CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, JULY 22, 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. **Case #2023CE001652**
Address: 315 Panama Cir
Respondent(s): Kimberly A France
Violation(s): IPMC Section 302.4 - *Weeds*, IPMC Section 302.7 - *Accessory Structures*, IPMC Section 302.8 - *Motor Vehicles*, and IPMC Section 307.1 - *Accumulation of Rubbish or Garbage*
Affidavit of Compliance.pdf

101. **Case #2018CE001735**
Address: 315 Panama Cir
Respondent(s): Kimberly A France
Violation(s): WSCO Section 13.1 - *General Prohibition* and WSCO Section 13-2(b) - *Junk and Debris*
Affidavit of Compliance (2018CE001735).pdf

102. **Case #2019CE000977**
Address: 315 Panama Cir
Respondent(s): Kimberly A France
Violation(s): WSCO Section 6-87 - *Temporary Storage Structures*
Affidavit of Compliance (2019CE000977).pdf

103. Code Compliance Monthly Report - June 2025
Code Compliance Monthly Report - June 2025.pdf

CONSENT AGENDA

200. Approval of the Tuesday, June 24, 2025 Code Enforcement Board Regular Meeting Minutes
2025 06 24 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 #2025CE000665**
Address: 898 Gary Hillery Dr
Respondent(s): Westbury Realty Group, Inc.
Violation: FBC Section 105.1 – *Permits, Required*
Presentation.pdf
Additional Case Information.pdf

501. **Case #2025CE000376**
Address: 606 Casa Park Ct A
Respondent(s): Margaret Lopez and/or Dawn M Quirindongo
Violation: FBC Section 105.1 – *Permits, Required*
Presentation.pdf
Additional Case Information.pdf

502. **Case #2025CE000751**
Address: 1054 Winter Springs Blvd
Respondent(s): Arch Byte, LLC
Violation: FBC Section 105.1 – *Permits, Required*
Presentation.pdf
Additional Case Information.pdf

503. **Case #2025CE000142**
Address: 224 Shore Rd
Respondent(s): Sandra C Koelble
Violation: IPMC Section 304.7 – *Roofs and Drainage*
Presentation.pdf
Additional Case Information.pdf

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. Not Used

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 | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2023CE001652
Address: 315 Panama Cir
Respondent(s): Kimberly A France
Violation(s): IPMC Section 302.4 - *Weeds*, IPMC Section 302.7 - *Accessory Structures*, IPMC Section 302.8 - *Motor Vehicles*, and IPMC Section 307.1 - *Accumulation of Rubbish or Garbage*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Compliance Case - Affidavit of Compliance

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. 2023CE001652

Petitioner,

vs.

FRANCE, KIMBERLY A
Respondent(s) /

AFFIDAVIT OF COMPLIANCE

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 April 23, 2024, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) was found to have not complied with the previous Order issued by the Code Enforcement Board on January 30, 2024, for the violations of Section 302.4 - *Weeds*, Section 302.7 - *Accessory Structures*, Section 302.8 - *Motor Vehicles*, and Section 307.1 - *Accumulation of Rubbish or Garbage* of the 2006 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 imposing a daily fine in the amount of $550.00 per day for the violations of Section 302.4 - *Weeds*, Section 302.7 - *Accessory Structures*, Section 302.8 - *Motor Vehicles*, and Section 307.1 - *Accumulation of Rubbish or Garbage* of the 2006 International Property Maintenance Code (IPMC) as adopted by the City of Winter Springs Code of Ordinances, beginning on February 8, 2024, and continuing to accrue daily until the violation is brought into compliance;

3. That on June 25, 2025, a re-inspection was performed at the Respondents' property located at 315 Panama Circle, Winter Springs, FL 32708; and

4. That the re-inspection revealed that the above stated property was found to be in compliance with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 25TH day of June, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

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

Signature of Notary Public

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

Tamalee Gopaul
Name of Notary typed, printed or stamped

Personally Known X OR Produced Identification ____

Type of Identification Produced _____

INFORMATIONAL ITEM 101

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2018CE001735
Address: 315 Panama Cir
Respondent(s): Kimberly A France
Violation(s): WSCO Section 13.1 - *General Prohibition* and WSCO Section 13-2(b) - *Junk and Debris*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Compliance Case - Affidavit of Compliance

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. 2018CE001735

Petitioner,

vs.

FRANCE, KIMBERLY A
Respondent(s) /

AFFIDAVIT OF COMPLIANCE

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 26, 2019, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) was found to have not complied with the previous Order issued by the Code Enforcement Board on or about September 25, 2018, for the violations of Section 13.1 – *General Prohibition* and Section 13-2(b) – *Junk and Debris* as adopted by the City of Winter Springs Code of Ordinances;

2. That the Code Enforcement Board issued an Order imposing a daily fine in the amount of $250.00 per day for the violations of Section 13.1 – *General Prohibition* and Section 13-2(b) – *Junk and Debris* as adopted by the City of Winter Springs Code of Ordinances, beginning on October 13, 2018, and continuing to accrue daily until the violation(s) had been brought into compliance;

3. That on June 25, 2025, a re-inspection was performed at the Respondents' property located at 315 Panama Circle, Winter Springs, FL 32708; and

4. That the re-inspection revealed that the above stated property was found to be in compliance with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 11TH day of July, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 11 day of July, 2025, by Christopher Elbon

NAYELI REYNOSO
Notary Public - State of Florida
Commission # HH 426514
My Comm. Expires Jul 26, 2027
Bonded through National Notary Assn.

Signature of Notary Public

Nayeli Reynoso

Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

INFORMATIONAL ITEM 102

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2019CE000977
Address: 315 Panama Cir
Respondent(s): Kimberly A France
Violation(s): WSCO Section 6-87 - *Temporary Storage Structures*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Compliance Case - Affidavit of Compliance

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. 2019CE000977

Petitioner,

vs.

FRANCE, KIMBERLY A
Respondent(s) /

AFFIDAVIT OF COMPLIANCE

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 June 25, 2019, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) was found to have not complied with the previous Order issued by the Code Enforcement Board on or about May 28, 2019, for the violations of Section 6-87 – *Temporary Storage Structures* as adopted by the City of Winter Springs Code of Ordinances;

2. That the Code Enforcement Board issued an Order imposing a daily fine in the amount of $100.00 per day for the violations of Section 6-87 – *Temporary Storage Structures* as adopted by the City of Winter Springs Code of Ordinances, beginning on June 8, 2019, and continuing to accrue daily until the violation had been brought into compliance;

3. That on September 23, 2019, a re-inspection was reported to be performed at the Respondents' property located at 315 Panama Circle, Winter Springs, FL 32708; and

4. That the re-inspection reported that the above stated property was found to be in compliance with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 11TH day of July, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 11 day of July, 2025, by Christopher Elbon

NAYELI REYNOSO
Notary Public • State of Florida
Commission # HH 426514
My Comm. Expires Jul 26, 2027
Bonded through National Notary Assn.

Signature of Notary Public

Nayeli Reynoso
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

INFORMATIONAL ITEM 103

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Code Compliance Monthly Report - June 2025

SUMMARY

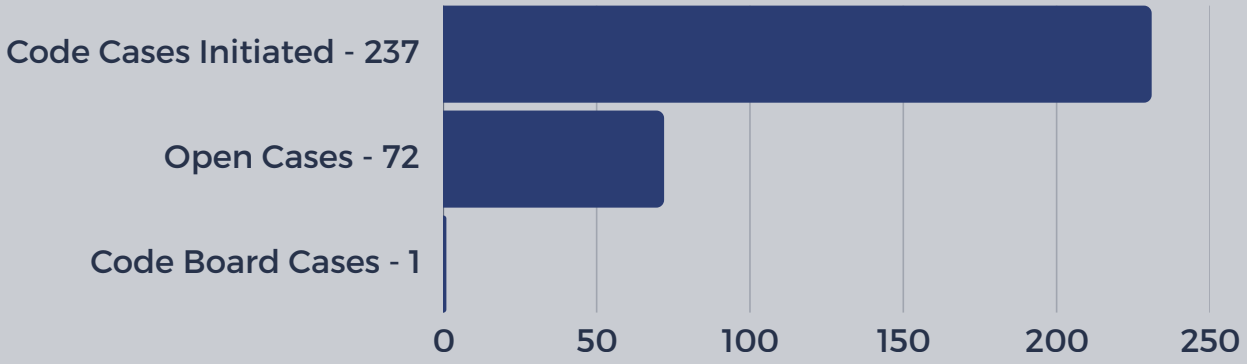
FUNDING SOURCE

RECOMMENDATION

Informational

JUNE 2025

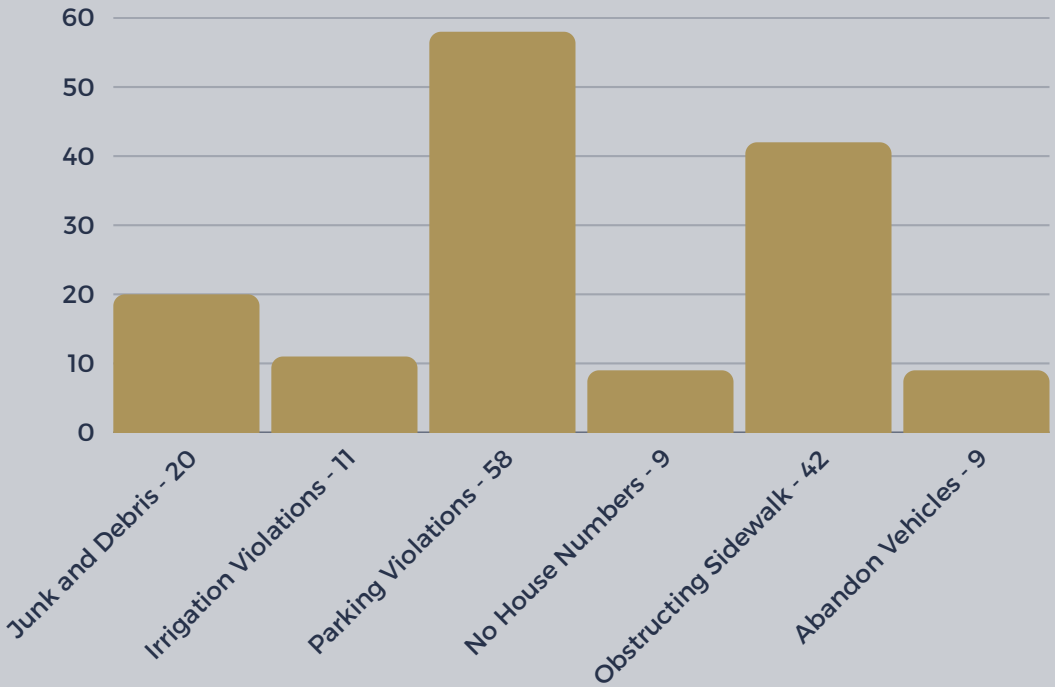
CODE COMPLIANCE MONTHLY REPORT





111

Signs Removed from Right-of-Way



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

CONSENT AGENDA ITEM 200

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Approval of the Tuesday, June 24, 2025 Code Enforcement Board Regular Meeting Minutes

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Board review and approve the Tuesday, June 24, 2025 Code Enforcement Board Regular Meeting Minutes as presented.

CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES
JUNE 24, 2025

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, June 24, 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)
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.

MOTION BY VICE-CHAIR MARTIN TO APPROVE THE AGENDA. THE MOTION PASSED WITH UNANIMOUS CONSENT.

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

INFORMATIONAL AGENDA
100.) Case #2024CE001113
Address: 432 S Hawthorn Cir
Respondent(s): Brittany A Greenstone
Violation: IPMC Section 302.7 – Accessory Structures

It was noted that this property had come into compliance.

101.) Code Compliance Monthly Report – May 2025

No discussion.

CONSENT AGENDA

200) Approval of the Minutes from the Tuesday, May 27, 2025 Code Enforcement Board Regular Meeting

"I MAKE A MOTION THAT THE MINUTES BE APPROVED AS PRESENTED." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

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

PUBLIC HEARINGS: CONTINUED CASES

300. Not Used

PUBLIC HEARINGS: REPEAT CASES

400) Not Used

PUBLIC HEARINGS: NEW CASES

500) Case #2024CE001313
Address: Parcel #27-20-30-507-0A00-0000
Respondent(s): Highlands Homeowners Association, Inc.
Violation: IPMC Section 302.3 – Sidewalks and Driveways

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 a compliance date of August 23, 2025 and a fine of up to $250 per day violation if this was not met.

Discussion followed on the length of time the violations had existed, lack of communication from the respondent, and safety concerns.

Ms. Vicki Horvath Hopper, 803 Kilt Court, Winter Springs was sworn in and testified as a resident of the Highlands. Ms. Hopper testified that the HOA had been unresponsive to safety concerns voiced by herself and other residents and was unwilling to spend money to address the issues.

Further discussion followed on safety concerns related to the condition of the walkway and the ability to add additional language to the motion to potentially allow the City to intervene.

