CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, AUGUST 26, 2025 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

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

INFORMATIONAL

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

CONSENT AGENDA

200. Approval of the Tuesday, July 22, 2025 Code Enforcement Board Regular Meeting Minutes
2025 07 22 Code Enforcement Board Regular Meeting Minutes.pdf

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE000444**
Address: 300 S Edgemon Ave
Respondent: Vanessa O. Celi Aguilera
Violation: FBC Section 105.1 – *Permits, Required*
Presentation.pdf
Additional Case Information.pdf
SCPA Appraisal Maps.pdf
SCPA Images.pdf
Google Maps Images.pdf
Permit Documents (Permit #RESD-2025-3261).pdf
Realtor.com MLS Listing.pdf
300 S Edgemon Ave (Unit A) Airbnb.com Rental Listing.pdf
300 S Edgemon Ave (Unit B) Airbnb.com Rental Listing.pdf
300 S Edgemon Ave (Unit C) Airbnb.com Rental Listing.pdf

501. **Case #2025CE000445**
Address: 300 S Edgemon Ave
Respondent: Vanessa O. Celi Aguilera
Violation: WSCO Section 20-182 – *Uses Permitted*
Presentation.pdf

Additional Case Information.pdf
SCPA Appraisal Maps.pdf
SCPA Images.pdf
Google Maps Images.pdf
Realtor.com MLS Listing.pdf
300 S Edgemon Ave (Unit A) Airbnb.com Rental Listing.pdf
300 S Edgemon Ave (Unit B) Airbnb.com Rental Listing.pdf
300 S Edgemon Ave (Unit C) Airbnb.com Rental Listing.pdf
300 S Edgemon Ave Airbnb.com Rental Listing.pdf

502. **Case #2025CE000446**
Address: 300 S Edgemon Ave
Respondent: Vanessa O. Celi Aguilera
Violation: WSCO Section 6-84(a) – *Accessory Buildings, Genera*l
Presentation.pdf
Additional Case Information.pdf
SCPA Images.pdf
SCPA Appraisal Maps.pdf
Google Maps Images.pdf
300 S Edgemon Ave (Unit C) Airbnb.com Rental Listing.pdf

503. **Case #2025CE001138**
Address: 848 Benchwood Ct
Respondent: FKH SFR PROPCO B-HLD, LP
Violation: IPMC Section 302.7 – *Accessory Structures*
Presentation.pdf
Additional Case Information.pdf

504. **Case #2025CE001139**
Address: 848 Benchwood Ct
Respondent: FKH SFR PROPCO B-HLD, LP
Violation: WSCO Section 20-439(a) – *Parking Areas on Residential Lots; Design Requirements*
Presentation.pdf
Additional Case Information.pdf

PUBLIC HEARINGS : NON-COMPLIANCE CASES

REGULAR AGENDA

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 | AUGUST 26, 2025 REGULAR MEETING

TITLE

Code Compliance Monthly Report - July 2025

SUMMARY

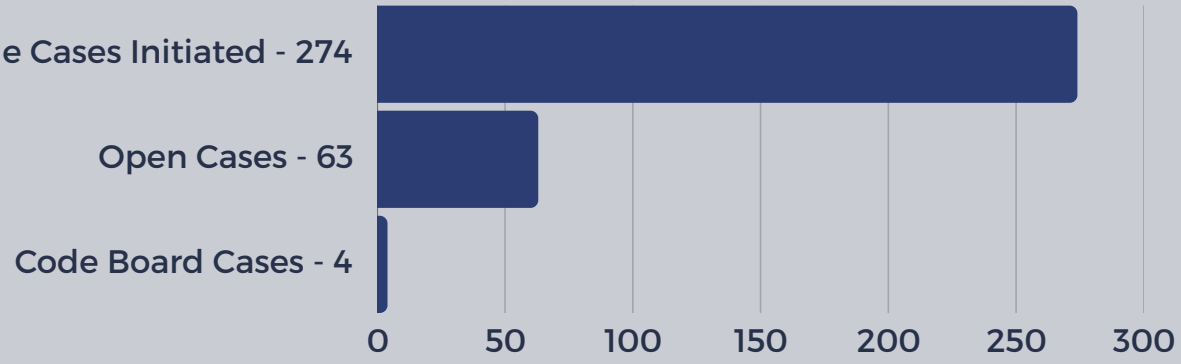
FUNDING SOURCE

RECOMMENDATION

Informational

JULY 2025

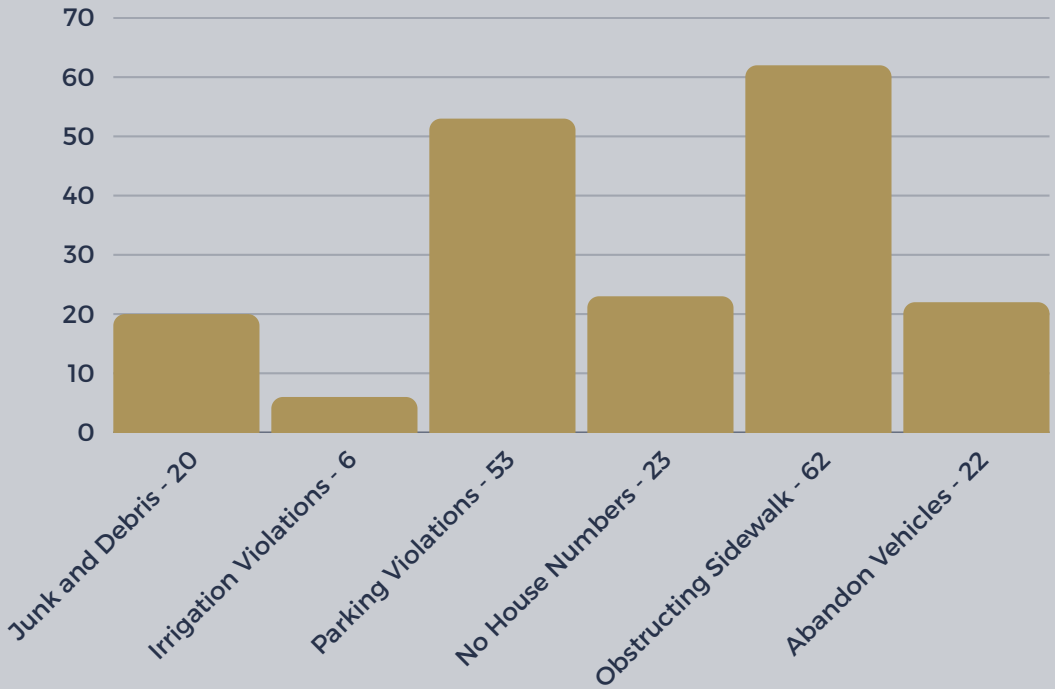
CODE COMPLIANCE MONTHLY REPORT





24

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 | AUGUST 26, 2025 REGULAR MEETING

TITLE

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

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Board review and approve the Tuesday, July 22, 2025 Code Enforcement Board Regular Meeting Minutes as presented.

CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES
JULY 22, 2025

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, July 22, 2025, Regular Meeting of the Code Enforcement Board at 5:31 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, absent - excused
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
Ms. Terrilyn Rolle, Director, Community Development Department

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

No changes were made to the agenda and it was adopted without objection.

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

INFORMATIONAL AGENDA
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

It was noted that this property had come into compliance.

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

It was noted that this property had come into compliance.

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

It was noted that this property had come into compliance.

103.) Code Compliance Monthly Report – June 2025

No discussion.

CONSENT AGENDA

200) Approval of the Minutes from the Tuesday, June 24, 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); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

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

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 21, 2025 and a fine of up to $250 per day violation if this was not met.

Discussion followed on communications with the tenant and property owner, the stop work order process, and enforcement actions that could be taken.

Ms. Rolle testified that the main issue was unaddressed comments preventing the issuance of a permit which the tenant had been made aware of.

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I MOVE TO FIND THE PHOTOGRAPHS AND TESTIMONY OF THE CODE OFFICER CHRISTOPHER ELBON CLEARLY SHOW THERE IS SUFFICIENT SUPPORT TO SUBSTANTIATE THE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO A VIOLATION OF FLORIDA BUILDING CODE, FBC, SECTION 105.1, PERMITS REQUIRED AND ORDER THAT THE RESPONDENT BE GIVEN UNTIL 21 AUGUST, 2025 TO ESTABLISH COMPLIANCE. IN THE EVENT THAT THE VIOLATION IS NOT CORRECTED, A FINE OF TWO HUNDED AND FIFTY DOLLARS ($250) SHALL BE IMPOSED PER DAY PER VIOLATION UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY CITY CODE ENFORCEMENT. MOTION BY BOARD MEMBER GALLO. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

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

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 noted the property came into compliance prior to the Board hearing and requested the Board to find the property had been in violation and issue an order to establish grounds for a repeat violation should one arise in the next five years.

I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS AND THE TESTIMONY FROM THE INSPECTOR AND THE EVIDENCE THAT WAS SUBMITTED TO US THAT THE RESPONDENT VIOLATED SECTION 105.1 OF THE FLORIDA BUILDING CODE, PERMITS REQUIRED AND FAILED TO CORRECT THAT VIOLATION BY JUNE 1 OF 2025, THE TIME THAT THE CODE INSPECTOR GAVE FOR CORRECTION. I FIND THAT THE VIOLATION IS CURRENTLY CORRECTED AND THAT NO FINE BE IMPOSED A THIS TIME. MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER KAPROW, DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

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

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 noted that following a permit check prior to the meeting a permit had been issued. He requested the Board to find the property

UNAPPROVED

had been in violation and issue an order to establish grounds for a repeat violation should one arise in the next five years.

I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS AND THE TESTIMONY FROM THE INSPECTOR AND THE EVIDENCE THAT WAS SUBMITTED TO US THAT THE RESPONDENT VIOLATED SECTION 105.1 OF THE FLORIDA BUILDING CODE, PERMITS REQUIRED AND FAILED TO CORRECT THAT VIOLATION BY JUNE 1 OF 2025, THE TIME THAT THE CODE INSPECTOR GAVE FOR CORRECTION. I FIND THAT THE VIOLATION IS CURRENTLY CORRECTED AND THAT NO FINE BE IMPOSED A THIS TIME. MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER GALLO. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

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

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 21, 2025 and a fine of up to $250 per day violation if this was not met.

Discussion followed on communication with the respondent, a 90-day extension request, and the fact that this property had been placed on an agenda some time ago but never heard.

Board Attorney Amelia Ulmer and Inspector Elbon advised the Board to only consider this case to avoid issues related to due process.

I MOVE TO FIND THAT BASED ON THE PHOTOGRAPHS AND TESTIMONY FROM THE INSPECTOR SHOW THAT THERE ARE SUFFICIENT FINDINGS THAT THE RESPOND IS IN VIOLATION OF IPMC SECTION 304.7, ROOFS AND DRAINAGE. THAT'S BASED ON THE TARPS THAT ARE ON THE ON THE ROOF, AND THERE IS NO PERMIT AT THIS POINT FOR ROOF REPAIR. I ORDER RESPONDENT BE GIVEN UNTIL THE RESPONSE BE GIVEN UNTIL OCTOBER 20, 2025 TO MAKE THE CORRECTIONS. IF THE VIOLATIONS ARE NOT PAID BY THAT DATE, A FINE IN THE AMOUNT OF TWO HUNDRED AND FIFTY DOLLARS$250 PER DAY SHALL BE IMPOSED UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY CITY CODE ENFORCEMENT. MOTION BY COMMISSIONER KAPROW. SECONDED BY BOARD MEMBER PANKE. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); PANKE (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

PUBLIC HEARINGS: NON-COMPLIANCE CASES
600) Not Used

UNAPPROVED

REGULAR AGENDA
700. Not Used

Prior to adjournment, Board Member Panke thanked her fellow members and staff and noted this would be her last meeting.

ADJOURNMENT
Chair Gildea adjourned the meeting at 6:29 PM

RESPECTFULLY SUBMITTED:

_____
CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

UNAPPROVED

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

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | AUGUST 26, 2025 REGULAR MEETING

TITLE

Case #2025CE000444
Address: 300 S Edgemon Ave
Respondent: Vanessa O. Celi Aguilera
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 September 25, 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

August 26, 2025

Respondent(s): Vanessa O. Celi Aguilera

Address: 300 S Edgemon Ave

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

Case No. 2025CE000444

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 12, 2025 – CCI Elbon arrived at the referenced property CCI Elbon arrived at the referenced property based on a citizen complaint regarding the referenced property being listed on Airbnb.com and renting the property to multiple families at one time. CCI Elbon observed three additional points of egress to the referenced in addition to the front door. The three points of egress were located on the fence and labeled as "Entrance A," "B," and "C." CCI Elbon determined construction/ alteration of the property had been performed. A permit check conducted on March 12, 2025, revealed no recent permits associated with the construction/ alteration of the property (*Exhibits 1-21*).



Exhibit 1
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 2
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 3
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 4
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025

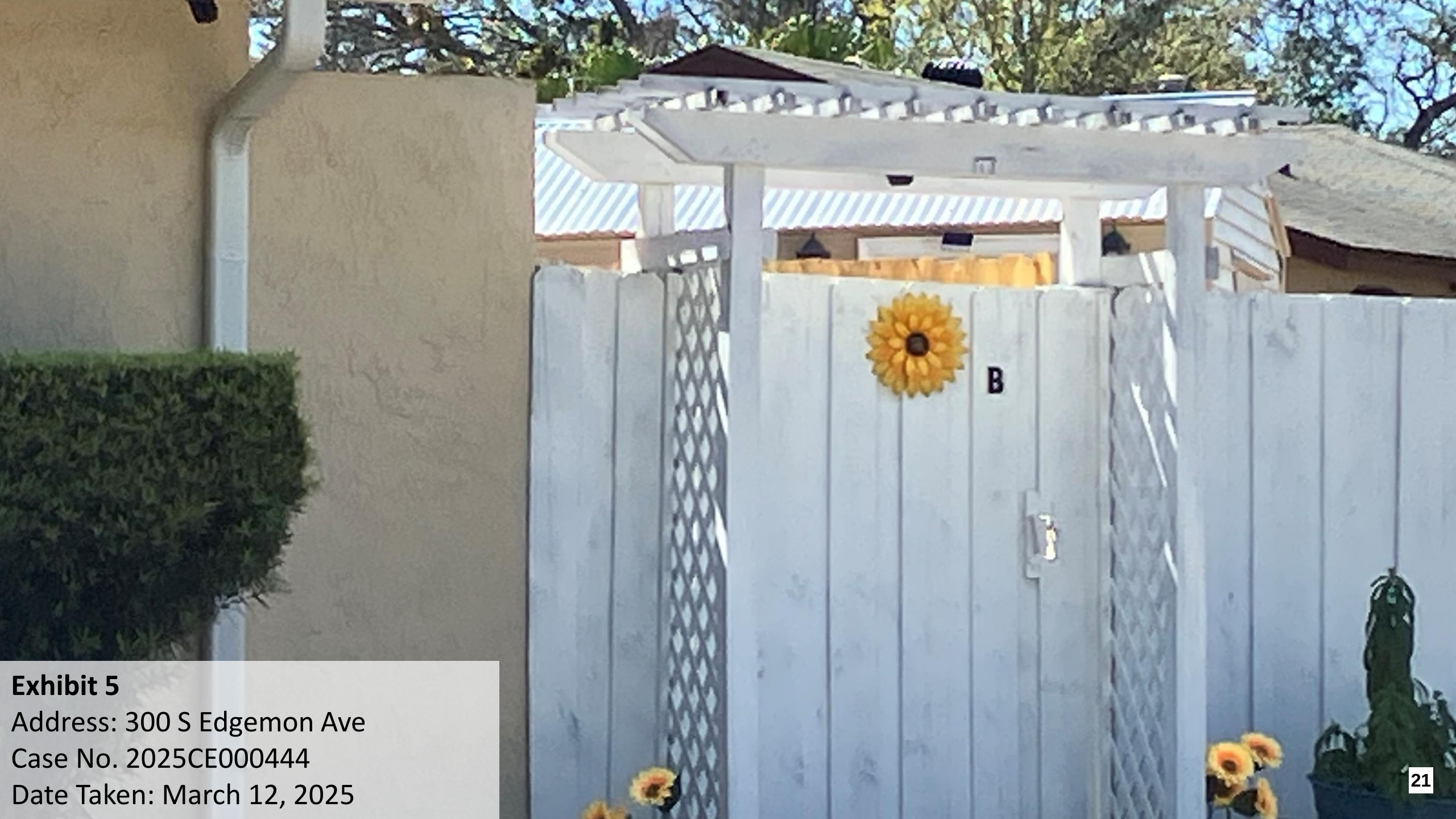


Exhibit 5
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 6
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 7
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 8
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 9
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 10
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: March 12, 2025



Exhibit 11
Address: 300 S Edgemon Ave
Case No. 2025CE000444
SCPA Image: December 8, 2022

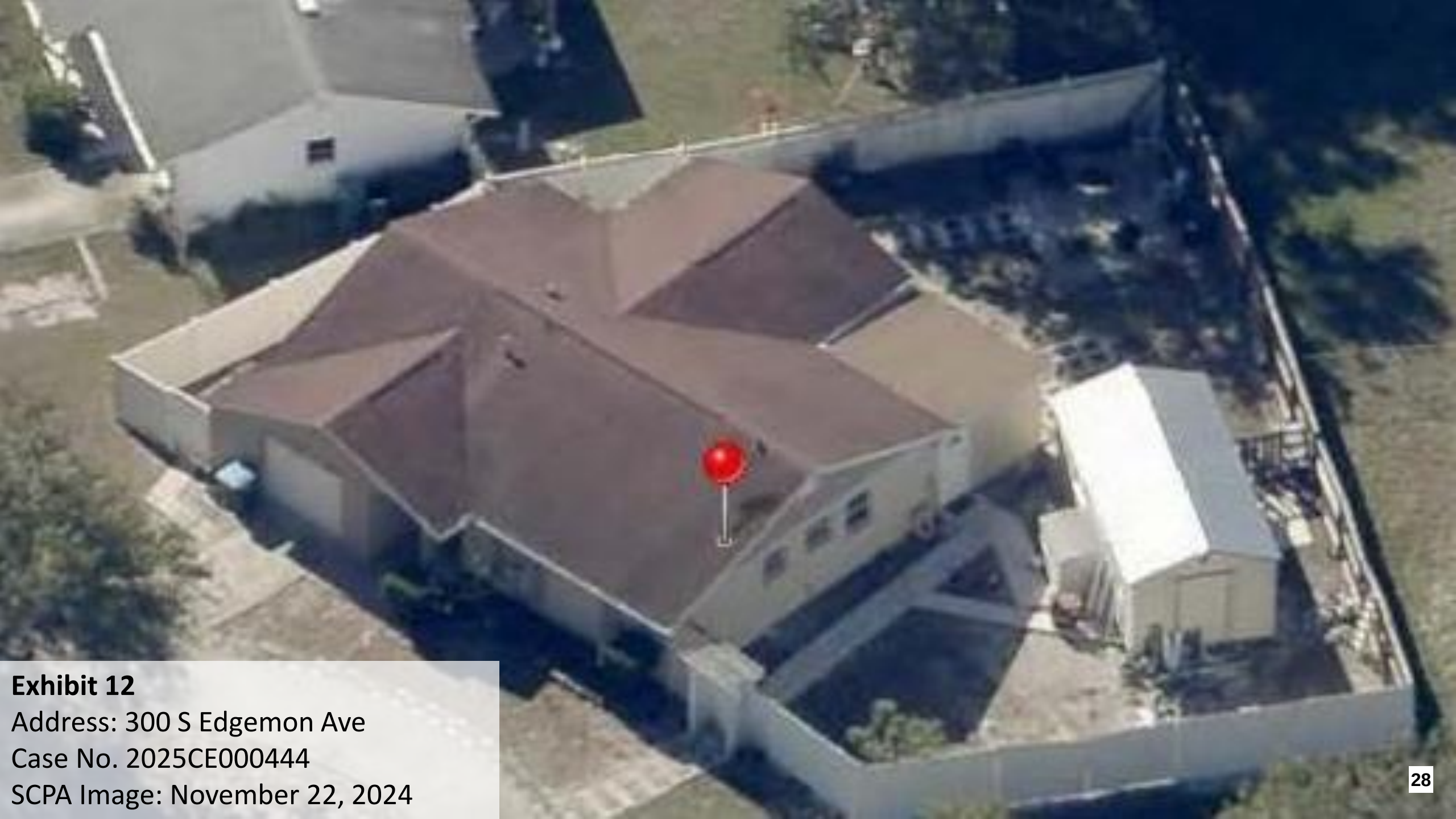


Exhibit 12
Address: 300 S Edgemon Ave
Case No. 2025CE000444
SCPA Image: November 22, 2024



Exhibit 13
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Google Maps Image: April 2022



Exhibit 14
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Google Maps Image: April 2022

