CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, MAY 27, 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 - April 2025
Code Compliance Monthly Report - April 2025.pdf

CONSENT AGENDA

Approval of the Tuesday, April 22, 2025 Code Enforcement Board Regular Meeting Minutes
2025 04 22 Code Enforcement Board Regular Meeting Minutes.pdf

PUBLIC HEARINGS : CONTINUED CASES

300. Not Used

PUBLIC HEARINGS : REPEAT CASES

400. Not Used

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE000238**
Address: 206 Cottonwood Dr
Respondent(s): Isabella Borini and/or Joseph Ariola
Violation: FBC Section 105.1 – *Permits, Required*
Presentation.pdf
Additional Case Information.pdf

501. **Case #2025CE000240**
Address: 140 W Trade Winds Rd
Respondent: Cheryl A. Meinhalt
Violation: IPMC Section 304.7 – *Roofs and Drainage*
Presentation.pdf
Additional Case Information.pdf

502. **Case #2025CE000297**
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 308.1 – *Accumulation of Rubbish or Garbage*
Presentation.pdf

Additional Case Information.pdf

503. **Case #2025CE000298**
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 303.2 – *Enclosures*
Presentation.pdf
Additional Case Information.pdf

504. **Case #2025CE000299**
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 302.7 – *Accessory Structures*
Presentation.pdf
Additional Case Information.pdf

505. **Case #2025CE000551**
Address: 621 Sailfish Rd
Respondent(s): Trinity Management Group, LLC Trust and/or
621 Sailfish Land Trust
Violation: WSCO Section 5-4(a) – *Permit Required for Tree Removal and Land Clearing*
Presentation.pdf
Additional Case Information.pdf

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. **Case #2024CE001363**
Address: 1112 Arbor Glen Cir
Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson
Violation: IPMC Section 302.3 – *Sidewalks and Driveways*
Presentation.pdf
Additional Case Information.pdf

REGULAR AGENDA

700. Not Used

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 | MAY 27, 2025 REGULAR MEETING

TITLE

Code Compliance Monthly Report - April 2025

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Informational

APRIL 2025

CODE COMPLIANCE MONTHLY REPORT

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

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Approval of the Tuesday, April 22, 2025 Code Enforcement Board Regular Meeting Minutes

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Board approve the minutes of the April 22, 2025 Code Enforcement Board Regular Meeting as presented.

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
CODE ENFORCEMENT BOARD
REGULAR MEETING
APRIL 22, 2025

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, April 22, 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 Attorney Amelia Ulmer, present
City Clerk Christian Gowan, present

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

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

Deputy Chief Presley noted that Item 500 on the agenda had come into compliance and requested that it be pulled from the agenda.

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

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

INFORMATIONAL AGENDA
100. Code Compliance Monthly Report - March 2025

No discussion.

CONSENT AGENDA
200) Approval of the Minutes from the Tuesday, March 25, 2025 Code Enforcement Board Regular Meeting

"I MAKE A MOTION THAT WE APPROVE THE MINUTES AS PRESENTED." MOTION BY VICE CHAIR MARTIN. SECONDED BY BOARD MEMBER GALLO. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

UNAPPROVED

PUBLIC HEARINGS: CONTINUED CASES
300. Not Used

PUBLIC HEARINGS: REPEAT CASES

400) Case #2025CE000323
Address: 31 N. Cortez Avenue
Respondent(s):Ronald G. Lesage and/or Corey A. Folan
Violation(s): IPMC Section 308.1 – *Accumulation of Rubbish or Garbage*

Note: The respondent was 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 finding the respondent had a repeat violation of Section 308.1 – Accumulation of Rubbish or Garbage, of the 2024 International Property Maintenance Code for the period beginning on February 20, 2025, and continuing until March 25, 2025, and consider the imposition of a fine of up to $500.00 per day for the 34 days the property was found to be in violation for the repeat violation.

Mr. Ronald Lesage, Respondent, 31 N. Cortez Avenue, Winter Springs testified the items on his trailer and truck were work equipment and not trash. He explained his challenging circumstances, including being hospitalized and working multiple jobs, which made it difficult to immediately clean up his property. Mr. Lesage discussed concerns about a lack of communication from the code enforcement officer, his efforts to keep his property clean but struggles, and requested a continuance of the proceedings.

Discussion followed on previous violations, neighboring properties, and the appeal process.

I WOULD MOVE TO FIND THAT, BASED ON THE PHOTOGRAPHS AND TESTIMONY FROM THE OFFICER AND TESTIMONY FROM THE RESPONDENT, SHOW THAT THERE IN FACT WAS A REPEAT VIOLATION OF IPMC SECTION 308.1, ACCUMULATION OF RUBBISH OR GARBAGE, AND THAT RESPONDENT COMMITTED A REPEAT VIOLATION OF IPMC 308.1 AND THAT THE REPEAT VIOLATION IS CURRENTLY CORRECTED AS OF MARCH 26, 2025. THE VIOLATION EXISTED 34 DAYS (FEBRUARY 20, 2025 – MARCH 26, 2025). A FINE IN THE AMOUNT OF FIFTY DOLLARS ($50.00) PER DAY FOR EVERY DAY THE VIOLATION EXISTED SHALL BE IMPOSED AS A RESULT OF THIS REPEAT VIOLATION TOTALING $1,700.00. MOTION BY BOARD MEMBER KAPROW. SECONDED BY VICE-CHAIR MARTIN. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

PUBLIC HEARINGS: NEW CASES

500) Case #2025CE000248
Address: 613 N Pinto Court
Respondent(s): Lockwood Darin A Living Trust an/or Lockwood Rebecca L Living Trust
Violation(s): IPMC Section 308.1 – *Accumulation of Rubbish or Garbage*

This case was not discussed.

UNAPPROVED

PUBLIC HEARINGS: NON-COMPLIANCE CASES

600) Case #2024CE001875
Address: 964 Papaya Lane
Respondent(s): Kevin R. Burch
Violation(s): IPMC Section 302.4 - ***Weeds***

Note: The respondent was not 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 the Board's previous order be imposed with a fine of $100 per day from February 13, 2025 and continuing until the violation was corrected.

I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY OF CODE OFFICER CHRIS ELBON CLEARLY SHOW THAT THERE IS SUFFICIENT SUPPORT TO SUBSTANTIATE THE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO A VIOLATION OF INTERNATIONAL PROPERTY MAINTENANCE CODE IPMC 302.4, WEEDS, AND THAT THE RESPONDENT IS IN VIOLATION OF IPMC, 302.4 AND THAT THE PENALTY SET FORTH IN THIS BOARD'S PREVIOUS ORDER DATED 28 JANUARY, 2025 SHALL BE IMPOSED CONSISTENT WITH THAT ORDER. MOTION BY VICE-CHAIR GALLO. SECONDED BY BOARD MEMBER KAPROW. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

REGULAR AGENDA
700. Not Used

ADJOURNMENT
Chair Gildea adjourned the meeting at 6:36 PM

RESPECTFULLY SUBMITTED:

_____
CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

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

UNAPPROVED

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2025CE000238
Address: 206 Cottonwood Dr
Respondent(s): Isabella Borini and/or Joseph Ariola
Violation: FBC Section 105.1 – *Permits, Required*

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 June 26, 2025 (30 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

May 27, 2025

Respondent(s): Isabella Borini and/or Joseph Ariola

Address: 206 Cottonwood Dr

Violation(s): FBC Section 105.1 – *Permits, Required*

Case No. 2025CE000238

FBC Section 105.1
Permits, Required

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Case Summary

February 5, 2025 – CCI Elbon arrived at the complainant's property to conduct an inspection of the referenced property based on a citizen complaint regarding an accessory structure constructed in the rear yard area without a permit. CCI Elbon observed an accessory structure in the rear yard area adjacent to the screened lanai that had been constructed between 10/2023 and 11/2024, according to SCPA imagery records. A permit check conducted on 02/05/2025, revealed no permits for the accessory structure adjacent to the screened lanai *(Exhibits 1-4)*.



Exhibit 1
Address: 206 Cottonwood Dr
Case No. 2025CE000238
Date Taken: February 5, 2025



Exhibit 2
Address: 206 Cottonwood Dr
Case No. 2025CE000238
Date Taken: February 5, 2025



Exhibit 3
Address: 206 Cottonwood Dr
Case No. 2025CE000238
SCPA Image Dated: 10/27/2023



Exhibit 4
Address: 206 Cottonwood Dr
Case No. 2025CE000238
SCPA Image Dated: 11/23/2024

Case Summary

February 5, 2025 – Courtesy Notice sent to the property owner(s) by USPS Regular First-Class Mail.

March 11, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained. A permit check conducted on 03/11/2025, revealed that Permit #RESD-2025-2948 had been applied for on 03/04/2025, but had not been issued for the accessory structure.

Case Summary

March 11, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

March 14, 2025 – Notice of Code Violation delivered to the property owner(s).

April 15, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that violation remained. A permit check conducted on 04/15/2025, revealed that Permit #RESD-2025-2948 had been applied for on 03/04/2025, but had not been issued for the accessory structure *(Exhibit 5)*.



Exhibit 5
Address: 206 Cottonwood Dr
Case No. 2025CE000238
Date Taken: April 15, 2025

Case Summary

April 21, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

April 23, 2025 – Notice of Hearing delivered to the property owner(s).

May 5, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that violation remained. A permit check conducted on 05/05/2025, revealed that Permit #RESD-2025-2948 had been applied for on 03/04/2025, but had not been issued for the accessory structure *(Exhibit 6)*.



Exhibit 6
Address: 206 Cottonwood Dr
Case No. 2025CE000238
Date Taken: May 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 June 26, 2025 (30 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

February 5, 2025

BORINI, ISABELLA AND/OR
ARIOLA, JOSEPH
206 COTTONWOOD DR
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000238

PROPERTY ADDRESS: 206 COTTONWOOD DR, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-511-0G00-0230

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	February 5, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction of a building or structure without first obtaining applicable permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction or remove building or structure. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 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 **March 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: 2025CE000238

PROPERTY ADDRESS: 206 COTTONWOOD DR, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
FBC Section 105.1 – Permits, Required	Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

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

March 11, 2025

BORINI, ISABELLA AND/OR
ARIOLA, JOSEPH
206 COTTONWOOD DR
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000238

PROPERTY ADDRESS: 206 COTTONWOOD DR, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-511-0G00-0230

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	February 5, 2025 March 11, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction of a building or structure without first obtaining applicable permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction or remove building or structure. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 13, 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 **April 13, 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: 2025CE000238

PROPERTY ADDRESS: 206 COTTONWOOD DR, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
FBC Section 105.1 – Permits, Required	Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765451622775

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
Mar 11 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282495

USPS CERTIFIED MAIL



9414 8118 9876 5451 6227 75

BORINI, ISABELLA AND/OR
ARIOLA, JOSEPH
206 COTTONWOOD DR
WINTER SPGS FL 32708-3402



Reference	NOV - 2025CE000238 - ELBON
USPS #	9414811898765451622775
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 3:46 pm on March 14, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, March 13, 2025, 8:47 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 03/13/2025 Departed USPS Regional Facility, March 12, 2025, 9:25 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 12, 2025, 8:52 pm, ORLANDO FL DISTRIBUTION CENTER USPS picked up item, March 12, 2025, 9:29 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/11/2025, 2:40 pm, WINTER SPRINGS, FL 32708

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Date Verified: 03/15/2025 00:28:51 (UTC)

UNITED STATES POSTAL SERVICE

March 14, 2025

Dear Reference NOV 2025CE000238 ELBON:

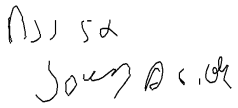
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5451 6227 75**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 14, 2025, 3:46 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARIOLA JOSEPH BORINI ISABELLA AND OR

Recipient Signature

Signature of Recipient:



Address of Recipient: 206 COTTONWOOD DR,
WINTER SPRINGS, FL 32708

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

BORINI, ISABELLA AND/OR
ARIOLA, JOSEPH
Respondent(s) /

CASE NO. 2025CE000238

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 206 COTTONWOOD DR, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-511-0G00-0230

PROPERTY OWNER(S): BORINI, ISABELLA AND/OR ARIOLA, JOSEPH

MAILING ADDRESS: 206 COTTONWOOD DR, 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, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765449363628

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
Apr 21 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485640

USPS CERTIFIED MAIL



9414 8118 9876 5449 3636 28

BORINI, ISABELLA AND/OR
ARIOLA, JOSEPH
206 COTTONWOOD DR
WINTER SPGS FL 32708-3402



Reference	NOH - 2025CE000238 - ELBON
USPS #	9414811898765449363628
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 2:57 pm on April 23, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, April 22, 2025, 9:02 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 04/22/2025 Departed USPS Regional Facility, April 21, 2025, 8:59 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 21, 2025, 8:00 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 21, 2025, 6:45 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/21/2025, 11:01 am, WINTER SPRINGS, FL 32708

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Date Verified: 04/24/2025 01:01:06 (UTC)

UNITED STATES POSTAL SERVICE

April 24, 2025

Dear Reference NOH 2025CE000238 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 3636 28**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 23, 2025, 2:57 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARIOLA JOSEPH BORINI ISABELLA AND OR

Recipient Signature

Signature of Recipient:



Address of Recipient:

206 COTTONWOOD DR,
WINTER SPRINGS, FL 32708

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

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Building Permit

After-the-fact

The Community Development Director reserves the right to determine whether this application is complete and accurate. An incomplete application will not be processed and will be returned to the applicant. The application shall be reviewed per applicable Florida Building Code.