"I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS AND TESTIMONY FROM THE INSPECTOR AND FROM THE WITNESSES WHO CAME SHOW THAT THERE ARE MAJOR DISCREPANCIES IN THE SIDEWALKS AND DRIVEWAYS OF THE TRAIL OF THE RESPONDENT, AND THAT RESPONDENT IS IN VIOLATION OF IPMC SECTION 302.3 SIDEWALKS AND DRIVEWAYS. I MOVE TO ORDER RESPONDENT BE GIVEN UNTIL AUGUST 23, 2025 TO CORRECT THE VIOLATIONS. IN THE EVENT RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF TWO HUNDRED AND FIFTY DOLLARSD ($250) PER DAY SHALL BE IMPOSED UNTIL COMPLIANCE IS REPORTED TO, AND VERIFIED BY, THE CODE ENFORCEMENT INSPECTOR. FURTHER, THE VIOLATIONS CONSTITUTE A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE, AND IN THE EVENT

UNAPPROVED

RESPONDENT DOES NOT CORRECT THE VIOLATION BY THE DATE SET IN THIS ORDER, THE CODE ENFORCEMENT BOARD MAY NOTIFY THE CITY COMMISSION, AND THE CITY COMMISSION MAY THEN AUTHORIZE THE CITY TO 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 THE FINAL COST PURSUANT TO CHAPTER 162 FLORIDA STATUTES." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

VOTE: GALLO (NAY); KAPROW (AYE); OWENS (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-1.

Discussion followed seeking clarity on the motion and Board Member Gallo stated that he mistakenly voted no.

BOARD MEMBER KAPROW MADE A MOTION TO RECONSIDER SECONDED BY BOARD MEMBER PANKE.

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

Discussion followed and the Board asked Inspector Elbon if he agreed there was a safety risk to the public associated with this violation. Inspector Elbon noted he did believe this constituted a safety risk.

"I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS AND TESTIMONY FROM THE INSPECTOR AND FROM THE WITNESSES WHO CAME SHOW THAT THERE ARE MAJOR DISCREPANCIES IN THE SIDEWALKS AND DRIVEWAYS OF THE TRAIL OF THE RESPONDENT, AND THAT RESPONDENT IS IN VIOLATION OF IPMC SECTION 302.3 SIDEWALKS AND DRIVEWAYS. I MOVE TO ORDER RESPONDENT BE GIVEN UNTIL AUGUST 23, 2025 TO CORRECT THE VIOLATIONS. IN THE EVENT RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF TWO HUNDRED AND FIFTY DOLLARSD ($250) PER DAY SHALL BE IMPOSED UNTIL COMPLIANCE IS REPORTED TO, AND VERIFIED BY, THE CODE ENFORCEMENT INSPECTOR. FURTHER, THE VIOLATIONS CONSTITUTE A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE, AND IN THE EVENT RESPONDENT DOES NOT CORRECT THE VIOLATION BY THE DATE SET IN THIS ORDER, THE CODE ENFORCEMENT BOARD MAY NOTIFY THE CITY COMMISSION, AND THE CITY COMMISSION MAY THEN AUTHORIZE THE CITY TO 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 THE FINAL COST PURSUANT TO CHAPTER 162 FLORIDA STATUTES." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

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

APPROVED

PUBLIC HEARINGS: NON-COMPLIANCE CASES

600) Not Used

REGULAR AGENDA

700. Not Used

ADJOURNMENT

Chair Gildea adjourned the meeting at 6:13 PM

RESPECTFULLY SUBMITTED:

_____

CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the *July 22, 2025* Code Enforcement Board Regular Meeting.

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2025CE000665
Address: 898 Gary Hillery Dr
Respondent(s): Westbury Realty Group, Inc.
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 August 21, 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

July 22, 2025

Respondent(s): Westbury Realty Group, Inc.

Address: 898 Gary Hillery Dr

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

Case No. 2025CE000665

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

April 16, 2025 – CCI Elbon arrived at the referenced property to post a Stop Work Order Notice based on information provided by Bobby Coleman, City of Winter Springs Building Official, regarding construction/alteration activity being performed at the referenced property without applicable building permit(s). CCI Elbon observed construction materials on site at the referenced property (*Exhibits 1-5*).

Case No. 2025CE000665



Exhibit 1
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: April 16, 2025



Exhibit 2
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: April 16, 2025



Exhibit 3
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: April 16, 2025

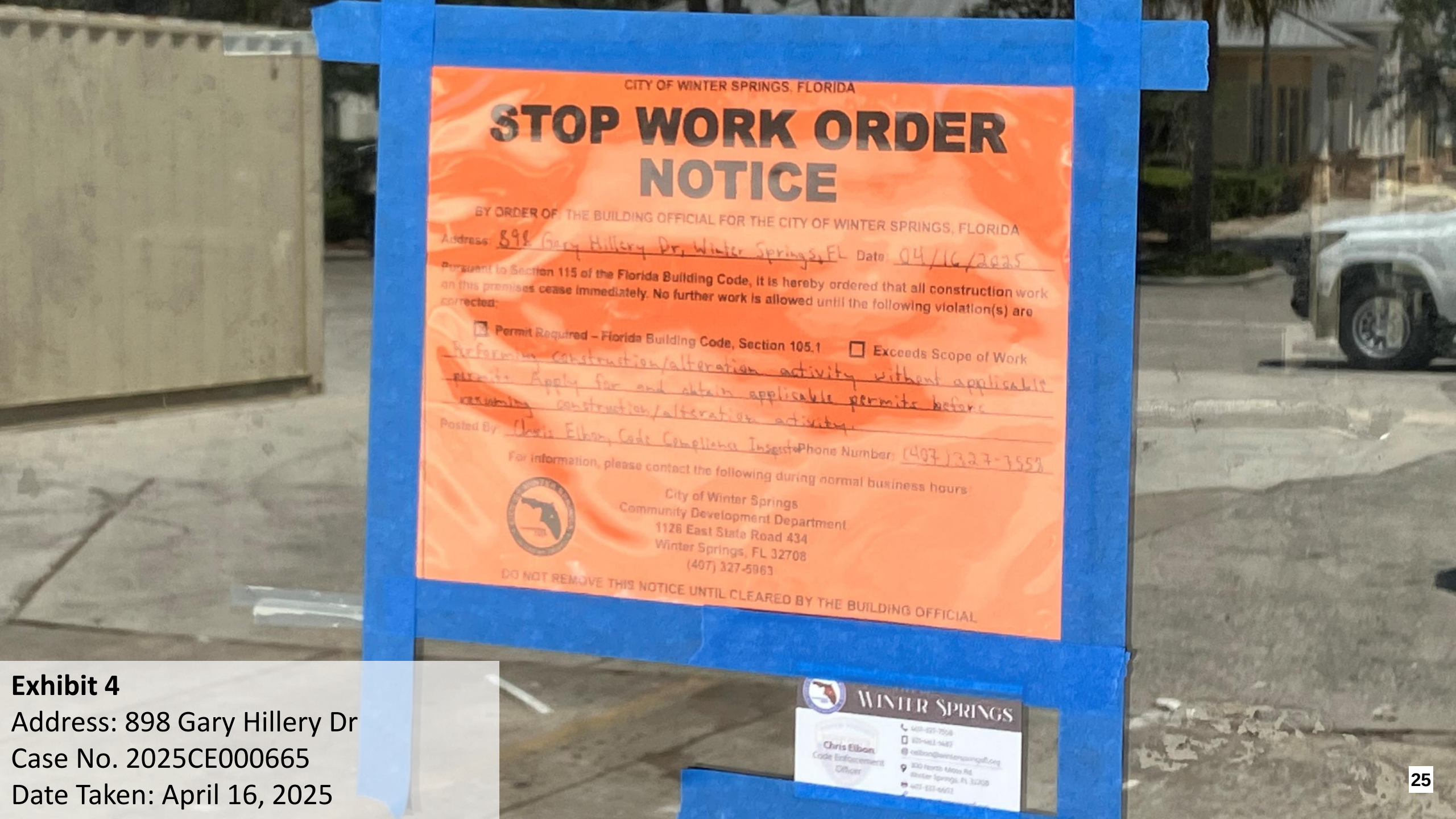


Exhibit 4
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: April 16, 2025



Exhibit 5
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: April 16, 2025

Case Summary

April 16, 2025 – Notice of Code Violation sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

April 22, 2025 – Notice of Code Violation delivered to the property owner(s).

Case Summary

June 3, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation. CCI Elbon conducted a permit check, which revealed that Permit #COMM-2025-0343 had not been issued and required a re-submittal for corrections and Permit #COMM-2025-0307 had a hold placed on it *(Exhibits 6-10)*.



Exhibit 6
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: June 3, 2025



Exhibit 7
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: June 3, 2025



Exhibit 8
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: June 3, 2025



Exhibit 9
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: June 3, 2025



Exhibit 10
Address: 898 Gary Hillery Dr
Case No. 2025CE000665
Date Taken: June 3, 2025

Case Summary

June 3, 2025 – Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

June 10, 2025 – Notice of Hearing delivered to the property owner(s).

July 10, 2025 – CCI Elbon conducted a permit check, which revealed that Permit #COMM-2025-0343 had not been issued but was in review and Permit #COMM-2025-0307 remained on hold.

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 21, 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

April 16, 2025

WESTBURY REALTY GROUP, INC.
PO BOX 470458
KISSIMMEE, FL 34747

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

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	April 16, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 1, 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 **June 1, 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: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY 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: 941481189876544909324 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
Apr 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485640

USPS CERTIFIED MAIL



9414 8118 9876 5449 0932 42

WESTBURY REALTY GROUP, INC.
PO BOX 470458
KISSIMMEE FL 34747-0458



Reference	NOV - 2025CE000665 - ELBON
USPS #	9414811898765449093242
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 10:45 am on April 22, 2025 in KISSIMMEE, FL 34747.
USPS History	Available for Pickup, 04/19/2025, 12:09 pm, KISSIMMEE, FL 34747 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 7:26 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:11 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 2:06 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/23/2025 06:17:59 (UTC)

UNITED STATES POSTAL SERVICE

April 23, 2025

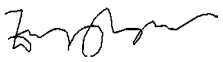
Dear Reference NOV 2025CE000665 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 0932 42**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	April 22, 2025, 10:45 am
Location:	KISSIMMEE, FL 34747
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WESTBURY REALTY GROUP INC

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 16, 2025

WESTBURY REALTY GROUP, INC.
PO BOX 470458
CELEBRATION, FL 34747

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

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	April 16, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 1, 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 **June 1, 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: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY 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: 941481189876544909348 8

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

$8.16 US POSTAGE
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Apr 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282495

USPS CERTIFIED MAIL



9414 8118 9876 5449 0934 88

WESTBURY REALTY GROUP, INC.
PO BOX 470458
CELEBRATION FL 34747-0458



Reference	NOV - 2025CE000665 - ELBON
USPS #	9414811898765449093488
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 10:45 am on April 22, 2025 in KISSIMMEE, FL 34747.
USPS History	Available for Pickup, 04/19/2025, 12:09 pm, KISSIMMEE, FL 34747 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 7:27 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:12 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 2:12 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/23/2025 06:17:44 (UTC)

UNITED STATES POSTAL SERVICE

April 23, 2025

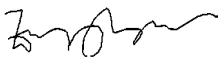
Dear Reference NOV 2025CE000665 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 0934 88**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	April 22, 2025, 10:45 am
Location:	KISSIMMEE, FL 34747
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WESTBURY REALTY GROUP INC

Recipient Signature

Signature of Recipient: 

Address of Recipient: 

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

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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 16, 2025

WESTBURY REALTY GROUP, INC.
1269 W KING ST
COCOA, FL 32922

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

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	April 16, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 1, 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 **June 1, 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: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY 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: 9414811898765449093129

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 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5449 0931 29

WESTBURY REALTY GROUP, INC.
1269 W KING ST
COCOA FL 32922-8685



Reference	NOV - 2025CE000665 - ELBON
USPS #	9414811898765449093129
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered to the original sender at 12:19 pm on April 25, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, April 24, 2025, 8:43 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 24, 2025, 9:52 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, April 24, 2025, 8:08 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 23, 2025, 5:45 pm, FORT MYERS FL DISTRIBUTION CENTER Vacant, April 22, 2025, 1:15 pm, COCOA, FL 32922 Redelivery Scheduled for Next Business Day, 04/19/2025, 11:51 am, COCOA, FL 32922 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 7:25 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:10 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 2:09 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/26/2025 12:02:54 (UTC)

UNITED STATES POSTAL SERVICE

April 26, 2025

Dear Reference NOV 2025CE000665 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 0931 29**.

Item Details

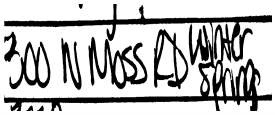
Status:	Delivered, To Original Sender
Status Date / Time:	April 25, 2025, 12:19 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WESTBURY REALTY GROUP INC

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

April 16, 2025

GIVARGIDZE, ZAYA
C/O WESTBURY REALTY GROUP, INC.
1269 W KING ST
COCOA, FL 32922

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

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	April 16, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit-related questions.