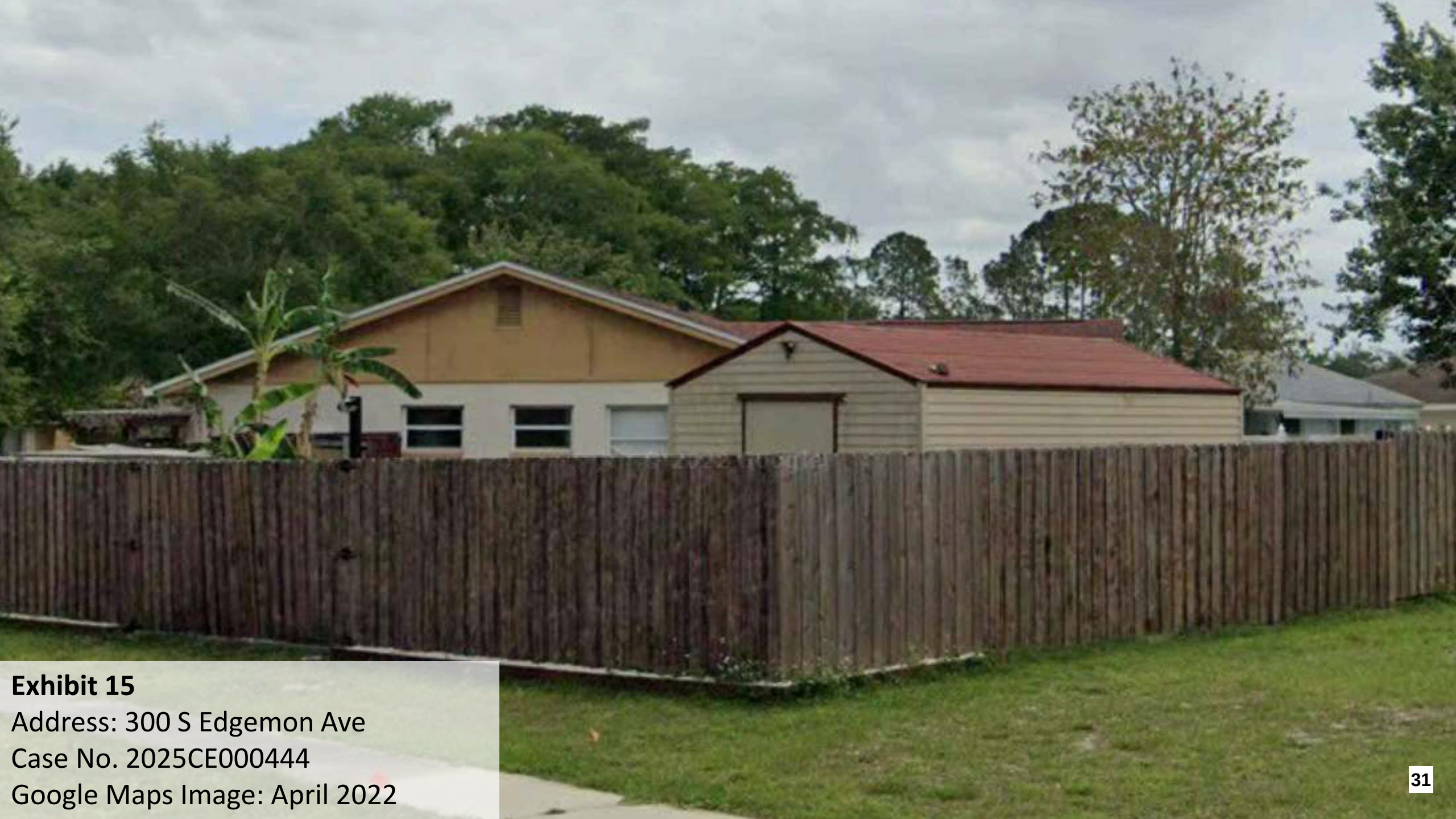
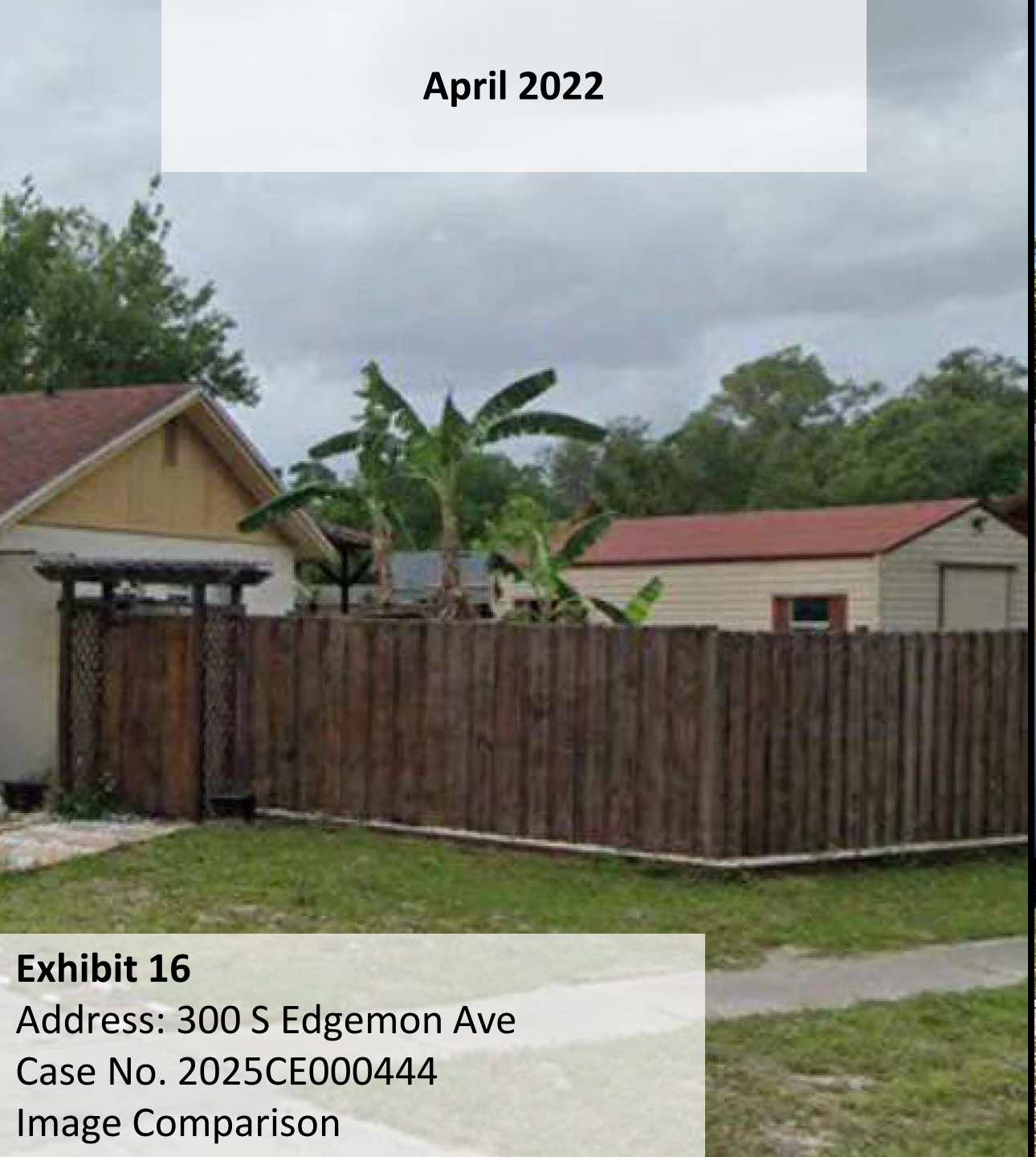


Exhibit 15
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Google Maps Image: April 2022

April 2022



March 12, 2025

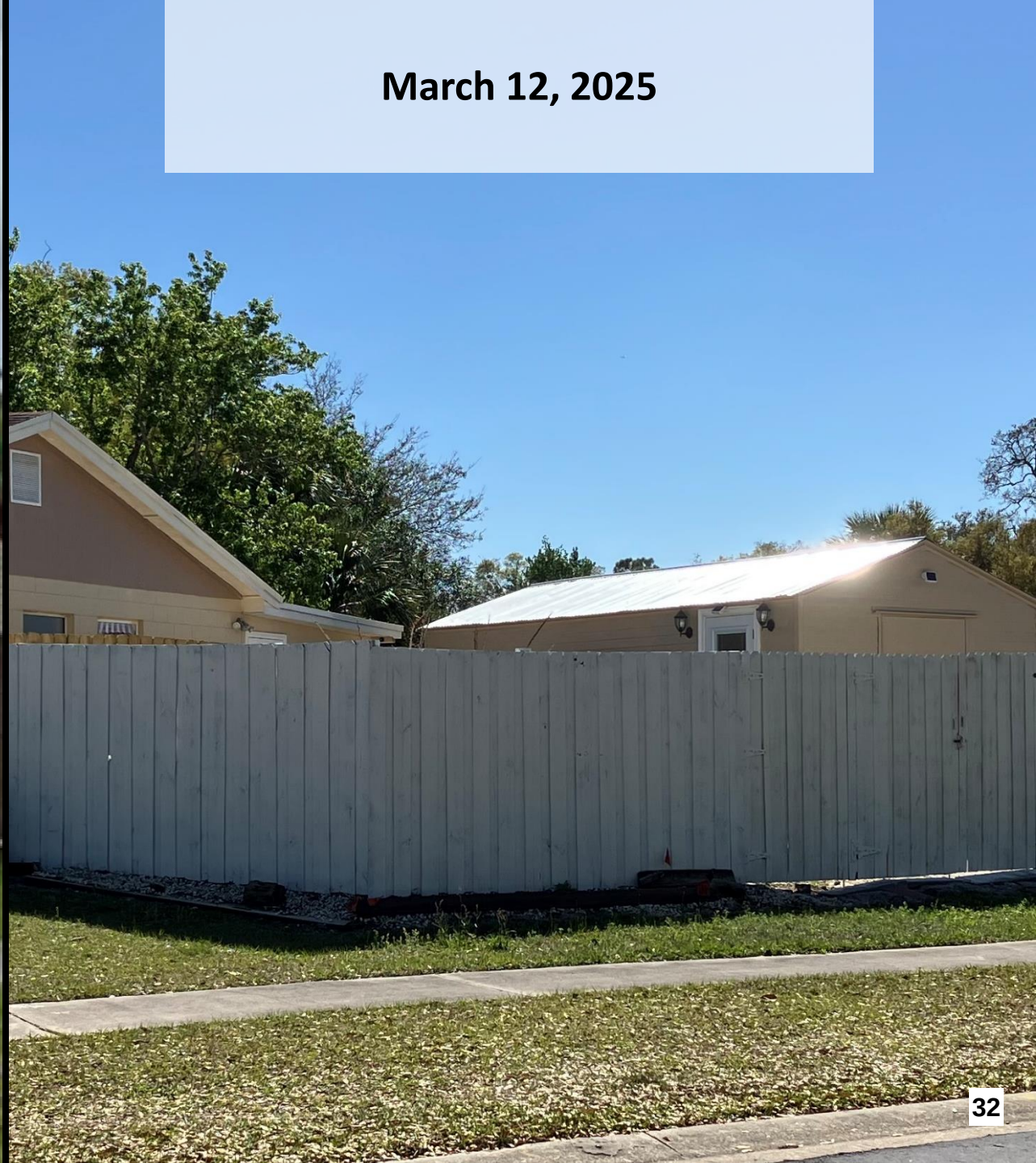


Exhibit 16
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Image Comparison

April 2022



March 12, 2025



Exhibit 17
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Image Comparison

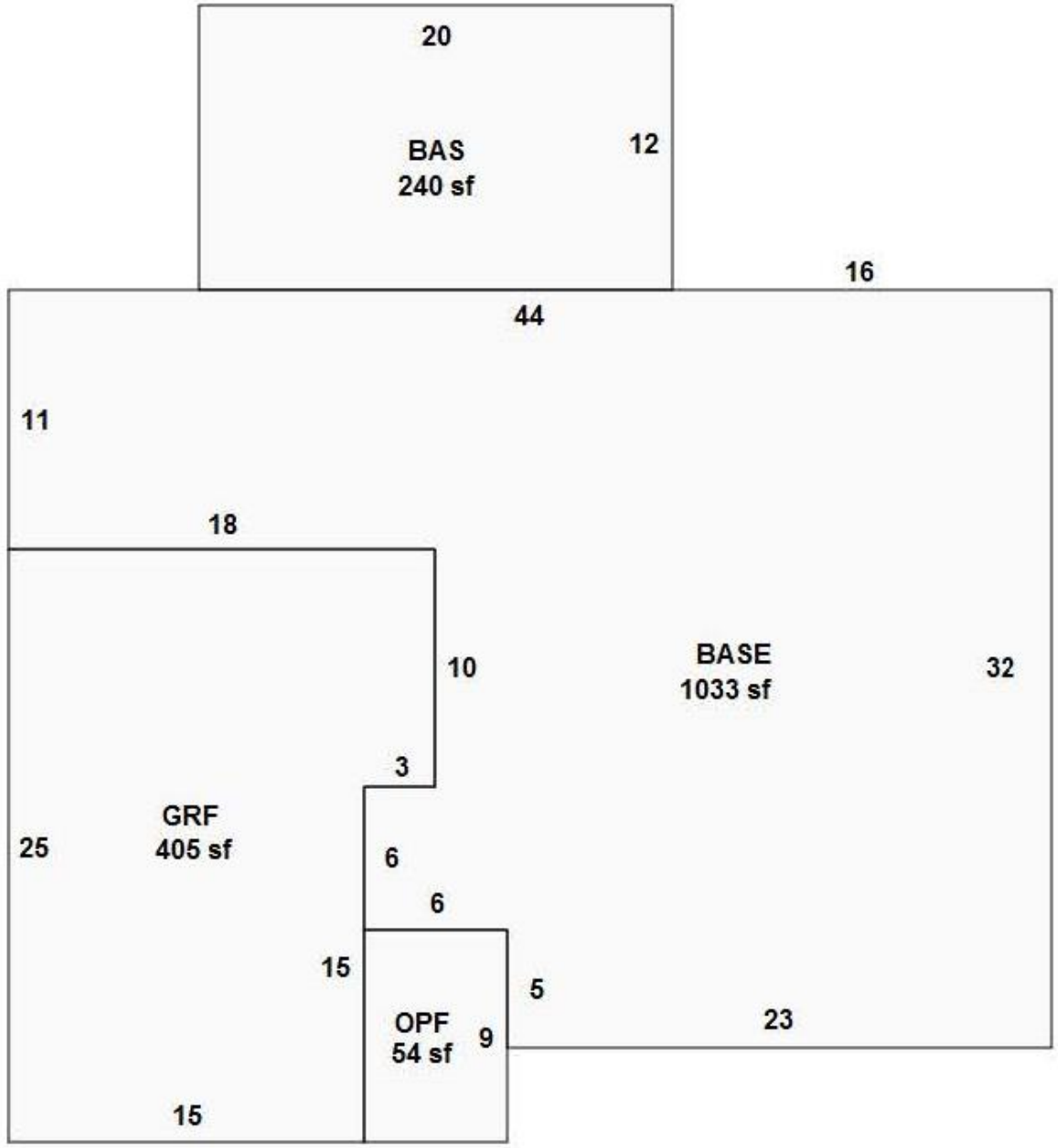


Exhibit 18
Address: 300 S Edgemon Ave
Case No. 2025CE000444
SCPA Building Information



Exhibit 19
Address: 300 S Edgemon Ave
Case No. 2025CE000444
SCPA Imagery: 2023

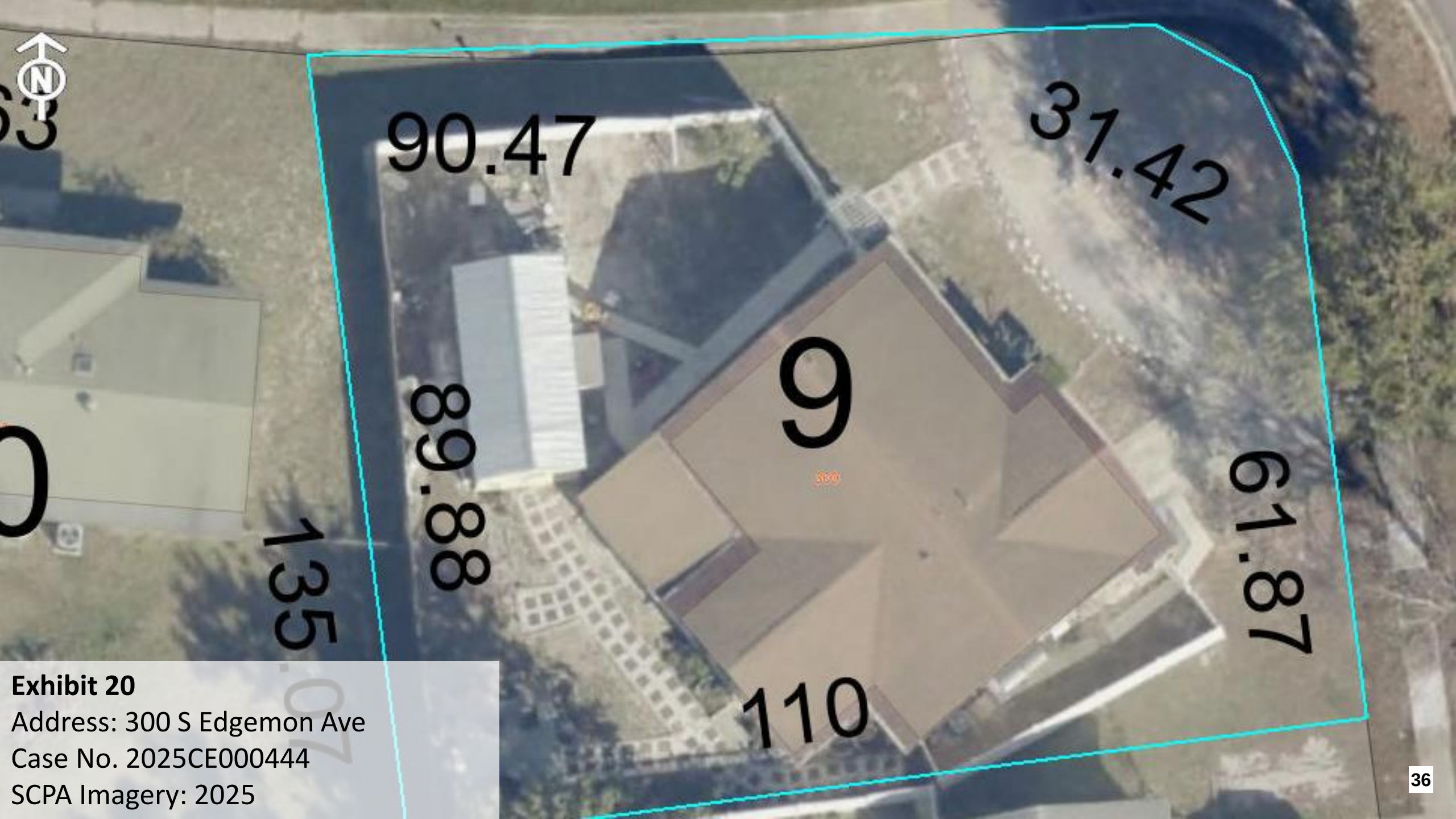


Exhibit 20
Address: 300 S Edgemon Ave
Case No. 2025CE000444
SCPA Imagery: 2025

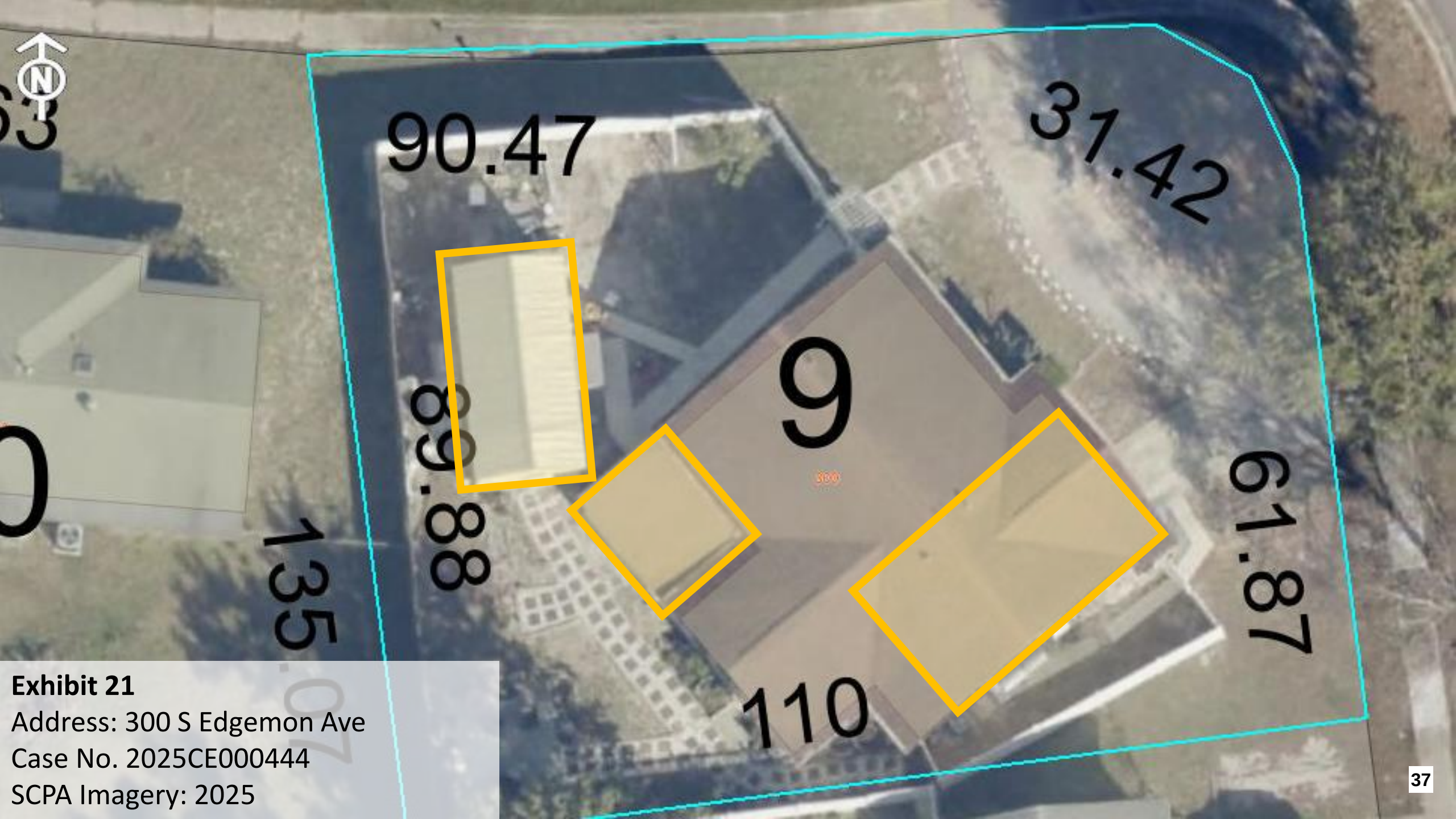


Exhibit 21
Address: 300 S Edgemon Ave
Case No. 2025CE000444
SCPA Imagery: 2025

Case Summary

March 17, 2025 – Courtesy Notice sent to the property owner by USPS Regular First-Class Mail.

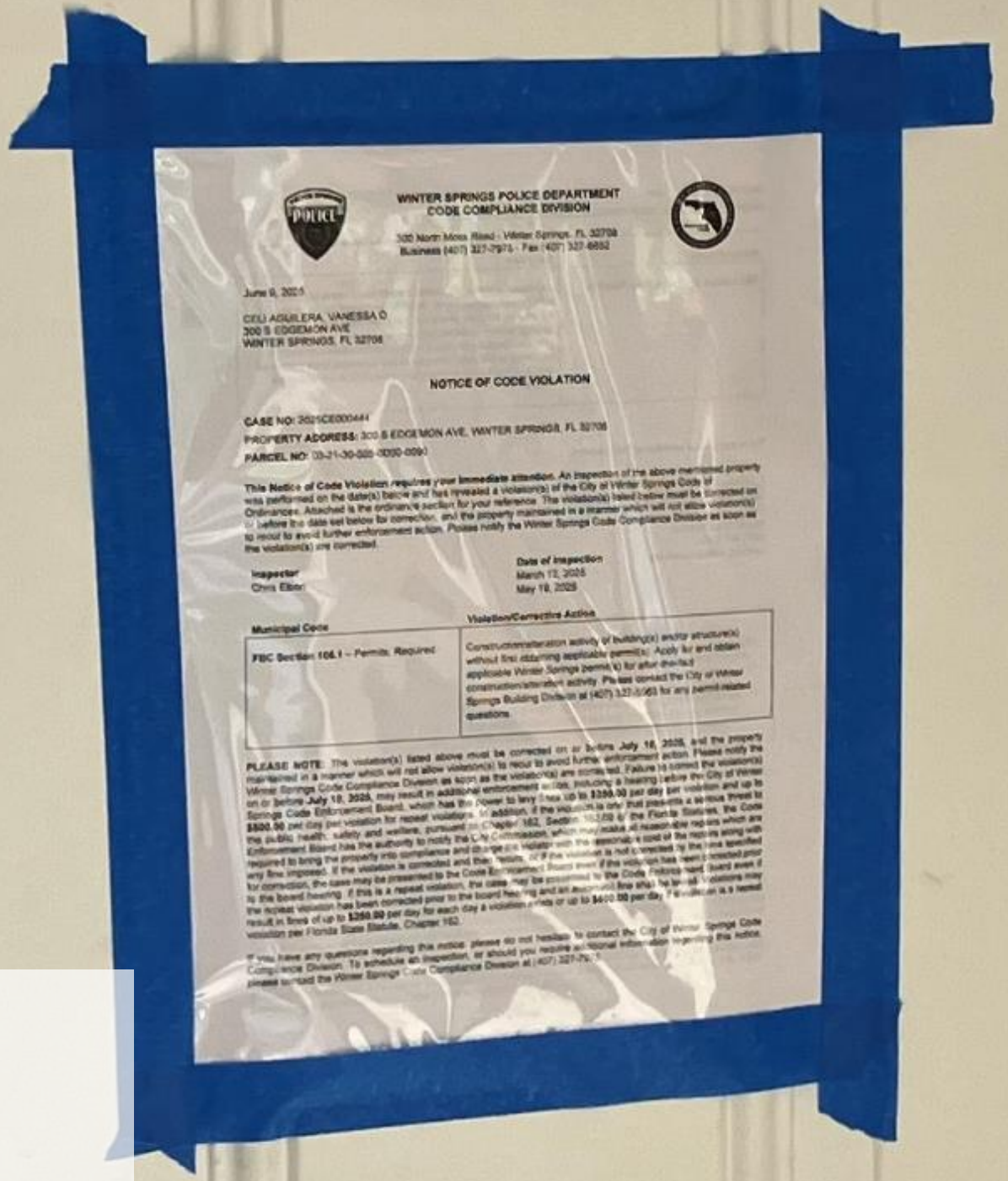
May 19, 2025 – CCI Elbon conducted a re-inspection of the referenced property and a permit check and found that the property remained in violation for construction/alteration without permit(s).