Per Sec. 9-607 Residential compatibility and harmony regulations. Before any building permit is issued for the addition, modification or expansion of any building or structure on a residential lot, the city manager or designee shall consider and review the plans and specifications to determine whether or not the proposed addition, modification or expansion is compatible and in harmony with existing buildings and structures on the subject property and with the surrounding neighborhood. Compatibility and harmony shall be determined based on a review of the setting, landscaping, proportions, materials, colors, texture, scale, unity, balance, rhythm, contrast and simplicity of the proposed addition, modification or expansion. Applications shall be reviewed for sufficiency (completeness) within thirty (30) calendar days per FL Statue 166.033.

PERMIT TYPE (Check One): ___Commercial ✓Residential **Specify Occupancy Group:** ____

Effective Codes: Florida Building Codes, 8th Edition 2024 Building, Residential, Existing Building, Mechanical Plumbing, Fuel Gas, Energy Conservation, Accessibility; 2023 Electrical (NEC); 8th Edition 2023 Fire Prevention

PERMITS REQUESTED (Check all that apply)

✓ Electrical ___ Mechanical ___ Plumbing ✓ Roof ___ Gas ___ Pool

___ Alteration ___ Addition ___ Demo ✓ New Construction _____ Other (Specify)

___ Shed Code Sec. 6-84 Sec. 9-607 Residential compatibility and harmony regulations.

___ Accessory Dwelling Units (ADU) Code Sec. 6-85

PROPERTY OWNER NAME: Joseph Ariola

Email: Jocariolaa@gmail.com Phone#: 708-882-3613

Mailing Address: 206 Cottonwood drive,

Project address: 206 cottonwood drive

Parcel # _____ Subdivision: _____ Lot # _____

PERSON WHO WILL UPLOAD PLANS* (First, Last): _____

Email: _____ Phone#: _____

CONTRACTOR: _____ License#: _____
(Business Name)

Qualifier Name: _____ Phone #: _____

Email: _____ Mobile#: _____

Address: _____

Complete Description of Work: Deck 360 Sq ft.

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Building Permit

ELECTRICAL: (Check One)

✓ Single Phase ___ Three Phase =<240Volt ___ Three Phase >240Volt ___ T-Pole Needed

Existing Amperage: 20 AMP Amperage Added: _____ Total Amperage: _____

MECHANICAL: Tons ____ Seer ____ Split ____ Package ____ Roof Top ____ Curb/Stand ____ Attic ____

PLUMBING: Number of Fixtures _____ ***Florida Building Code Plumbing Sec.403***

ROOF: ___ Shingle/Shake ✓ Metal ___ Tile ___ Modified ___ Other Number of Squares: _____

SLOPE: ___ Flat ✓ Pitched **EVE HEIGHT:** ____ **PITCH:** 2x12 **PHOTOS:** ____ Adjacent Residences

GAS: # Outlets ____ (Check all that Apply) ___ Propane ___ Natural Gas ___ Existing Tank/Meter _____ Survey

TOTAL PROJECT COST $ 4,400 **TOTAL SQ FOOTAGE:** 360 Sq-ft
(Including Labor and Materials)

Living (SF) 1st Floor: _____ Living (SF) 2nd Floor: _____ All Other Living (SF): _____

Garage: _____ Entry: _____ Rear Porch: _____ Other non-air conditioned: _____

PLANNING: Provide Total Lot Coverage % 2.6 include all improvements for the calculation.
Depict Setbacks on Survey ____ Color Renderings: _____ Height: _____Primary _____ Proposed

TREE REMOVAL: Yes/No? ____ Tree Survey ____ (Chapter 5 Tree Protection and Preservation)
****If trees are being removed, a separate Arbor Permit is required****

ENGINEERING: _____Finished Floor Elevation

ROOF PROJECT COST based material; Shingle $200/Square, Metal $300/Square, Tile $400/Square
NEW CONSTRUCTION PROJECT COST WILL BE BASED ON **CURRENT** ICC BUILDING DATA TABLE OR ACTUAL VALUE WHICHEVER IS GREATER

SUBCONTRACTORS

Trade	Company Name	Qualifier Name	License Number	Project Cost
Electrical				$
Email:		Phone:		
Mechanical				$
Email:		Phone:		
Plumbing				$
Email:		Phone:		
Roofer				$
Email:		Phone:		
Gas				$
Email:		Phone:		
Other (Specify)				$
Email:		Phone:		

CITY OF WINTER SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1126 East State Road 434
Winter Springs, Florida 32708
customerservice@winterspringsfl.org

Application – Building Permit

NOTICE

Application is hereby made to obtain a permit to do the work and installation as indicated. ***I certify that no work or installation has commenced prior to issuance of a permit*** and that all work will be performed to meet all codes, standards and laws governing construction in this jurisdiction. I also certify that all required insurances for myself and any trades are in accordance with state laws. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, POOLS, FURNACES, BOILERS, HEATERS, TANKS AND AIR CONDITIONING SYSTEMS.

I FURTHER UNDERSTAND THAT WORK MUST COMMENCE WITHIN 6 MONTHS FROM THE DATE OF PERMIT ISSUANCE AND THAT THE PERMIT WILL EXPIRE IF THE WORK AUTHORIZED BY THE PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AFTER THE TIME THE WORK IS COMMENCED PER THE FLORIDA BUILDING CODE BUILDING SECTION 105.4

I certify that I have read and understand this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel any other state or local law regulating construction or performance of construction.

This application must be signed in the presence of a notary.

Owner/Agent Signature

Joseph Ariola
Name (Print)

STATE OF FLORIDA, COUNTY OF SEMINOLE

The foregoing instrument was acknowledged

Before me this 3rd day of March

20 25 By Joseph Anthony Ariola

who is personally known to me/or has produced

FLDL

as identification and who (did not) take an oath.

Notary
(seal)

TAMALEE GOPAUL
Notary Public - State of Florida
Commission # HH 618524
My Comm. Expires Dec 4, 2028
Bonded through National Notary Assn.

Contractor Signature

Name (Print)

STATE OF FLORIDA, COUNTY OF SEMINOLE

The foregoing instrument was acknowledged

Before me this _____ day of _____

20____ By _____

who is personally known to me/or has produced

as identification and who (did not) take an oath.

Notary
(seal)

NOTES:
1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION ONLY, UNLESS NOTED. SUBJECT TO EXCEPTIONS LISTED IN OLD REPUBLIC NATIONAL TITLE COMMITMENT NO.: 3-23-10082 DATED 03-17-23.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4565
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL. 32746
PH. (407) 696-1155

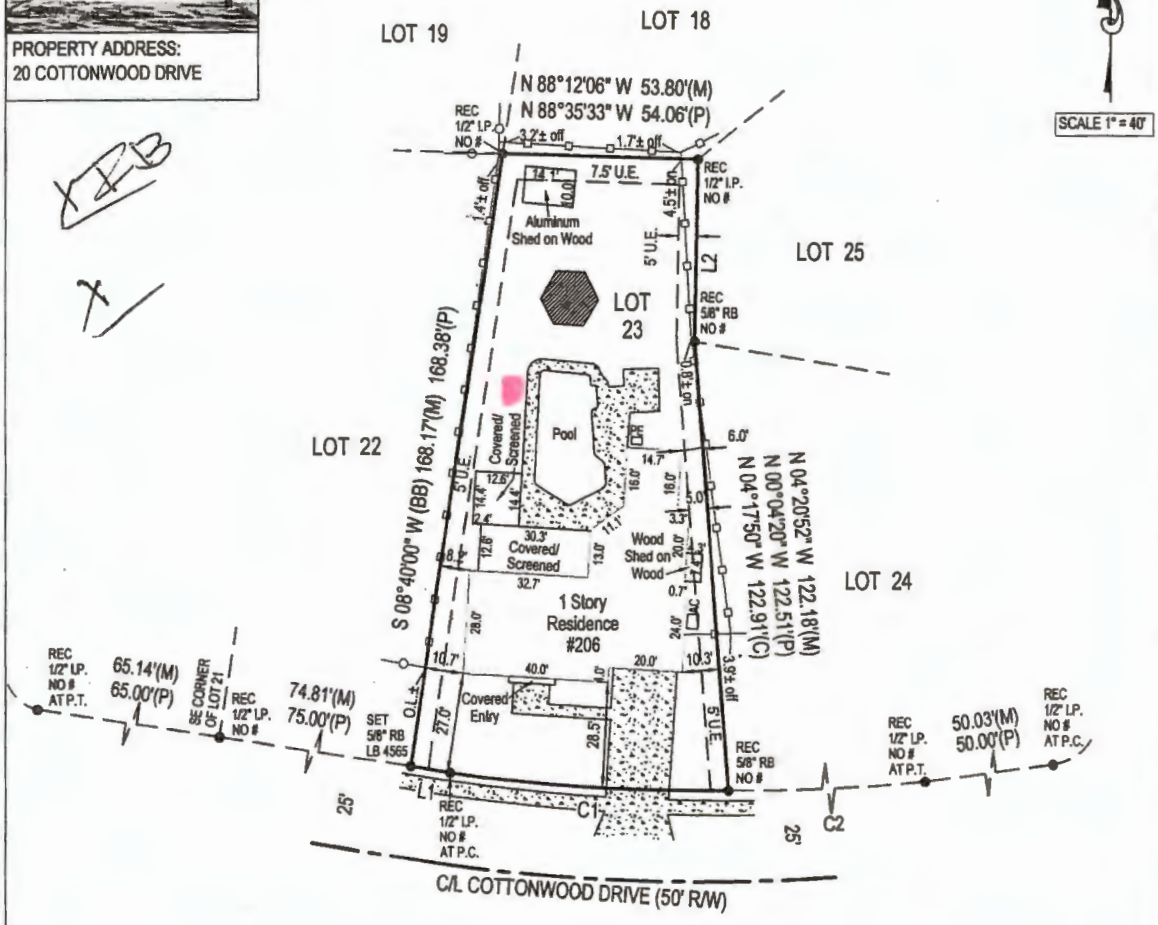
FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12117C 0170 F DATED 09-28-07.

0 40 80

SCALE 1" = 40'



PROPERTY ADDRESS:
20 COTTONWOOD DRIVE



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(M)	503.08'	8°43'56"	76.67'	76.60'	S 86°21'18" E
C1(P)	503.08'	8°44'20"	76.73'		
C2(M)	503.08'	7°26'18"	65.31'	65.26'	S 86°54'24" W
C2(P)	503.08'	7°25'40"	65.22'		

LINE	BEARING	DISTANCE
L1(M)	N 80°51'43" W	11.19'
L1(P)	S 81°20'00" E	11.19'
L2(M)	N 01°01'39" E	49.39'
L2(P)	N 01°17'14" E	50.00'

DESCRIPTION: LOT 23, BLOCK G, FOXMOOR UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 70 AND 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
ISABELLA BORINI AND JOSEPH ARIOLA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
UNITED WHOLESALE MORTGAGE, LLC, ISAOA/ATIMA
MAGNOLIA CLOSING COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ORDERED BY:
Magnolia CLOSING CO.