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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: 2025CE000665

PROPERTY ADDRESS: 898 GARY HILLERY 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: 9414811898765449094997

Electronic Delivery Confirmation™



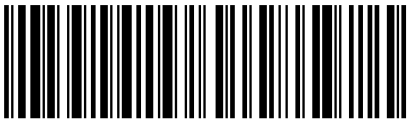
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Apr 16 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485640

USPS CERTIFIED MAIL



9414 8118 9876 5449 0949 97

GIVARGIDZE, ZAYA
C/O WESTBURY REALTY GROUP, INC.
1269 W KING ST
COCOA FL 32922-8685



Reference	NOV - 2025CE000665 - ELBON
USPS #	9414811898765449094997
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered to the original sender at 12:19 pm on April 25, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, April 24, 2025, 8:43 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 24, 2025, 9:52 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, April 24, 2025, 8:08 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 23, 2025, 5:45 pm, FORT MYERS FL DISTRIBUTION CENTER Vacant, April 22, 2025, 1:15 pm, COCOA, FL 32922 Redelivery Scheduled for Next Business Day, 04/19/2025, 11:51 am, COCOA, FL 32922 Departed USPS Regional Facility, April 17, 2025, 9:10 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 17, 2025, 7:25 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 17, 2025, 6:10 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/16/2025, 2:14 pm, WINTER SPRINGS, FL 32708

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Date Verified: 04/26/2025 12:02:42 (UTC)

UNITED STATES POSTAL SERVICE

April 26, 2025

Dear Reference NOV 2025CE000665 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 0949 97**.

Item Details

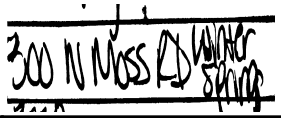
Status:	Delivered, To Original Sender
Status Date / Time:	April 25, 2025, 12:19 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O WESTBURY REALTY GROUP INC GIVARGIDZE ZAYA

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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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.

WESTBURY REALTY GROUP, INC.
Respondent(s) /

CASE NO. 2025CE000665

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

PROPERTY OWNER(S): WESTBURY REALTY GROUP, INC.

MAILING ADDRESS: PO BOX 470458, KISSIMMEE, FL 34747

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.

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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: 9414811898765448725137

Electronic Delivery Confirmation™



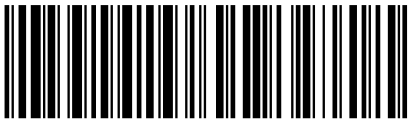
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Jun 03 2025
Mailed from ZIP 32708
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ZONE 1
11923275



063S0010937442

USPS CERTIFIED MAIL



9414 8118 9876 5448 7251 37

WESTBURY REALTY GROUP, INC.
PO BOX 470458
KISSIMMEE FL 34747-0458



Reference	NOH - 2025CE000665 - ELBON
USPS #	9414811898765448725137
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 3:43 pm on June 10, 2025 in KISSIMMEE, FL 34747.
USPS History	Reminder to pick up your item Available for Pickup, 06/05/2025, 6:03 pm, KISSIMMEE, FL 34747 Departed USPS Regional Facility, June 3, 2025, 9:41 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 3, 2025, 7:29 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, June 3, 2025, 6:14 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/03/2025, 11:16 am, WINTER SPRINGS, FL 32708

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Date Verified: 06/11/2025 01:10:41 (UTC)

UNITED STATES POSTAL SERVICE

June 11, 2025

Dear Reference NOH 2025CE000665 ELBON:

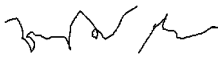
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 7251 37**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 10, 2025, 3:43 pm
Location:	KISSIMMEE, FL 34747
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WESTBURY REALTY GROUP INC

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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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.

WESTBURY REALTY GROUP, INC.
Respondent(s) /

CASE NO. 2025CE000665

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

PROPERTY OWNER(S): WESTBURY REALTY GROUP, INC.

MAILING ADDRESS: PO BOX 470458, KISSIMMEE, FL 34747

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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: 9414811898765448722389

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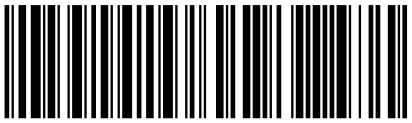
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

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USPS CERTIFIED MAIL



9414 8118 9876 5448 7223 89

WESTBURY REALTY GROUP, INC.
PO BOX 470458
CELEBRATION FL 34747-0458



Reference	NOH - 2025CE000665 - ELBON
USPS #	9414811898765448722389
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 3:43 pm on June 10, 2025 in KISSIMMEE, FL 34747.
USPS History	Reminder to pick up your item Available for Pickup, 06/05/2025, 6:03 pm, KISSIMMEE, FL 34747 Departed USPS Regional Facility, June 3, 2025, 9:41 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 3, 2025, 7:13 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, June 3, 2025, 5:58 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/03/2025, 11:20 am, WINTER SPRINGS, FL 32708

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Date Verified: 06/11/2025 01:10:26 (UTC)

UNITED STATES POSTAL SERVICE

June 11, 2025

Dear Reference NOH 2025CE000665 ELBON:

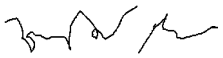
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 7223 89**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	June 10, 2025, 3:43 pm
Location:	KISSIMMEE, FL 34747
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WESTBURY REALTY GROUP INC

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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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.

WESTBURY REALTY GROUP, INC.
Respondent(s) /

CASE NO. 2025CE000665

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PARCEL NO: 01-21-30-5BH-0000-0830

PROPERTY OWNER(S): WESTBURY REALTY GROUP, INC.

MAILING ADDRESS: PO BOX 470458, KISSIMMEE, FL 34747

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Chris Elbon

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

Certified Mailing Number: 9414811898765448725045

Electronic Delivery Confirmation™



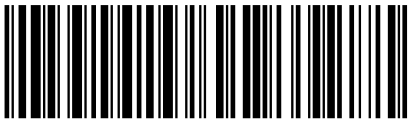
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

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ZONE 2
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063S0010282495

USPS CERTIFIED MAIL



9414 8118 9876 5448 7250 45

WESTBURY REALTY GROUP, INC.
1269 W KING ST
COCOA FL 32922-8685



Reference	NOH - 2025CE000665 - ELBON
USPS #	9414811898765448725045
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered to the original sender at 1:20 pm on June 30, 2025 in WINTER SPRINGS, FL 32708.
USPS History	In Transit to Next Facility, 06/29/2025 Arrived at USPS Regional Facility, June 28, 2025, 8:17 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 28, 2025, 12:08 pm, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, June 28, 2025, 8:01 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 27, 2025, 5:27 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 25, 2025, 1:01 pm, COCOA, FL 32926 Reminder to Schedule Redelivery of your item Available for Redelivery or Pickup, 06/06/2025, 9:02 am, COCOA, FL 32926 Notice Left (No Authorized Recipient Available), 06/05/2025, 10:47 am, COCOA, FL 32922 Departed USPS Regional Facility, June 3, 2025, 9:41 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 3, 2025, 7:14 pm, ORLANDO FL DISTRIBUTION CENTER

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Date Verified: 07/01/2025 06:38:18 (UTC)

UNITED STATES POSTAL SERVICE

July 2, 2025

Dear Reference NOH 2025CE000665 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 7250 45**.

Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	June 30, 2025, 1:20 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WESTBURY REALTY GROUP INC

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

WESTBURY REALTY GROUP, INC.
Respondent(s) /

CASE NO. 2025CE000665

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ADDRESS OF VIOLATION: 898 GARY HILLERY DR, WINTER SPRINGS, FL 32708

PARCEL NO: 01-21-30-5BH-0000-0830

PROPERTY OWNER(S): WESTBURY REALTY GROUP, INC.

MAILING ADDRESS: PO BOX 470458, KISSIMMEE, FL 34747

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Chris Elbon

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

Certified Mailing Number: 9414811898765448720682

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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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Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 2
11923275



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USPS CERTIFIED MAIL



9414 8118 9876 5448 7206 82

GIVARGIDZE, ZAYA
C/O WESTBURY REALTY GROUP, INC.
1269 W KING ST
COCOA FL 32922-8685



Reference	NOH - 2025CE000665 - ELBON
USPS #	9414811898765448720682
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Date Verified: 07/01/2025 06:38:34 (UTC)

UNITED STATES POSTAL SERVICE

July 3, 2025

Dear Reference NOH 2025CE000665 ELBON:

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Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	June 30, 2025, 1:20 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O WESTBURY REALTY GROUP INC GIVARGIDZE ZAYA

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **01-21-30-5BH-0000-0830**
Property Address: **898 GARY HILLERY DR WINTER SPRINGS, FL 32708**
Owners: **WESTBURY REALTY GROUP INC**

2025 Market Value $599,400 Assessed Value $556,553 Taxable Value $556,553

2024 Tax Bill $8,039.25 Tax Savings with Non-Hx Cap $171.00

Convenience Store No Gas property w/1st Building size of 2,640 SF and a lot size of 0.50 Acres

Parcel Location



Site View



Parcel Information

Parcel	01-21-30-5BH-0000-0830
Property Address	898 GARY HILLERY DR WINTER SPRINGS, FL 32708
Mailing Address	PO BOX 470458 KISSIMMEE, FL 34747-0458
Subdivision	GARDENA FARMS
Tax District	W1:Winter Springs
DOR Use Code	1103:Convenience Store No Gas
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	$152,546	$111,794
Depreciated Other Features	$13,534	$12,002
Land Value (Market)	$433,320	$398,541
Land Value Agriculture	$0	$0
Just/Market Value	$599,400	$522,337
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$42,847	$16,380
P&G Adjustment	$0	$0
Assessed Value	$556,553	$505,957

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$8,210.25
Tax Bill Amount	$8,039.25
Tax Savings with Exemptions	$171.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
WESTBURY REALTY GROUP INC

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 24, 2025
Secretary of State
0027939294CC

DOCUMENT# P23000009790

Entity Name: WESTBURY REALTY GROUP INCORPORATED

Current Principal Place of Business:

1269 W KING STREET
COCOA, FL 32922

Current Mailing Address:

PO BOX 470458
CELEBRATION, FL 34747 US

FEI Number: 04-3589271

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GIVARGIDZE, ZAYA
1269 W KING STREET
COCOA, FL 32922 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:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CP	Title	VCVP
Name	PETRAKIS, PETER	Name	ZAYA, GIVARGIDZE
Address	4007 MERRICK ROAD	Address	PO BOX 470458
City-State-Zip:	SEAFORD NY 11783	City-State-Zip:	CELEBRATION FL 34747

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ZAYA GIVARGIDZE VICE PRESIDENT 03/24/2025

Electronic Signature of Signing Officer/Director Detail — Date

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
01-21-30-5BH-0000-0830	104662		APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

WESTBURY REALTY GROUP INC
PO BOX 470458
KISSIMMEE, FL 34747-0458

898 GARY HILLERY DR

PT LOTS 83 & 84 BEG 417.96 FT ELY
ON C/L WINTER SPGS BLVD & N 10
DEG 22 MIN
See Additional Legal on Tax Roll

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	505,957	0	505,957	2,466.59
FIRE	2.7649	505,957	0	505,957	1,398.92
SCHOOL CAPITAL OUTLAY	1.5000	522,337	0	522,337	783.51
SCHOOL DISCRETIONARY(BASIC)	0.7480	522,337	0	522,337	390.71
SCHOOL RLE	3.0310	522,337	0	522,337	1,583.2
WINTER SPRINGS	2.6200	505,957	0	505,957	1,325.61
ST JOHNS WATER MANAGEMENT	0.1793	505,957	0	505,957	90.72

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$8,039.26

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
WSTC-WSTC	WS TLBD PHASE 1 CAPITAL	@ 1.0000	46.80
WSTS-WSTS	WS TLBD PHASE 1 MAINTENANCE	@ 1.0000	166.40

	TOTAL NON-AD VALOREM ASSESSMENTS	$213.20

COMBINED TAXES AND ASSESSMENTS	$8,252.46	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
01-21-30-5BH-0000-0830	104662		APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

WESTBURY REALTY GROUP INC
PO BOX 470458
KISSIMMEE, FL 34747-0458

898 GARY HILLERY DR

PT LOTS 83 & 84 BEG 417.96 FT ELY
ON C/L WINTER SPGS BLVD & N 10
DEG 22 MIN
See Additional Legal on Tax Roll

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				

12/09/2024 Effective Date 11/30/2024 Receipt # 9707-IC00043069314306 $7,922.36 Paid By WESTBURY REALTY C

PUBLIC HEARINGS : NEW CASES ITEM 501

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2025CE000376
Address: 606 Casa Park Ct A
Respondent(s): Margaret Lopez and/or Dawn M Quirindongo
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 August 21, 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

July 22, 2025

Respondent(s): Margaret Lopez and/or Dawn M Quirindongo

Address: 606 Casa Park Ct A

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

Case No. 2025CE000376

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

March 3, 2025 – CCI Elbon to conduct an inspection based on information provided by Phil Bower, Winter Springs Construction Inspector, regarding unpermitted construction/alteration activity being performed at the referenced property. CCI Elbon observed a dumpster outside the referenced property containing various construction debris, including insulation, drywall, and a water heater. CCI Elbon conducted a permit check, which revealed only one active permit for electrical under Permit #RESD-2025-2914. CCI Elbon posted a Stop Work Order Notice to the referenced property (*Exhibits 1-7*).