Case Summary

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

June 6, 2025 – Notice of Code Violation reported as unclaimed and being returned to sender.

June 9, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 22-23)*.



WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road · Winter Springs, FL 32708
Business (407) 327-7975 · Fax (407) 327-6852

June 9, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000444
PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708
PARCEL NO: 03-21-30-520-0000-0090

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 Elliot	March 12, 2025 May 19, 2025

Municipal Code	Violation/Corrective Action
FBC Section 105.1 – Permits Required	Construction/alteration activity of building(s) and/or structure(s) without first obtaining applicable permit(s). Apply for and obtain applicable Winter Springs permit(s) for after-the-fact construction/alteration activity. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 18, 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 **July 18, 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, and 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 additional 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 the 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 22
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: June 9, 2025



Exhibit 23
Address: 300 S Edgemon Ave
Case No. 2025CE000444
Date Taken: June 9, 2025

Case Summary

July 21, 2025 – CCI Elbon conducted a re-inspection of the referenced property and a permit check and found that the property remained in violation for construction/alteration without permit(s). Permit records revealed Permit #RESD-2025-3261 had been issued on June 25, 2025, and completed with a final inspection on July 21, 2025, but only covered a single bathroom addition after the fact, not the alterations to the remainder of the structure, including the alterations of the garage, covered patio, and accessory structure (shed).

Case Summary

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

August 1, 2025 – Notice of Hearing delivered to the property owner.

August 2, 2025 – CCI Elbon conducted a permit check and found that the property remained in violation for construction/alteration without permit(s).

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 September 25, 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 17, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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	March 12, 2025

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

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 20, 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 20, 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: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, 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 19, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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 12, 2025 May 19, 2025

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

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 19, 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 19, 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: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, 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: 9414811898765447599760

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

endicia
063S0010937442

USPS CERTIFIED MAIL

9414 8118 9876 5447 5997 60

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 32708-2954

Reference	NOV - 2025CE000444, 445, 446 - ELBON
USPS #	9414811898765447599760
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:27 pm on June 12, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, June 11, 2025, 8:47 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 11, 2025, 10:24 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, June 11, 2025, 7:36 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 10, 2025, 9:06 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 6, 2025, 8:32 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 05/22/2025, 3:08 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, May 21, 2025, 11:19 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/21/2025 Arrived at USPS Regional Facility, May 20, 2025, 9:18 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 8:03 pm, WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/13/2025 07:12:14 (UTC)

Shipping Label Created, USPS Awaiting Item, 05/19/2025, 3:03 pm,
WINTER SPRINGS, FL 32708

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Date Verified: 06/13/2025 07:12:14 (UTC)

UNITED STATES POSTAL SERVICE

June 13, 2025

Dear Reference NOV 2025CE000444 445 446 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5997 60**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 12, 2025, 1:27 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CELI AGUILERA VANESSA O

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
May 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275
endicia
063S0010937442
USPS CERTIFIED MAIL
9414 8118 9876 5447 5997 60
RETURN TO SENDER,
UNCLAIMED,
REFUSED
CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 327
NOV - 2025CE000444, 445, 446 - ELBON
NIXIE 339 DE 1040 0006/10/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0674-07997-20-42

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 9, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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 12, 2025 May 19, 2025

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

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 10, 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 **July 10, 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: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, 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. 2025CE000444

Petitioner,

vs.

CELI AGUILERA, VANESSA O
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 19, 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 June 6, 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 June 9, 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 9TH day of June, 2025

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 9 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 _____

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

CELI AGUILERA, VANESSA O
Respondent(s) /

CASE NO. 2025CE000444

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

PROPERTY OWNER(S): CELI AGUILERA, VANESSA O

MAILING ADDRESS: 300 S EDGEMON AVE, 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: 9414811898765443324342

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jul 21 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0010282495

USPS CERTIFIED MAIL

9414 8118 9876 5443 3243 42

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 32708-2954

Reference	NOH - 2025CE000444 - ELBON
USPS #	9414811898765443324342
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 4:38 pm on August 1, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 07/24/2025, 9:51 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, July 23, 2025, 7:39 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 07/23/2025 Arrived at USPS Regional Facility, July 22, 2025, 10:18 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 22, 2025, 6:04 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 22, 2025, 9:17 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/21/2025, 12:45 pm, WINTER SPRINGS, FL 32708

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Date Verified: 08/02/2025 (UTC)

UNITED STATES POSTAL SERVICE

August 2, 2025

Dear Reference NOH 2025CE000444 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5443 3243 42**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	August 1, 2025, 4:38 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CELI AGUILERA VANESSA O

Recipient Signature

Signature of Recipient:



300 S EDGEMON AVE

WINTER SPRINGS, FL 32708-2954

Address of Recipient:

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

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

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

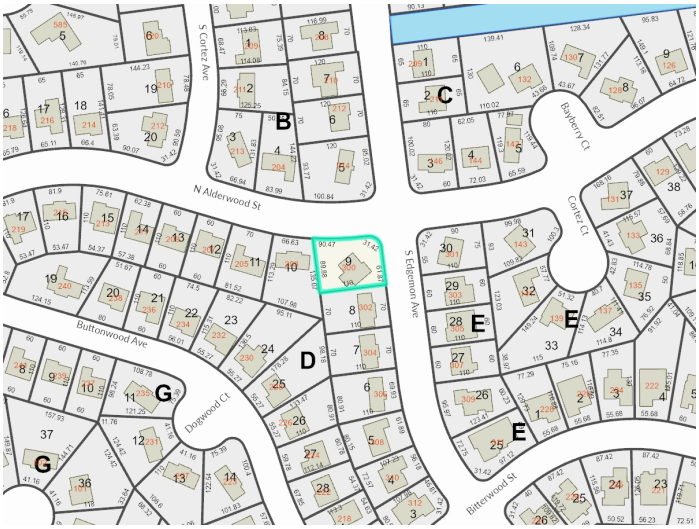
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **03-21-30-505-0D00-0090**
Property Address: **300 S EDGEMON AVE WINTER SPRINGS, FL 32708**
Owners: **CELI AGUILERA, VANESSA O**

2025 Market Value $309,888 Assessed Value $254,047 Taxable Value $203,325
2024 Tax Bill $3,226.70 Tax Savings with Exemptions $1,498.82
The 3 Bed/1.5 Bath Single Family property is 1,273 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-505-0D00-0090
Property Address	300 S EDGEMON AVE WINTER SPRINGS, FL 32708
Mailing Address	300 S EDGEMON AVE WINTER SPGS, FL 32708-2954
Subdivision	NORTH ORLANDO TERRACE UNIT 1 SEC 3
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
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	$225,779	$218,437
Depreciated Other Features	$4,109	$2,201
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$309,888	$300,638
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$55,841	$53,751
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$254,047	$246,887

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$4,725.52
Tax Bill Amount	$3,226.70
Tax Savings with Exemptions	$1,498.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CELI AGUILERA, VANESSA O

Legal Description

LOT 9 BLK D
NORTH ORLANDO TERRACE UNIT
1 SEC 3
PB 17 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$254,047	$50,722	$203,325
Schools	$254,047	$25,000	$229,047
CITY WINTER SPRINGS	$254,047	$50,722	$203,325
FIRE FUND	$254,047	$50,722	$203,325
SJWM(Saint Johns Water Management)	$254,047	$50,722	$203,325

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/16/2021	$285,000	10126/1829	Improved	Yes
WARRANTY DEED	5/1/2012	$90,000	07781/1031	Improved	No
WARRANTY DEED	9/1/2006	$175,000	06420/0805	Improved	Yes
QUIT CLAIM DEED	9/1/2001	$100	04161/1512	Improved	No
QUIT CLAIM DEED	6/1/2001	$100	04136/0166	Improved	No
WARRANTY DEED	1/1/1996	$100	03020/1173	Improved	No
WARRANTY DEED	4/1/1990	$100	02172/0571	Improved	No
WARRANTY DEED	5/1/1978	$100	01168/1652	Improved	No
QUIT CLAIM DEED	1/1/1977	$100	01132/1788	Improved	No

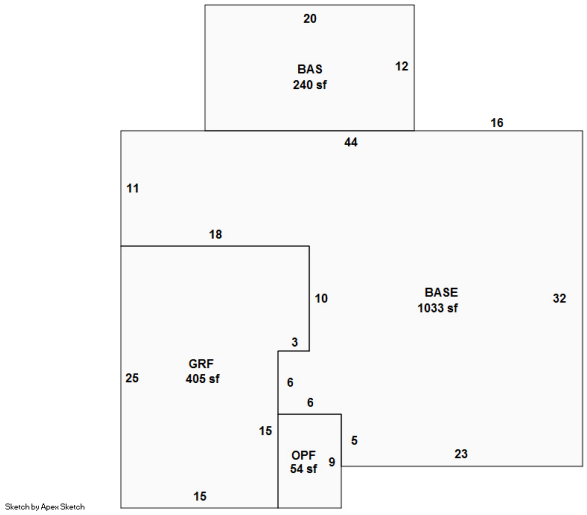
Land

Units	Rate	Assessed	Market
1 Lot	$80,000/Lot	$80,000	$80,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1972/2010
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft²)	1033
Total Area (ft²)	1732
Constuction	CONC BLOCK
Replacement Cost	$237,662
Assessed	$225,779

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
BASE	240
GARAGE FINISHED	405
OPEN PORCH FINISHED	54

Permits

Permit #	Description	Value	CO Date	Permit Date
03201	REROOF 30 YR WARRANTY - ASPHALT SHINGLES - CERTAINTEED - LANDMARK	$11,962		9/26/2017
00233	REROOF	$1,900		2/1/1998
01495	REMODEL EXISTING STRUCTURE; 240 SQ FT	$0		11/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	2017	1	$2,750	$2,109
ACCESSORY BLDG 1	2019	1	$2,500	$2,000

Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	Medium Density Residential
Description	

School Districts

Elementary	Winter Springs
Middle	Indian Trails
High	Winter Springs

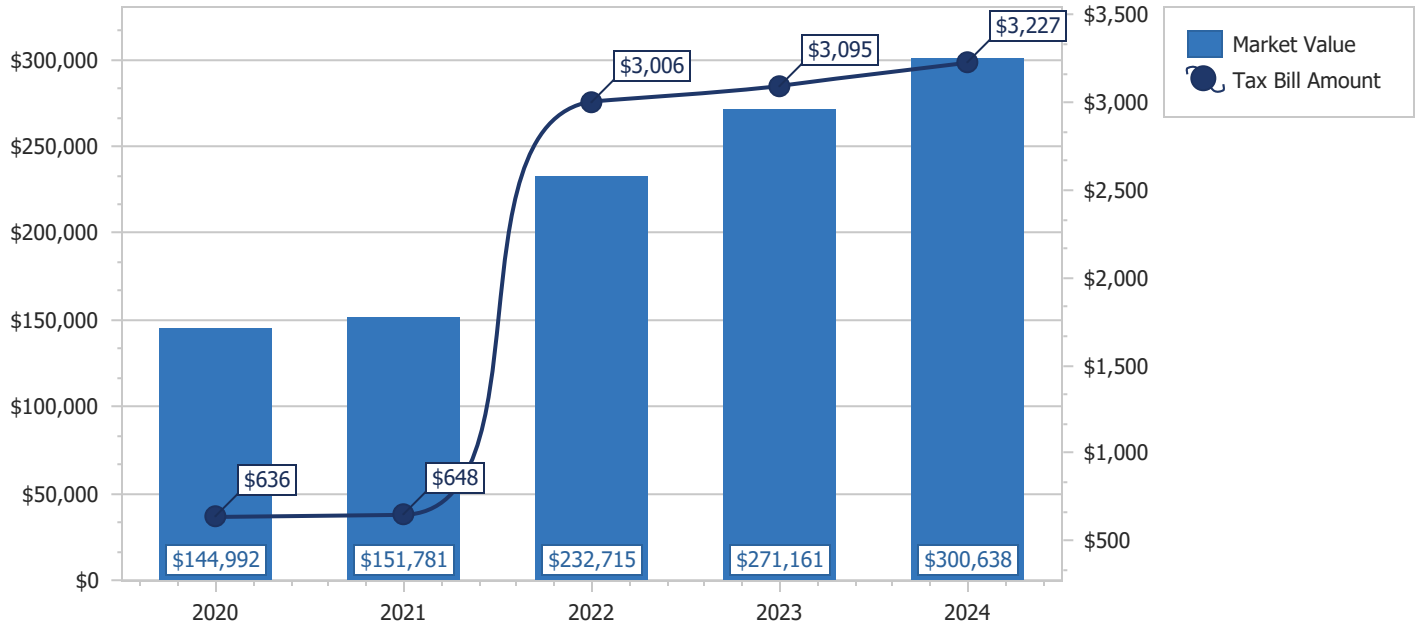
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 46

Utilities

Fire Station #	Station: 24 Zone: 245
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2021165093 Book:10126 Page:1829-1830; (2 PAGES) RCD: 12/20/2021 11:57:15 AM
REC FEE $18.50 DOC STAMPS $1,995.00 INDEX FEE $1.00

Prepared by and return to:
This instrument prepared by: **Kaitlyn Bowerman**
Justin S. Munizzi, P.A., DBA The Munizzi Law Firm
1120 N. Ronald Reagan Blvd
Longwood, FL 32750
(407) 501-5500
File No.: **2021-500**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **December 16, 2021** by **Rafael A. Padilla a/k/a Rafael A. Padilla, Jr. and Laiza Bibiloni a/k/a Laeza Bibiloni, husband and wife** hereinafter called the grantor, whose post office address is: **951 Mahogany Drive, Casselberry, FL 32707**

to: **Vanessa Orfelia Celi Aguilera, an unmarried woman** whose post office address is: **300 South Edgemon Avenue, Winter Springs, FL 32708** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Seminole County, Florida**, viz:

Lot 9, Block D, North Orlando Terrace Section 3 of Unit 1, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 29 through 32, inclusive, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 03-21-30-505-0D00-0090

This property is the homestead of the Grantor (s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Katie Little

Witness Kaitlyn Bowerman

Rafael A. Padilla a/k/a Rafael A. Padilla, Jr.

Laiza Bibiloni a/k/a Laeza Bibiloni

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this December 15, 2021 by Rafael A. Padilla a/k/a Rafael A. Padilla, Jr. and Laiza Bibiloni a/k/a Laeza Bibiloni who [_] are personally known or [X] have produced drivers' licenses as identification.

[Seal]

Notary Public
Print Name:_____
My Commission Expires:_____

KATIE LITTLE
MY COMMISSION # HH 195740
EXPIRES: December 6, 2025
Bonded Thru Notary Public Underwriters

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-505-0D00-0090	110611	0806	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS, FL 32708-2954

300 S EDGEMON AVE

LOT 9 BLK D NORTH ORLANDO
TERRACE UNIT 1 SEC 3 PB 17 PG 29

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	246,887	50,000	196,887	959.84
FIRE	2.7649	246,887	50,000	196,887	544.37
SCHOOL CAPITAL OUTLAY	1.5000	246,887	25,000	221,887	332.83
SCHOOL DISCRETIONARY(BASIC)	0.7480	246,887	25,000	221,887	165.97
SCHOOL RLE	3.0310	246,887	25,000	221,887	672.54
WINTER SPRINGS	2.6200	246,887	50,000	196,887	515.84
ST JOHNS WATER MANAGEMENT	0.1793	246,887	50,000	196,887	35.30

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$3,226.69

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$3,226.69	See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-505-0D00-0090	110611	0806	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS, FL 32708-2954

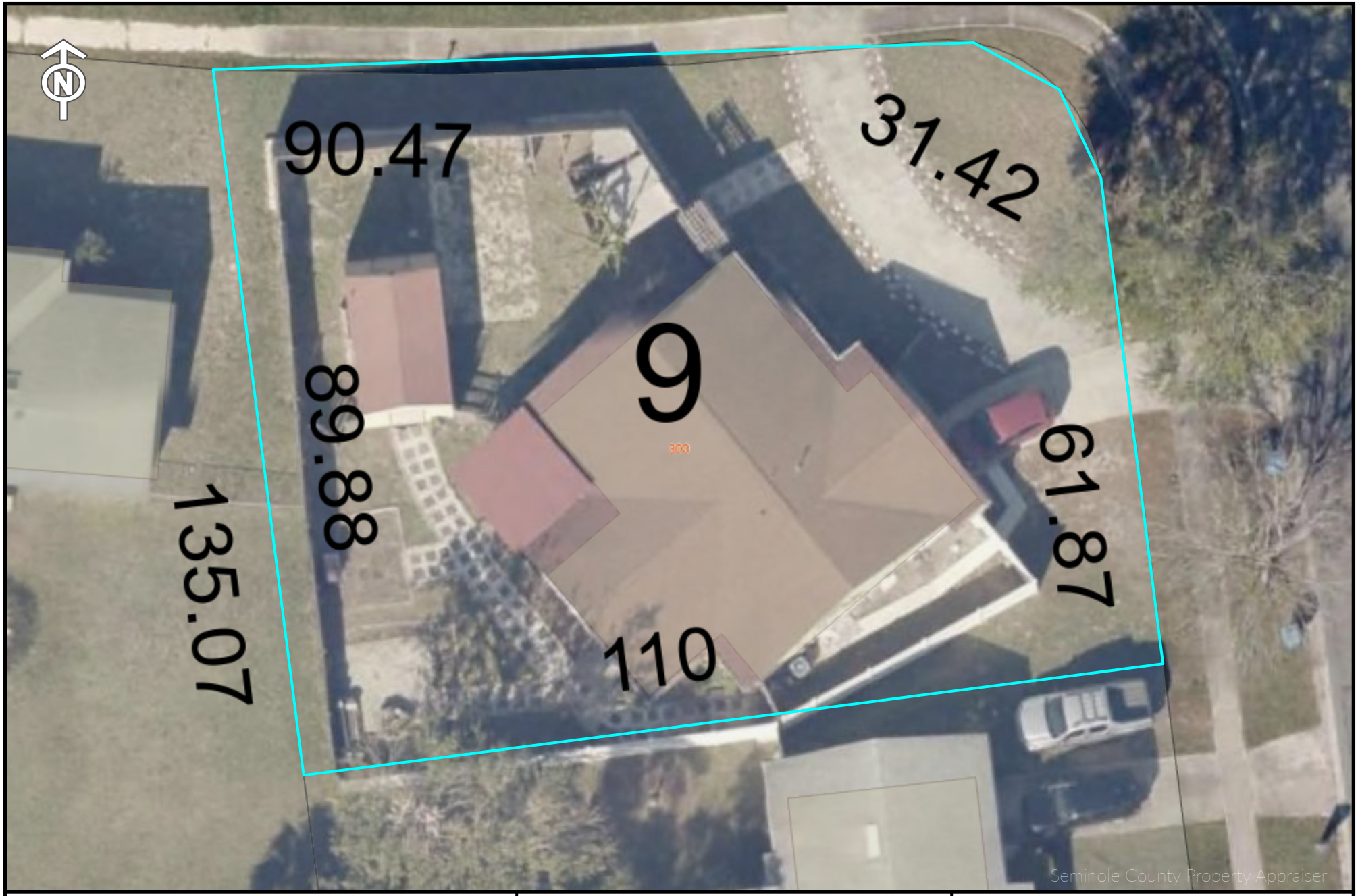
300 S EDGEMON AVE

LOT 9 BLK D NORTH ORLANDO
TERRACE UNIT 1 SEC 3 PB 17 PG 29

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 # 9995-0806002539394564** **$3,097.62 Paid By SUNTRUST BANK**



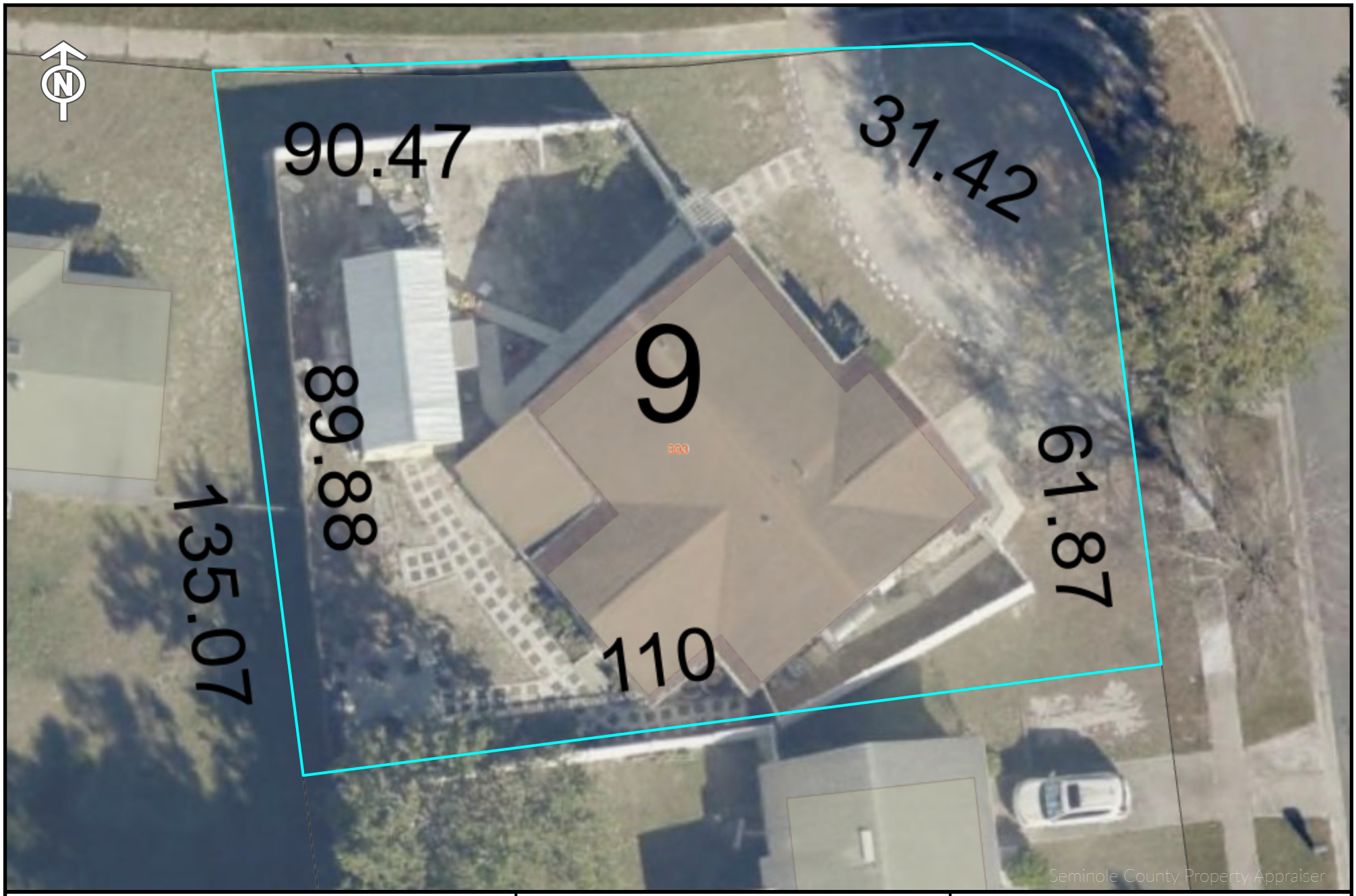
DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map 2023