JOB NO.: 23-657
DATE:
FIELD: 04-07-23
SIGNED: 04-10-23
DRAWN BY: JDB
P.C.: KJ
CHECKED BY: RWJ

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

LEGEND
PAVERS / BRICK | ASPHALT | Wood
PRC- POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E.- UTILITY EASEMENT
D.E.- DRAINAGE EASEMENT
L.E.- LANDSCAPE EASEMENT
P.E.- POOL EQUIPMENT
P.P.- POWER POLE
-x- CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
-o- VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OHL OVERHEAD LINE +/-
Point Not Found or Set
P.O.L.
DENOTES REFERENCE POINT ON LINE
R/W Denotes RIGHT-OF-WAY

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

OWNER BUILDER STATEMENT/AFFIDAVIT

Altamonte Springs, Casselberry, Lake Mary, Longwood, Oviedo, Sanford, Seminole County, Winter Springs

Florida Statutes are quoted here in part for your information to indicate the authority for exemptions for homeowners from qualifying as contractors and to express any applicable restrictions and responsibilities.

OWNERS MUST PERSONALLY APPEAR AT THE BUILDING DIVISION TO SIGN THIS DOCUMENT

BY SIGNING THIS STATEMENT, I ATTEST THAT: *(Initial to the left of each statement)*

JA	**I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.**
JA	**I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.**
JA	**I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on all permits and contracts.**
JA	**I Understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed $75,000. The building or residence must be for my own use or occupancy. It may not be built or improved for sale or lease. If a building or residence that I have built or improved myself is sold or leased within in 1 year after the construction is complete, the law will presume that I built or improved it for sale or lease, which violates this exemption.**
JA	**I understand that, as the owner-builder, I must provide direct, on-site supervision of the construction Florida State Statue Chapter 489 Section 489.113.**
JA	**I understand that I may not hire an unlicensed individual person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by city ordinance.**
JA	**I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.**
JA	**I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who Is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.**

JA	**I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, fire codes and zoning regulations.**
JA	**I am of aware of the necessary construction practices for the work that I will be doing, I am sufficiently aware of the Florida Building Code to conduct this work and I have access to the Florida Building Code.**
JA	**I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 1-850-487-1395 or at www.myflorida.com/dbpr/pro/cilb/ for more information about licensed contractors.**
JA	**I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address_____.**
JA	**I agree to notify the building department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure or in the permit application package.**
JA	**Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board, the Department of Business and Professional Regulation and the building department may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is property licensed and the status of the contractor's workers' compensation coverage.**

Property Owner Signature: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 14 day of February 20 25 by Joseph Ariola

Who is personally known to me or who has produced FL DL (Type of I.D) as identification and who did (did not) take an oath.

NOTARY SEAL

JULISSA STEWART
Notary Public - State of Florida
Commission # HH 583926
My Comm. Expires Aug 18, 2028
Bonded through National Notary Assn.

Signature of Notary

Julissa Stewart
Name of Notary Typed or Print

A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding 1 year and a $1,000.00 fine in addition to any civil penalties. In addition, the local permitting jurisdiction shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

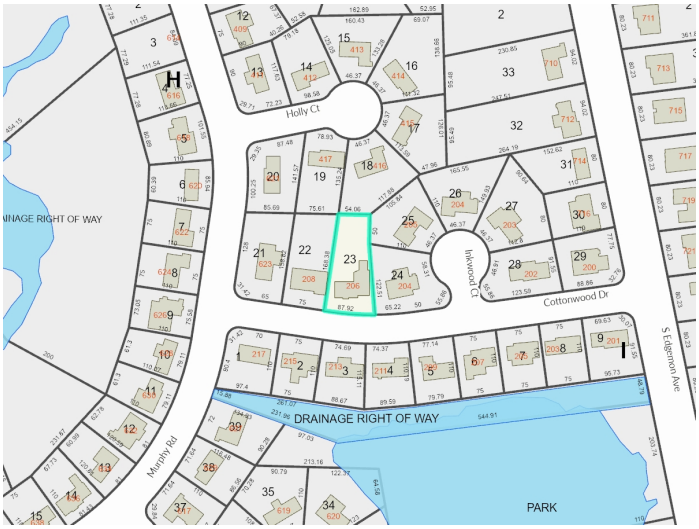
Parcel: **03-21-30-511-0G00-0230**
Property Address: **206 COTTONWOOD DR WINTER SPRINGS, FL 32708**
Owners: **BORINI, ISABELLA; ARIOLA, JOSEPH**

2025 Market Value $360,695 Assessed Value $360,695 Taxable Value $360,695

2024 Tax Bill $5,613.13

The 3 Bed/2 Bath Single Family property is 2,078 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-511-0G00-0230
Property Address	206 COTTONWOOD DR WINTER SPRINGS, FL 32708
Mailing Address	206 COTTONWOOD DR WINTER SPGS, FL 32708-3402
Subdivision	FOXMOOR UNIT 1
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
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	$252,478	$248,514
Depreciated Other Features	$28,217	$28,594
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$360,695	$357,108
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$360,695	$357,108

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,613.13
Tax Bill Amount	$5,613.13
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BORINI, ISABELLA - Joint Tenants with right of Survivorship
ARIOLA, JOSEPH - Joint Tenants with right of Survivorshi

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
03-21-30-511-0G00-0230	111264	0904	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

BORINI, ISABELLA & ARIOLA, JOSEPH
206 COTTONWOOD DR
WINTER SPGS, FL 32708-3402

206 COTTONWOOD DR

LOT 23 BLK G FOXMOOR UNIT 1 PB 19
PGS 70 + 71

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	357,108	0	357,108	1,740.94
FIRE	2.7649	357,108	0	357,108	987.37
SCHOOL CAPITAL OUTLAY	1.5000	357,108	0	357,108	535.66
SCHOOL DISCRETIONARY(BASIC)	0.7480	357,108	0	357,108	267.12
SCHOOL RLE	3.0310	357,108	0	357,108	1,082.39
WINTER SPRINGS	2.6200	357,108	0	357,108	935.62
ST JOHNS WATER MANAGEMENT	0.1793	357,108	0	357,108	64.03

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,613.13

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$5,613.13	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
03-21-30-511-0G00-0230	111264	0904	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

BORINI, ISABELLA & ARIOLA, JOSEPH
206 COTTONWOOD DR
WINTER SPGS, FL 32708-3402

206 COTTONWOOD DR

LOT 23 BLK G FOXMOOR UNIT 1 PB 19
PGS 70 + 71

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 # 9995-0904002635851984** **$5,388.60** **Paid By NATIONSTAR MTG LL**

PUBLIC HEARINGS : NEW CASES ITEM 501

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2025CE000240
Address: 140 W Trade Winds Rd
Respondent: Cheryl A. Meinhalt
Violation: IPMC Section 304.7 – *Roofs and Drainage*

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 August 25, 2025 (90 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

May 27, 2025

Respondent(s): Cheryl A. Meinhalt

Address: 140 W Trade Winds Rd

Violation(s): IPMC Section 304.7 – *Roofs and Drainage*

Case No. 2025CE000240

IPMC Section 304.7
Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Case No. 2025CE000240

Case Summary

February 4, 2025 – CCI Elbon arrived at the complainant's property to conduct an inspection of the referenced property based on a citizen complaint regarding the condition of the roof of the reference property. CCI Elbon observed that the roof failed to be maintained sound, tight and without defects that admit rain, and was in such a state of disrepair that the structure was deemed unsafe and unfit for human occupancy. CCI Elbon posted notice for of unsafe structure at the referenced property *(Exhibits 1-5)*.

Case No. 2025CE000240



Exhibit 1
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: February 4, 2025



Exhibit 2
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: February 4, 2025



Exhibit 3
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: February 4, 2025

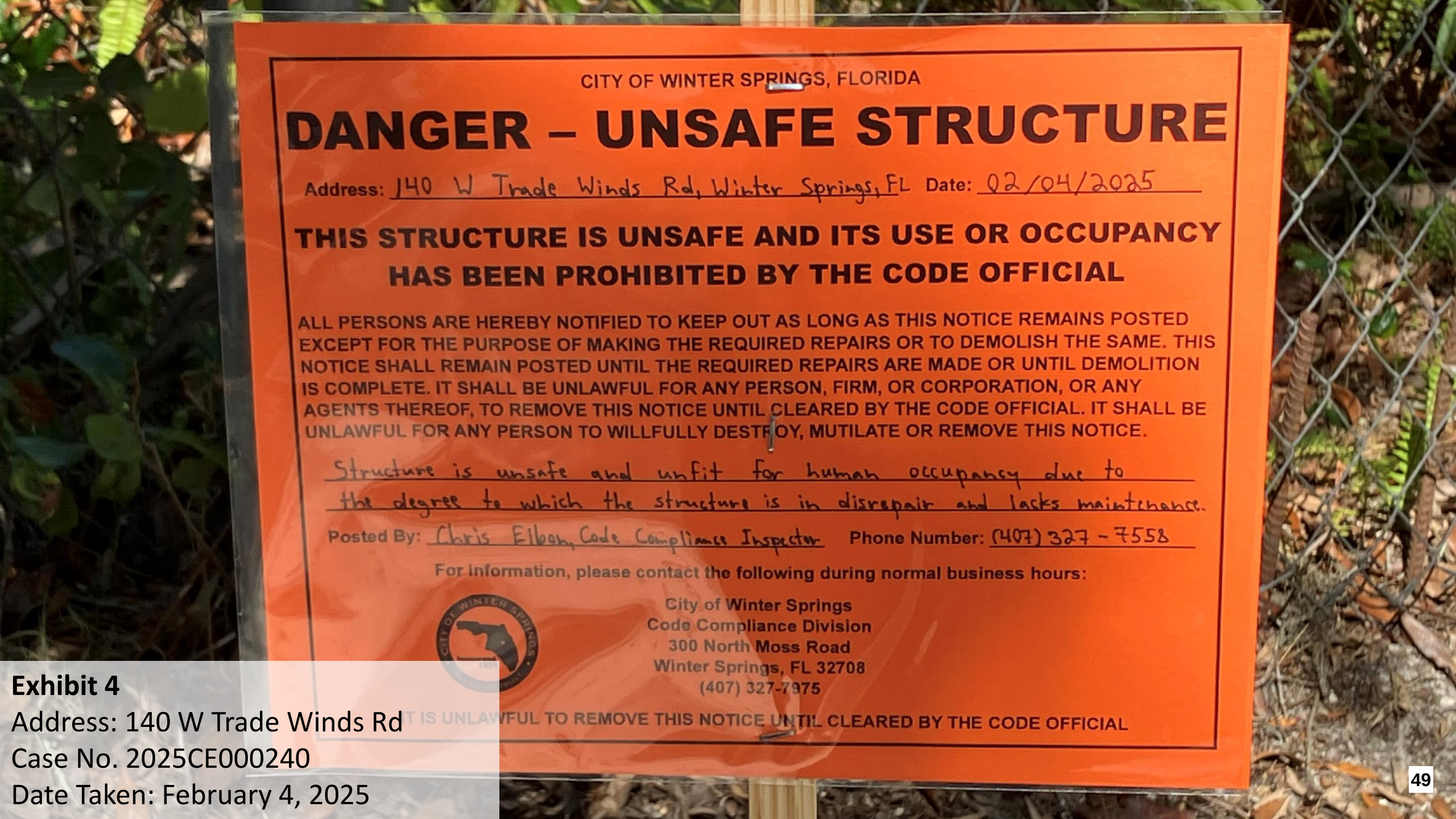


Exhibit 4
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: February 4, 2025



Exhibit 5
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: February 4, 2025

Case Summary

February 5, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

February 14, 2025 – Notice of Code Violation delivered to the property owner(s).

March 11, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation *(Exhibits 6-8)*.