Exhibit 1
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025



Exhibit 2
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025



Exhibit 3
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025



Exhibit 4
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025



Exhibit 5
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025

CITY OF WINTER SPRINGS, FLORIDA

STOP WORK ORDER NOTICE

BY ORDER OF: THE BUILDING OFFICIAL FOR THE CITY OF WINTER SPRINGS, FLORIDA

Address: 606 Casa Park Ct A, Winter Springs, FL Date: 03/03/2025

Pursuant to Section 115 of the Florida Building Code, it is hereby ordered that all construction work on this premises cease immediately. No further work is allowed until the following violation(s) are corrected:

☒ Permit Required – Florida Building Code, Section 105.1 ☐ Exceeds Scope of Work

Performing construction/alteration activity without permit(s). Apply for and obtain applicable Winter Springs permit(s) and pass final inspections.

Posted By: Chris Elbon, Code Compliance Phone Number: (407)327-7558

For information, please contact the following during normal business hours:

City of Winter Springs
Community Development Department
1126 East State Road 434
Winter Springs, FL 32708
(407) 327-5963

DO NOT REMOVE THIS NOTICE UNTIL CLEARED BY THE BUILDING OFFICIAL

CITY OF WINTER SPRINGS
Chris Elbon
Code Enforcement Officer
407-327-7558
321-662-1487
celbon@winterspringsfl.org
100 North Moss Rd.
Winter Springs, FL 32708
407-327-6652
www.winterspringsfl.org

Exhibit 6
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025



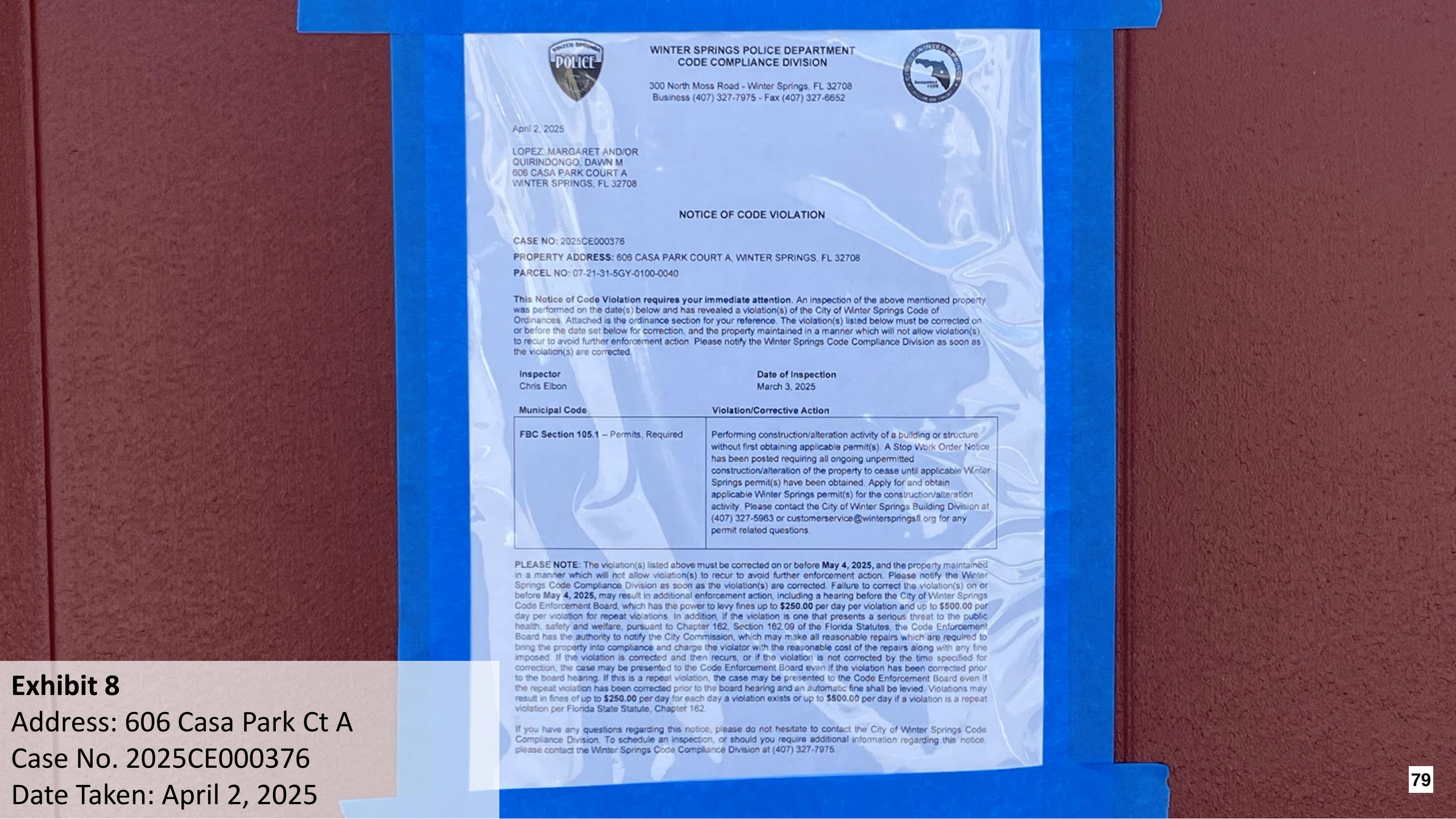
Exhibit 7
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: March 3, 2025

Case Summary

March 3, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

March 31, 2025 – Notice of Code Violation returned to sender.

April 2, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 8-9)*.



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

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000376

PROPERTY ADDRESS: 606 CASA PARK COURT A, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5GY-0100-0040

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	March 3, 2025

Municipal Code	Violation/Corrective Action
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **May 4, 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 **May 4, 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.

Exhibit 8
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: April 2, 2025



Exhibit 9
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: April 2, 2025

Case Summary

May 5, 2025 – CCI Elbon conducted a permit check, which revealed that a permit for alterations had been issued on April 16, 2025, under Permit #RESD-2025-3244.

May 28, 2025 – CCI Elbon was informed by Glenn Pereno, Building Official with the City of Winter Springs, that Permit #RESD-2025-3244 for alterations had a hold placed on it and Permit #RESD-2025-2914 for electrical had a hold placed on it as an expired permit.

Case Summary

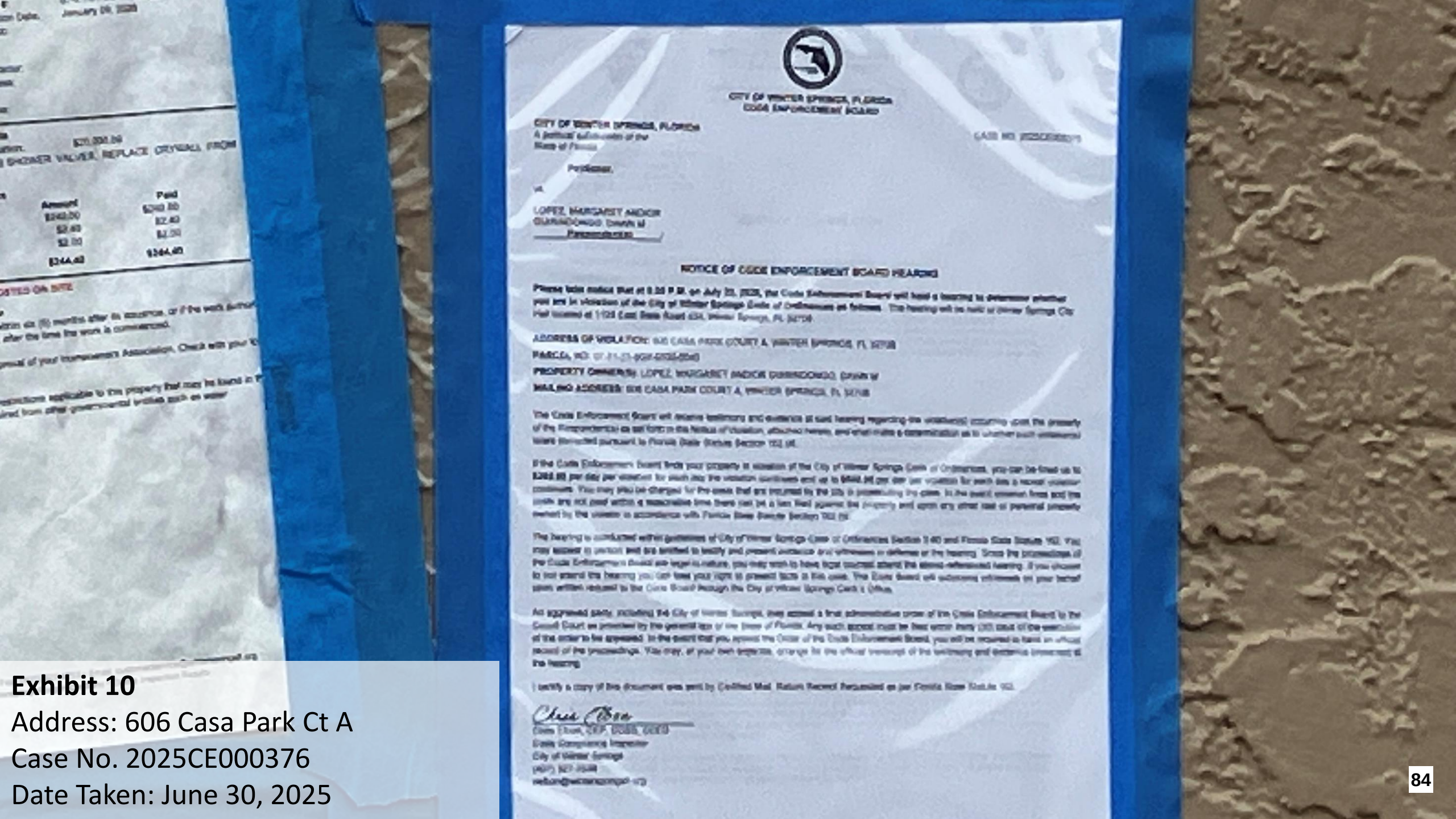
May 30, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

June 27, 2025 – Notice of Hearing returned to sender.

June 30, 2025 – CCI Elbon conducted a permit check, which revealed that Permit #RESD-2025-3244 for alterations remained on hold and Permit #RESD-2025-2914 for electrical remained on hold and was showing as expired.

Case Summary

June 30, 2025 – CCI Elbon posted Notice of Hearing at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 10-11)*.


CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

LOPEZ, MARGARET ANDOR
GUARDIONGO, Dawn M
Respondents

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 6:30 P.M. on July 23, 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: 606 CASA PARK COURT A, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5QW-0202-0606

PROPERTY OWNER(S): LOPEZ, MARGARET ANDOR GUARDIONGO, DAWN M

MAILING ADDRESS: 606 CASA PARK COURT A, 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) have occurred 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 liens 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 represent in person and are entitled to testify and present evidence and witnesses in defense or 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 welcome 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 electronic recording of the hearing.

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

Chris Bon
Chris Bon, CEP, CCEO
Code Compliance Inspector
City of Winter Springs
(407) 327-1538
cbon@wintersprings-fl.org

Exhibit 10
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: June 30, 2025



Exhibit 11
Address: 606 Casa Park Ct A
Case No. 2025CE000376
Date Taken: June 30, 2025

Case Summary

July 10, 2025 – CCI Elbon conducted a permit check, which revealed that Permit #RESD-2025-3244 for alterations remained on hold and Permit #RESD-2025-2914 for electrical remained on hold and was showing as expired.

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 21, 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

March 3, 2025

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000376

PROPERTY ADDRESS: 606 CASA PARK COURT A, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5GY-0100-0040

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	March 3, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 6, 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 6, 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: 2025CE000376

PROPERTY ADDRESS: 606 CASA PARK COURT A, 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: 941481189876545105726 3

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 03 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5451 0572 63

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPGS FL 32708-5413



Reference	NOV - 2025CE000376 - ELBON
USPS #	9414811898765451057263
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 Departed USPS Regional Facility, March 28, 2025, 8:08 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 28, 2025, 1:01 am, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, March 21, 2025, 10:03 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 03/06/2025, 9:06 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, March 5, 2025, 10:02 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 03/05/2025 Departed USPS Regional Facility, March 4, 2025, 9:02 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 4, 2025, 7:45 pm, ORLANDO FL DISTRIBUTION CENTER

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 04/01/2025 07:01:38 (UTC)

UNITED STATES POSTAL SERVICE

April 1, 2025

Dear Reference NOV 2025CE000376 ELBON:

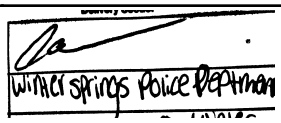
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5451 0572 63**.