David Johnson, CFA
Seminole County Property Appraiser

Date: 8/3/2025

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map 2025

David Johnson, CFA
Seminole County Property Appraiser

Date: 8/3/2025

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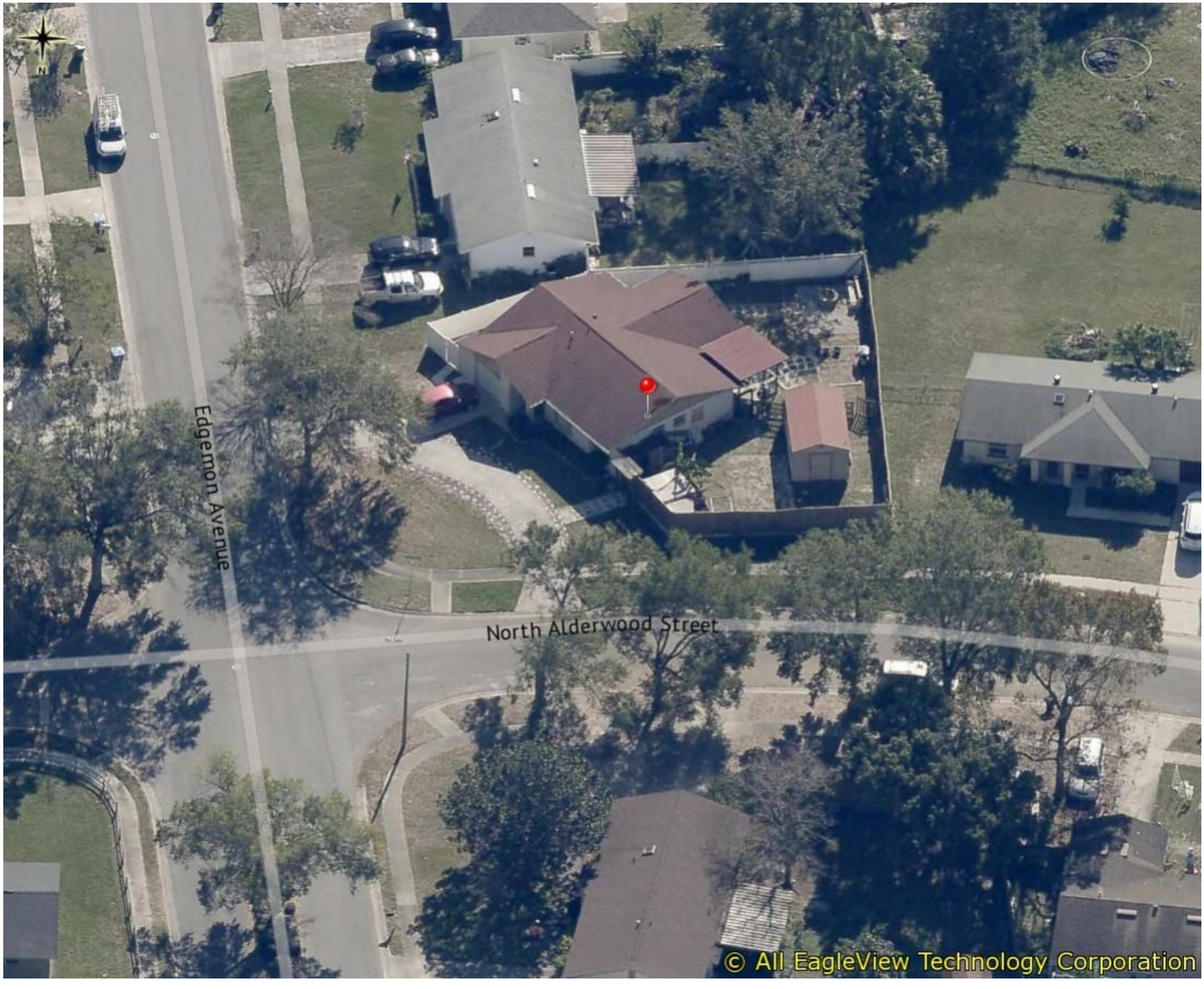
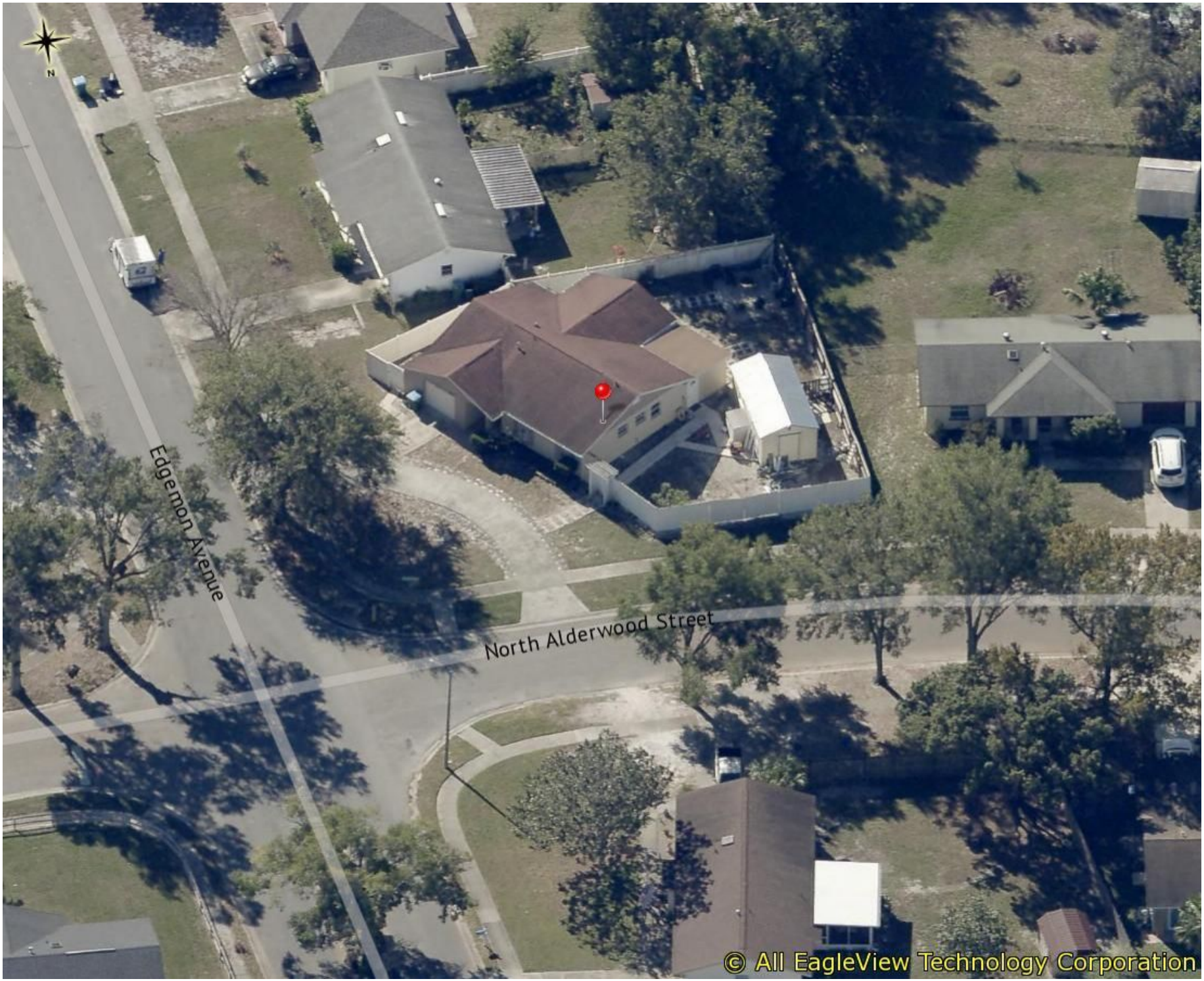
SCPA Image - 300 S Edgemon Ave (1)



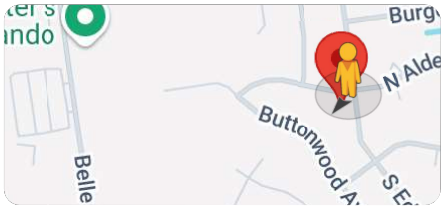
SCPA Image - 300 S Edgemon Ave (2)



Google Maps



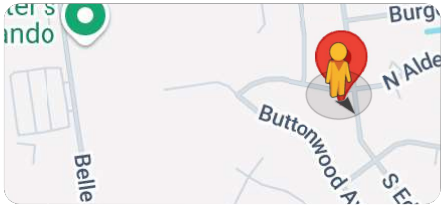
Image capture: Apr 2022 © 2025 Google



Google Maps



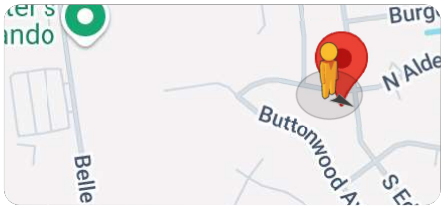
Image capture: Apr 2022 © 2025 Google



Google Maps



Image capture: Apr 2022 © 2025 Google



City of Winter Springs

Residential Permit

Permit #:	RESD-2025-3261	**Parcel #:**	03-21-30-505-0D00-0090
Issued Date:	June 25, 2025	Expiration Date:	March 18, 2026
Project Address:	300 S EDGEMON AVE WINTER SPRINGS, FL 32708	**Project:**	
Owner:	Airbnb	Contractor:	
Address:	300 South Edgemon Ave. Winter Springs, FL 32708	Address:	
Phone:	(407) 255-3930	Phone:	

Project Details

SQ Ft:	0	Valuation:	$5,000.00
Description:	BATHROOM ADDITION AFTER THE FACT		

Permit Fees

Name	Amount	Paid	Due
SCF-MISC - SCF MISCELLANEOUS FEE	$0.00	$0.00	$0.00
SCF-MISC - SCF MISCELLANEOUS FEE	$0.00	$0.00	$0.00
SURAIFS - ADMIN INSPECTION FUND - STATE	$2.00	$2.00	$0.00
BL-BUILDING	$60.00	$60.00	$0.00
BL-PLAN REVIEW	$30.00	$30.00	$0.00
Surcharge State Fee	$2.00	$2.00	$0.00
Totals:	**$94.00**	**$94.00**	**$0.00**

PERMIT MUST BE POSTED ON SITE

Notice

This permit becomes null and void if work or construction is not begun within six (6) months after its issuance, or if the work authorized by this permit is suspended or abandoned for a period of six (6) months after the time the work is commenced.

The activity for which you have applied for a permit may require the approval of your Homeowners Association. Check with your local association prior to commencement.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Office: (407) 327-5963 • Inspections: (407) 327-7596 • Fax: (407) 327-4753 • Email: customerservice@winterspringsfl.org
Online Inspection Request: http://www.winterspringsfl.org/inspections • Online Inspection Results:

City of Winter Springs
1126 East State Road 434
Winter Springs, FL 32708

Permit

Permit NO.: RESD-2025-3261
Permit Type: **Residential**
Work Classification: **Addition**
Permit Status: **Complete**

Issue Date: 06/25/2025

Expiration: 09/02/2025

Location Address	Parcel Number
300 S EDGEMON AVE, WINTER SPRINGS, FL 32708	**03-21-30-505-0D00-0090**

Contacts

Vanessa Celi Aguilera **Owner/Builder** 300 South Edgemon Ave., Winter Springs, FL 32708 (407)255-3930 vane_celi@yahoo.com	Vanessa Celi Aguilera **Owner** 300 South Edgemon Ave., Winter Springs, FL 32708 (407)255-3930 vane_celi@yahoo.com

Description: BATHROOM ADDITION AFTER THE FACT

Valuation: $5,000.00

Total Sq Feet: 0.00

Inspection Requests:

Fees	Amount
BL-BUILDING	$60.00
BL-PLAN REVIEW	$30.00
SCF-MISC - SCF MISCELLANEOUS FEE	$0.00
SCF-MISC - SCF MISCELLANEOUS FEE	$0.00
SURAIFS - ADMIN INSPECTION FUND - STATE	$2.00
Surcharge State Fee	$2.00
Total:	**$94.00**

Payments	Amt Paid
Total Fees	**$94.00**
Credit Card	$94.00
Amount Due:	**$0.00**

Inspections:	
Inspection Type	
Final Building	

PERMIT MUST BE POSTED ON SITE

Issued By:

June 25, 2025
Date

City of Winter Springs
1126 East State Road 434
Winter Springs, FL 32708

INSPECTION RECORD

Permit NO. ***RESD-2025-3261*** *Permit IVR Number:* ***4224***

Type: **Residential**
Workclass: **Addition**
Permit Status: **Complete**

Issue Date: 6/25/2025 **Expires:** 09/02/2025

POST ON SITE

Schedule/ View Inspection Results Online at:
https://winterspringsfl-energovweb.tylerhost.net/apps/SelfService
Or call (407) 327-7596 **SCHEDULE INSPECTIONS BY 4PM CUT OFF TIME.**

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESU YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NC OF COMMENCEMENT.

Owner's Name: Vanessa Celi Aguilera
Owner's Phone: (407)255-3930

Job Address: 300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

Total Square Feet: 0

Total Job Valuation: $5,000.00

Description: BATHROOM ADDITION AFTER THE FACT

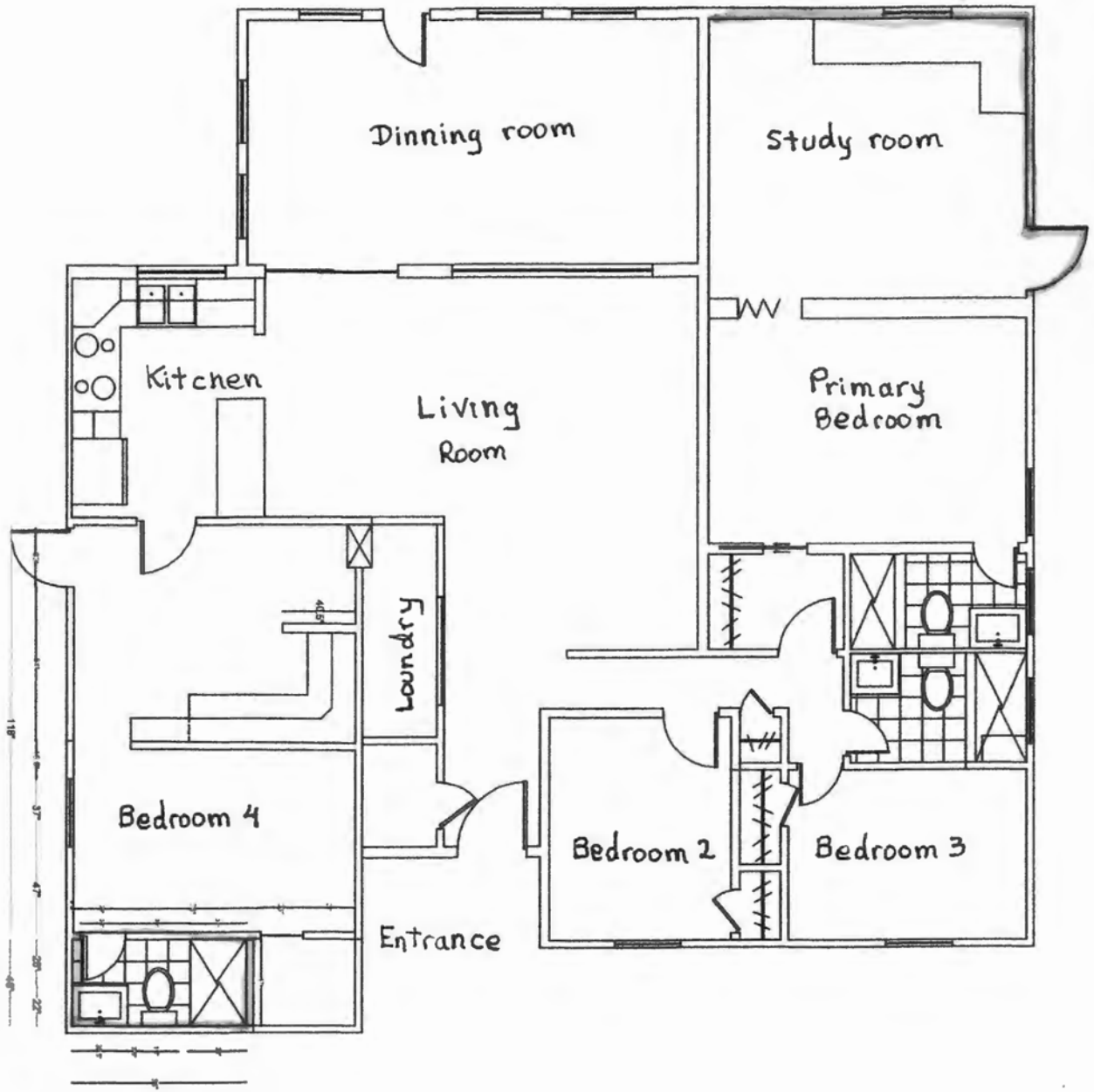
Inspection	Comments	Pass	Date
Building Final			

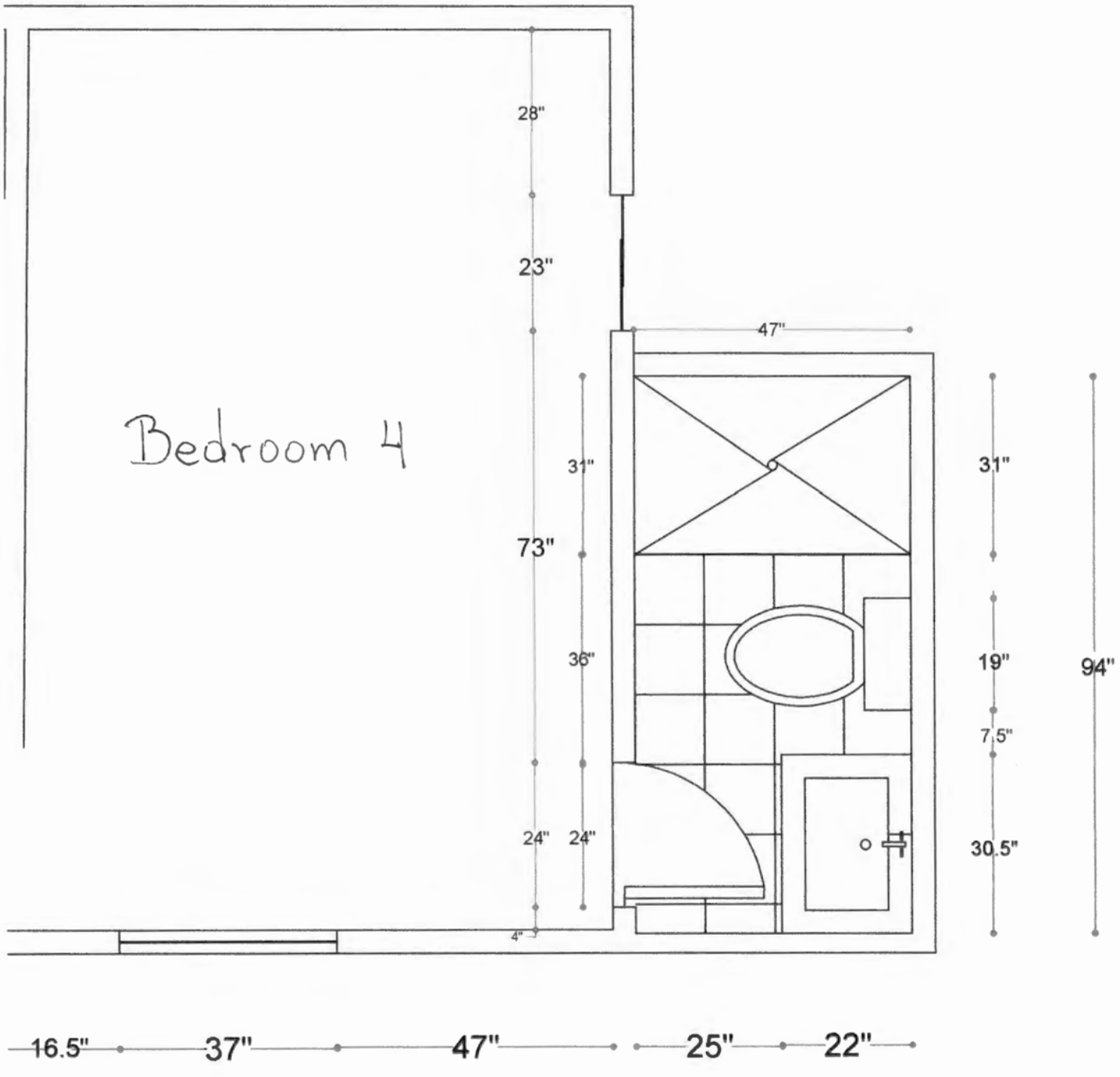
LINKED PERMIT INSPECTION HISTORY REPORT (RESD-2025-3261) FOR CITY OF WINTER SPRINGS

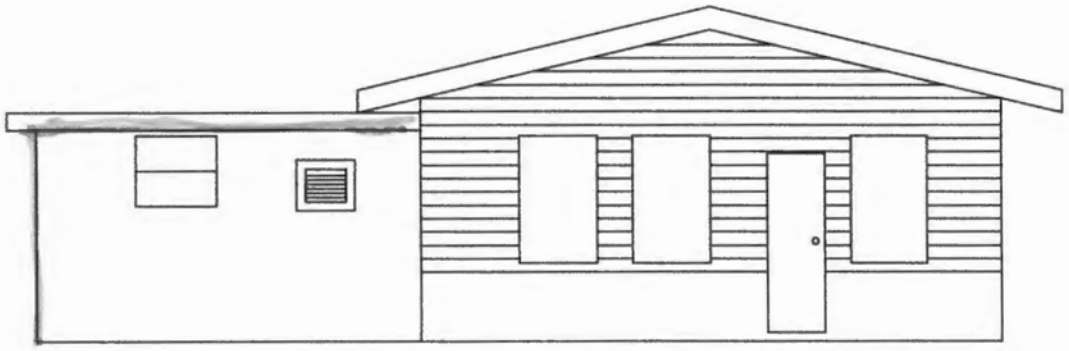
Permit Type:	Residential	**Application Date:**	04/14/2025	**Owner:**	Vanessa Celi Aguilera
Work Class:	Addition	**Issue Date:**	06/25/2025	**Parcel**	03-21-30-505-0D00-0090
Status:	Complete	**Expiration Date:**	09/02/2025	**Address:**	300 S EDGEMON AVE WINTER SPRINGS, FL 32708
IVR Number:	4224				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: **300 S EDGEMON AVE**							
Permit: **RESD-2025-3261**							
07/21/2025	07/21/2025	Building Final	INSP-010332-2025	Passed	Scott Adams	No	Complete

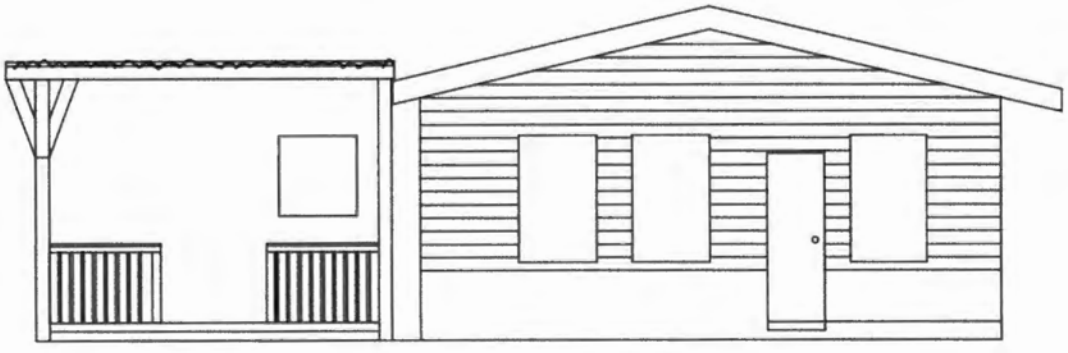
Elevation 160.5"x 122.5"



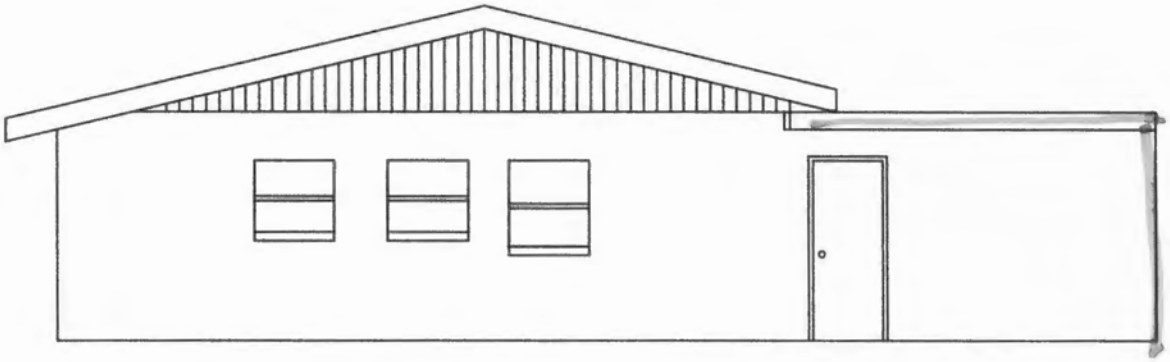

Bedroom 4
28"
23"
47"
31"
73"
36"
24"
24"
4"
31"
19"
94"
7.5"
30.5"
16.5"
37"
47"
25"
22"



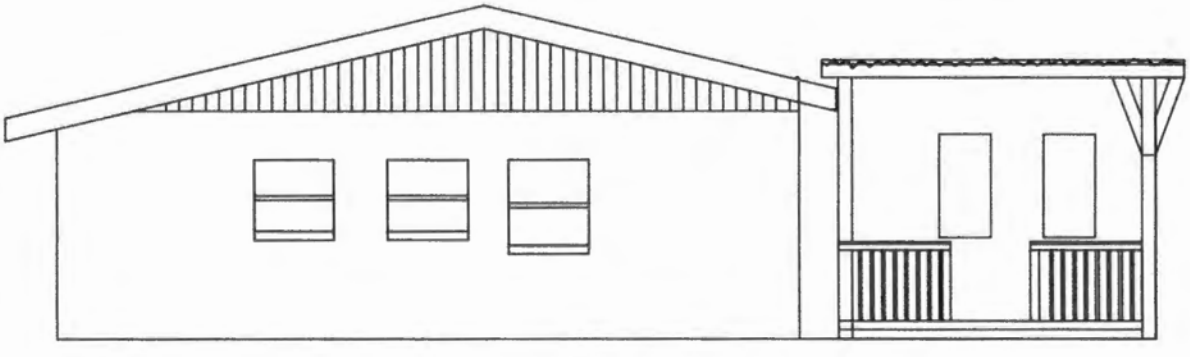
BACK VIEW NOW



BACK VIEW BEFORE



SIDE VIEW- NOW



SIDE VIEW- BEFORE

Realtor.com® Real Estate...
314,000+
Open in App

realtor.com®

Back Winter Springs, FL



What's your equity? (It's easy to find ou

Off Market

3 bed **2** bath **1,273** sqft **0.25** acre lot

300 S Edgemon Ave, Winter Springs, FL 32708

View on Map

Single Family
Property type

1972
Year built

$285K in 2021
Last sold

$224
Price per sqft

View as owner

Share

AT&T fiber Internet de esquina a esquina.