Exhibit 6
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: March 11, 2025



Exhibit 7
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: March 11, 2025



Exhibit 8
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: March 11, 2025

Case Summary

March 11, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

March 17, 2025 – Notice of Hearing delivered to the property owner(s).

May 5, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation *(Exhibits 9-11)*.



Exhibit 9
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: May 5, 2025



Exhibit 10
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: May 5, 2025



Exhibit 11
Address: 140 W Trade Winds Rd
Case No. 2025CE000240
Date Taken: May 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 August 25, 2025 (90 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

February 5, 2025

MEINHALT, CHERYL A
140 W TRADE WINDS RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000240

PROPERTY ADDRESS: 140 W TRADE WINDS RD, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-5BJ-0B00-0060

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	February 4, 2025

Municipal Code	**Violation/Corrective Action**
	Note: Structure found to be an unsafe and hazardous structure, and a structure unfit for human occupancy IAW Section 109.1 – *Unsafe Conditions*, Section 109.1.1 – *Unsafe* Structures, Section 109.1.3 – *Structure Unfit for Human Occupancy*, and Section 109.1.5 – *Hazardous Structures or Premises* of the 2024 International Property Maintenance Code (IPMC) due to the degree of disrepair of the roof. Notice posted to property advising of unsafe structure.
IPMC Section 304.7 – Roofs and Drainage	Roof fails to be sound, tight and without defects. Repair roof in a workmanlike manner. Apply for and obtain Winter Springs permit prior to performing repairs. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 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 **March 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: 2025CE000240

PROPERTY ADDRESS: 140 W TRADE WINDS RD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 304.7 – Roofs and Drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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: 941481189876545007713 2

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
Feb 05 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485632

USPS CERTIFIED MAIL



9414 8118 9876 5450 0771 32

MEINHALT, CHERYL A
140 W TRADE WINDS RD
WINTER SPGS FL 32708-3520



Reference	NOV - 2025CE000240 - ELBON
USPS #	9414811898765450077132
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 12:13 pm on February 14, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 02/08/2025, 12:55 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, February 7, 2025, 9:54 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 02/07/2025 Departed USPS Regional Facility, February 6, 2025, 9:14 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, February 6, 2025, 7:35 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, February 6, 2025, 6:20 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 02/05/2025, 2:11 pm, WINTER SPRINGS, FL 32708

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Date Verified: 02/15/2025 12:50:57 (UTC)

UNITED STATES POSTAL SERVICE

February 15, 2025

Dear Reference NOV 2025CE000240 ELBON:

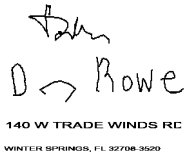
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5450 0771 32**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	February 14, 2025, 12:13 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	MEINHALT CHERYL A

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

MEINHALT, CHERYL A
Respondent(s) /

CASE NO. 2025CE000240

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 140 W TRADE WINDS RD, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-5BJ-0B00-0060

PROPERTY OWNER(S): MEINHALT, CHERYL A

MAILING ADDRESS: 140 W TRADE WINDS 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, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765451628357

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

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USPS CERTIFIED MAIL



9414 8118 9876 5451 6283 57

MEINHALT, CHERYL A
140 W TRADE WINDS RD
WINTER SPGS FL 32708-3520



Reference	NOH - 2025CE000240 - ELBON
USPS #	9414811898765451628357
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 12:43 pm on March 17, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Notice Left (No Authorized Recipient Available), 03/14/2025, 4:05 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, March 13, 2025, 8:47 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 03/13/2025 Departed USPS Regional Facility, March 12, 2025, 9:25 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 12, 2025, 8:45 pm, ORLANDO FL DISTRIBUTION CENTER USPS picked up item, March 12, 2025, 9:29 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/11/2025, 2:53 pm, 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: 03/18/2025 02:47:59 (UTC)

UNITED STATES POSTAL SERVICE

March 18, 2025

Dear Reference NOH 2025CE000240 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5451 6283 57**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	March 17, 2025, 12:43 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	MEINHALT CHERYL A

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: **03-21-30-5BJ-0B00-0060**
Property Address: **140 W TRADE WINDS RD WINTER SPRINGS, FL 32708**
Owners: **MEINHALT, CHERYL A**

2025 Market Value $325,835 Assessed Value $184,304 Taxable Value $133,582
2024 Tax Bill $2,161.36 Tax Savings with Exemptions $2,779.39
The 3 Bed/2 Bath Single Family property is 1,737 SF and a lot size of 1.08 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-5BJ-0B00-0060
Property Address	140 W TRADE WINDS RD WINTER SPRINGS, FL 32708
Mailing Address	140 W TRADE WINDS RD WINTER SPGS, FL 32708-3520
Subdivision	NORTH ORLANDO RANCHES SEC 03
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
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	$223,435	$211,931
Depreciated Other Features	$3,400	$3,400
Land Value (Market)	$99,000	$99,000
Land Value Agriculture	$0	$0
Just/Market Value	$325,835	$314,331
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$141,531	$135,221
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$184,304	$179,110

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$4,940.75
Tax Bill Amount	$2,161.36
Tax Savings with Exemptions	$2,779.39

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
MEINHALT, CHERYL A

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
03-21-30-5BJ-0B00-0060	112986		APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

MEINHALT, CHERYL A
140 W TRADE WINDS RD
WINTER SPGS, FL 32708-3520

140 W TRADE WINDS RD

LOT 6 BLK B (LESS WLY 135 FT)
NORTH ORLANDO RANCHES SEC 3 PB
12 PG 34

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	179,110	50,000	129,110	629.42
FIRE	2.7649	179,110	50,000	129,110	356.98
SCHOOL CAPITAL OUTLAY	1.5000	179,110	25,000	154,110	231.17
SCHOOL DISCRETIONARY(BASIC)	0.7480	179,110	25,000	154,110	115.27
SCHOOL RLE	3.0310	179,110	25,000	154,110	467.11
WINTER SPRINGS	2.6200	179,110	50,000	129,110	338.27
ST JOHNS WATER MANAGEMENT	0.1793	179,110	50,000	129,110	23.15

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$2,161.37

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$2,161.37	See reverse side for important information.

If Paid By	Dec 31, 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
03-21-30-5BJ-0B00-0060	112986		APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

MEINHALT, CHERYL A
140 W TRADE WINDS RD
WINTER SPGS, FL 32708-3520

140 W TRADE WINDS RD

LOT 6 BLK B (LESS WLY 135 FT)
NORTH ORLANDO RANCHES SEC 3 PB
12 PG 34

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

If Paid By	Dec 31, 2024				
Please Pay	$0.00				

12/30/2024 **Receipt # 0609-IC00043292324329** **$2,096.53 Paid By MEINHALT, CHERYL A**

PUBLIC HEARINGS : NEW CASES ITEM 502

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2025CE000297
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 308.1 – *Accumulation of Rubbish or Garbage*

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 June 11, 2025 (15 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

May 27, 2025

Respondent(s): Heather S. Williams

Address: 700 Cottontail Ct

Violation(s): IPMC Section 308.1 – *Accumulation of Rubbish or Garbage*

Case No. 2025CE000297

IPMC Section 308.1
Accumulation of Rubbish or Garbage

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Case No. 2025CE000297

Case Summary

January 27, 2025 – CCI Elbon arrived at the complainant's property to conduct an inspection of the referenced property based on a citizen complaint regarding the condition of the neighboring property. CCI Elbon observed an accumulation of rubbish and debris on the referenced property *(Exhibits 1-3)*.



Exhibit 1
Address: 700 Cottontail Ct
Case No. 2025CE000297
Date Taken: January 27, 2025



Exhibit 2
Address: 700 Cottontail Ct
Case No. 2025CE000297
Date Taken: January 27, 2025



Exhibit 3
Address: 700 Cottontail Ct
Case No. 2025CE000297
Date Taken: January 27, 2025

Case Summary

February 19, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

February 26, 2025 – Notice of Code Violation delivered to the property owner(s).

March 25, 2025 – CCI Elbon conducted a re-inspection of the referenced property but was unable to determine if the violation had been corrected. CCI Elbon spoke with the property owner/occupant by phone and advised that another two weeks were needed to correct the violation.

Case Summary

March 25, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

April 4, 2025 – Notice of Hearing delivered to the property owner(s).

May 6, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation *(Exhibits 4-6)*.



Exhibit 4
Address: 700 Cottontail Ct
Case No. 2025CE000297
Date Taken: May 6, 2025



Exhibit 5
Address: 700 Cottontail Ct
Case No. 2025CE000297
Date Taken: May 6, 2025



Exhibit 6
Address: 700 Cottontail Ct
Case No. 2025CE000297
Date Taken: May 6, 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 June 11, 2025 (15 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

February 19, 2025

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000297

PROPERTY ADDRESS: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5300

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 27, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 308.1 – Accumulation of Rubbish or Garbage	Property fails to be maintained free from accumulations of rubbish or garbage. Remove and properly dispose of all accumulations of rubbish, garbage, or debris from the entire property.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 24, 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 **March 24, 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: 2025CE000297

PROPERTY ADDRESS: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 308.1 – Accumulation of Rubbish or Garbage	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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: 941481189876545682156 2

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
Feb 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5456 8215 62

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS FL 32708-5140



Reference	NOV - 2025CE000296-299 - ELBON
USPS #	9414811898765456821562
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 2:37 pm on February 26, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Notice Left (No Authorized Recipient Available), 02/22/2025, 11:56 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, February 21, 2025, 7:42 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 02/21/2025 Departed USPS Regional Facility, February 20, 2025, 9:52 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, February 20, 2025, 7:43 pm, ORLANDO FL DISTRIBUTION CENTER USPS picked up item, February 20, 2025, 8:46 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 02/19/2025, 10:24 am, WINTER SPRINGS, FL 32708

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Date Verified: 02/27/2025 01:23:40 (UTC)

UNITED STATES POSTAL SERVICE

February 27, 2025

Dear Reference NOV 2025CE000296 299 ELBON:

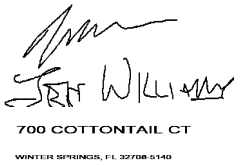
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5456 8215 62**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	February 26, 2025, 2:37 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:

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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.

WILLIAMS, HEATHER S
Respondent(s) /

CASE NO. 2025CE000297

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5300

PROPERTY OWNER(S): WILLIAMS, HEATHER S

MAILING ADDRESS: 700 COTTONTAIL CT, 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, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765445065113

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
Mar 25 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485632

USPS CERTIFIED MAIL



9414 8118 9876 5445 0651 13

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS FL 32708-5140



Reference	NOH - 2025CE000297, 298, 299 - ELBON
USPS #	9414811898765445065113
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 11:36 am on April 4, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 03/28/2025, 11:48 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, March 27, 2025, 9:52 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 03/27/2025 Departed USPS Regional Facility, March 26, 2025, 9:17 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 26, 2025, 7:58 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, March 26, 2025, 5:58 pm, WINTER SPRINGS, FL 32708 USPS picked up item, March 26, 2025, 9:21 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/25/2025, 2:23 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/05/2025 07:16:26 (UTC)

UNITED STATES POSTAL SERVICE

April 5, 2025

Dear Reference NOH 2025CE000297 298 299 ELBON:

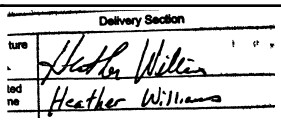
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5445 0651 13**.