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:	QUIRINDONGO DAWN M LOPEZ MARGARET AND OR

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



USPS CERTIFIED MAIL™

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 03 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275

endicia
063S0010282493

USPS CERTIFIED MAIL

9414 8118 9876 5451 0572 63

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPGS FL 32708-5413

RETURN TO SENDER,

NIXIE 339 DE 1040 0003/28/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0274-07515-04-39

NOV - 2025CE000376 - ELBON

32708>2510

AD 3-6-25

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

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000376

PROPERTY ADDRESS: 606 CASA PARK COURT A, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5GY-0100-0040

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	March 3, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **May 4, 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 **May 4, 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: 2025CE000376

PROPERTY ADDRESS: 606 CASA PARK COURT A, 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

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. 2025CE000376

Petitioner,

vs.

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
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 March 3, 2025, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by sending Notice of Code Violation 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 Code Violation sent by USPS Certified Mail with Return Receipt Requested, had been returned to the original sender.

3. That on April 2, 2025, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by posting Notice of Code Violation at the property upon which the violation is alleged to exist, posting Notice of Code Violation at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Violation 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 _____

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
Respondent(s) /

CASE NO. 2025CE000376

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 606 CASA PARK COURT A, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5GY-0100-0040

PROPERTY OWNER(S): LOPEZ, MARGARET AND/OR QUIRINDONGO, DAWN M

MAILING ADDRESS: 606 CASA PARK COURT A, 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: 9414811898765448383030

Electronic Delivery Confirmation™



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

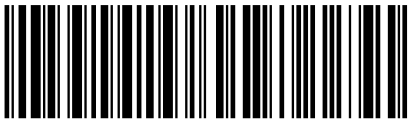
$8.16 US POSTAGE
FIRST-CLASS IMI
May 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275



endicia

063S0011718299

USPS CERTIFIED MAIL



9414 8118 9876 5448 3830 30

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPGS FL 32708-5413



Reference	NOH - 2025CE000376 - ELBON
USPS #	9414811898765448383030
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:16 pm on June 27, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, June 26, 2025, 7:45 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 26, 2025, 10:21 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, June 26, 2025, 7:58 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 25, 2025, 1:00 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 23, 2025, 9:36 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 06/03/2025, 9:23 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, June 3, 2025, 1:54 am, LAKE MARY FL DISTRIBUTION CENTER Departed USPS Regional Facility, June 2, 2025, 8:56 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 2, 2025, 7:30 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, June 2, 2025, 5:58 pm, WINTER SPRINGS, FL

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/28/2025 01:49:38 (UTC)

UNITED STATES POSTAL SERVICE

June 28, 2025

Dear Reference NOH 2025CE000376 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 3830 30**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 27, 2025, 12:16 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	QUIRINDONGO DAWN M LOPEZ MARGARET AND OR

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



USPS CERTIFIED MAIL™

ORLANDO FL 328

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
May 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia

063S0011718299

USPS CERTIFIED MAIL

9414 8118 9876 5448 3830 30

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
606 CASA PARK COURT A
WINTER SPGS FL 32708-5413

RETURN TO SENDER,
UNCLAIMED

NIXIE 339 DE 1040 0006/25/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0274-00141-02-39

6-3-25

AD

NOH - 2025CE000376 - ELBON

1: 93241895317173

UNC

32708>2510

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
Respondent(s) /

CASE NO. 2025CE000376

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 606 CASA PARK COURT A, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5GY-0100-0040

PROPERTY OWNER(S): LOPEZ, MARGARET AND/OR QUIRINDONGO, DAWN M

MAILING ADDRESS: 606 CASA PARK COURT A, 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

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. 2025CE000376

Petitioner,

vs.

LOPEZ, MARGARET AND/OR
QUIRINDONGO, DAWN M
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 May 30, 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 June 27, 2025, the Notice of Hearing sent by USPS Certified Mail with Return Receipt Requested, had been unclaimed and returned to the original sender.

3. That on June 30, 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 30TH day of June, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 30 day of June, 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: **07-21-31-5GY-0100-0040**
Property Address: **606 CASA PARK A CT WINTER SPRINGS, FL 32708**
Owners: **LOPEZ, MARGARET; QUIRINDONGO, DAWN M**

2025 Market Value $71,058 Assessed Value $71,058 Taxable Value $71,058

2024 Tax Bill $2,661.56 Tax Savings with Non-Hx Cap $682.95

The 2 Bed/2.5 Bath Townhome property is 1,156 SF and a lot size of 0.02 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-31-5GY-0100-0040
Property Address	606 CASA PARK A CT WINTER SPRINGS, FL 32708
Mailing Address	606 CASA PARK COURT A WINTER SPGS, FL 32708-5413
Subdivision	CASA PARK VILLAS PH 1
Tax District	W1:Winter Springs
DOR Use Code	0103:Townhome
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	$16,058	$157,778
Depreciated Other Features	$0	$0
Land Value (Market)	$55,000	$55,000
Land Value Agriculture	$0	$0
Just/Market Value	$71,058	$212,778
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$65,421
P&G Adjustment	$0	$0
Assessed Value	$71,058	$147,357

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$3,344.51
Tax Bill Amount	$2,661.56
Tax Savings with Exemptions	$682.95

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LOPEZ, MARGARET - Tenants in Common All Reside
QUIRINDONGO, DAWN M - Tenants in Common All Reside

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
07-21-31-5GY-0100-0040	128907	0919	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

LOPEZ, MARGARET & QUIRINDONGO,
DAWN M
606 CASA PARK COURT A
WINTER SPGS, FL 32708-5413

606 CASA PARK A CT

LOT 4 BLK 1 CASA PARK VILLAS PH 1
PB 29 PGS 34 & 35

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	147,357	0	147,357	718.38
FIRE	2.7649	147,357	0	147,357	407.43
SCHOOL CAPITAL OUTLAY	1.5000	212,778	0	212,778	319.17
SCHOOL DISCRETIONARY(BASIC)	0.7480	212,778	0	212,778	159.16
SCHOOL RLE	3.0310	212,778	0	212,778	644.93
WINTER SPRINGS	2.6200	147,357	0	147,357	386.08
ST JOHNS WATER MANAGEMENT	0.1793	147,357	0	147,357	26.42

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$2,661.57

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
WSTC-WSTC	WS TLBD PHASE 1 CAPITAL	@ 1.0000	21.60
WSTS-WSTS	WS TLBD PHASE 1 MAINTENANCE	@ 1.0000	76.80

	TOTAL NON-AD VALOREM ASSESSMENTS	$98.40

COMBINED TAXES AND ASSESSMENTS $2,759.97 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
07-21-31-5GY-0100-0040	128907	0919	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

LOPEZ, MARGARET & QUIRINDONGO,
DAWN M
606 CASA PARK COURT A
WINTER SPGS, FL 32708-5413

606 CASA PARK A CT

LOT 4 BLK 1 CASA PARK VILLAS PH 1
PB 29 PGS 34 & 35

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 # 9995-0919002575958285 $2,649.57 Paid By BANK OF AMERICA**

PUBLIC HEARINGS : NEW CASES ITEM 502

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2025CE000751
Address: 1054 Winter Springs Blvd
Respondent(s): Arch Byte, LLC
Violation: FBC Section 105.1 – *Permits, Required*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation and issue an Order establishing grounds for a repeat violation.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

July 22, 2025

Respondent(s): Arch Byte, LLC

Address: 1054 Winter Springs Blvd

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

Case No. 2025CE000751

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

April 29, 2025 – CCI Elbon arrived at the referenced property based on information forwarded from the Community Development Department regarding construction/alteration activity being performed at the referenced property without a building permit. CCI Elbon conducted a permit check, which revealed only one active permit for a roof under Permit #RESD-2025-3284. CCI Elbon observed electrical work being performed within the interior. CCI Elbon posted a Stop Work Order Notice to the referenced property (*Exhibits 1-6*).



Exhibit 1
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: April 29, 2025



Exhibit 2
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: April 29, 2025



Exhibit 3
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: April 29, 2025



Exhibit 4
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: April 29, 2025

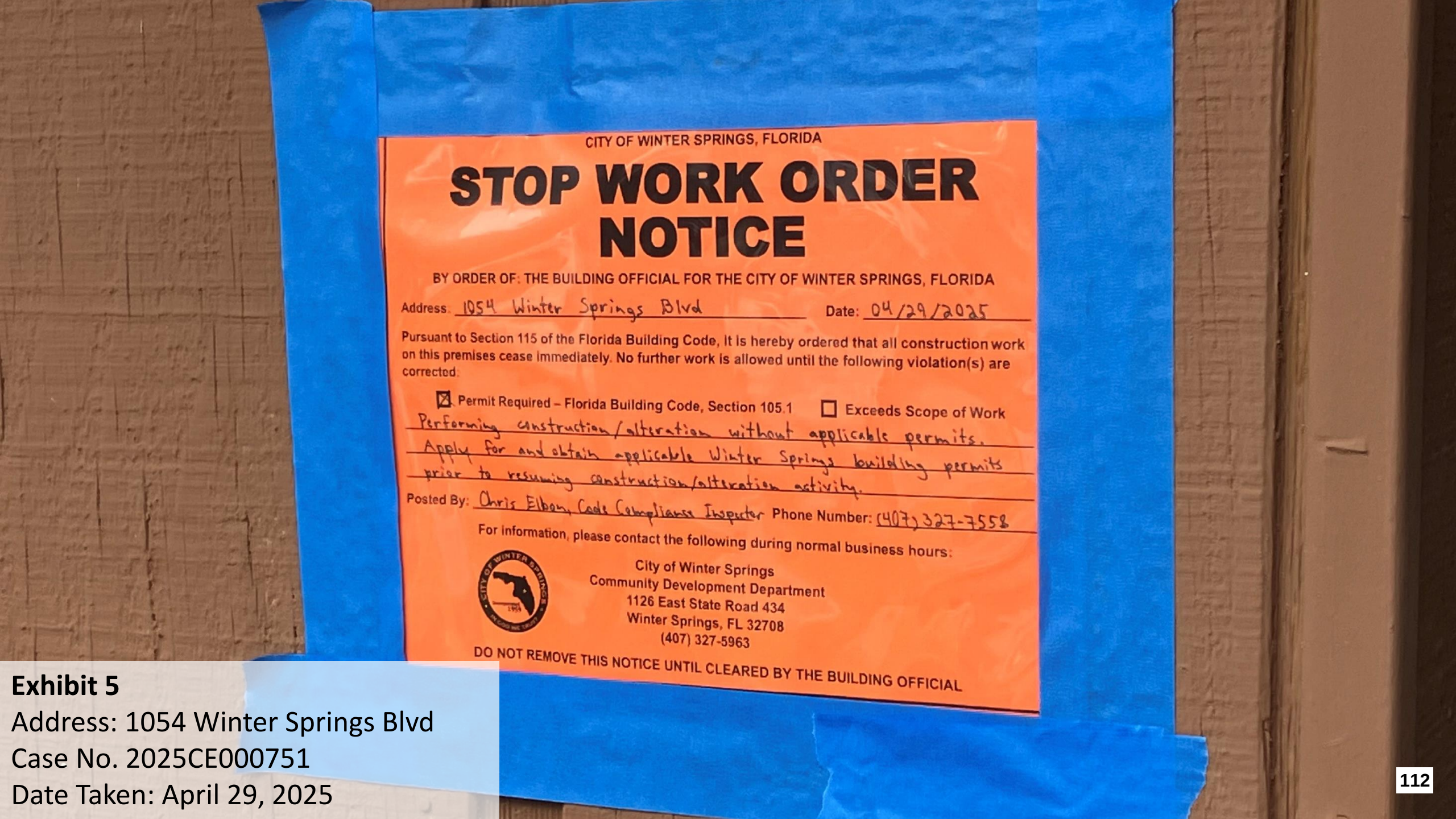


Exhibit 5
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: April 29, 2025



Exhibit 6
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: April 29, 2025

Case Summary

April 29, 2025 – Notice of Code Violation sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

May 27, 2025 – Notice of Code Violation returned to sender.

May 22, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 7-8)*.