Interested in selling 300 S Edgemon Ave?

Est. market value

300 S Edgemon Ave, Winter Springs, FL 32708

Connect with agent

Get cash offer

No commitment required

Compare agents with **RealChoice™ Selling**, find a trusted expert

View proposal, no commitment

See real reviews and ratings



Yusuf Gencay

RE/MAX 200 REALTY, RE/MAX TOWN & COUNTRY #SL3514040

15 Sold | 4 years Experience

View proposal



Featured

Luis Fajardo

LPT REALTY LLC - Broker #3409909

5 Sold | 7 years Experience | N/A - $100M Price range

View proposal

Property details

Interior

Bedrooms

- Bedrooms: 3

Other Rooms

- Total Rooms: 3

Bathrooms

Show more

Find out more about this property.

Contact agent

300 S Edgemon Ave, Winter Springs, FL 32708

Local Home Services

Advertisement

Cable and Internet

Compare Internet providers available for this listing

See Providers Now

Presented By

HighSpeed Internet.com

Financial Services

LAST CHANCE! US Military & Veterans $75,000 Home Giveaway. See Off. Rules

ENTER NOW

Presented By

WIN $75,000

Home value

RealEstimate℠

Chart Table



March 2025

Valuation provider	Estimate
CoreLogic®	$333,458
Quantarium	$320,893
Collateral Analytics	-

300 S Edgemon Ave, Winter Springs, FL 32708

More about RealEstimate℠ data

The estimate(s) shown, which come from one or more automated valuation model providers independent of Realtor.com®, represent information that may provide a helpful starting point for discussions with a real estate agent.

Contact agent

Tap into your home's equity

Connect with a lender to explore a Home Equity Line of Credit (HELOC) to access flexible funding for home remodeling projects, debt consolidation, or other financial needs. A HELOC allows you to borrow against your home's equity, often at lower interest rates than other loan options, giving you the ability to draw funds as needed.

Connect with a lender

Latest home equity rates

North Orlando market trends

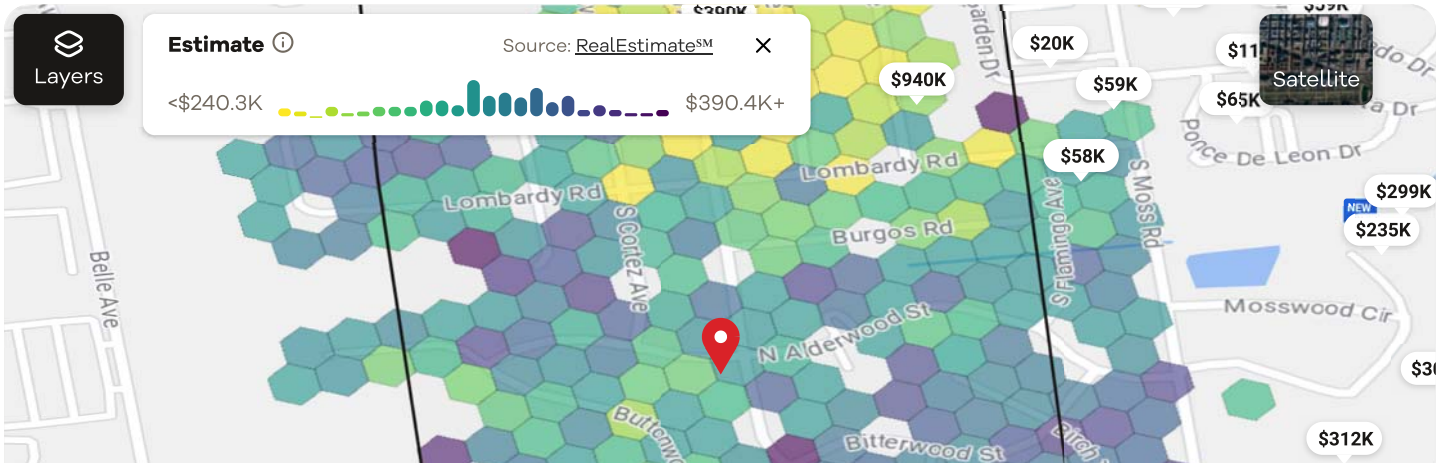
A neighborhood in Winter Springs, FL

Listing price median
$306,000

List price/sqft median
$270

Sold price median
N/A

Days on market
46



300 S Edgemon Ave, Winter Springs, FL 32708



Nearby home values

Address	RealEstimate℠	Bed	Bath	Sqft	Lot (sqft)
This home : 300 S Edgemon Ave	$332,800	3	2	1,273	10,890
228 Buttonwood Ave, Winter Springs, FL 32708	N/A	3	2.5	1,002	9,636
214 S Edgemon Ave, Winter Springs, FL 32708	$325,000	3	1.5	984	13,068
301 S Edgemon Ave, Winter Springs, FL 32708	N/A	3	2	1,033	7,833

See more

Property history

-$6,000
Since last sold in 2021

$3,095
2023 taxes

300 S Edgemon Ave, Winter Springs, FL 32708

Price history

2021

Dec 16, 2021	Sold StellarMLS	$285,000	$224/sqft

2014

Mar 25, 2014	Listing removed StellarMLS	$90,000	$71/sqft

Show more

Tax History

Year	Taxes	Total assessment		Land		Additions
2023	$3,095	$239,696	=	-	+	-
2022	$3,006	$232,715	=	$57,000	+	$175,715
2021	$648	$81,215	=	-	+	-
2020	$636	$80,094	=	-	+	-
2019	$618	$78,293	=	-	+	-
2018	$605	$76,833	=	-	+	-
2017	$583	$74,306	=	-	+	-

Show more

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

Want to get comps?

Contact agent

Home improvements

Learn which renovations may increase your property value with our renovation tool.

300 S Edgemon Ave, Winter Springs, FL 32708

Home remodel | General contractor | Handyman

Powered by Thumbtack

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Neighborhood & schools

North Orlando neighborhood in Winter Springs, FL

Nearby | Lifestyle | Transportation

Groceries 7/10
Winter Spring Food Mart (0.4 mi), Circle K (0.4 mi), Dollar General (0.7 mi)

Parks 6/10
Moss Park (0.4 mi)

Restaurants 4/10
Khaos Full Liquor Bar Winter Springs (0.4 mi), Anna Cakes (0.4 mi), Cuba Libre Camaguey (0.5 mi)

Cafes 4

300 S Edgemon Ave, Winter Springs, FL 32708

Locations provided by yelp

Ask a neighborhood expert.

Contact agent

Schools

From listing agent:

Elementary School: Winter Springs Elementary
High School: Winter Springs High
Middle School: Indian Trails Middle

Nearby schools | Elementary | Middle | High | Private

6/10 Winter Springs Elementary School
Grades K-5 | 0.4 mi away | 605 students |
★★★☆☆ 5 reviews

5/10 Winter Springs High School
Grades 7-12 | 2.8 mi away | 1971 students |
★★★★☆ 8 reviews

5/10 Lyman High School
Grades 9-12 | 2.2 mi away | 2141 students |
★★★☆☆ 16 reviews

Contact the school or district directly to verify enrollment eligibility. Location provided by Precisely | Ratings provided by GreatSchools.org

GreatSchools Ratings are based on student performance on state tests, progress over time, and college readiness, in addition to how effectively schools ser...
Show more

Nearby neighborhoods in Winter Springs

300 S Edgemon Ave, Winter Springs, FL 32708



Tuscawilla
50 Listings for sale
$582,388 Median listing p...



Alafaya Woods
8 Listings for sale
$422,500 Median listing ...



Hickory Square
25 Listings for sale
$388,000 Median listing ...



Highlands
28 Listings for sale
$248,990 Median listing ...

Popular searches in Winter Springs include: Price reduced, New construction, Virtual tours, Retirement communities, New listings, Singl
Show more

Environmental risk

Flood Factor Minimal
This property's flood risk is not changing.

Fire Factor Moderate
This property's wildfire risk is not changing.

Heat Factor Extreme
7 days above 108°F this year

Wind Factor Extreme
Extreme risk of severe winds over next 30 years

Air Factor Minor
Risk of poor air quality is increasing

300 S Edgemon Ave, Winter Springs, FL 32708

Connect with an agent

Full name*

Email*

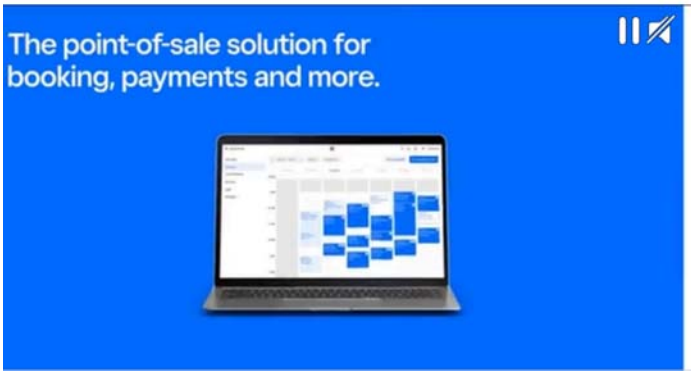
Phone*

Are you selling or buying?*

Connect

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase. More...

300 S Edgemon Ave, Winter Springs, FL 32708



Simplify booking and banking all through Square.

Square

Get Square

Homes For Sale › Florida › Seminole County › Winter Springs › 300 S Edgemon Ave

300 S Edgemon Ave, Winter Springs, FL 32708

and the nearby school and neighborhood information. Use our heat map to find crime, amenities, and lifestyle data for 300 S Edgemon Ave.

such properties currently being for sale or because we are not permitted, by contract, law, or otherwise, to designate such properties as currently for sale. For the most accurate and up to date status of this or any other property, please contact a REALTOR®.

Nearby Cities

Orlando Homes for Sale

Oviedo Homes for Sale

Apopka Homes for Sale

See More

Nearby ZIPs

32708 Homes for Sale

32828 Homes for Sale

32765 Homes for Sale

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Nearby Neighborhoods

Tuscawilla Homes for Sale

Alafaya Woods Homes for Sale

Hickory Square Homes for Sale

See More

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300




300
















WASH
BRUSH
FLOSS
FLUSH

























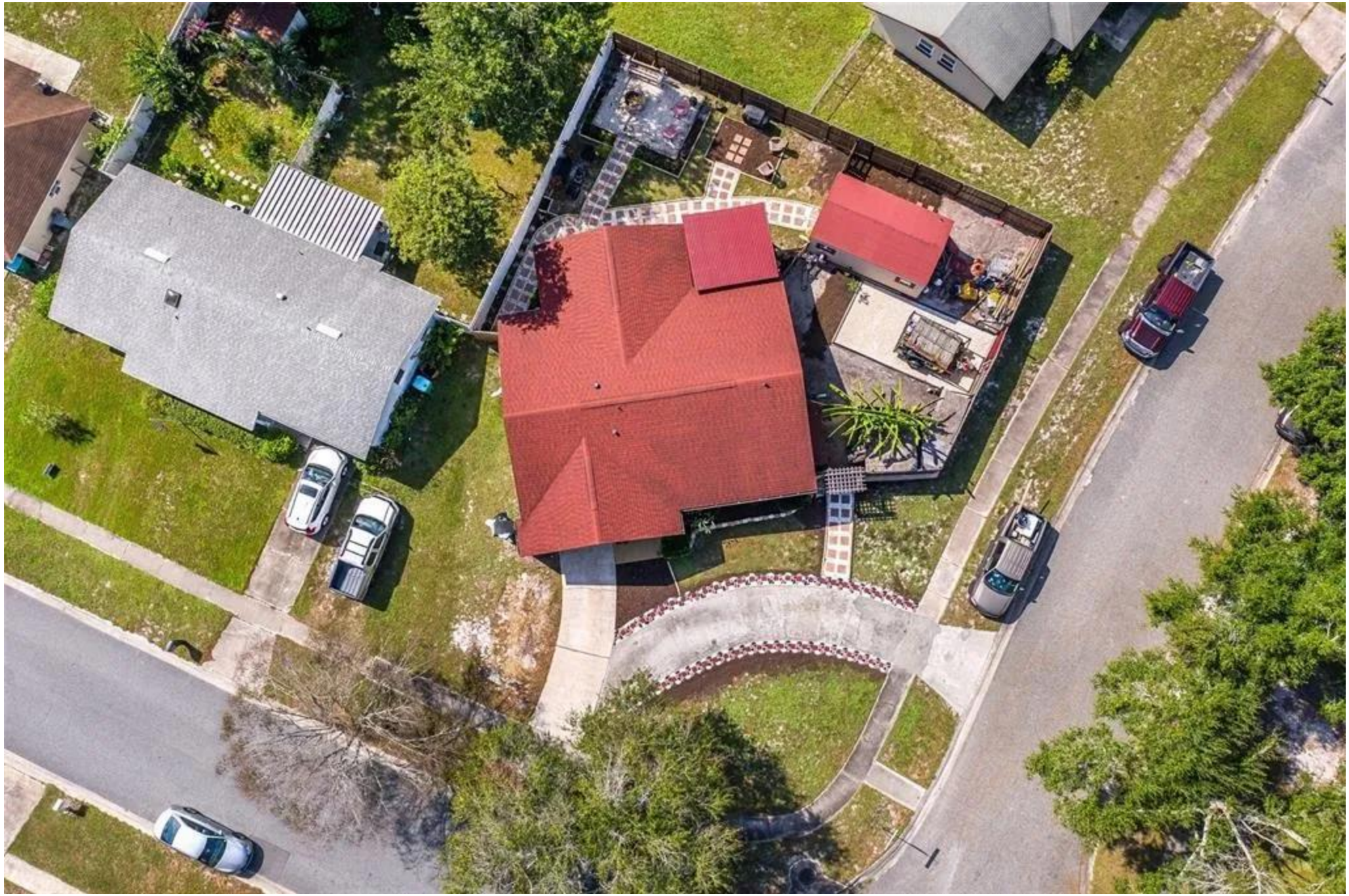



Modern Guest Studio 15 mins from SFB Airport

Share Save



Entire guest suite in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite | 4.91 ★★★★★ | 116 Reviews



Hosted by Raven

2 years hosting

Self check-in

Check yourself in with the keypad.

Comfy bed for better sleep

The room-darkening shades and extra bedding are loved by guests.

Great location

Guests who stayed here in the past year loved the

Add dates for prices

CHECK-IN	CHECKOUT
Add date	Add date

GUESTS
1 guest

Check availability

Report this listing

Photo tour


Full kitchen


Bedroom


Full bathroom


Laundry area


Exterior

Full kitchen





Bedroom
Queen bed







Full bathroom





Laundry area





Exterior





Modern Guest Studio 15 mins from SFB Airport

Share Save



Entire guest suite in Winter Springs, Florida
2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite | 4.91 ★★★★★ | 116 Reviews



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Add dates for prices

CHECK-IN	CHECKOUT
Add date	Add date

GUESTS
1 guest

Report this listing

This guest studio has its own private entrance, kitchen, washer and dryer, bathroom, and all important appliances (TV, Fridge, Microwave). While the neighborhood is very quiet, only a few blocks down the road there are many shopping malls, restaurants and stores. This studio is 15 mins from UCF and the SFB Airport, and 30 mins from Disney, Universal, and the MCO airport....

Show more >

Where you'll sleep



Bedroom
1 queen bed

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- 48 inch HDTV with Disney+, Hulu, Netflix, Roku
- Free washer – In unit
- Free dryer – In unit
- Air conditioning
- Hair dryer
- Refrigerator
- Exterior security cameras on property

Show all 43 amenities

Select check-in date

Add your travel dates for exact pricing

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Clear

4.91

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.8	4.9	4.9	5.0	4.9	4.9

Miranda
Hollywood, Florida

★★★★★ · **1 week ago** · Stayed a few nights
We had a great stay, the space was very nice.
Thank you for having us!

Anne
Dubois, Wyoming

★★★★★ · **2 weeks ago** · Stayed a few nights
Raven's place was the perfect spot for us in Winter Springs. It was nice having the kitchen available and the neighborhood felt safe. Definitely would stay again!

Show more

Eric
4 years on Airbnb

★★★★★ · **2 weeks ago** · Stayed a few nights
This is a great place. All well cared for and maintained. Raven was proactive with communication. I will be back

Turner
Cleveland, Ohio

★★★★★ · **3 weeks ago** · Stayed a few nights
Quaint little living space. Was all I needed for a trip to Florida, we didn't spend much time at the home so we didn't need something big and extravagant. Kitchen is large and would be great for feeding one's self as opposed to eating out.

Show more

Roxana
Miami, Florida

★★★★★ · **3 weeks ago** · Stayed a few nights
Great thanks for the recommendations

A.J.
Wilmington, Delaware

★★★★★ · **4 weeks ago** · Stayed a few nights

Quiet and clean accomodations!

Show all 116 reviews

Learn how reviews work

Where you'll be

Winter Springs, Florida, United States

We verified that this listing's location is accurate. Learn more

Meet your host

418
Reviews

4.8★
Rating

2
Years hosting

Born in the 00s

Where I went to school: UCF

Florida native as I have lived here my whole life! Airbnb and office manager, trying to juggle a balanced work to home life with a little bit of fun in between. Don't hesitate to reach out if you need anything I will be glad to...

Show more >

Co-hosts

Manuel

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Saint Johns River
Vacation rentals

Four Corners
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Other types of stays on Airbnb

Casselberry vacation rentals

Casselberry monthly stays

Private suite vacation rentals in Seminole County

Private suite vacation rentals in Florida

Private suite vacation rentals in United States

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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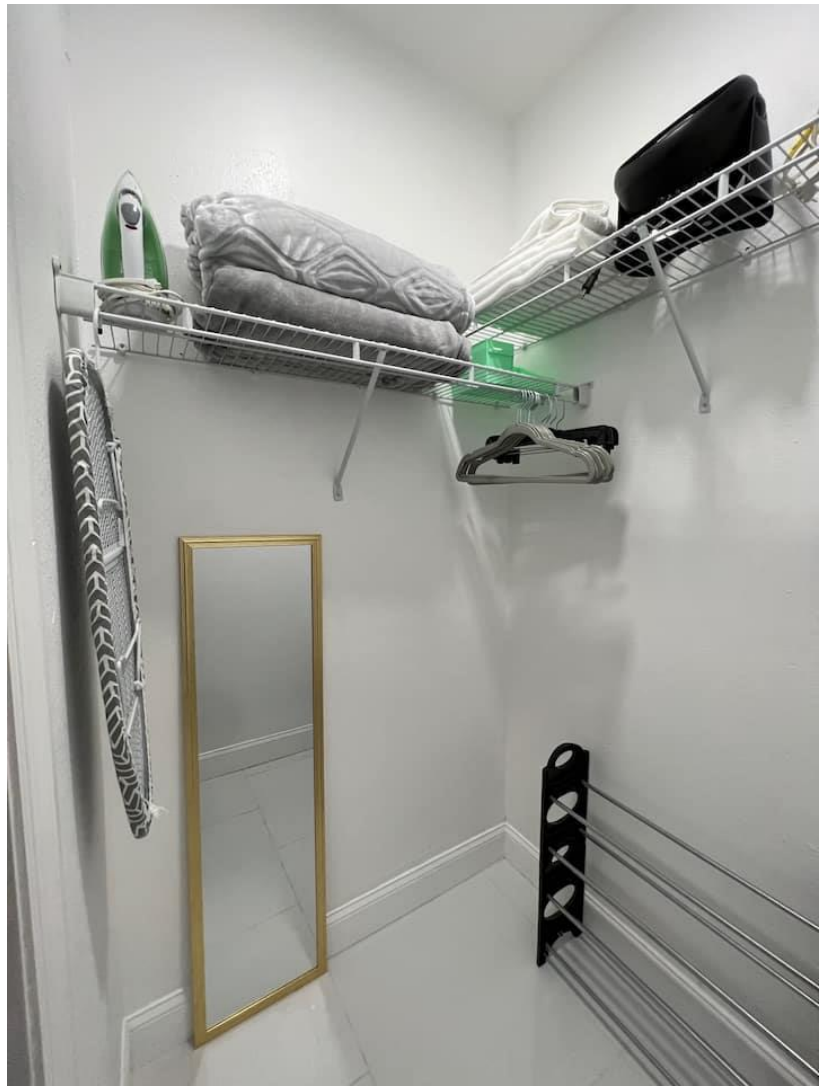



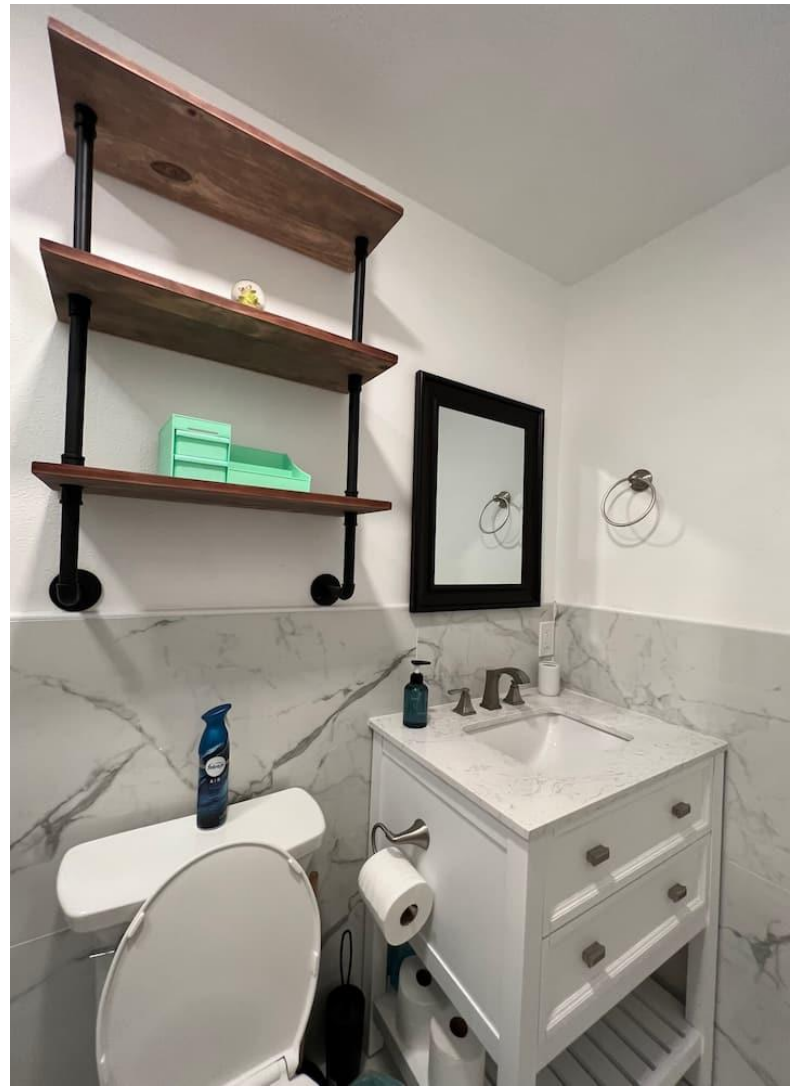











Entire guest suite in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.6 · 10 reviews



Hosted by Manuel

7 years hosting

Self check-in

Check yourself in with the keypad.