Item Details

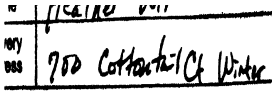
Status:	Delivered, Left with Individual
Status Date / Time:	April 4, 2025, 11:36 am
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:



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Washington, D.C. 20260-0004

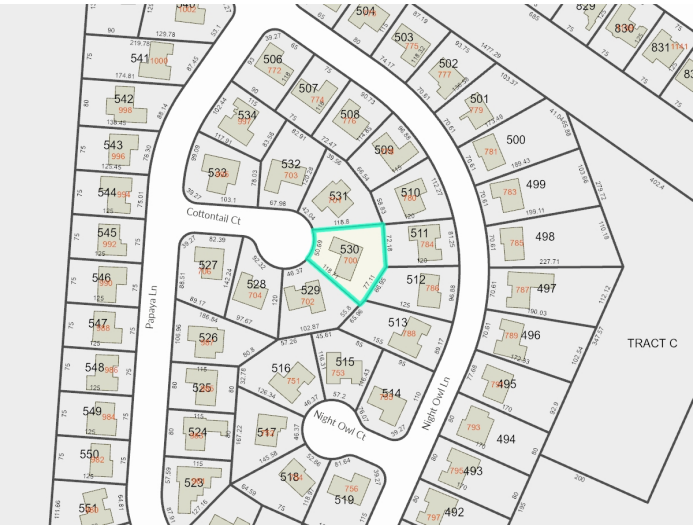
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-5HN-0000-5300**
Property Address: **700 COTTONTAIL CT WINTER SPRINGS, FL 32708**
Owners: **WILLIAMS, HEATHER S**

2025 Market Value $368,104 Assessed Value $361,202 Taxable Value $361,202
2024 Tax Bill $5,345.15 Tax Savings with Non-Hx Cap $363.49
The 3 Bed/2 Bath Single Family property is 1,740 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-5HN-0000-5300
Property Address	700 COTTONTAIL CT WINTER SPRINGS, FL 32708
Mailing Address	700 COTTONTAIL CT WINTER SPGS, FL 32708-5140
Subdivision	OAK FOREST UNIT 5
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
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	$249,264	$244,304
Depreciated Other Features	$28,840	$28,880
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$368,104	$363,184
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$6,902	$34,819
P&G Adjustment	$0	$0
Assessed Value	$361,202	$328,365

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,708.64
Tax Bill Amount	$5,345.15
Tax Savings with Exemptions	$363.49

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
WILLIAMS, HEATHER S

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
12-21-30-5HN-0000-5300	152370	0802	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS, FL 32708-5140

700 COTTONTAIL CT

LOT 530 OAK FOREST UNIT 5 PB 31
PGS 89 & 90

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	328,365	0	328,365	1,600.81
FIRE	2.7649	328,365	0	328,365	907.90
SCHOOL CAPITAL OUTLAY	1.5000	363,184	0	363,184	544.78
SCHOOL DISCRETIONARY(BASIC)	0.7480	363,184	0	363,184	271.66
SCHOOL RLE	3.0310	363,184	0	363,184	1,100.81
WINTER SPRINGS	2.6200	328,365	0	328,365	860.32
ST JOHNS WATER MANAGEMENT	0.1793	328,365	0	328,365	58.88

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,345.16

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
WSOM-WSOM WS OAK FOREST MAINTENANCE	@ 1.0000	60.00

	TOTAL NON-AD VALOREM ASSESSMENTS	$60.00

COMBINED TAXES AND ASSESSMENTS	$5,405.16	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
12-21-30-5HN-0000-5300	152370	0802	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS, FL 32708-5140

700 COTTONTAIL CT

LOT 530 OAK FOREST UNIT 5 PB 31
PGS 89 & 90

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 # 9995-0802002492522079 $5,188.95 Paid By SHELLPOINT MORTGA**

PUBLIC HEARINGS : NEW CASES ITEM 503

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2025CE000298
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 303.2 – *Enclosures*

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 June 11, 2025 (15 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

May 27, 2025

Respondent(s): Heather S. Williams

Address: 700 Cottontail Ct

Violation(s): IPMC Section 303.2 – *Enclosures*

Case No. 2025CE000298

IPMC Section 303.2
Enclosures

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Case No. 2025CE000298

Case Summary

January 27, 2025 – CCI Elbon arrived at the complainant's property to conduct an inspection of the referenced property based on a citizen complaint regarding the condition of the neighboring property. CCI Elbon observed a pool enclosure which failed to be maintained to adequately secure the pool *(Exhibits 1-3)*.



Exhibit 1
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: January 27, 2025



Exhibit 2
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: January 27, 2025



Exhibit 3
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: January 27, 2025

Case Summary

February 19, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

February 26, 2025 – Notice of Code Violation delivered to the property owner(s).

March 25, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained *(Exhibits 4-5)*.



Exhibit 4
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: March 25, 2025



Exhibit 5
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: March 25, 2025

Case Summary

March 25, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

April 4, 2025 – Notice of Hearing delivered to the property owner(s).

May 6, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation *(Exhibits 7-9)*.



Exhibit 7
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: May 6, 2025



Exhibit 8
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: May 6, 2025



Exhibit 9
Address: 700 Cottontail Ct
Case No. 2025CE000298
Date Taken: May 6, 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 June 11, 2025 (15 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

February 19, 2025

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000298

PROPERTY ADDRESS: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5300

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 27, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 303.2 – Enclosures	Swimming pool fails to be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Repair pool screen enclosure or replace pool screen enclosure with another approved pool safety barrier. Apply for and obtain applicable Winter Springs permit(s) for a pool safety barrier and pass final inspection if replacing the pool screen enclosure. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 24, 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 **March 24, 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: 2025CE000298

PROPERTY ADDRESS: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 303.2 – Enclosures	Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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: 941481189876545682156 2

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

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063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5456 8215 62

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS FL 32708-5140



Reference	NOV - 2025CE000296-299 - ELBON
USPS #	9414811898765456821562
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 2:37 pm on February 26, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Notice Left (No Authorized Recipient Available), 02/22/2025, 11:56 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, February 21, 2025, 7:42 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 02/21/2025 Departed USPS Regional Facility, February 20, 2025, 9:52 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, February 20, 2025, 7:43 pm, ORLANDO FL DISTRIBUTION CENTER USPS picked up item, February 20, 2025, 8:46 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 02/19/2025, 10:24 am, WINTER SPRINGS, FL 32708

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UNITED STATES POSTAL SERVICE

February 27, 2025

Dear Reference NOV 2025CE000296 299 ELBON:

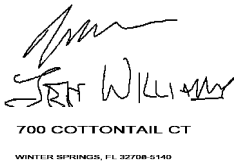
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5456 8215 62**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	February 26, 2025, 2:37 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:

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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.

WILLIAMS, HEATHER S
Respondent(s) /

CASE NO. 2025CE000298

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5300

PROPERTY OWNER(S): WILLIAMS, HEATHER S

MAILING ADDRESS: 700 COTTONTAIL CT, 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, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765445065113

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
Mar 25 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485632

USPS CERTIFIED MAIL



9414 8118 9876 5445 0651 13

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS FL 32708-5140



Reference	NOH - 2025CE000297, 298, 299 - ELBON
USPS #	9414811898765445065113
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 11:36 am on April 4, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 03/28/2025, 11:48 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, March 27, 2025, 9:52 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 03/27/2025 Departed USPS Regional Facility, March 26, 2025, 9:17 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 26, 2025, 7:58 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, March 26, 2025, 5:58 pm, WINTER SPRINGS, FL 32708 USPS picked up item, March 26, 2025, 9:21 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 03/25/2025, 2:23 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/05/2025 07:16:26 (UTC)

UNITED STATES POSTAL SERVICE

April 5, 2025

Dear Reference NOH 2025CE000297 298 299 ELBON:

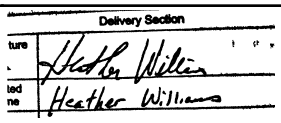
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5445 0651 13**.

Item Details

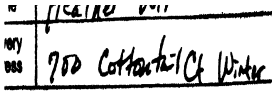
Status:	Delivered, Left with Individual
Status Date / Time:	April 4, 2025, 11:36 am
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:



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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

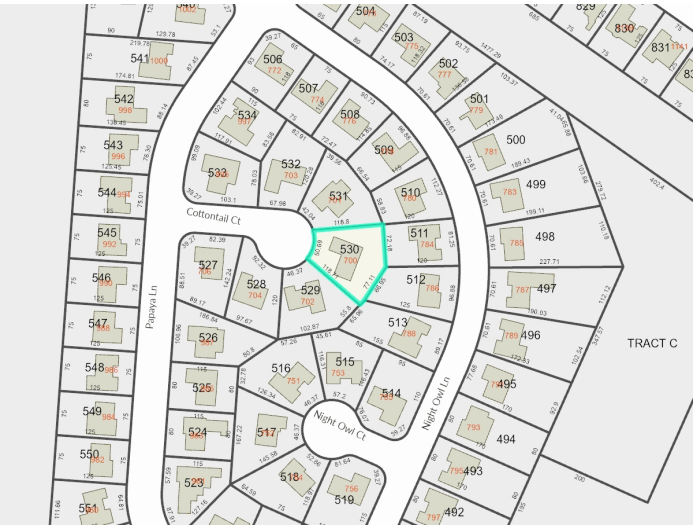
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-5HN-0000-5300**
Property Address: **700 COTTONTAIL CT WINTER SPRINGS, FL 32708**
Owners: **WILLIAMS, HEATHER S**

2025 Market Value $368,104 Assessed Value $361,202 Taxable Value $361,202
2024 Tax Bill $5,345.15 Tax Savings with Non-Hx Cap $363.49
The 3 Bed/2 Bath Single Family property is 1,740 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-5HN-0000-5300
Property Address	700 COTTONTAIL CT WINTER SPRINGS, FL 32708
Mailing Address	700 COTTONTAIL CT WINTER SPGS, FL 32708-5140
Subdivision	OAK FOREST UNIT 5
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
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	$249,264	$244,304
Depreciated Other Features	$28,840	$28,880
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$368,104	$363,184
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$6,902	$34,819
P&G Adjustment	$0	$0
Assessed Value	$361,202	$328,365

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,708.64
Tax Bill Amount	$5,345.15
Tax Savings with Exemptions	$363.49

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
WILLIAMS, HEATHER S

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
12-21-30-5HN-0000-5300	152370	0802	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS, FL 32708-5140

700 COTTONTAIL CT

LOT 530 OAK FOREST UNIT 5 PB 31
PGS 89 & 90

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	328,365	0	328,365	1,600.81
FIRE	2.7649	328,365	0	328,365	907.90
SCHOOL CAPITAL OUTLAY	1.5000	363,184	0	363,184	544.78
SCHOOL DISCRETIONARY(BASIC)	0.7480	363,184	0	363,184	271.66
SCHOOL RLE	3.0310	363,184	0	363,184	1,100.81
WINTER SPRINGS	2.6200	328,365	0	328,365	860.32
ST JOHNS WATER MANAGEMENT	0.1793	328,365	0	328,365	58.88

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,345.16

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
WSOM-WSOM WS OAK FOREST MAINTENANCE	@ 1.0000	60.00

	TOTAL NON-AD VALOREM ASSESSMENTS	$60.00

COMBINED TAXES AND ASSESSMENTS	$5,405.16	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
12-21-30-5HN-0000-5300	152370	0802	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS, FL 32708-5140

700 COTTONTAIL CT

LOT 530 OAK FOREST UNIT 5 PB 31
PGS 89 & 90

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 # 9995-0802002492522079 $5,188.95 Paid By SHELLPOINT MORTGA**

PUBLIC HEARINGS : NEW CASES ITEM 504

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2025CE000299
Address: 700 Cottontail Ct
Respondent: Heather S. Williams
Violation: IPMC Section 302.7 – *Accessory Structures*

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 June 11, 2025 (15 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

May 27, 2025

Respondent(s): Heather S. Williams

Address: 700 Cottontail Ct

Violation(s): IPMC Section 302.7 – *Accessory Structures*

Case No. 2025CE000299

IPMC Section 302.7
Accessory Structures

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Case No. 2025CE000299

Case Summary

January 27, 2025 – CCI Elbon arrived at the complainant's property to conduct an inspection of the referenced property based on a citizen complaint regarding the condition of the neighboring property. CCI Elbon observed an accessory structure (screen enclosure) which failed to be maintained structurally sound and in a state of good repair *(Exhibits 1-3)*.



Exhibit 1
Address: 700 Cottontail Ct
Case No. 2025CE000299
Date Taken: January 27, 2025



Exhibit 2
Address: 700 Cottontail Ct
Case No. 2025CE000299
Date Taken: January 27, 2025



Exhibit 3
Address: 700 Cottontail Ct
Case No. 2025CE000299
Date Taken: January 27, 2025

Case Summary

February 19, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

February 26, 2025 – Notice of Code Violation delivered to the property owner(s).