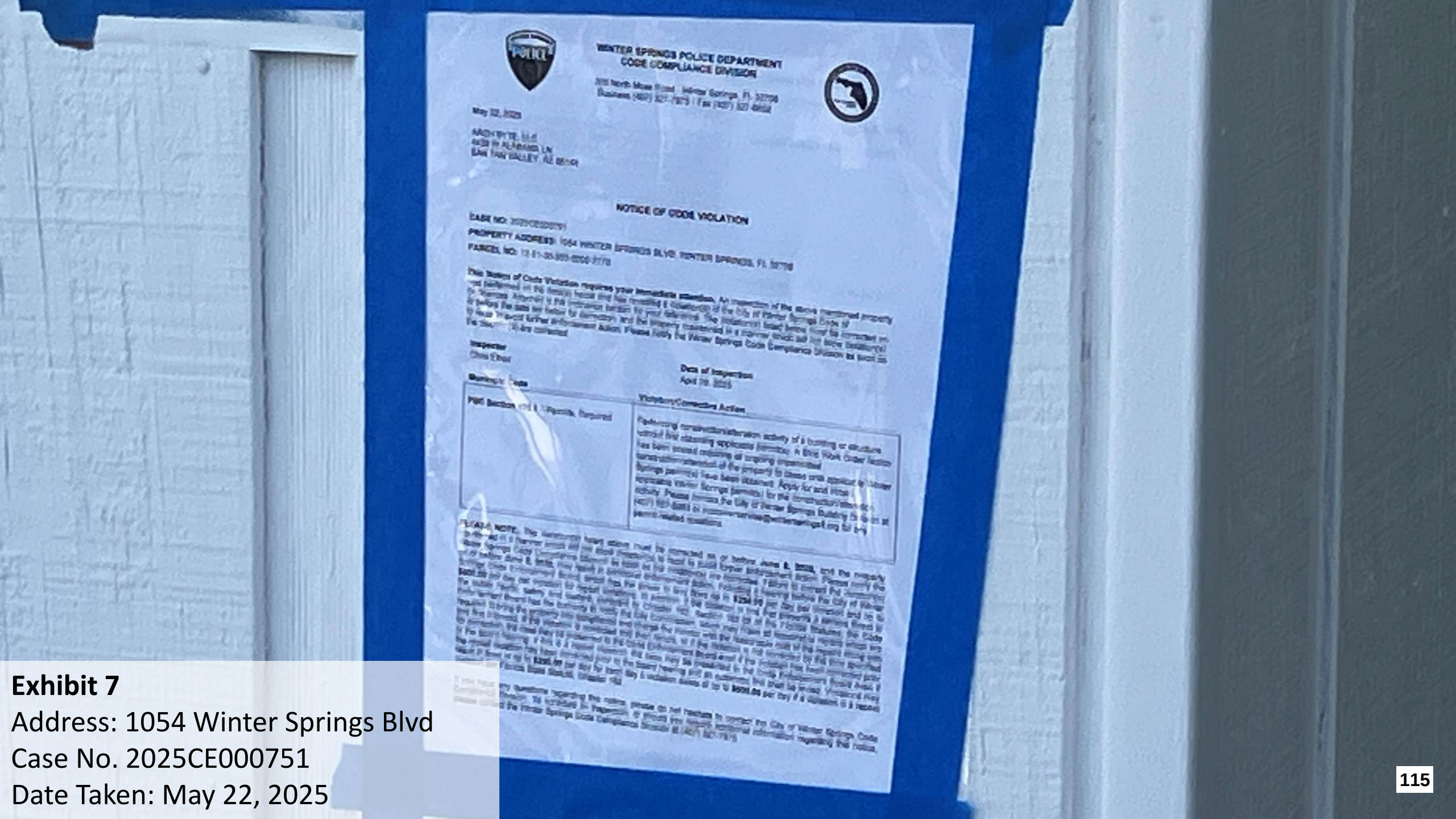


Exhibit 7
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: May 22, 2025



Exhibit 8
Address: 1054 Winter Springs Blvd
Case No. 2025CE000751
Date Taken: May 22, 2025

Case Summary

June 9, 2025 – CCI Elbon conducted a permit check, which revealed that a permit for electrical had been applied for on May 28, 2025, under Permit #RESD-2025-3594, but had not yet been issued.

June 9, 2025 – Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

June 12, 2025 – Notice of Hearing delivered.

Case Summary

June 18, 2025 – CCI Elbon conducted a permit check, which revealed that Permit #RESD-2025-3594 for electrical had been issued on June 17, 2025.

July 10, 2025 – CCI Elbon conducted a permit check, which revealed that Permit #RESD-2025-3594 for electrical had been completed with a final inspection on July 10, 2025.

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation and issue an Order establishing grounds for a repeat 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 29, 2025

ARCH BYTE, LLC
4439 W ALABAMA LN
SAN TAN VALLEY, AZ 85144

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

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	April 29, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 1, 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 **June 1, 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: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, 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: 9414811898765449990770

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 29 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



063S0011485640

USPS CERTIFIED MAIL



9414 8118 9876 5449 9907 70

ARCH BYTE, LLC
4439 W ALABAMA LN
SAN TAN VLY AZ 85144-6160



Reference	NOV - 2025CE000751 - ELBON
USPS #	9414811898765449990770
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered to the original sender at 2:26 pm on May 27, 2025 in WINTER SPRINGS, FL 32708.
USPS History	In Transit to Next Facility, 05/26/2025 Arrived at USPS Regional Origin Facility, 05/25/2025, 8:10 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 05/25/2025, 1:49 pm, ORLANDO FL DISTRIBUTION CENTER In Transit to Next Facility, 05/24/2025 Unclaimed/Being Returned to Sender, May 21, 2025, 9:29 am, QUEEN CREEK, AZ 85142 Unclaimed/Being Returned to Sender, May 17, 2025, 9:42 am, QUEEN CREEK, AZ 85142 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 05/03/2025, 12:05 pm, SAN TAN VALLEY, AZ 85144 Arrived at USPS Regional Destination Facility, 05/02/2025, 12:34 pm, PHOENIX AZ DISTRIBUTION CENTER In Transit to Next Facility, 05/01/2025 Departed USPS Regional Facility, April 30, 2025, 9:06 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 04/30/2025, 7:56 pm, ORLANDO FL DISTRIBUTION CENTER

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Date Verified: 05/28/2025 06:42:19 (UTC)

UNITED STATES POSTAL SERVICE

May 28, 2025

Dear Reference NOV 2025CE000751 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 9907 70**.

Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	May 27, 2025, 2:26 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARCH BYTE 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



USPS CERTIFIED MAIL™

ORLANDO FL 328

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 29 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275

endicia
063S0011485640

USPS CERTIFIED MAIL

9414 8118 9876 5449 9907 70

ARCH BYTE, LLC
4439 W ALABAMA
SAN TAN VLY AZ 8

NOV - 2025CE000751 - ELBON

UNC
32708>2510

NIXIE 850 DE 1040 0005/22/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32708251000 *0374-09828-36-37

RTS 5-23-25

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

April 29, 2025

ARCH BYTE, LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

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	April 29, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 1, 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 **June 1, 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: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, 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: 9414811898765449990190

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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 29 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275

endicia

063S0010282493

USPS CERTIFIED MAIL

9414 8118 9876 5449 9901 90

ARCH BYTE, LLC
7901 4TH ST N STE 300
ST PETERSBURG FL 33702-4399

Reference	NOV - 2025CE000751 - ELBON
USPS #	9414811898765449990190
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 10:19 am on May 2, 2025 in SAINT PETERSBURG, FL 33702.
USPS History	Arrived at USPS Regional Facility, May 1, 2025, 2:45 pm, SARASOTA FL DISTRIBUTION CENTER Departed USPS Regional Facility, April 30, 2025, 9:06 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 30, 2025, 8:32 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 30, 2025, 7:17 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/29/2025, 2:46 pm, WINTER SPRINGS, FL 32708

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Date Verified: 05/03/2025 06:12:18 (UTC)

UNITED STATES POSTAL SERVICE

May 3, 2025

Dear Reference NOV 2025CE000751 ELBON:

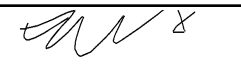
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 9901 90**.

Item Details

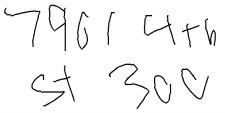
Status:	Delivered, Left with Individual
Status Date / Time:	May 2, 2025, 10:19 am
Location:	SAINT PETERSBURG, FL 33702
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARCH BYTE LLC

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 29, 2025

REGISTERED AGENTS, INC.
ATTN: ARCH BYTE, LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

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	April 29, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 1, 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 **June 1, 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: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, 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: 9414811898765449998936

Electronic Delivery Confirmation™



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

USPS CERTIFIED MAIL



9414 8118 9876 5449 9989 36

REGISTERED AGENTS, INC.
ATTN ARCH BYTE, LLC
7901 4TH ST N STE 300
ST PETERSBURG FL 33702-4399



$8.16 US POSTAGE
FIRST-CLASS IMI
Apr 29 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275



endicia

063S0010937442

Reference	NOV - 2025CE000751 - ELBON
USPS #	9414811898765449998936
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 10:19 am on May 2, 2025 in SAINT PETERSBURG, FL 33702.
USPS History	Arrived at USPS Regional Facility, May 1, 2025, 2:45 pm, SARASOTA FL DISTRIBUTION CENTER Departed USPS Regional Facility, April 30, 2025, 9:06 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, April 30, 2025, 7:57 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, April 30, 2025, 6:42 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 04/29/2025, 2:50 pm, WINTER SPRINGS, FL 32708

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Date Verified: 05/03/2025 01:18:13 (UTC)

UNITED STATES POSTAL SERVICE

May 3, 2025

Dear Reference NOV 2025CE000751 ELBON:

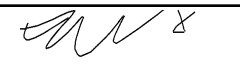
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5449 9989 36**.

Item Details

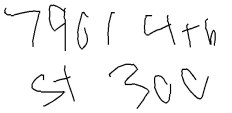
Status:	Delivered, Left with Individual
Status Date / Time:	May 2, 2025, 10:19 am
Location:	SAINT PETERSBURG, FL 33702
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN ARCH BYTE LLC REGISTERED AGENTS INC

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

May 22, 2025

ARCH BYTE, LLC
4439 W ALABAMA LN
SAN TAN VALLEY, AZ 85144

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

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	April 29, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 8, 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 **June 8, 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: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, 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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

May 22, 2025

ARCH BYTE, LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

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	April 29, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 8, 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 **June 8, 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: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, 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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

May 22, 2025

REGISTERED AGENTS, INC.
ATTN: ARCH BYTE, LLC
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

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	April 29, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Performing construction/alteration activity of a building or structure without first obtaining applicable permit(s). A Stop Work Order Notice has been posted requiring all ongoing unpermitted construction/alteration of the property to cease until applicable Winter Springs permit(s) have been obtained. Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity. 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 **June 8, 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 **June 8, 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: 2025CE000751

PROPERTY ADDRESS: 1054 WINTER SPRINGS BLVD, 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

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. 2025CE000751

Petitioner,

vs.

ARCH BYTE, LLC
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 April 29, 2025, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by sending Notice of Code Violation 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 May 21, 2025, the Notice of Code Violation sent by USPS Certified Mail with Return Receipt Requested, had been reported as being returned to the original sender.

3. That on May 22, 2025, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by posting Notice of Code Violation at the property upon which the violation is alleged to exist, posting Notice of Code Violation at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Violation 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 22nd day of May, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 22 day of May, 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.

ARCH BYTE, LLC
Respondent(s) /

CASE NO. 2025CE000751

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

PROPERTY OWNER(S): ARCH BYTE, LLC

MAILING ADDRESS: 4439 W ALABAMA LN, SAN TAN VALLEY, AZ 85144

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: 9414811898765448984527

Electronic Delivery Confirmation™



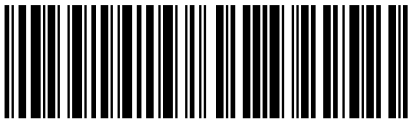
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Jun 09 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 8
11923275



063S0010282497

USPS CERTIFIED MAIL



9414 8118 9876 5448 9845 27

ARCH BYTE, LLC
4439 W ALABAMA LN
SAN TAN VLY AZ 85144-6160



Reference	NOH - 2025CE000751 - ELBON
USPS #	9414811898765448984527
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 11:15 am on June 12, 2025 in SAN TAN VALLEY, AZ 85144.
USPS History	Arrived at USPS Regional Destination Facility, 06/11/2025, 6:32 am, PHOENIX AZ DISTRIBUTION CENTER In Transit to Next Facility, 06/10/2025 Departed USPS Regional Facility, June 9, 2025, 8:51 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 06/09/2025, 7:50 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, June 9, 2025, 6:27 pm, WINTER SPRINGS, FL 32708 USPS picked up item, June 9, 2025, 10:46 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/09/2025, 7:00 am, WINTER SPRINGS, FL 32708

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Date Verified: 06/13/2025 06:32:22 (UTC)

UNITED STATES POSTAL SERVICE

June 15, 2025

Dear Reference NOH 2025CE000751 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 9845 27**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 12, 2025, 11:15 am
Location:	SAN TAN VALLEY, AZ 85144
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARCH BYTE LLC

Recipient Signature

Signature of Recipient:



Address of Recipient: 4439 W ALABAMA LN, SAN TAN VALLEY, AZ 85144

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.