At-home coffee

Start your morning right with the drip coffee maker.

Great host communication

Recent guests loved Manuel's communication.

This guest studio has its own private entrance, kitchen, washer and dryer, bathroom, and all important appliances (TV, Fridge, Microwave, Stovetop). While the neighborhood is very quiet, only a few blocks down the road there are many shopping malls, restaurants and stores. This studio is 15 mins from UCF and the SFB ...

Add dates for prices

CHECK-IN	CHECKOUT
Add date	Add date

GUESTS
1 guest

Check availability

Report this listing

Studio 15 mins from SFB Airport

Share Save



Entire guest suite in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

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Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

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Show more >

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Washer
- Free dryer – In building
- Air conditioning
- Exterior security cameras on property
- ~~Carbon monoxide alarm~~
- ~~Smoke alarm~~

Show all 34 amenities

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

March 2025

						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
—	—	—	—	—	—	—

Clear

★ 4.6 · 10 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Valu
5 4 3 2 1	4.6	4.7	4.9	4.8	4.6	4.6

Nestor
Washington, District of Columbia

★★★★★ · **2 days ago** · Stayed a few nights
Great place to stay, peaceful surroundings, and extremely comfortable. Will definitely stay there again when in town.

Kai
2 years on Airbnb

★★★★★ · **1 week ago** · Stayed a few nights
I really valued cleanliness when I was wearing for places to stay and this place was exactly what I was looking for! I was very sad to have to leave and I will definitely be booking with them again in the future. I highly recommend booking with them they are super responsive it took at most like 10 minutes for them to respond to us and any issues were ...

Show more

Carolyne
Garden Grove, California

★★★★☆ · **2 weeks ago** · Stayed a few nights
Was a great place to stay for my short trip, bed was very comfortable. Kitchen was great to use, owner was easy to contact.

Prudhvi
St. Louis, Missouri

★★★★☆ · **2 weeks ago** · Stayed one night
Very good place.

Sarah
8 years on Airbnb

★★★★★ · **3 weeks ago** · Stayed one night
Adorable place! Comfortable Bed, and very peaceful place to stay.

Elizabeth
West Windsor Township, New Jersey

★★★☆☆ · **3 weeks ago** · Stayed a few nights
I didn’t get to the home until about 3:30 AM and during that time I normally check everything (cleanliness) and re-clean again in case. The bed sheet had hair in it and the bathroom floor and shower also had hair. Thankfully I did bring disposable sheets in case I felt the sheets weren’t up to par. No one checked how things were going during th...

Show more

Show all 10 reviews

Learn how reviews work

Where you’ll be

Winter Springs, Florida, United States

Meet your host

1183
Reviews

4.68★
Rating

7
Years hosting

Born in the 90s

My work: Real Estate Agent

Hey there! I'm Manuel! Im a Realtor with over 6 years of experience in Short Term Rentals. When I'm not working, you'll catch me playing bass guitar or having fun at the tennis court. Feel free to drop me a line—I'm...

Show more ›

Co-hosts

Raven

Host details

Response rate: 99%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Carbon monoxide alarm not reported

Smoke alarm not reported

Exterior security cameras on property

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Seminole County > Winter Springs

---

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Saint Johns River
Vacation rentals

Four Corners
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Unique stays on Airbnb

Share ♡ Save

Photo tour


Full kitchen


Bedroom


Full bathroom


Exterior


Additional pho

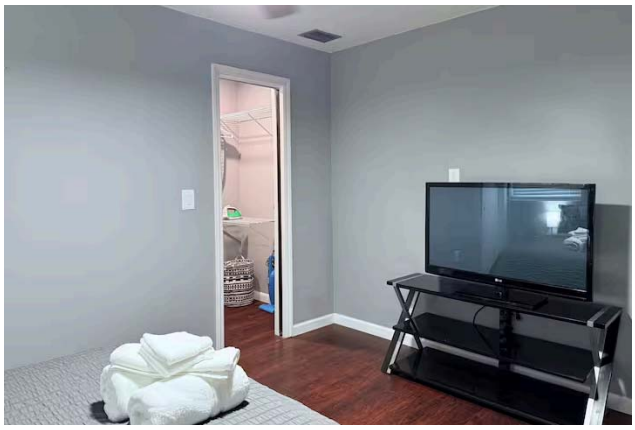
Full kitchen





Bedroom







Full bathroom





Exterior





Additional photos

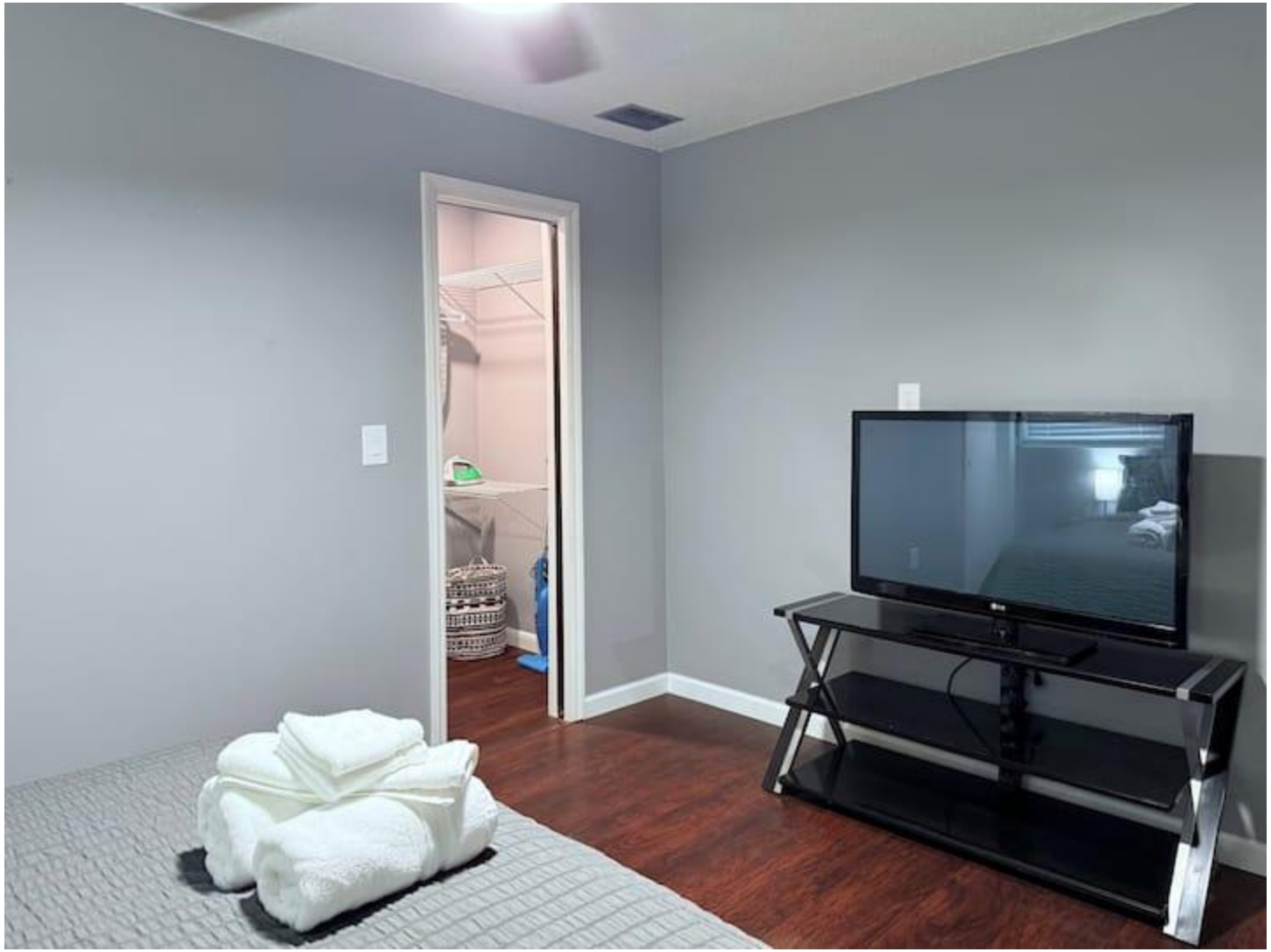


























Suite 15 mins from SFB Airport

Share Save



Entire home in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.75 · 8 reviews

Hosted by Manuel

7 years hosting

Self check-in

Check yourself in with the keypad.

At-home coffee

Start your morning right with the drip coffee maker.

Great host communication

Recent guests loved Manuel's communication.

This guest studio has its own private entrance, kitchen,

Add dates for prices

CHECK-IN Add date

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Suite 15 mins from SFB Airport

Share Save



Entire home in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.75 · 8 reviews

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Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Report this listing

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Show more >

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Air conditioning
- Pack ’n play/Travel crib - always at the listing
- Hair dryer
- Exterior security cameras on property
- ~~Carbon monoxide alarm~~
- ~~Smoke alarm~~

Show all 32 amenities

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

March 2025

						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
—	—	—	—			—

Clear

★ 4.75 · 8 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.5	5.0	4.9	5.0	4.8	4.6

Ashton
Palm Springs, Florida

★★★★★ · 2 weeks ago · Stayed a few nights

A nice, quaint, and well situated space for a quick weekend stay. Basic amenities provided and a good level of privacy with your own gated access. Would stay there again!

Show more

Tina
Victoria, Canada

★★★★☆ · 2 weeks ago · Stayed a few nights

Great for a nice little pad to come home to at the end of the day. Very responsive in communication. An affordable option for people who would rather spend their funds on epic memories then a super fancy place to stay. We would definitely come back. Perfect little space.

Show more

Basilio
Port St. Lucie, Florida

★★★★★ · **3 weeks ago** · Stayed with kids

Perfect guest suite. My 12 year old son and I were in town for PG baseball tournament and this place was perfect for our stay. Very close to sports complexes and everything in Orlando area. Suite is very clean and organized with all the amenities needed. Very comfortable sleep and very friendly and responsive host.

Show more

Brandon
Altamonte Springs, Florida

★★★★★ · **3 weeks ago** · Stayed a few nights

Amazing just simply amazing

Zach
Longwood, Florida

★★★★☆ · **February 2025** · Stayed a few nights

The place is a good spot for a night or two. It's a little small & there is a lot of street noise/gate noise from the other unit. One thing I would have to say is it was definitely not clear from the past stay. The floor was flighty, hair all in the bathroom/on the towels & trash in the trashcans. Overall not bad, a good bang for your buck!

Show more

EManuel
Orlando, Florida

★★★★★ · **February 2025** · Stayed one night

Great cozy place

Show all 8 reviews

Learn how reviews work

Where you'll be

Winter Springs, Florida, United States

Meet your host

1183
Reviews

4.68★
Rating

7
Years hosting

Born in the 90s

My work: Real Estate Agent

Hey there! I'm Manuel! Im a Realtor with over 6 years of experience in Short Term Rentals. When I'm not working, you'll catch me playing bass guitar or having fun at the tennis court. Feel free to drop me a line—I'm...

Show more ›

Co-hosts

Raven

Host details

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Responds within an hour

Message host

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Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Carbon monoxide alarm not reported

Smoke alarm not reported

Exterior security cameras on property

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Seminole County > Winter Springs

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Saint Johns River
Vacation rentals

Kissimmee
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa
Vacation rentals

Tampa Bay
Vacation rentals

St Petersburg
Vacation rentals

Fort Lauderdale
Vacation rentals

Unique stays on Airbnb

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Glamping Rentals

Tiny House Rentals

Camper Rentals

Treehouse Rentals

Lakehouse Rentals

Beach House Rentals

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Disability support

Cancellation options

Report neighborhood concern

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Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photo tour


Full kitchen


Bedroom


Full bathroom


Exterior

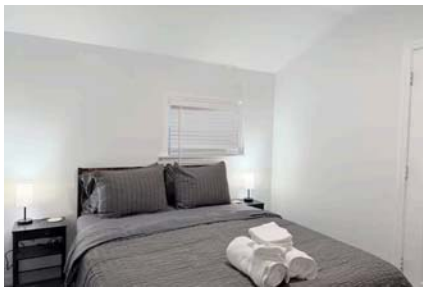

Additional photos

Full kitchen





Bedroom





Full bathroom





Exterior





Additional photos


















C



PUBLIC HEARINGS : NEW CASES ITEM 501

CODE ENFORCEMENT BOARD AGENDA | AUGUST 26, 2025 REGULAR MEETING

TITLE

Case #2025CE000445
Address: 300 S Edgemon Ave
Respondent: Vanessa O. Celi Aguilera
Violation: WSCO Section 20-182 – *Uses Permitted*

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 September 5, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

August 26, 2025

Respondent(s): Vanessa O. Celi Aguilera

Address: 300 S Edgemon Ave

Violation(s): WSCO Section 20-182 – *Uses Permitted*

Case No. 2025CE000445

WSCO Section 20-182
Uses Permitted

Within any R-1 One-Family Dwelling District, no building or structure, land or water shall be used except for one (1) or more of the following uses:

(1) Any use permitted in R-1AA and R-1A Single-Family Dwelling Districts.
(2) Home occupations.

WSCO Section 20-162
Uses Permitted

Within any R-1AA and R-1A single-family dwelling district, no building, structure, land or water shall be used except for the following uses:

(1) Single-family dwellings and their customary accessory uses; and
(2) Home occupations.

WSCO Section 20-207
Uses Permitted

Within any R-3 Multiple-Family Dwelling District, no building, structure, land or water shall be used except for the following uses:

(1) Any uses permitted in R-1AAA, R-1AA, R-1A, or R-1.
(2) Apartments, townhouses, patio homes or other multiple-family dwelling structures.
(3) Boarding and/or lodging homes.
(4) Guest and tourist homes.

Case Summary

March 12, 2025 – CCI Elbon arrived at the referenced property CCI Elbon arrived at the referenced property based on a citizen complaint regarding the referenced property being listed on Airbnb.com and renting the property to multiple families at one time. CCI Elbon observed three additional points of egress to the referenced in addition to the front door. The three points of egress were located on the fence and labeled as "Entrance A," "B," and "C." CCI Elbon determined that the referenced property was being utilized as a boarding or lodging home, or guest and tourism home, not a single-family dwelling as zoned R-1 based on the inspection findings and the Airbnb.com rental listings (*Exhibits 1-21*).



Exhibit 1
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 2
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 3
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 4
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025

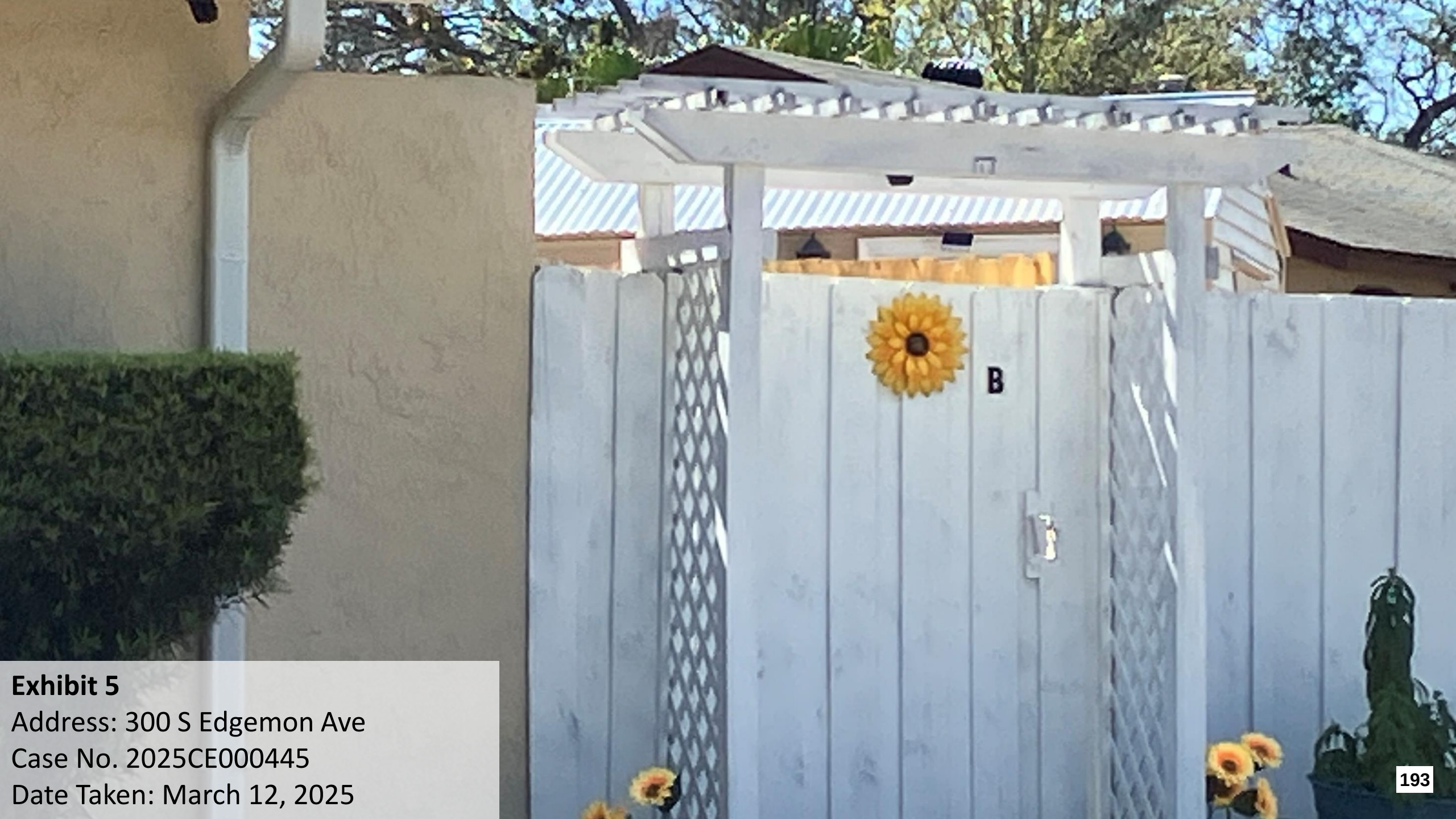


Exhibit 5
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 6
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 7
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 8
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 9
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 10
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: March 12, 2025



Exhibit 11
Address: 300 S Edgemon Ave
Case No. 2025CE000445
SCPA Image: December 8, 2022

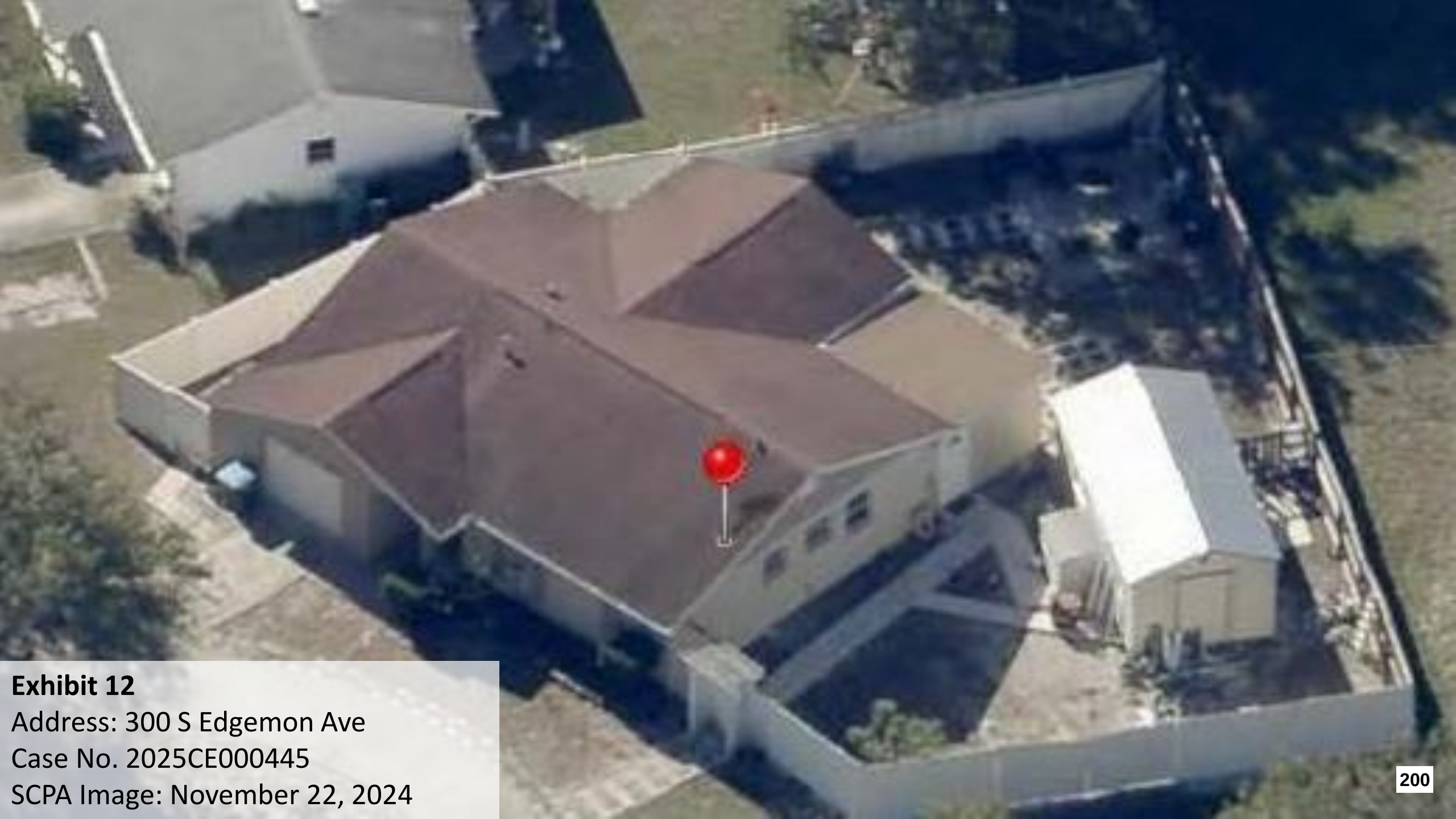


Exhibit 12
Address: 300 S Edgemon Ave
Case No. 2025CE000445
SCPA Image: November 22, 2024



Exhibit 13
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Google Maps Image: April 2022



Exhibit 14
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Google Maps Image: April 2022