March 25, 2025 – CCI Elbon conducted a re-inspection of the referenced property but was unable to determine if the violation had been corrected.

Case No. 2025CE000299

Case Summary

March 25, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

April 4, 2025 – Notice of Hearing delivered to the property owner(s).

May 6, 2025 – CCI Elbon conducted a re-inspection of the referenced property and was advised by the complainant that the violation had not been corrected.

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 June 11, 2025 (15 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

February 19, 2025

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000299

PROPERTY ADDRESS: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5300

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 27, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (screen enclosure) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (screen enclosure). Apply for and obtain applicable Winter Springs permit(s) if replacing the screen enclosure. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 24, 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 **March 24, 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: 2025CE000299

PROPERTY ADDRESS: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.7 – Accessory Structures	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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: 9414811898765456821562

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
Feb 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5456 8215 62

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS FL 32708-5140



Reference	NOV - 2025CE000296-299 - ELBON
USPS #	9414811898765456821562
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 2:37 pm on February 26, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Notice Left (No Authorized Recipient Available), 02/22/2025, 11:56 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, February 21, 2025, 7:42 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 02/21/2025 Departed USPS Regional Facility, February 20, 2025, 9:52 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, February 20, 2025, 7:43 pm, ORLANDO FL DISTRIBUTION CENTER USPS picked up item, February 20, 2025, 8:46 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 02/19/2025, 10:24 am, WINTER SPRINGS, FL 32708

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Date Verified: 02/27/2025 01:23:40 (UTC)

UNITED STATES POSTAL SERVICE

February 27, 2025

Dear Reference NOV 2025CE000296 299 ELBON:

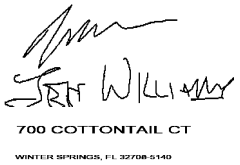
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5456 8215 62**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	February 26, 2025, 2:37 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:

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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.

WILLIAMS, HEATHER S
Respondent(s) /

CASE NO. 2025CE000299

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5300

PROPERTY OWNER(S): WILLIAMS, HEATHER S

MAILING ADDRESS: 700 COTTONTAIL CT, 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.

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

Certified Mailing Number: 9414811898765445065113

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City of Winter Springs Police Department
Code Compliance Division
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WINTER SPGS FL 32708-2510

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USPS CERTIFIED MAIL



9414 8118 9876 5445 0651 13

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS FL 32708-5140



Reference	NOH - 2025CE000297, 298, 299 - ELBON
USPS #	9414811898765445065113
USPS Mail Class	Certified with Return Receipt (Signature)
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Date Verified: 04/05/2025 07:16:26 (UTC)

UNITED STATES POSTAL SERVICE

April 5, 2025

Dear Reference NOH 2025CE000297 298 299 ELBON:

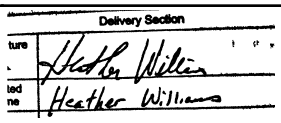
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5445 0651 13**.

Item Details

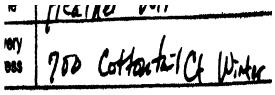
Status:	Delivered, Left with Individual
Status Date / Time:	April 4, 2025, 11:36 am
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

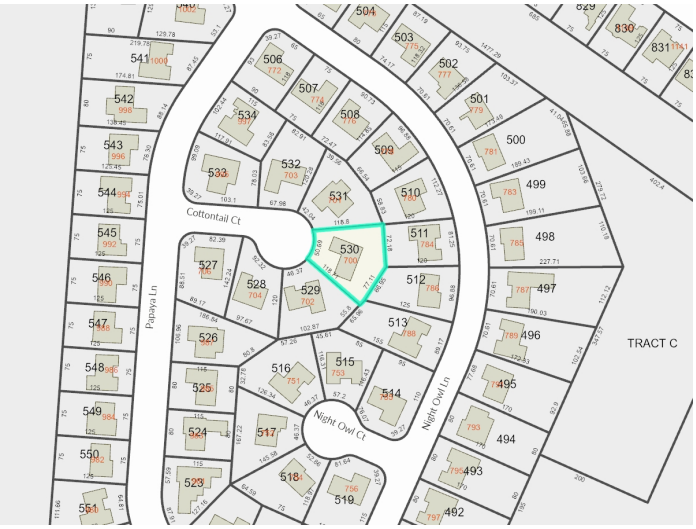
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-5HN-0000-5300**
Property Address: **700 COTTONTAIL CT WINTER SPRINGS, FL 32708**
Owners: **WILLIAMS, HEATHER S**

2025 Market Value $368,104 Assessed Value $361,202 Taxable Value $361,202
2024 Tax Bill $5,345.15 Tax Savings with Non-Hx Cap $363.49
The 3 Bed/2 Bath Single Family property is 1,740 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-5HN-0000-5300
Property Address	700 COTTONTAIL CT WINTER SPRINGS, FL 32708
Mailing Address	700 COTTONTAIL CT WINTER SPGS, FL 32708-5140
Subdivision	OAK FOREST UNIT 5
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
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	$249,264	$244,304
Depreciated Other Features	$28,840	$28,880
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$368,104	$363,184
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$6,902	$34,819
P&G Adjustment	$0	$0
Assessed Value	$361,202	$328,365

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,708.64
Tax Bill Amount	$5,345.15
Tax Savings with Exemptions	$363.49

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
WILLIAMS, HEATHER S

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
12-21-30-5HN-0000-5300	152370	0802	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS, FL 32708-5140

700 COTTONTAIL CT

LOT 530 OAK FOREST UNIT 5 PB 31
PGS 89 & 90

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	328,365	0	328,365	1,600.81
FIRE	2.7649	328,365	0	328,365	907.90
SCHOOL CAPITAL OUTLAY	1.5000	363,184	0	363,184	544.78
SCHOOL DISCRETIONARY(BASIC)	0.7480	363,184	0	363,184	271.66
SCHOOL RLE	3.0310	363,184	0	363,184	1,100.81
WINTER SPRINGS	2.6200	328,365	0	328,365	860.32
ST JOHNS WATER MANAGEMENT	0.1793	328,365	0	328,365	58.88

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,345.16

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
WSOM-WSOM WS OAK FOREST MAINTENANCE	@ 1.0000	60.00

	TOTAL NON-AD VALOREM ASSESSMENTS	$60.00

COMBINED TAXES AND ASSESSMENTS	$5,405.16	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
12-21-30-5HN-0000-5300	152370	0802	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

WILLIAMS, HEATHER S
700 COTTONTAIL CT
WINTER SPGS, FL 32708-5140

700 COTTONTAIL CT

LOT 530 OAK FOREST UNIT 5 PB 31
PGS 89 & 90

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 # 9995-0802002492522079 $5,188.95 Paid By SHELLPOINT MORTGA**

PUBLIC HEARINGS : NEW CASES ITEM 505

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2025CE000551
Address: 621 Sailfish Rd
Respondent(s): Trinity Management Group, LLC Trust and/or
621 Sailfish Land Trust
Violation: WSCO Section 5-4(a) – *Permit Required for Tree Removal and Land Clearing*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property to be in violation for a violation that is irreparable or irreversible in nature and issue an Order imposing a one-time fine not to exceed $5,000.00 for the irreparable or irreversible violation.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

May 27, 2025

Respondent(s): Trinity Management Group, LLC Trust and/or 621 Sailfish Land Trust

Address: 621 Sailfish Rd

Violation(s): WSCO Section 5-4(a) – *Permit Required for Tree Removal and Land Clearing*

Case No. 2025CE000551

WSCO Section 5-4(a)
Permit Required for Tree Removal and Land Clearing

Except as provided in section 5-4.5 herein, no person shall engage in tree removal or engage in land clearing located within the city, without first obtaining a permit as provided in this chapter. If a property owner has retained a contractor to perform the land clearing or tree removal, the contractor must have a valid city issued arbor license required by subsection 5-4(e) and shall obtain the permit required by this chapter prior to the land clearing or tree removal. If no permit is obtained prior to tree removal or land clearing, the property owner and the contractor (if retained) shall have violated this section. It shall be a separate violation of this chapter for each tree removed and each day a person is engaged in land clearing without a permit.

Case No. 2025CE000551

Case Summary

March 27, 2025 – CCI Elbon arrived at the referenced property based on a citizen complaint of trees being removed without a permit. CCI Elbon observed a tree that had been cut down and active tree trimming/removal being performed by a tree trimming crew. While at the referenced property, CCI Elbon conducted a permit check, which revealed no arbor permit for tree removal and no contractor's license to perform tree trimming/removal within the City of Winter Springs *(Exhibits 1-3)*.



Exhibit 1
Address: 621 Sailfish Rd
Case No. 2025CE000551
Date Taken: March 27, 2025



Exhibit 2
Address: 621 Sailfish Rd
Case No. 2025CE000551
Date Taken: March 27, 2025



Exhibit 3
Address: 621 Sailfish Rd
Case No. 2025CE000551
Date Taken: March 27, 2025

Case Summary

April 2, 2025 – CCI Elbon arrived at the referenced property to conduct a re-inspection for an unrelated violation and observed that additional tree trimming/removal had been performed on the same tree as previously noted. While at the referenced property, CCI Elbon conducted a permit check, which revealed no arbor permit for tree removal *(Exhibits 4-6)*.



Exhibit 4
Address: 621 Sailfish Rd
Case No. 2025CE000551
Date Taken: April 2, 2025



Exhibit 5
Address: 621 Sailfish Rd
Case No. 2025CE000551
Date Taken: April 2, 2025



Exhibit 6
Address: 621 Sailfish Rd
Case No. 2025CE000551
Date Taken: April 2, 2025

Case Summary

April 2, 2025 – Notice of Code Violation and Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

April 7, 2025 – Notice of Code Violation and Notice of Hearing delivered to the property owner(s) and registered agent(s).

Case No. 2025CE000551

Staff Recommendation

Staff recommends the Code Enforcement Board find the property to be in violation for a violation that is irreparable or irreversible in nature and issue an Order imposing a one-time fine not to exceed $5,000.00 for the irreparable or irreversible violation.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

April 2, 2025

TRINITY MGGMT GROUP LLC TR AND/OR
621 SAILFISH LAND TRUST
PO BOX 1320
PORT RICHEY, FL 34673

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000551

PROPERTY ADDRESS: 621 SAILFISH RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0H00-0140

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 is irreparable or irreversible in nature and therefore does not afford a date for correction.

Inspector	**Date of Inspection**
Chris Elbon	March 27, 2025 April 2, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 5-4(a) – Permit Required for Tree Removal and Land Clearing	Removal of tree without first obtaining a permit; a violation which is irreparable or irreversible in nature.

PLEASE NOTE: The violation(s) listed above is irreparable or irreversible in nature and therefore does not afford a date for correction. A hearing is being requested before the City of Winter Springs Code Enforcement Board, which has the power to impose fines not to exceed **$5,000.00** per violation if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. 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. Should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE000551

PROPERTY ADDRESS: 621 SAILFISH RD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 5-4(a) – Permit Required for Tree Removal and Land Clearing	Permit required. Except as provided in section 5-4.5 herein, no person shall engage in tree removal or engage in land clearing located within the city, without first obtaining a permit as provided in this chapter. If a property owner has retained a contractor to perform the land clearing or tree removal, the contractor must have a valid city issued arbor license required by subsection 5-4(e) and shall obtain the permit required by this chapter prior to the land clearing or tree removal. If no permit is obtained prior to tree removal or land clearing, the property owner and the contractor (if retained) shall have violated this section. It shall be a separate violation of this chapter for each tree removed and each day a person is engaged in land clearing without a permit.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765445481319

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

TRINITY MGGMT GROUP LLC TR AND/OR
621 SAILFISH LAND TRUST
Respondent(s) /

CASE NO. 2025CE000551

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 621 SAILFISH RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0H00-0140

PROPERTY OWNER(S): TRINITY MGGMT GROUP LLC TR AND/OR 621 SAILFISH LAND TRUST

MAILING ADDRESS: PO BOX 1320, PORT RICHEY, FL 34673

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, the Code Enforcement Board has the power to impose fines not to exceed **$5,000.00** per violation for a violation which is irreparable or irreversible in nature. 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, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765445481319

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
Apr 02 2025
Mailed from ZIP 32708
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NO SURCHARGE
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5445 4813 19

TRINITY MGGMT GROUP LLC TR AND/OR
621 SAILFISH LAND TRUST
PO BOX 1320
PORT RICHEY FL 34673-1320



Reference	NOH - 2025CE000551 - ELBON
USPS #	9414811898765445481319
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered and is available at a PO Box at 10:00 am on April 5, 2025 in PORT RICHEY, FL 34668.
USPS History	Departed USPS Facility, April 5, 2025, 2:31 am, TAMPA, FL 33630 Arrived at USPS Facility, April 4, 2025, 8:30 am, TAMPA, FL 33630 Departed USPS Regional Facility, April 3, 2025, 9:01 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 3, 2025, 8:00 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, April 3, 2025, 5:58 pm, WINTER SPRINGS, FL 32708 USPS picked up item, April 3, 2025, 9:51 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/02/2025, 1:29 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/06/2025 00:45:54 (UTC)

UNITED STATES POSTAL SERVICE

April 7, 2025

Dear Reference NOH 2025CE000551 ELBON:

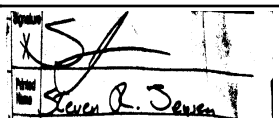
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5445 4813 19**.