ARCH BYTE, LLC
Respondent(s) /

CASE NO. 2025CE000751

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

PROPERTY OWNER(S): ARCH BYTE, LLC

MAILING ADDRESS: 4439 W ALABAMA LN, SAN TAN VALLEY, AZ 85144

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: 9414811898765448984534

Electronic Delivery Confirmation™



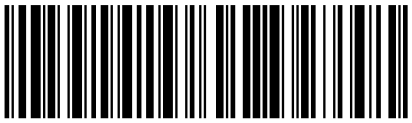
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Jun 09 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 2
11923275



063S0010282495

USPS CERTIFIED MAIL



9414 8118 9876 5448 9845 34

ARCH BYTE, LLC
7901 4TH ST N STE 300
ST PETERSBURG FL 33702-4399



Reference	NOH - 2025CE000751 - ELBON
USPS #	9414811898765448984534
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 10:20 am on June 12, 2025 in SAINT PETERSBURG, FL 33702.
USPS History	In Transit to Next Facility, 06/11/2025 Arrived at USPS Regional Facility, June 10, 2025, 3:14 pm, SARASOTA FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 9, 2025, 10:06 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, June 9, 2025, 6:27 pm, WINTER SPRINGS, FL 32708 USPS picked up item, June 9, 2025, 10:46 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/09/2025, 7:03 am, WINTER SPRINGS, FL 32708

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Date Verified: 06/13/2025 06:32:21 (UTC)

UNITED STATES POSTAL SERVICE

June 13, 2025

Dear Reference NOH 2025CE000751 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 9845 34**.

Item Details

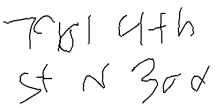
Status:	Delivered, Left with Individual
Status Date / Time:	June 12, 2025, 10:20 am
Location:	SAINT PETERSBURG, FL 33702
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARCH BYTE LLC

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

ARCH BYTE, LLC
Respondent(s) /

CASE NO. 2025CE000751

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 1054 WINTER SPRINGS BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-503-0000-2770

PROPERTY OWNER(S): ARCH BYTE, LLC

MAILING ADDRESS: 4439 W ALABAMA LN, SAN TAN VALLEY, AZ 85144

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: 9414811898765448985265

Electronic Delivery Confirmation™



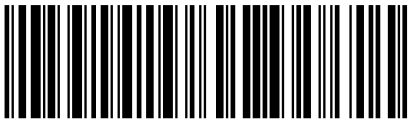
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.16 US POSTAGE
FIRST-CLASS IMI
Jun 09 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 2
11923275



063S0010282497

USPS CERTIFIED MAIL



9414 8118 9876 5448 9852 65

REGISTERED AGENTS, INC.
ATTN ARCH BYTE, LLC
7901 4TH ST N STE 300
ST PETERSBURG FL 33702-4399



Reference	NOH - 2025CE000751 - ELBON
USPS #	9414811898765448985265
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 10:21 am on June 12, 2025 in SAINT PETERSBURG, FL 33702.
USPS History	In Transit to Next Facility, 06/11/2025 Arrived at USPS Regional Facility, June 10, 2025, 3:14 pm, SARASOTA FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 9, 2025, 10:08 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, June 9, 2025, 6:27 pm, WINTER SPRINGS, FL 32708 USPS picked up item, June 9, 2025, 10:46 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/09/2025, 7:07 am, WINTER SPRINGS, FL 32708

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Date Verified: 06/13/2025 06:32:20 (UTC)

UNITED STATES POSTAL SERVICE

June 13, 2025

Dear Reference NOH 2025CE000751 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 9852 65**.

Item Details

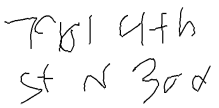
Status:	Delivered, Left with Individual
Status Date / Time:	June 12, 2025, 10:21 am
Location:	SAINT PETERSBURG, FL 33702
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN ARCH BYTE LLC REGISTERED AGENTS INC

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: **12-21-30-503-0000-2770**
Property Address: **1054 WINTER SPRINGS BLVD WINTER SPRINGS, FL 32708**
Owners: **ARCH BYTE LLC**

2025 Market Value $358,042 Assessed Value $358,042 Taxable Value $358,042
2024 Tax Bill $1,720.43 Tax Savings with Exemptions $3,843.02
The 3 Bed/2 Bath Single Family property is 1,937 SF and a lot size of 0.41 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-503-0000-2770
Property Address	1054 WINTER SPRINGS BLVD WINTER SPRINGS, FL 32708
Mailing Address	4439 W ALABAMA LN SAN TAN VLY, AZ 85144-6160
Subdivision	OAK FOREST UNIT 2
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	$261,342	$256,997
Depreciated Other Features	$6,700	$6,950
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$358,042	$353,947
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$197,889
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$358,042	$156,058

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,563.45
Tax Bill Amount	$1,720.43
Tax Savings with Exemptions	$3,843.02

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
ARCH BYTE LLC

2025 FLORIDA LIMITED LIABILITY COMPANY AMENDED ANNUAL REPORT

FILED
Mar 13, 2025
Secretary of State
8396723393CC

DOCUMENT# L23000156644

Entity Name: ARCH BYTE LLC

Current Principal Place of Business:

7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

Current Mailing Address:

7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

REGISTERED AGENTS INC
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702 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:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	AMBR	Title	MANAGER, AUTHORIZED MEMBER
Name	MALONEY, MATTHEW	Name	MALONEY, KATHLEEN S
Address	7901 4TH ST N STE 300	Address	7901 4TH ST N STE 300
City-State-Zip:	ST. PETERSBURG FL 33702	City-State-Zip:	ST. PETERSBURG FL 33702

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: MATTHEW MALONEY MEMBER 03/13/2025

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

PUBLIC HEARINGS : NEW CASES ITEM 503

CODE ENFORCEMENT BOARD AGENDA | JULY 22, 2025 REGULAR MEETING

TITLE

Case #2025CE000142
Address: 224 Shore Rd
Respondent(s): Sandra C Koelble
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 October 20, 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

July 22, 2025

Respondent(s): Sandra C Koelble

Address: 224 Shore Rd

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

Case No. 2025CE000142

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. 2025CE000142

Case Summary

January 21, 2025 – CCI Elbon observed that the roof at the referenced property failed to be maintained sound, tight and without defects, as evidence by the tarp on a portion of the roof (*Exhibits 1-2*).



Exhibit 1
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: January 21, 2025



Exhibit 2
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: January 21, 2025

Case Summary

January 21, 2025 – Courtesy Notice sent to the property owner by USPS Regular First-Class Mail.

February 24, 2025 – CCI Elbon conduct a re-inspection of the referenced property and observed that the violation remained (*Exhibit 3*).



Exhibit 3
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: February 24, 2025

Case Summary

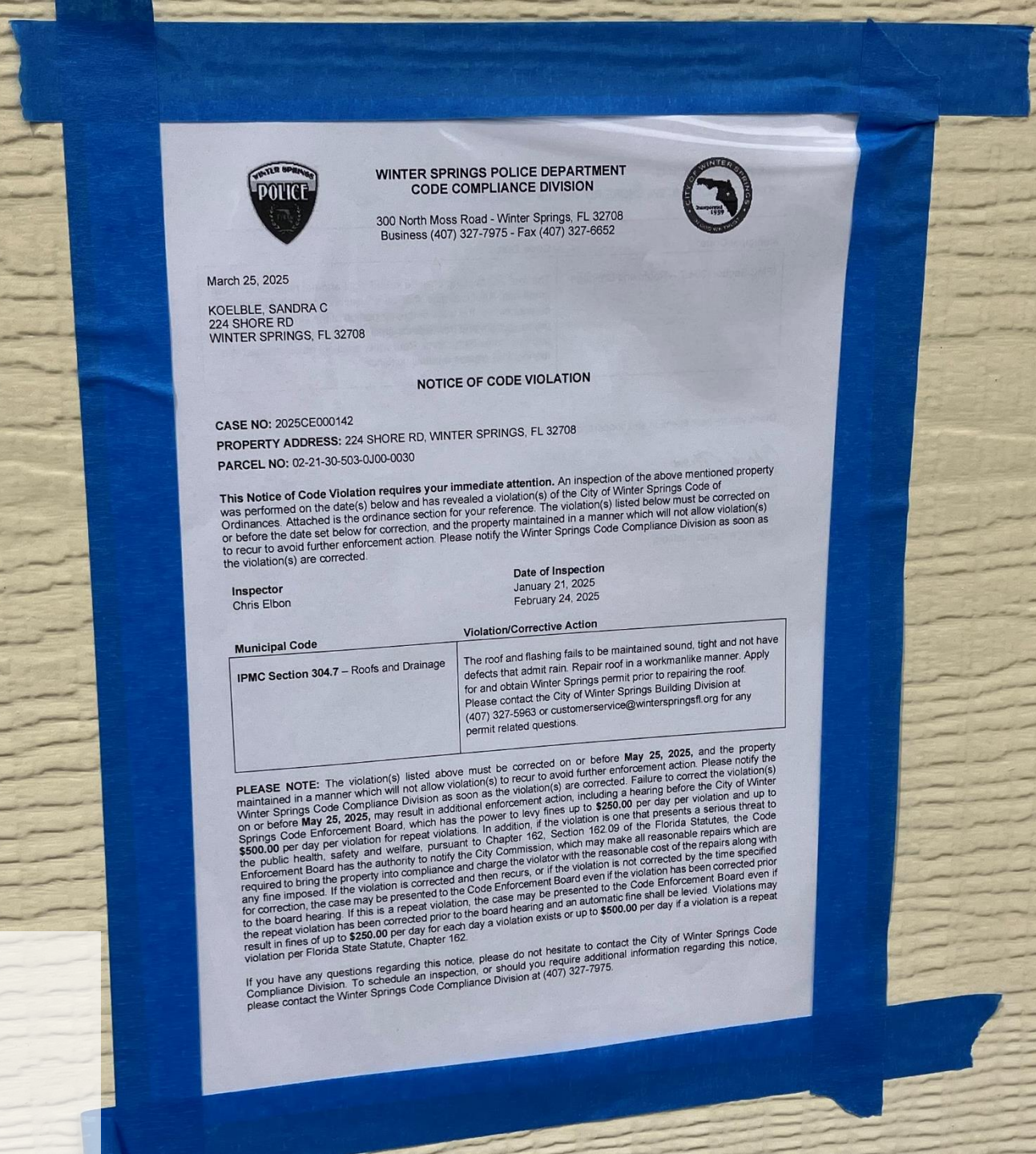
February 24, 2025 – Notice of Code Violation sent to the property owner by USPS Certified Mail with Return Receipt Requested.

March 24, 2025 – Notice of Code Violation returned to sender.

March 25, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 4-6)*.



Exhibit 4
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: March 25, 2025



WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

March 25, 2025

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000142
PROPERTY ADDRESS: 224 SHORE RD, WINTER SPRINGS, FL 32708
PARCEL NO: 02-21-30-503-0J00-0030

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 21, 2025 February 24, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.7 – Roofs and Drainage	The roof and flashing fails to be maintained sound, tight and not have defects that admit rain. Repair roof in a workmanlike manner. Apply for and obtain Winter Springs permit prior to repairing the roof. 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 **May 25, 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 **May 25, 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.

Exhibit 5
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: March 25, 2025



Exhibit 6
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: March 25, 2025

Case Summary

May 28, 2025 – CCI Elbon conduct a re-inspection of the referenced property and observed that the violation remained (*Exhibits 7-8*).