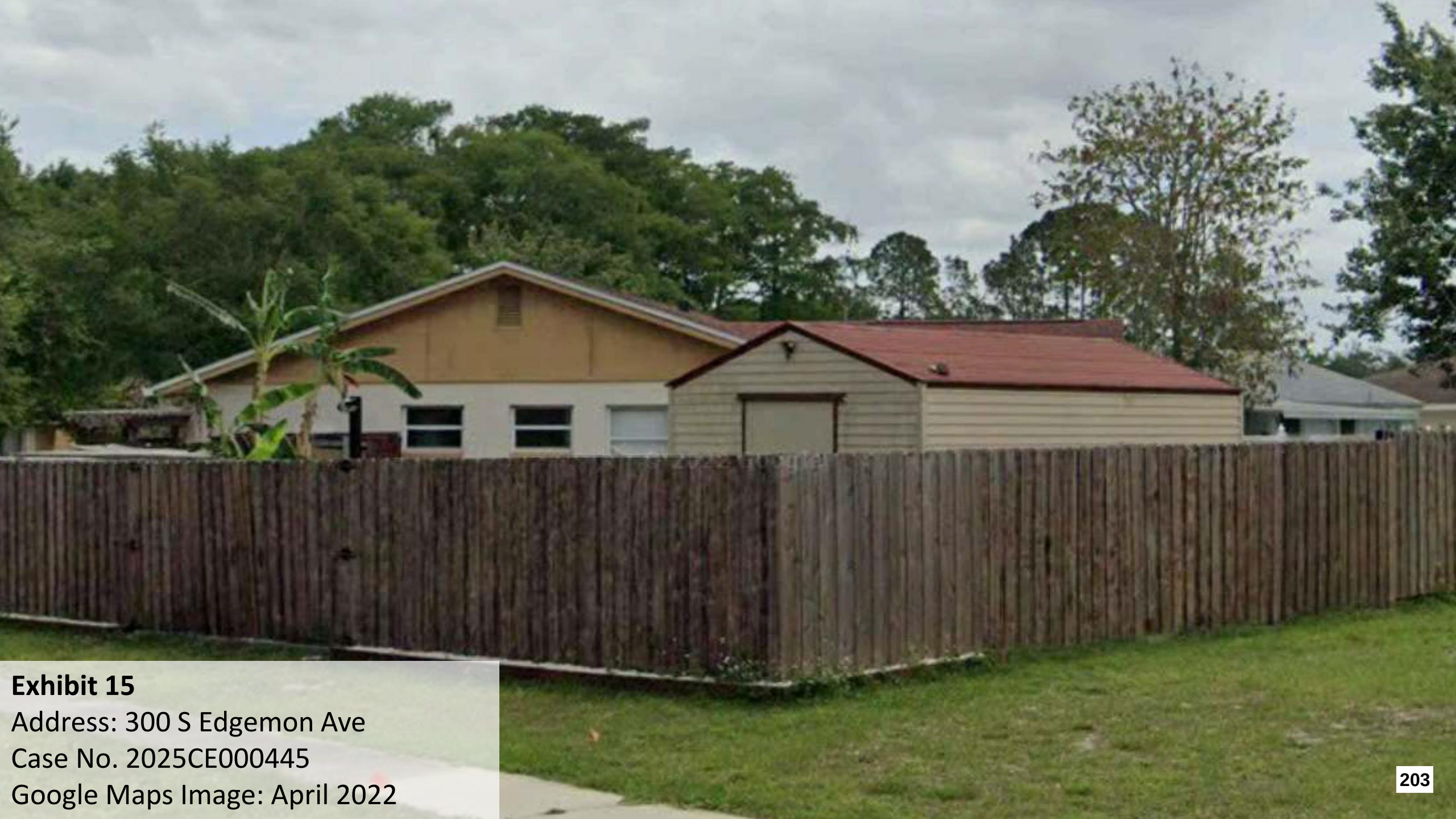
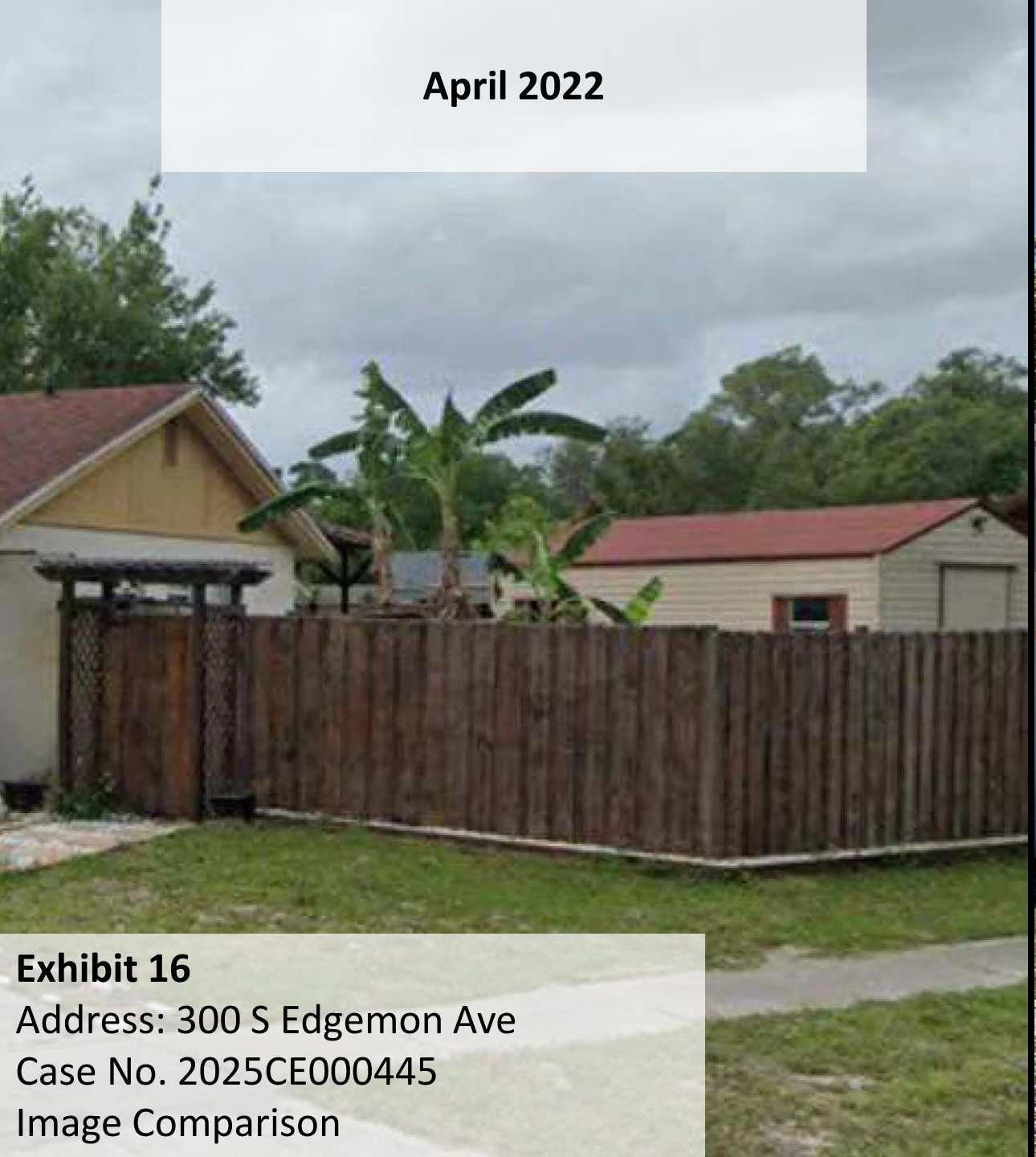


Exhibit 15
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Google Maps Image: April 2022

April 2022



March 12, 2025

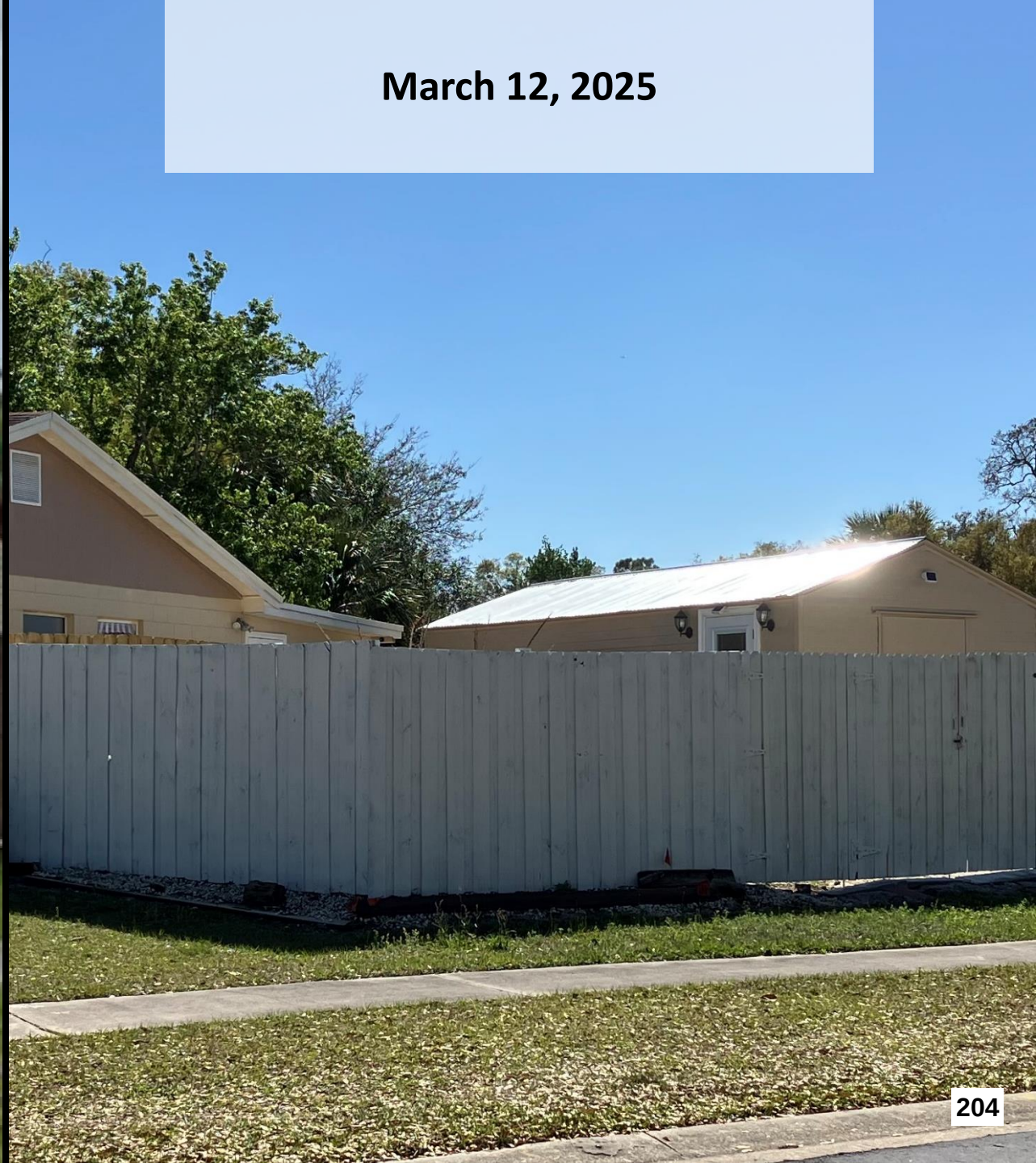


Exhibit 16
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Image Comparison

April 2022



March 12, 2025



Exhibit 17
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Image Comparison

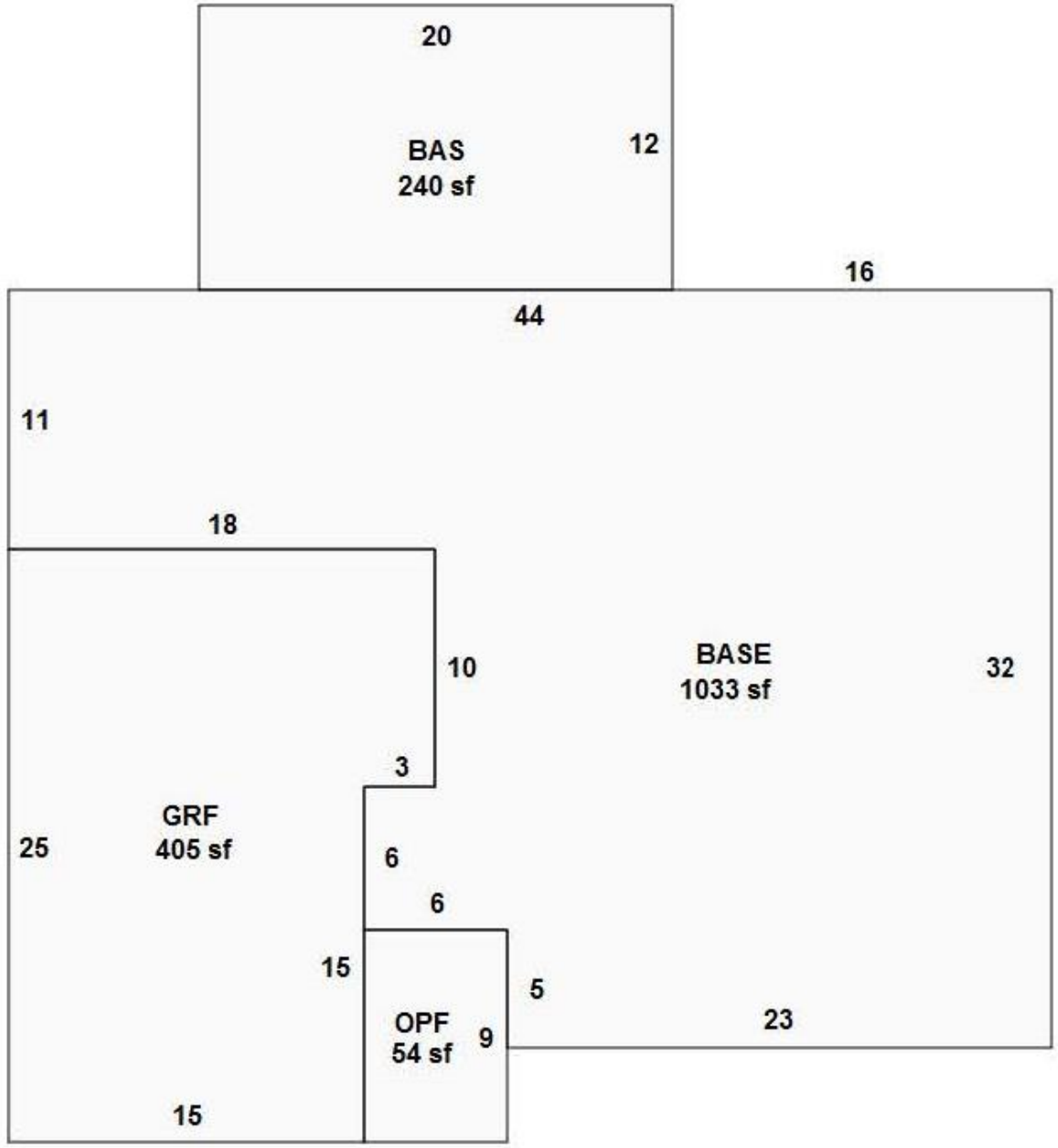


Exhibit 18
Address: 300 S Edgemon Ave
Case No. 2025CE000445
SCPA Building Information



Exhibit 19
Address: 300 S Edgemon Ave
Case No. 2025CE000445
SCPA Imagery: 2023

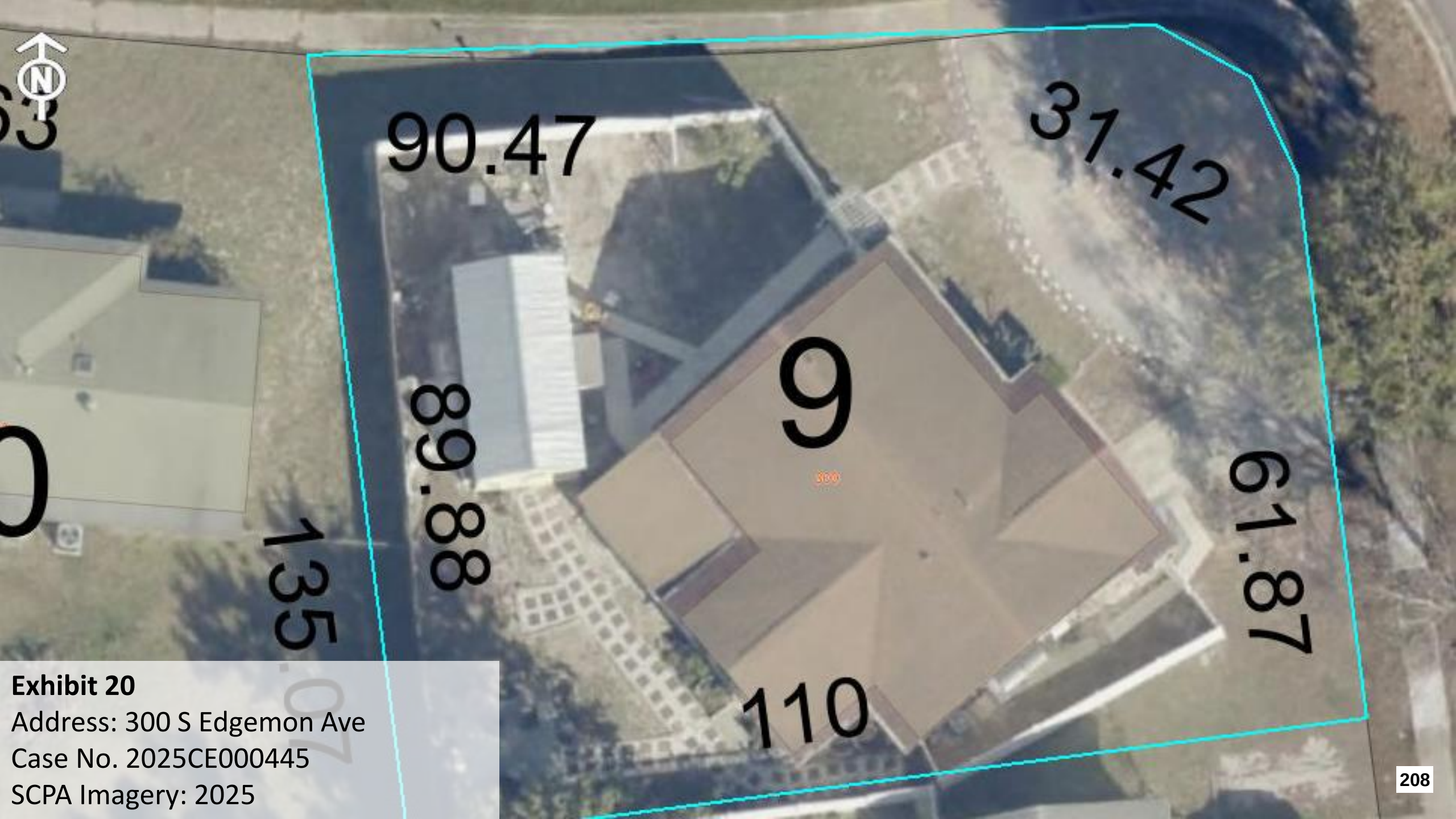


Exhibit 20
Address: 300 S Edgemon Ave
Case No. 2025CE000445
SCPA Imagery: 2025

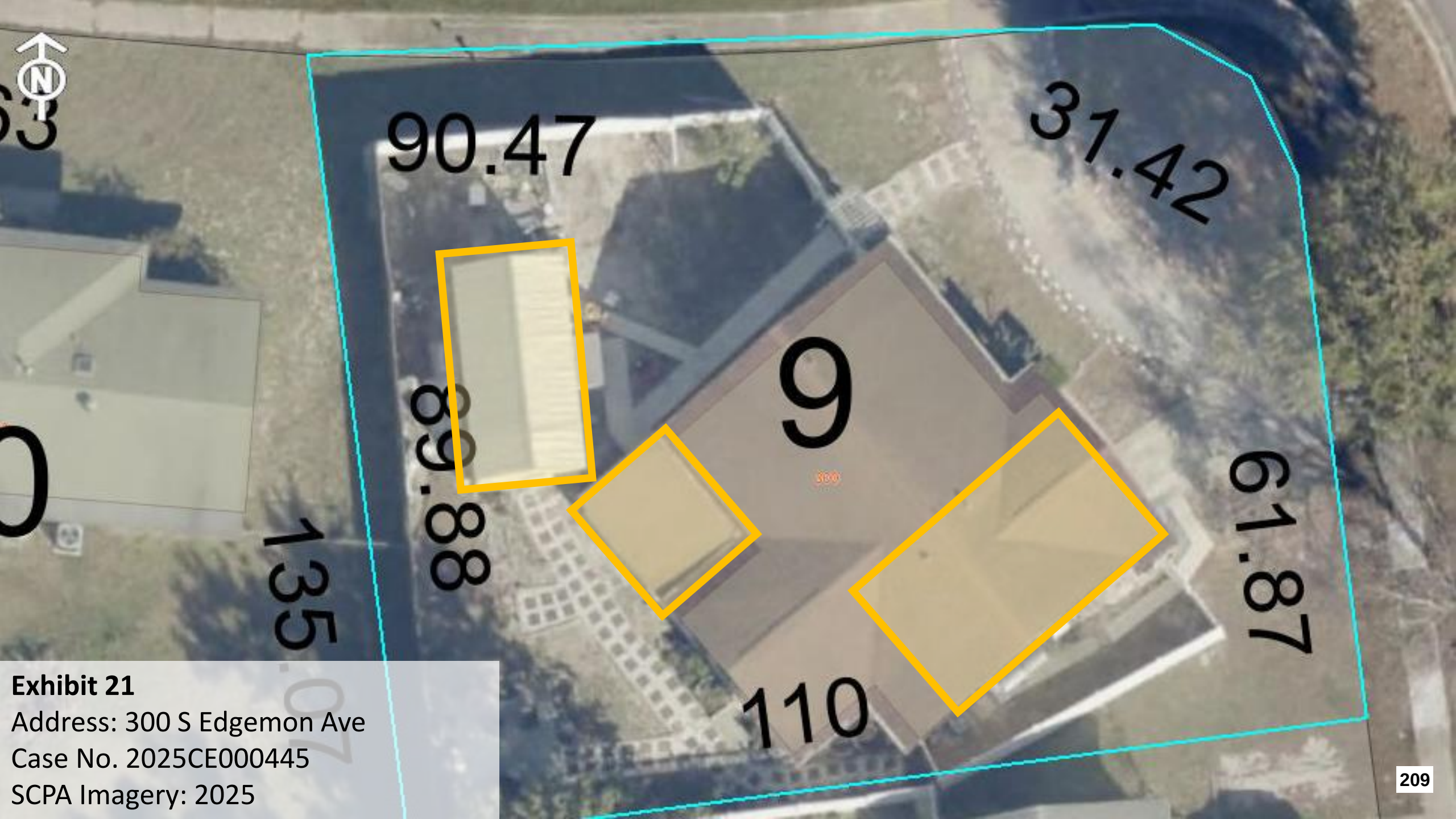


Exhibit 21
Address: 300 S Edgemon Ave
Case No. 2025CE000445
SCPA Imagery: 2025

Case Summary

March 17, 2025 – Courtesy Notice sent to the property owner by USPS Regular First-Class Mail.