Item Details

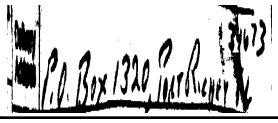
Status:	Delivered, PO Box
Status Date / Time:	April 5, 2025, 10:00 am
Location:	PORT RICHEY, FL 34668
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	621 SAILFISH LAND TRUST TRINITY MGGMT GROUP LLC

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

April 2, 2025

TRINITY MANAGEMENT GROUP, LLC
9602 US 19 #1320
PORT RICHEY, FL 34668

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000551

PROPERTY ADDRESS: 621 SAILFISH RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0H00-0140

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 is irreparable or irreversible in nature and therefore does not afford a date for correction.

Inspector	**Date of Inspection**
Chris Elbon	March 27, 2025 April 2, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 5-4(a) – Permit Required for Tree Removal and Land Clearing	Removal of tree without first obtaining a permit; a violation which is irreparable or irreversible in nature.

PLEASE NOTE: The violation(s) listed above is irreparable or irreversible in nature and therefore does not afford a date for correction. A hearing is being requested before the City of Winter Springs Code Enforcement Board, which has the power to impose fines not to exceed **$5,000.00** per violation if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. 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. Should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE000551

PROPERTY ADDRESS: 621 SAILFISH RD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 5-4(a) – Permit Required for Tree Removal and Land Clearing	Permit required. Except as provided in section 5-4.5 herein, no person shall engage in tree removal or engage in land clearing located within the city, without first obtaining a permit as provided in this chapter. If a property owner has retained a contractor to perform the land clearing or tree removal, the contractor must have a valid city issued arbor license required by subsection 5-4(e) and shall obtain the permit required by this chapter prior to the land clearing or tree removal. If no permit is obtained prior to tree removal or land clearing, the property owner and the contractor (if retained) shall have violated this section. It shall be a separate violation of this chapter for each tree removed and each day a person is engaged in land clearing without a permit.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 941481189876544540925 2

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

TRINITY MGGMT GROUP LLC TR AND/OR
621 SAILFISH LAND TRUST
Respondent(s) /

CASE NO. 2025CE000551

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on May 27, 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: 621 SAILFISH RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0H00-0140

PROPERTY OWNER(S): TRINITY MGGMT GROUP LLC TR AND/OR 621 SAILFISH LAND TRUST

MAILING ADDRESS: PO BOX 1320, PORT RICHEY, FL 34673

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, the Code Enforcement Board has the power to impose fines not to exceed **$5,000.00** per violation for a violation which is irreparable or irreversible in nature. 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, COSS, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-7558
celbon@winterspringsfl.org

Certified Mailing Number: 9414811898765445409252

Electronic Delivery Confirmation™



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

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11923275



063S0011485645

USPS CERTIFIED MAIL



9414 8118 9876 5445 4092 52

TRINITY MANAGEMENT GROUP, LLC
9602 US 19 1320
PORT RICHEY FL 34668



Reference	NOH - 2025CE000551 - ELBON
USPS #	9414811898765445409252
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 2:00 pm on April 7, 2025 in PORT RICHEY, FL 34668.
USPS History	Available for Redelivery or Pickup, 04/07/2025, 9:29 am, PORT RICHEY, FL 34668 Available for Pickup, 04/07/2025, 9:26 am, PORT RICHEY, FL 34668 In Transit to Next Facility, 04/06/2025 Departed USPS Facility, April 5, 2025, 2:31 am, TAMPA, FL 33630 Arrived at USPS Facility, April 4, 2025, 8:30 am, TAMPA, FL 33630 Departed USPS Regional Facility, April 3, 2025, 9:01 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 3, 2025, 8:00 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, April 3, 2025, 5:58 pm, WINTER SPRINGS, FL 32708 USPS picked up item, April 3, 2025, 9:51 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/02/2025, 1:33 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/08/2025 06:21:29 (UTC)

UNITED STATES POSTAL SERVICE

April 8, 2025

Dear Reference NOH 2025CE000551 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5445 4092 52**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	April 7, 2025, 2:00 pm
Location:	PORT RICHEY, FL 34668
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	TRINITY MANAGEMENT GROUP LLC

Recipient Signature

Signature of Recipient:	Victoria R. Hoyt Victoria Hoyt
Address of Recipient:	P O Box 1320

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: **02-21-30-503-0H00-0140**
Property Address: **621 SAILFISH RD WINTER SPRINGS, FL 32708**
Owners: **TRINITY MGGMT GROUP LLC TR; 621 SAILFISH LAND TRUST**

2025 Market Value $116,358 Assessed Value $114,797 Taxable Value $114,797
2024 Tax Bill $1,703.08 Tax Savings with Non-Hx Cap $124.00
The 3 Bed/2 Bath Single Family - History Of Sinkhole Activity property is 1,447 SF and a lot size of 0.33 Acres

Parcel Location



Site View



Parcel Information

Parcel	02-21-30-503-0H00-0140
Property Address	621 SAILFISH RD WINTER SPRINGS, FL 32708
Mailing Address	PO BOX 1320 PORT RICHEY, FL 34673-1320
Subdivision	NORTH ORLANDO RANCHES SEC 02A
Tax District	W1:Winter Springs
DOR Use Code	0107:Single Family - History Of Sinkhole Activity
Exemptions	None
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	$75,158	$75,039
Depreciated Other Features	$1,200	$1,200
Land Value (Market)	$40,000	$40,000
Land Value Agriculture	$0	$0
Just/Market Value	$116,358	$116,239
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$1,561	$11,878
P&G Adjustment	$0	$0
Assessed Value	$114,797	$104,361

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$1,827.08
Tax Bill Amount	$1,703.08
Tax Savings with Exemptions	$124.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
TRINITY MGGMT GROUP LLC TR - Trustee 621 SAILFISH LAND TRUST - Trust

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

Corrected 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
02-21-30-503-0H00-0140	106392		APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

621 SAILFISH LAND TRUST & TRINITY
MGGMT GROUP LL
TR
PO BOX 1320
PORT RICHEY, FL 34673

621 SAILFISH RD

LOT 14 BLK H 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	104,361	0	104,361	508.77
FIRE	2.7649	104,361	0	104,361	288.55
SCHOOL CAPITAL OUTLAY	1.5000	116,239	0	116,239	174.36
SCHOOL DISCRETIONARY(BASIC)	0.7480	116,239	0	116,239	86.95
SCHOOL RLE	3.0310	116,239	0	116,239	352.32
WINTER SPRINGS	2.6200	104,361	0	104,361	273.43
ST JOHNS WATER MANAGEMENT	0.1793	104,361	0	104,361	18.71

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$1,703.09

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

	TOTAL NON-AD VALOREM ASSESSMENTS	$0.00

COMBINED TAXES AND ASSESSMENTS	$1,703.09	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

Corrected 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
02-21-30-503-0H00-0140	106392		APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

621 SAILFISH LAND TRUST & TRINITY
MGGMT GROUP LL
TR
PO BOX 1320
PORT RICHEY, FL 34673

621 SAILFISH RD

LOT 14 BLK H 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				

11/29/2024 **Receipt # 9998-1501775381181136** **$1,634.97 Paid By EPH 210 HOLDINGS L**

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 29, 2025
Secretary of State
1450810860CC

DOCUMENT# L12000028069

Entity Name: TRINITY MANAGEMENT GROUP, LLC.

Current Principal Place of Business:

9602 US 19 #1320
PORT RICHEY, FL 34668

Current Mailing Address:

PO BOX 1320
PORT RICHEY, FL 34673 US

FEI Number: 90-1022679

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

TRINITY MANAGEMENT GROUP, LLC
9602 US 19 #1320
PORT RICHEY, FL 34668 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: STEVEN R JENSEN 04/29/2025

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM
Name	A BIG BLESSED FAMILY, LLC
Address	PO BOX 1320
City-State-Zip:	PORT RICHEY FL 34673

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEVEN R JENSEN AUTHORIZED PARTY 04/29/2025

Electronic Signature of Signing Authorized Person(s) Detail — Date

PUBLIC HEARINGS : NON-COMPLIANCE CASES ITEM 600

CODE ENFORCEMENT BOARD AGENDA | MAY 27, 2025 REGULAR MEETING

TITLE

Case #2024CE001363
Address: 1112 Arbor Glen Cir
Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson
Violation: IPMC Section 302.3 – *Sidewalks and Driveways*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find that the Respondent(s) had not complied with the Order issued by the Code Enforcement Board on January 31, 2025; impose a fine of $150.00 per day for the violation of Section 302.3 – *Sidewalks and Driveways*, of the 2024 International Property Maintenance Code beginning on February 16, 2025, and continuing until the violation is corrected.

City of Winter Springs
Code Compliance Division

Code Enforcement Board

May 27, 2025

Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson

Address: 1112 Arbor Glen Cir

Violation(s): IPMC Section 302.3 – *Sidewalks and Driveways*

Case No. 2024CE001363

Case Summary

January 28, 2025 – A public hearing was held before the City of Winter Springs Code Enforcement Board in which the Respondent(s) were found to be in violation of Section 302.3 – *Sidewalks and Driveways*, of the 2024 International Property Maintenance Code and issued an Order requiring the Respondent(s) to correct the violation on or before February 15, 2025, or a fine of $150.00 per day would be imposed for the violation of Section 302.3 – *Sidewalks and Driveways,* beginning on February 16, 2025, and continuing until the violation is corrected.

Case No. 2024CE001363

Case Summary

February 18, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained for Section 302.3 – *Sidewalks and Driveways* and executed an Affidavit of Noncompliance *(Exhibits 1-3)*.



Exhibit 1
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: February 18, 2025



Exhibit 2
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: February 18, 2025



Exhibit 3
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: February 18, 2025

Case Summary

February 25, 2025 – Notice of Compliance Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

March 31, 2025 – Notice of Compliance Hearing returned to sender.

April 2, 2025 – CCI Elbon posted Notice of Compliance Hearing at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 4-7)*.



Exhibit 4
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: April 2, 2025



Exhibit 5
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: April 2, 2025



Exhibit 6
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: April 2, 2025



Exhibit 7
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: April 2, 2025

Case Summary

May 5, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained *(Exhibits 8-9)*.



Exhibit 8
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: May 5, 2025



Exhibit 9
Address: 1112 Arbor Glen Cir
Case No. 2024CE001363
Date Taken: May 5, 2025

Staff Recommendation

Staff recommends the Code Enforcement Board find that the Respondent(s) had not complied with the Order issued by the Code Enforcement Board on January 31, 2025; impose a fine of $150.00 per day for the violation of Section 302.3 – *Sidewalks and Driveways*, of the 2024 International Property Maintenance Code beginning on February 16, 2025, and continuing until the violation is corrected.

CITY OF WINTER SPRINGS, FLORIDA

1126 EAST STATE ROAD 434
WINTER SPRINGS, FLORIDA 32708-2799
TELEPHONE: (407) 327-1800
FACSIMILE: (407) 327-4753
WEBSITE: www.winterspringsfl.org

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Petitioner,

v.

