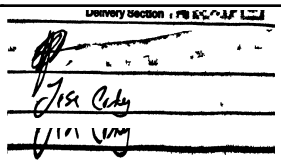
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5450 2266 77**.

Item Details

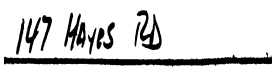
Status:	Delivered, Left with Individual
Status Date / Time:	February 12, 2025, 1:18 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CORTES MENDEZ JOSE M

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **02-21-30-503-0F00-0160**
Property Address: **147 HAYES RD WINTER SPRINGS, FL 32708**
Owners: **CORTES MENDEZ, JOSE M**

2025 Market Value $311,170 Assessed Value $213,626 Taxable Value $162,904
2024 Tax Bill $2,609.26 Tax Savings with Exemptions $2,246.03
The 3 Bed/2 Bath Single Family property is 1,350 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	02-21-30-503-0F00-0160
Property Address	147 HAYES RD WINTER SPRINGS, FL 32708
Mailing Address	147 HAYES RD WINTER SPGS, FL 32708-3128
Subdivision	NORTH ORLANDO RANCHES SEC 02A
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$229,770	$227,494
Depreciated Other Features	$1,400	$1,400
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$311,170	$308,894
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$97,544	$101,289
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$213,626	$207,605

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$4,855.29
Tax Bill Amount	$2,609.26
Tax Savings with Exemptions	$2,246.03

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CORTES MENDEZ, JOSE M

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

SEMINOLE COUNTY 2024 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Property I.D. Number	Alt Key	Escrow Code		Millage Code
02-21-30-503-0F00-0160	105898	0751	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

CORTES MENDEZ, JOSE M
147 HAYES RD
WINTER SPGS, FL 32708-3128

147 HAYES RD

LOT 16 BLK F NORTH ORLANDO RANCHES SEC 2A PB 12 PG 41

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE DOLLARS PER $1,000 OF TAXABLE VALUE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	4.8751	207,605	50,000	157,605	768.34
FIRE	2.7649	207,605	50,000	157,605	435.76
SCHOOL CAPITAL OUTLAY	1.5000	207,605	25,000	182,605	273.91
SCHOOL DISCRETIONARY(BASIC)	0.7480	207,605	25,000	182,605	136.59
SCHOOL RLE	3.0310	207,605	25,000	182,605	553.47
WINTER SPRINGS	2.6200	207,605	50,000	157,605	412.93
ST JOHNS WATER MANAGEMENT	0.1793	207,605	50,000	157,605	28.26

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$2,609.26

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
	TOTAL NON-AD VALOREM ASSESSMENTS	$0.00

COMBINED TAXES AND ASSESSMENTS	$2,609.26	See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

SEMINOLE COUNTY 2024 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Property I.D. Number	Alt Key	Escrow Code		Millage Code
02-21-30-503-0F00-0160	105898	0751	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

CORTES MENDEZ, JOSE M
147 HAYES RD
WINTER SPGS, FL 32708-3128

147 HAYES RD

LOT 16 BLK F NORTH ORLANDO RANCHES SEC 2A PB 12 PG 41

PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR, PO BOX 630, SANFORD, FL 32772-0630

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

11/27/2024 **Receipt # 9995-0751002897172325** **$2,504.89 Paid By LOAN CARE**