Exhibit 7
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: May 28, 2025



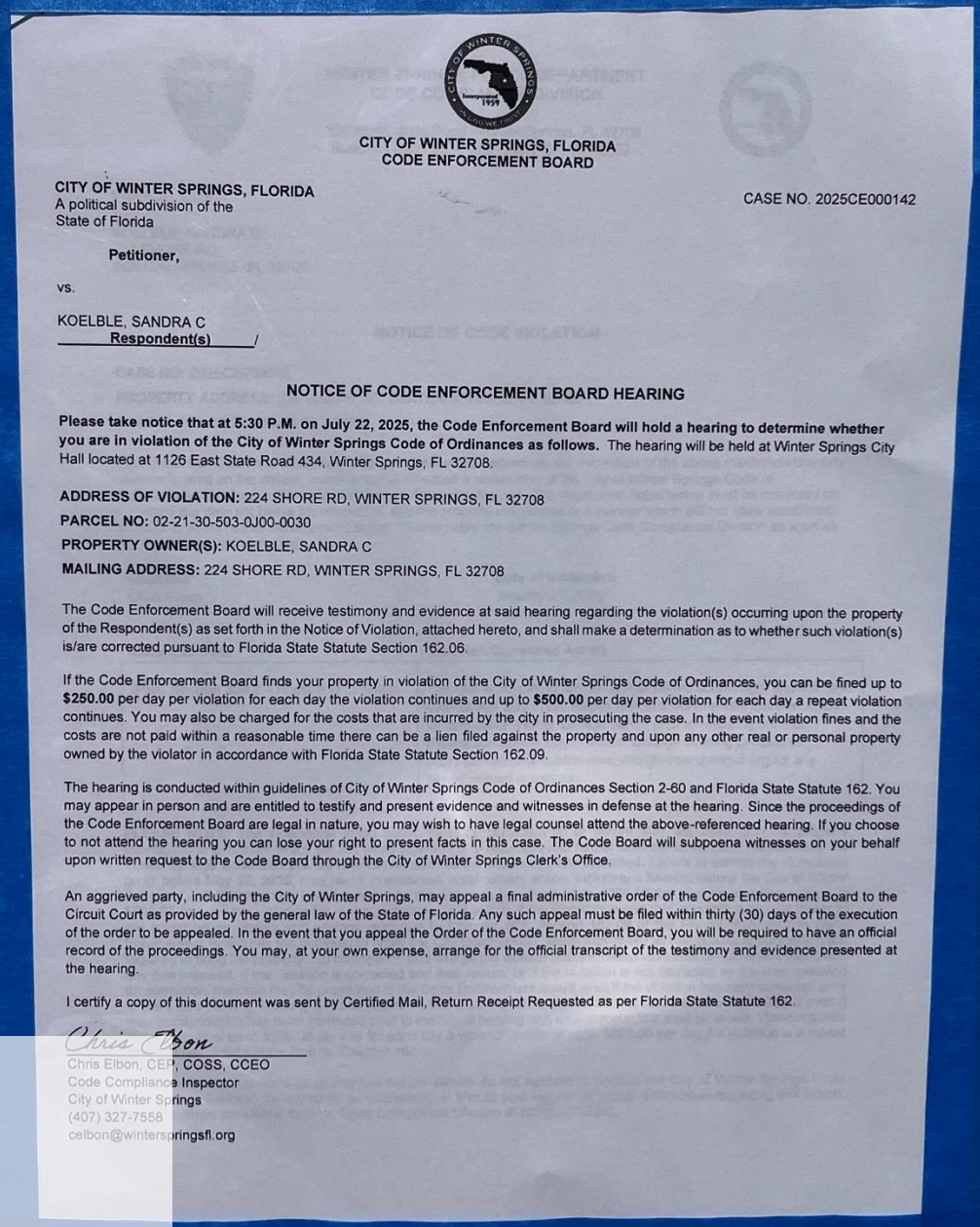
Exhibit 8
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: May 28, 2025

Case Summary

May 28, 2025 – Notice of Hearing sent to the property owner by USPS Certified Mail with Return Receipt Requested.

June 23, 2025 – Notice of Code Violation returned to sender.

June 23, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 9-11)*.



CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

CASE NO. 2025CE000142

Petitioner,

vs.

KOELBLE, SANDRA C
Respondent(s) /

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 224 SHORE RD, WINTER SPRINGS, FL 32708
PARCEL NO: 02-21-30-503-0J00-0030
PROPERTY OWNER(S): KOELBLE, SANDRA C
MAILING ADDRESS: 224 SHORE 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@wintersprings.org

Exhibit 9
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: June 23, 2025



Exhibit 10
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: June 23, 2025



Exhibit 11
Address: 224 Shore Rd
Case No. 2025CE000142
Date Taken: June 23, 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 October 20, 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

January 21, 2025

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000142

PROPERTY ADDRESS: 224 SHORE RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0J00-0030

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

Inspector	**Date of Inspection**
Chris Elbon	January 21, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.7 – Roofs and Drainage	The roof and flashing fails to be maintained sound, tight and not have defects that admit rain. Repair roof in a workmanlike manner. Apply for and obtain Winter Springs permit prior to repairing the roof. 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 **February 23, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **February 23, 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: 2025CE000142

PROPERTY ADDRESS: 224 SHORE 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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

February 24, 2025

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000142

PROPERTY ADDRESS: 224 SHORE RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0J00-0030

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 21, 2025 February 24, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.7 – Roofs and Drainage	The roof and flashing fails to be maintained sound, tight and not have defects that admit rain. Repair roof in a workmanlike manner. Apply for and obtain Winter Springs permit prior to repairing the roof. 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 30, 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 30, 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: 2025CE000142

PROPERTY ADDRESS: 224 SHORE 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: 941481189876545673128 1

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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 24 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275

endicia
063S0010282497

USPS CERTIFIED MAIL

9414 8118 9876 5456 7312 81

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPGS FL 32708-3136

Reference	NOV - 2025CE000142 - ELBON
USPS #	9414811898765456731281
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:47 pm on March 24, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Redelivery Scheduled for Next Business Day, 03/22/2025, 5:19 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, 9:37 am, ORLANDO FL DISTRIBUTION CENTER In Transit to Next Facility, 03/20/2025 Departed USPS Regional Facility, March 19, 2025, 8:10 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, March 19, 2025, 12:02 am, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, March 14, 2025, 12:58 pm, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 02/27/2025, 12:59 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, February 26, 2025, 7:25 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 02/26/2025 Departed USPS Regional Facility, February 25, 2025, 9:00 pm,

Electronic Delivery Confirmation Report © 2025 Certified Mail Envelopes, Inc. All rights reserved.
The data collected for this mail label was authored and reported by The United States Postal Service USPS. Copies are available from your Post Office or online at www.USPS.com. USPS Certified Mail™ is a registered trademark of The United States Postal Service. All rights reserved.
Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 03/25/2025 07:10:20 (UTC)

UNITED STATES POSTAL SERVICE

March 25, 2025

Dear Reference NOV 2025CE000142 ELBON:

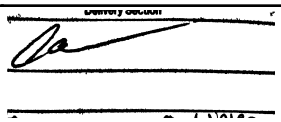
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5456 7312 81**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 24, 2025, 1:47 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	KOELBLE SANDRA C

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

USPS CERTIFIED MAIL™

ORLANDO FL 328

25 FEB 2025 PM 6 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 !MI
Feb 24 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
11923275

endicia

063S0010282497

USPS CERTIFIED MAIL

9414 8118 9876 5456 7312 81

RETURN TO SENDER,
UNCLAIMED

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPGS FL 32

NIXIE 339 DE 1040 0003/19/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0674-04996-25-40

NOV. 2025CE000142 - ELRON

UNC
32708>2510

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

March 25, 2025

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000142

PROPERTY ADDRESS: 224 SHORE RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0J00-0030

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 21, 2025 February 24, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.7 – Roofs and Drainage	The roof and flashing fails to be maintained sound, tight and not have defects that admit rain. Repair roof in a workmanlike manner. Apply for and obtain Winter Springs permit prior to repairing the roof. 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 **May 25, 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 **May 25, 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: 2025CE000142

PROPERTY ADDRESS: 224 SHORE 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, 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. 2025CE000142

Petitioner,

vs.

KOELBLE, SANDRA C
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 24, 2025, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by sending Notice of Code Violation 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 24, 2025, the Notice of Code Violation sent by USPS Certified Mail with Return Receipt Requested, had been returned to the original sender.

3. That on March 25, 2025, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by posting Notice of Code Violation at the property upon which the violation is alleged to exist, posting Notice of Code Violation at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Violation 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 25th day of March, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

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

Notary RAYELI REYNOSO
Notary Public - State of Florida
My Comm. Expires Jul 26, 2027
Commission # HH 426514
Bonded through National Notary Assn.

Signature of Notary Public

Rayeli Reynoso
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.

KOELBLE, SANDRA C
Respondent(s) /

CASE NO. 2025CE000142

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 224 SHORE RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0J00-0030

PROPERTY OWNER(S): KOELBLE, SANDRA C

MAILING ADDRESS: 224 SHORE 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: 9414811898765448063369

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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
May 28 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

063S0010937441

USPS CERTIFIED MAIL

9414 8118 9876 5448 0633 69

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPGS FL 32708-3136

Reference	NOH - 2025CE000142 - ELBON
USPS #	9414811898765448063369
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 2:27 pm on June 23, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, June 22, 2025, 7:48 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 22, 2025, 10:43 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 21, 2025, 9:17 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 17, 2025, 9:26 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 06/02/2025, 1:40 pm, WINTER SPRINGS, FL 32708 In Transit to Next Facility, 06/01/2025 In Transit to Next Facility, 05/31/2025 Arrived at USPS Regional Facility, May 30, 2025, 7:35 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/30/2025 Departed USPS Regional Facility, May 29, 2025, 9:04 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 29, 2025, 8:16 pm, ORLANDO FL DISTRIBUTION CENTER

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/24/2025 06:45:20 (UTC)

UNITED STATES POSTAL SERVICE

June 24, 2025

Dear Reference NOH 2025CE000142 ELBON:

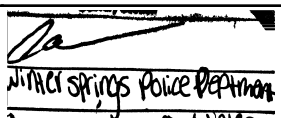
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 0633 69**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 23, 2025, 2:27 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	KOELBLE SANDRA C

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

13:43 | 6/2 | SIC
#2

USPS CERTIFIED MAIL™

ORLANDO FL 328

29 MAY 2025PM 61

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
May 28 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia
063S0010937441

USPS CERTIFIED MAIL

9414 8118 9876 5448 0633 69

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPGS FL 32708

NOH - 2025CE000142 - ELBON

IA K1 9333100095 DNC
32708>2510

NIXIE 339 DE 1040 0006/21/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32708251000 *0674-06438-29-40

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

KOELBLE, SANDRA C
Respondent(s) /

CASE NO. 2025CE000142

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on July 22, 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: 224 SHORE RD, WINTER SPRINGS, FL 32708

PARCEL NO: 02-21-30-503-0J00-0030

PROPERTY OWNER(S): KOELBLE, SANDRA C

MAILING ADDRESS: 224 SHORE 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

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

CASE NO. 2025CE000142

Petitioner,

vs.

KOELBLE, SANDRA C
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 May 28, 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 June 17, 2025, the Notice of Hearing sent by USPS Certified Mail with Return Receipt Requested, had been reported as unclaimed and being returned to the original sender.

3. That on June 23, 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 23RD day of June, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 23 day of June, 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 _____

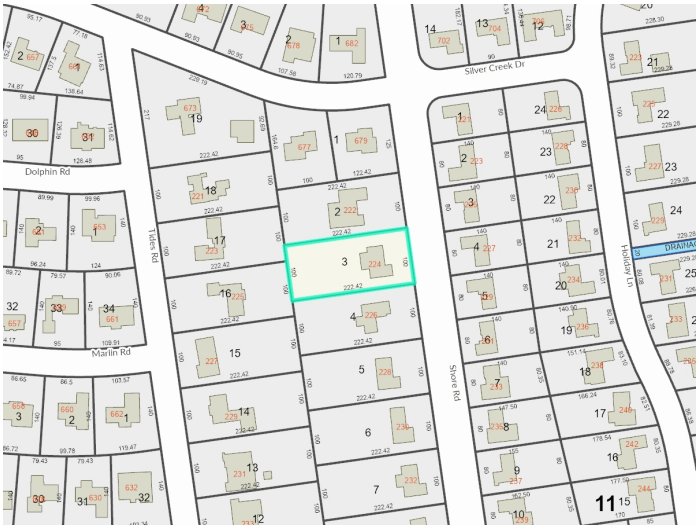
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **02-21-30-503-0J00-0030**
Property Address: **224 SHORE RD WINTER SPRINGS, FL 32708**
Owners: **KOELBLE, SANDRA C**

2025 Market Value $330,328 Assessed Value $152,657 Taxable Value $101,935
2024 Tax Bill $1,677.95 Tax Savings with Exemptions $3,503.62
The 3 Bed/2 Bath Single Family property is 1,801 SF and a lot size of 0.51 Acres

Parcel Location



Site View



Parcel Information

Parcel	02-21-30-503-0J00-0030
Property Address	224 SHORE RD WINTER SPRINGS, FL 32708
Mailing Address	224 SHORE RD WINTER SPGS, FL 32708-3136
Subdivision	NORTH ORLANDO RANCHES SEC 02A
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1998)
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	$250,328	$249,652
Depreciated Other Features	$0	$0
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$330,328	$329,652
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$177,671	$181,297
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$152,657	$148,355

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,181.57
Tax Bill Amount	$1,677.95
Tax Savings with Exemptions	$3,503.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
KOELBLE, SANDRA C

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
02-21-30-503-0J00-0030	105328	0802	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPGS, FL 32708-3136

224 SHORE RD

LOTS 3 BLK J 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	148,355	50,000	98,355	479.49
FIRE	2.7649	148,355	50,000	98,355	271.94
SCHOOL CAPITAL OUTLAY	1.5000	148,355	25,000	123,355	185.03
SCHOOL DISCRETIONARY(BASIC)	0.7480	148,355	25,000	123,355	92.27
SCHOOL RLE	3.0310	148,355	25,000	123,355	373.89
WINTER SPRINGS	2.6200	148,355	50,000	98,355	257.69
ST JOHNS WATER MANAGEMENT	0.1793	148,355	50,000	98,355	17.64

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$1,677.95

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$1,677.95	See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
02-21-30-503-0J00-0030	105328	0802	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

KOELBLE, SANDRA C
224 SHORE RD
WINTER SPGS, FL 32708-3136

224 SHORE RD

LOTS 3 BLK J NORTH ORLANDO RANCHES SEC 2A PB 12 PG 41

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

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

11/27/2024 **Receipt # 9995-0802002478312079** **$1,610.83 Paid By SHELLPOINT MORTGA**