VICTORIA E. CASTRO,
JOSE A. CASTRO, AND
JESSICA L. DAWSON

Respondent,
_____/

Case # 2024CE001363

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER (FIRST VIOLATION)

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on January 28, 2025, to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, and having reviewed the record and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

Findings of Fact

Based upon the evidence and testimony presented at this hearing, the Code Enforcement Board finds:

1. That the property at issue in this matter is located at 1112 Arbor Glen Circle, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 12-21-30-508-0000-0370. The Property is owned by Victoria E Castro, Jose A. Castro, and Jessica L. Dawson ("Respondent").

2. That the Respondent was provided a Notice of Violation in accordance with Sections 2-60 and 2-61 of the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. Such Notice of Violation alleged violations of Section(s) 302.3 Sidewalks and Driveways, *International Property Maintenance Code (IPMC)* and required corrective actions relating to the Property.

3. That the Respondent was provided a reasonable time to correct said violations prior to this hearing.

4. That the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

5. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board, in accordance with the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. The Respondent was not present.

6. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs related to the violations, including photos of the driveway at the referenced property which failed to be kept in a proper state of repair and failed to be maintained free from hazardous conditions (Exhibits 1-15).

Conclusions of Law

7. Proper notice of the violation and notice of hearing was provided to Respondent.

8. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting the driveway at the referenced property which failed to be kept in a proper state of repair and failed to be maintained free from hazardous conditions (Section 302.3, *IPMC*), which remains beyond the compliance date set forth in the Notice of Violation, Respondent violated Section(s) 302.3 Sidewalks and Driveways, *IPMC*.

BASED UPON THE FOREGOING FACTS AND CONCLUSIONS, IT IS HEREBY ORDERED:

1. Respondent shall correct the violations cited herein on or before **February 15, 2025.** It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **ONE HUNDRED AND FIFTY DOLLARS ($150) per violation per day related to violations of Section(s) 302.3 Sidewalks and Driveways, *IPMC*** beginning on **February 16, 2025** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any

subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein shall be binding upon the Respondent, any subsequent purchasers, successors in interest, or assigns. If this Order is recorded and is complied with by the date specified herein, an Order acknowledging compliance shall likewise be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance with the original order.

4. Any future recurrence(s) of any violation(s) addressed herein, after same have been corrected, may result in a finding of repeat violation as defined in section 162.04(5), Florida Statutes, and may result in the imposition of fines up to Five Hundred Dollars ($500.00) a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Officer.

5. The Code Enforcement Board hereby reserves the right to take further necessary action against the Respondent to enforce this Order in accordance with Section 162.09, Florida Statutes, and City of Winter Springs Code, Chapter 2, Article III, Division 2.

DONE AND ORDERED at Winter Springs, Florida, this 31 day of January, 2025.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 9589 0710 5270 1771 4709 76

Victoria E. Castro
Jose A. Castro
Jessica L. Dawson
1112 Arbor Glen Circle
Winter Springs, Florida 32708-3700

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 3rd day of February, 2025.

Christian D. Gowan, Board Secretary

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

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

CASE NO. 2024CE001363

Petitioner,

vs.

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
Respondent(s) /

AFFIDAVIT OF NONCOMPLIANCE

Before me, the undersigned authority, personally appeared Christopher Elbon, Code Compliance Inspector for the City of Winter Springs, who, being duly sworn, deposes and says:

1. That on January 28, 2025, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) were found to be in violation of Section 302.3 - *Sidewalks and Driveways*, of the *2024 International Property Maintenance Code (IPMC)* as adopted by the City of Winter Springs Code of Ordinances;

2. That the Code Enforcement Board issued an Order requiring the Respondent(s) to comply and correct the violation(s) on or before February 15, 2025;

3. That on February 18, 2025, a re-inspection was performed at the Respondents' property located at 1112 Arbor Glen Circle, Winter Springs, FL 32708; and

4. That the re-inspection revealed that the above stated property was found to remain in violation and had not complied with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 25TH day of February, 2025.

State of Florida
County of Seminole

Signature of Code Compliance Inspector

Sworn to (or affirmed) and subscribed before me this 25 day of February, 2025 by Christopher Elbon

JULISSA STEWART
Notary Public - State of Florida
Commission # HH 583926
My Comm. Expires Aug 18, 2028
Bonded through National Notary Assn.

Signature of Notary Public

Julissa Stewart

Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
Respondent(s) /

CASE NO. 2024CE001363

NOTICE OF COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on April 22, 2025, the Code Enforcement Board will hold a hearing to determine whether such violation(s) contained in the Order attached hereto, have been corrected pursuant to the Order. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708

ADDRESS OF VIOLATION: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-508-0000-0370

PROPERTY OWNER(S): CASTRO, VICTORIA E; AND/OR CASTRO, JOSE A; AND/OR DAWSON, JESSICA L

MAILING ADDRESS: 1112 ARBOR GLEN CIR, 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 Findings of Fact, Conclusions of Law and Order (First 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: 9414811898765456797300

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ORLANDO FL 328
26 FEB 2025 PM 5 L

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
Feb 25 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275

endicia
063S0010282495

USPS CERTIFIED MAIL

9414 8118 9876 5456 7973 00

RETURN TO SENDER,
UNCLAIMED,
REFUSED

CASTRO, VICTORIA E AND/OR CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS FL 3270

NIXIE 339 DE 1040 0003/28/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 327082510000 *0574-03997-26-45

NOH - 2024CE001363 - ELBON
VACK1: 9333100079
32708>2510

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Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

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063S0010282495

USPS CERTIFIED MAIL



9414 8118 9876 5456 7973 00

CASTRO, VICTORIA E AND/OR CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS FL 32708-3700



Reference	NOH - 2024CE001363 - ELBON
USPS #	9414811898765456797300
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:21 pm on March 31, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, March 30, 2025, 2:14 am, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 29, 2025, 2:11 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 28, 2025, 1:00 am, FORT MYERS FL DISTRIBUTION CENTER Return to Sender, March 22, 2025, 1:29 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, March 21, 2025, 8:06 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 21, 2025, 9:36 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, March 20, 2025, 10:16 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 19, 2025, 4:42 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, March 18, 2025, 9:41 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 02/28/2025, 2:49 pm,

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Date Verified: 04/01/2025 01:03:04 (UTC)

WINTER SPRINGS, FL 32708
Arrived at USPS Regional Facility, February 27, 2025, 7:37 pm, LAKE MARY FL DISTRIBUTION CENTER
Departed USPS Regional Facility, February 27, 2025, 9:15 am, ORLANDO FL DISTRIBUTION CENTER
Arrived at USPS Regional Facility, February 26, 2025, 10:45 pm, ORLANDO FL DISTRIBUTION CENTER
Departed Post Office, February 26, 2025, 5:48 pm, WINTER SPRINGS, FL 32708
USPS picked up item, February 26, 2025, 9:30 am, WINTER SPRINGS, FL 32708
Shipping Label Created, USPS Awaiting Item, 02/25/2025, 8:57 am, WINTER SPRINGS, FL 32708

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UNITED STATES POSTAL SERVICE

April 1, 2025

Dear Reference NOH 2024CE001363 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5456 7973 00**.

Item Details

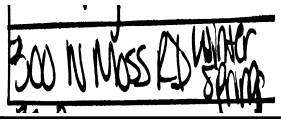
Status:	Delivered, Left with Individual
Status Date / Time:	March 31, 2025, 1:21 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	DAWSON JESSICA L CASTRO VICTORIA E AND OR CASTRO

Recipient Signature

Signature of Recipient:



Address of Recipient:



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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.

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
Respondent(s) /

CASE NO. 2024CE001363

NOTICE OF COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on May 27, 2025, the Code Enforcement Board will hold a hearing to determine whether such violation(s) contained in the Order attached hereto, have been corrected pursuant to the Order. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708

ADDRESS OF VIOLATION: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-508-0000-0370

PROPERTY OWNER(S): CASTRO, VICTORIA E; AND/OR CASTRO, JOSE A; AND/OR DAWSON, JESSICA L

MAILING ADDRESS: 1112 ARBOR GLEN CIR, 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 Findings of Fact, Conclusions of Law and Order (First 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, COSS, CCEO
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

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

CASE NO. 2024CE001363

Petitioner,

vs.

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
Respondent(s) /

AFFIDAVIT OF SERVICE

Before me, the undersigned authority, personally appeared Christopher Elbon, Code Compliance Inspector for the City of Winter Springs, who, being duly sworn, deposes and says:

1. That on February 25, 2025, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by sending a Notice of Hearing by USPS Certified Mail with Return Receipt Requested, to the Respondent(s) address listed in the tax collector's office for tax notices.

2. That on March 31, 2025, the Notice of Hearing sent by USPS Certified Mail with Return Receipt Requested, had been returned to the sender.

3. That on April 2, 2025, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting a Notice of Hearing at the property upon which the violation is alleged to exist, posting a Notice of Hearing at the primary municipal government office located at Winter Springs City Hall, and sending a Notice of Hearing by USPS Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of April, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 2 day of April, 2025, by Christopher Elbon

JULISSA STEWART
Notary Public - State of Florida
Commission # HH 583926
My Comm. Expires Aug 18, 2028
Bonded through National Notary Assn.

Signature of Notary Public

Julissa Stewart

Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-508-0000-0370**
Property Address: **1112 ARBOR GLEN CIR WINTER SPRINGS, FL 32708**
Owners: **CASTRO, VICTORIA E; CASTRO, JOSE A; DAWSON, JESSICA L**

2025 Market Value $643,247 Assessed Value $349,887 Taxable Value $299,165

2024 Tax Bill $4,690.69 Tax Savings with Exemptions $5,266.84

The 4 Bed/4 Bath Single Family property is 3,082 SF and a lot size of 0.41 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-508-0000-0370
Property Address	1112 ARBOR GLEN CIR WINTER SPRINGS, FL 32708
Mailing Address	1112 ARBOR GLEN CIR WINTER SPGS, FL 32708-3700
Subdivision	TUSCAWILLA PARCEL 90
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2003)
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	$486,986	$477,238
Depreciated Other Features	$31,261	$31,261
Land Value (Market)	$125,000	$125,000
Land Value Agriculture	$0	$0
Just/Market Value	$643,247	$633,499
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$293,360	$293,473
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$349,887	$340,026

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$9,957.53
Tax Bill Amount	$4,690.69
Tax Savings with Exemptions	$5,266.84

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CASTRO, VICTORIA E - Joint Tenants with right of Survivorship
CASTRO, JOSE A - Joint Tenants with right of Survivorship
DAWSON, JESSICA L - Joint Tenants with right of Survivorship

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

Corrected 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
12-21-30-508-0000-0370	151734	0294	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

CASTRO, VICTORIA E & CASTRO, JOSE A &
DAWSON,
JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS, FL 32708

1112 ARBOR GLEN CIR

LOT 37 TUSCAWILLA PARCEL 90 PB 43
PGS 57 & 58

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	340,026	50,000	290,026	1,413.91
FIRE	2.7649	340,026	50,000	290,026	801.89
SCHOOL CAPITAL OUTLAY	1.5000	340,026	25,000	315,026	472.54
SCHOOL DISCRETIONARY(BASIC)	0.7480	340,026	25,000	315,026	235.64
SCHOOL RLE	3.0310	340,026	25,000	315,026	954.84
WINTER SPRINGS	2.6200	340,026	50,000	290,026	759.87
ST JOHNS WATER MANAGEMENT	0.1793	340,026	50,000	290,026	52.00

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$4,690.69

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

	TOTAL NON-AD VALOREM ASSESSMENTS	$0.00

COMBINED TAXES AND ASSESSMENTS $4,690.69 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

Corrected 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
12-21-30-508-0000-0370	151734	0294	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

CASTRO, VICTORIA E & CASTRO, JOSE A &
DAWSON,
JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS, FL 32708

1112 ARBOR GLEN CIR

LOT 37 TUSCAWILLA PARCEL 90 PB 43
PGS 57 & 58

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 # 9995-0294003056371867** **$4,503.06 Paid By PHH MORTGAGE**