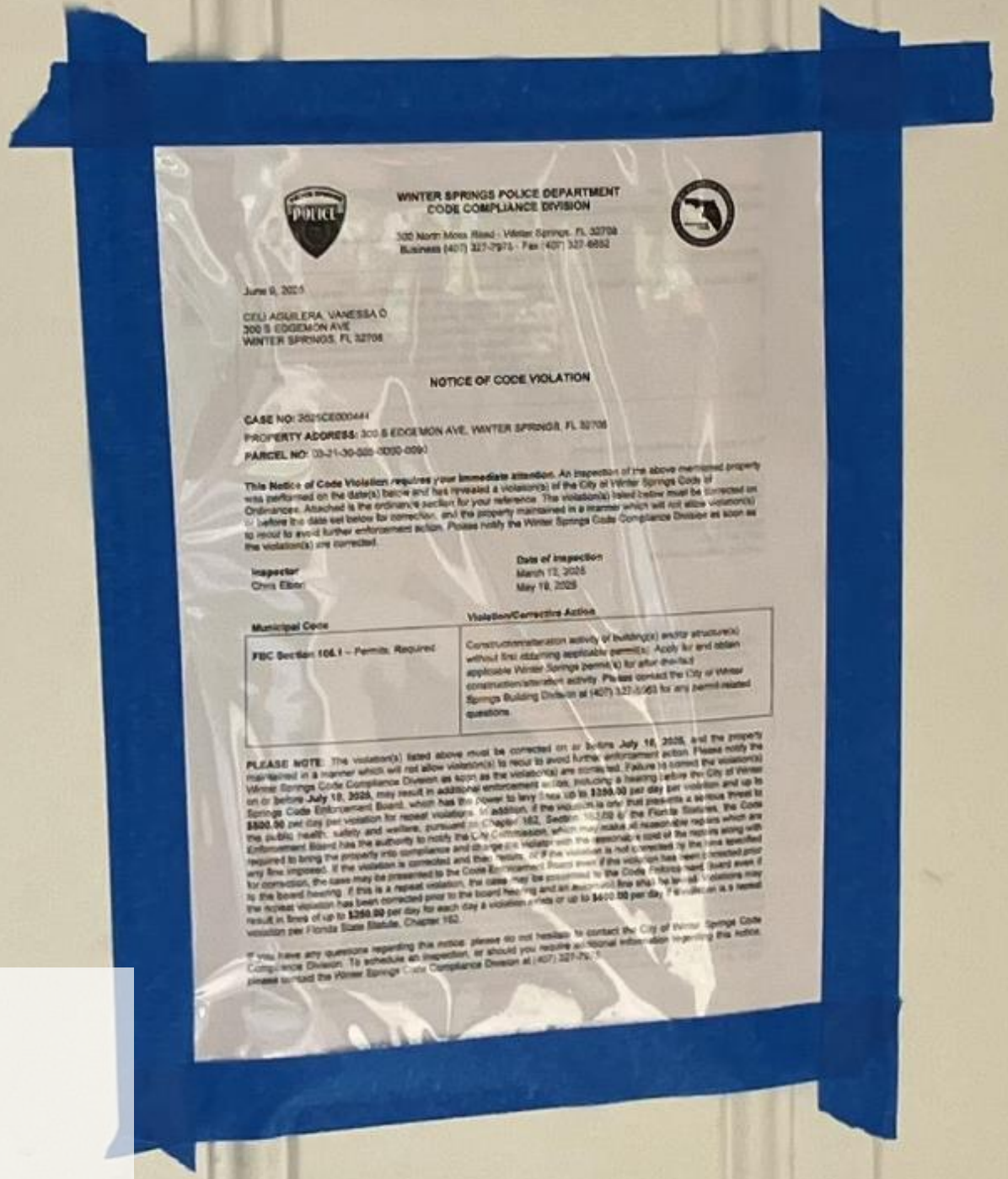
May 19, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation as the rental listings for the referenced property remained.

Case Summary

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

June 6, 2025 – Notice of Code Violation reported as unclaimed and being returned to sender.

June 9, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 22-23)*.



WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road · Winter Springs, FL 32708
Business (407) 327-7975 · Fax (407) 327-6852

June 9, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000444

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-520-0000-0090

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 Elliot	March 13, 2025 May 19, 2025

Municipal Code	Violation/Corrective Action
FBC Section 105.1 – Permits Required	Construction/alteration activity of building(s) and/or structure(s) without first obtaining applicable permit(s). Apply for and obtain applicable Winter Springs permit(s) for after-the-fact construction/alteration activity. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 18, 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 **July 18, 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, and 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 additional 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 the 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 22
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: June 9, 2025



Exhibit 23
Address: 300 S Edgemon Ave
Case No. 2025CE000445
Date Taken: June 9, 2025

Case Summary

July 21, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation as the rental listings for the referenced property remained.

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

August 1, 2025 – Notice of Hearing delivered to the property owner.

Case No. 2025CE000445

Case Summary

August 2, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation as the rental listings for the referenced property remained.

Case No. 2025CE000445

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 September 5, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

March 17, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000445

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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	March 12, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-182 – Uses Permitted	Single-family home zoned as R-1 One-Family Dwelling District being utilized in a manner that exceeds its zoning use. Immediately cease utilizing single-family dwelling as a multiple-family dwelling and convert back to a single-family dwelling. Apply for and obtain applicable Winter Springs permit(s) for the conversion. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 20, 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 20, 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: 2025CE000445

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-182 – Uses Permitted	Within any R-1 One-Family Dwelling District, no building or structure, land or water shall be used except for one (1) or more of the following uses: (1) Any use permitted in R-1AA and R-1A Single-Family Dwelling Districts. (2) Home occupations.

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 19, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000445

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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 12, 2025 May 19, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-182 – Uses Permitted	Single-family home zoned as R-1 One-Family Dwelling District being utilized in a manner that exceeds its zoning use. Immediately cease utilizing single-family dwelling as a multiple-family dwelling, a boarding and/or lodging home, a guest and/or tourist home, or a short-term rental and convert back to a single-family dwelling. Apply for and obtain applicable Winter Springs permit(s) for the conversion. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 19, 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 19, 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: 2025CE000445

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-182 – Uses Permitted	Within any R-1 One-Family Dwelling District, no building or structure, land or water shall be used except for one (1) or more of the following uses: (1) Any use permitted in R-1AA and R-1A Single-Family Dwelling Districts. (2) Home occupations.

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: 9414811898765447599760

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

endicia
063S0010937442

USPS CERTIFIED MAIL

9414 8118 9876 5447 5997 60

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 32708-2954

Reference	NOV - 2025CE000444, 445, 446 - ELBON
USPS #	9414811898765447599760
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:27 pm on June 12, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, June 11, 2025, 8:47 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 11, 2025, 10:24 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, June 11, 2025, 7:36 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 10, 2025, 9:06 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 6, 2025, 8:32 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 05/22/2025, 3:08 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, May 21, 2025, 11:19 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/21/2025 Arrived at USPS Regional Facility, May 20, 2025, 9:18 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 8:03 pm, WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/13/2025 07:12:14 (UTC)

Shipping Label Created, USPS Awaiting Item, 05/19/2025, 3:03 pm,
WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/13/2025 07:12:14 (UTC)

UNITED STATES POSTAL SERVICE

June 13, 2025

Dear Reference NOV 2025CE000444 445 446 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5997 60**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 12, 2025, 1:27 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CELI AGUILERA VANESSA O

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

20 MAY 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 IMI
May 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia
063S0010937442

USPS CERTIFIED MAIL

RETURN TO SENDER,
UNCLAIMED,
REFUSED

9414 8118 9876 5447 5997 60

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 327

NOV - 2025CE000444, 445, 446 - ELBON

UNC
32708>2510

NIXIE 339 DE 1040 0006/10/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32708251000 *0674-07997-20-42

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 9, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000445

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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 12, 2025 May 19, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-182 – Uses Permitted	Single-family home zoned as R-1 One-Family Dwelling District being utilized in a manner that exceeds its zoning use. Immediately cease utilizing single-family dwelling as a multiple-family dwelling, a boarding and/or lodging home, a guest and/or tourist home, or a short-term rental and convert back to a single-family dwelling. Apply for and obtain applicable Winter Springs permit(s) for the conversion. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 10, 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 **July 10, 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: 2025CE000445

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-182 – Uses Permitted	Within any R-1 One-Family Dwelling District, no building or structure, land or water shall be used except for one (1) or more of the following uses: (1) Any use permitted in R-1AA and R-1A Single-Family Dwelling Districts. (2) Home occupations.

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. 2025CE000445

Petitioner,

vs.

CELI AGUILERA, VANESSA O
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 19, 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 June 6, 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 June 9, 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 9TH day of June, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 9 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 _____

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

CELI AGUILERA, VANESSA O
Respondent(s) /

CASE NO. 2025CE000445

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

PROPERTY OWNER(S): CELI AGUILERA, VANESSA O

MAILING ADDRESS: 300 S EDGEMON AVE, 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: 9414811898765443324342

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jul 21 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

063S0010282495

USPS CERTIFIED MAIL

9414 8118 9876 5443 3243 42

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 32708-2954

Reference	NOH - 2025CE000444 - ELBON
USPS #	9414811898765443324342
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 4:38 pm on August 1, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 07/24/2025, 9:51 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, July 23, 2025, 7:39 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 07/23/2025 Arrived at USPS Regional Facility, July 22, 2025, 10:18 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 22, 2025, 6:04 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 22, 2025, 9:17 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/21/2025, 12:45 pm, WINTER SPRINGS, FL 32708

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Letter production and report formatting were completed by Certified Mail Envelopes, Inc., doing business as www.CertifiedMailLabels.com and www.SendCertifiedMail.com.
Date Verified: 08/02/2025 (UTC)

UNITED STATES POSTAL SERVICE

August 2, 2025

Dear Reference NOH 2025CE000444 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5443 3243 42**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	August 1, 2025, 4:38 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CELI AGUILERA VANESSA O

Recipient Signature

Signature of Recipient:



300 S EDGEMON AVE

WINTER SPRINGS, FL 32708-2954

Address of Recipient:

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

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

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

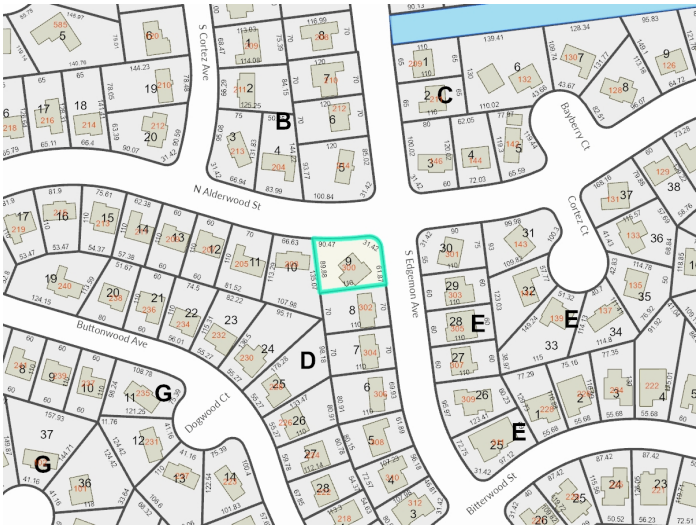
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **03-21-30-505-0D00-0090**
Property Address: **300 S EDGEMON AVE WINTER SPRINGS, FL 32708**
Owners: **CELI AGUILERA, VANESSA O**

2025 Market Value $309,888 Assessed Value $254,047 Taxable Value $203,325
2024 Tax Bill $3,226.70 Tax Savings with Exemptions $1,498.82
The 3 Bed/1.5 Bath Single Family property is 1,273 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-505-0D00-0090
Property Address	300 S EDGEMON AVE WINTER SPRINGS, FL 32708
Mailing Address	300 S EDGEMON AVE WINTER SPGS, FL 32708-2954
Subdivision	NORTH ORLANDO TERRACE UNIT 1 SEC 3
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
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	$225,779	$218,437
Depreciated Other Features	$4,109	$2,201
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$309,888	$300,638
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$55,841	$53,751
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$254,047	$246,887

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$4,725.52
Tax Bill Amount	$3,226.70
Tax Savings with Exemptions	$1,498.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CELI AGUILERA, VANESSA O

Legal Description

LOT 9 BLK D
NORTH ORLANDO TERRACE UNIT
1 SEC 3
PB 17 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$254,047	$50,722	$203,325
Schools	$254,047	$25,000	$229,047
CITY WINTER SPRINGS	$254,047	$50,722	$203,325
FIRE FUND	$254,047	$50,722	$203,325
SJWM(Saint Johns Water Management)	$254,047	$50,722	$203,325

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/16/2021	$285,000	10126/1829	Improved	Yes
WARRANTY DEED	5/1/2012	$90,000	07781/1031	Improved	No
WARRANTY DEED	9/1/2006	$175,000	06420/0805	Improved	Yes
QUIT CLAIM DEED	9/1/2001	$100	04161/1512	Improved	No
QUIT CLAIM DEED	6/1/2001	$100	04136/0166	Improved	No
WARRANTY DEED	1/1/1996	$100	03020/1173	Improved	No
WARRANTY DEED	4/1/1990	$100	02172/0571	Improved	No
WARRANTY DEED	5/1/1978	$100	01168/1652	Improved	No
QUIT CLAIM DEED	1/1/1977	$100	01132/1788	Improved	No

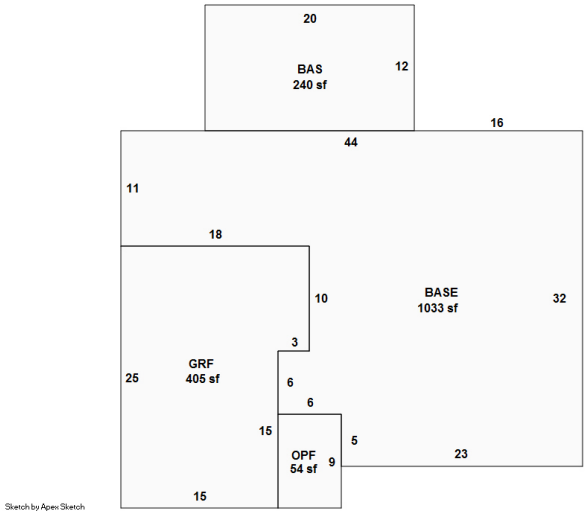
Land

Units	Rate	Assessed	Market
1 Lot	$80,000/Lot	$80,000	$80,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1972/2010
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft²)	1033
Total Area (ft²)	1732
Constuction	CONC BLOCK
Replacement Cost	$237,662
Assessed	$225,779

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
BASE	240
GARAGE FINISHED	405
OPEN PORCH FINISHED	54

Permits

Permit #	Description	Value	CO Date	Permit Date
03201	REROOF 30 YR WARRANTY - ASPHALT SHINGLES - CERTAINTEED - LANDMARK	$11,962		9/26/2017
00233	REROOF	$1,900		2/1/1998
01495	REMODEL EXISTING STRUCTURE; 240 SQ FT	$0		11/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	2017	1	$2,750	$2,109
ACCESSORY BLDG 1	2019	1	$2,500	$2,000

Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	Medium Density Residential
Description	

School Districts

Elementary	Winter Springs
Middle	Indian Trails
High	Winter Springs

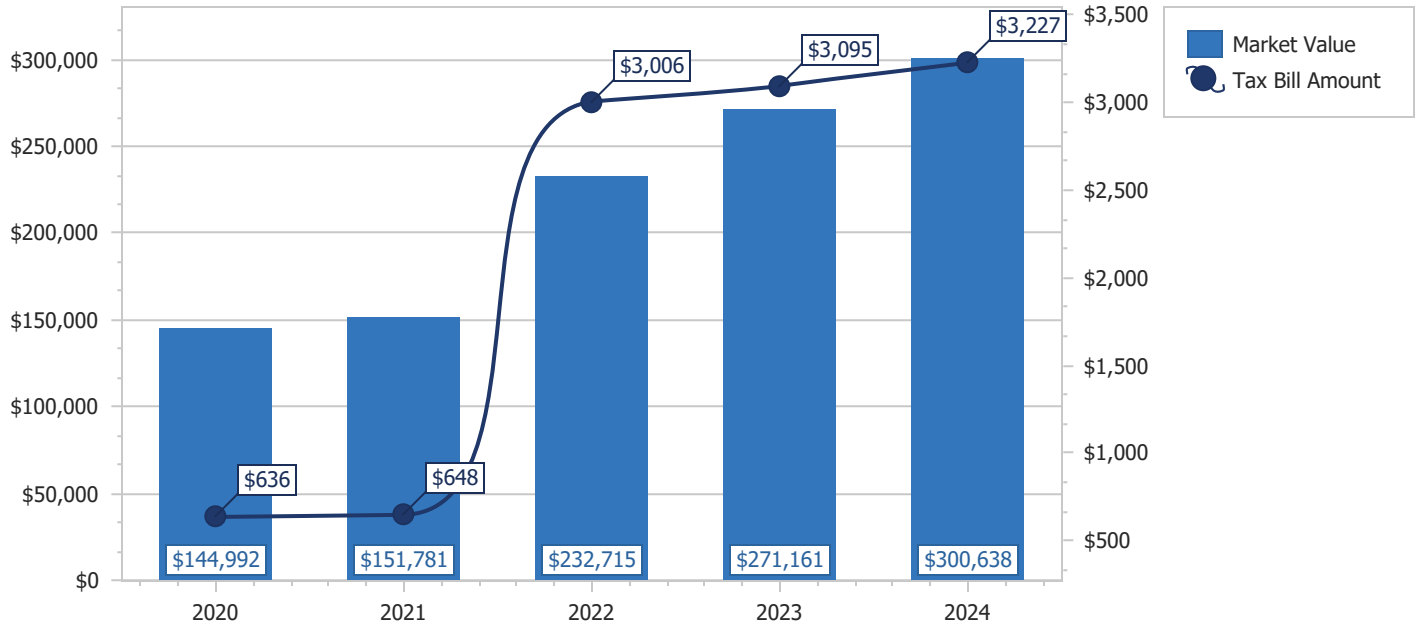
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 46

Utilities

Fire Station #	Station: 24 Zone: 245
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2021165093 Book:10126 Page:1829-1830; (2 PAGES) RCD: 12/20/2021 11:57:15 AM
REC FEE $18.50 DOC STAMPS $1,995.00 INDEX FEE $1.00

Prepared by and return to:
This instrument prepared by: **Kaitlyn Bowerman**
Justin S. Munizzi, P.A., DBA The Munizzi Law Firm
1120 N. Ronald Reagan Blvd
Longwood, FL 32750
(407) 501-5500
File No.: **2021-500**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **December 16, 2021** by **Rafael A. Padilla a/k/a Rafael A. Padilla, Jr. and Laiza Bibiloni a/k/a Laeza Bibiloni, husband and wife** hereinafter called the grantor, whose post office address is: **951 Mahogany Drive, Casselberry, FL 32707**

to: **Vanessa Orfelia Celi Aguilera, an unmarried woman** whose post office address is: **300 South Edgemon Avenue, Winter Springs, FL 32708** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Seminole County, Florida**, viz:

Lot 9, Block D, North Orlando Terrace Section 3 of Unit 1, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 29 through 32, inclusive, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 03-21-30-505-0D00-0090

This property is the homestead of the Grantor (s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Katie Little

Witness Kaitlyn Bowerman

Rafael A. Padilla a/k/a Rafael A. Padilla, Jr.

Laiza Bibiloni a/k/a Laeza Bibiloni

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this December 15, 2021 by Rafael A. Padilla a/k/a Rafael A. Padilla, Jr. and Laiza Bibiloni a/k/a Laeza Bibiloni who [_] are personally known or [X] have produced drivers' licenses as identification.

[Seal]

Notary Public
Print Name:_____
My Commission Expires:_____

KATIE LITTLE
MY COMMISSION # HH 195740
EXPIRES: December 6, 2025
Bonded Thru Notary Public Underwriters

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-505-0D00-0090	110611	0806	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS, FL 32708-2954

300 S EDGEMON AVE

LOT 9 BLK D NORTH ORLANDO
TERRACE UNIT 1 SEC 3 PB 17 PG 29

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	246,887	50,000	196,887	959.84
FIRE	2.7649	246,887	50,000	196,887	544.37
SCHOOL CAPITAL OUTLAY	1.5000	246,887	25,000	221,887	332.83
SCHOOL DISCRETIONARY(BASIC)	0.7480	246,887	25,000	221,887	165.97
SCHOOL RLE	3.0310	246,887	25,000	221,887	672.54
WINTER SPRINGS	2.6200	246,887	50,000	196,887	515.84
ST JOHNS WATER MANAGEMENT	0.1793	246,887	50,000	196,887	35.30

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$3,226.69

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$3,226.69	See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-505-0D00-0090	110611	0806	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS, FL 32708-2954

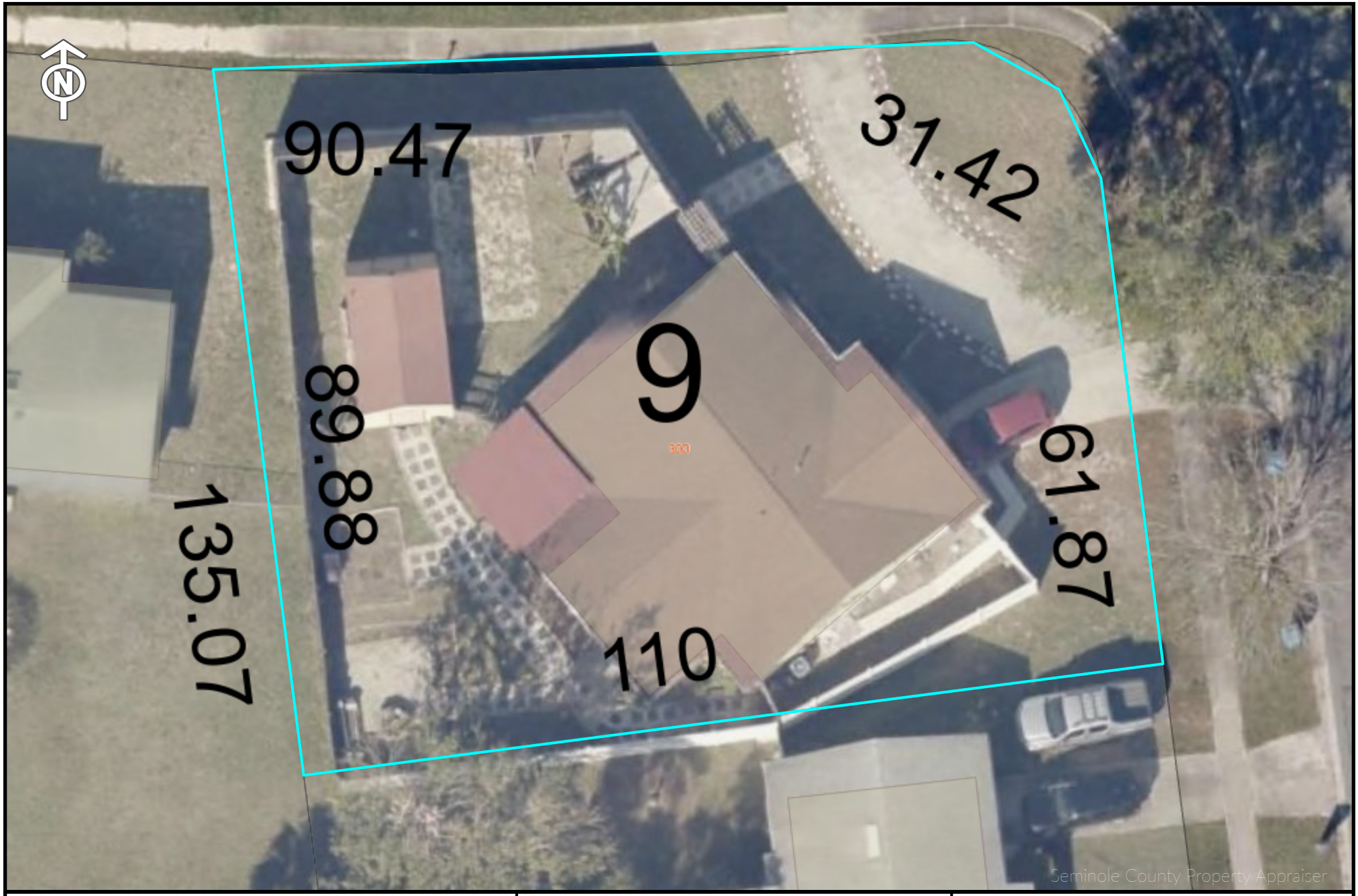
300 S EDGEMON AVE

LOT 9 BLK D NORTH ORLANDO
TERRACE UNIT 1 SEC 3 PB 17 PG 29

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 # 9995-0806002539394564** **$3,097.62 Paid By SUNTRUST BANK**



DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map 2023

David Johnson, CFA
Seminole County Property Appraiser

Date: 8/3/2025

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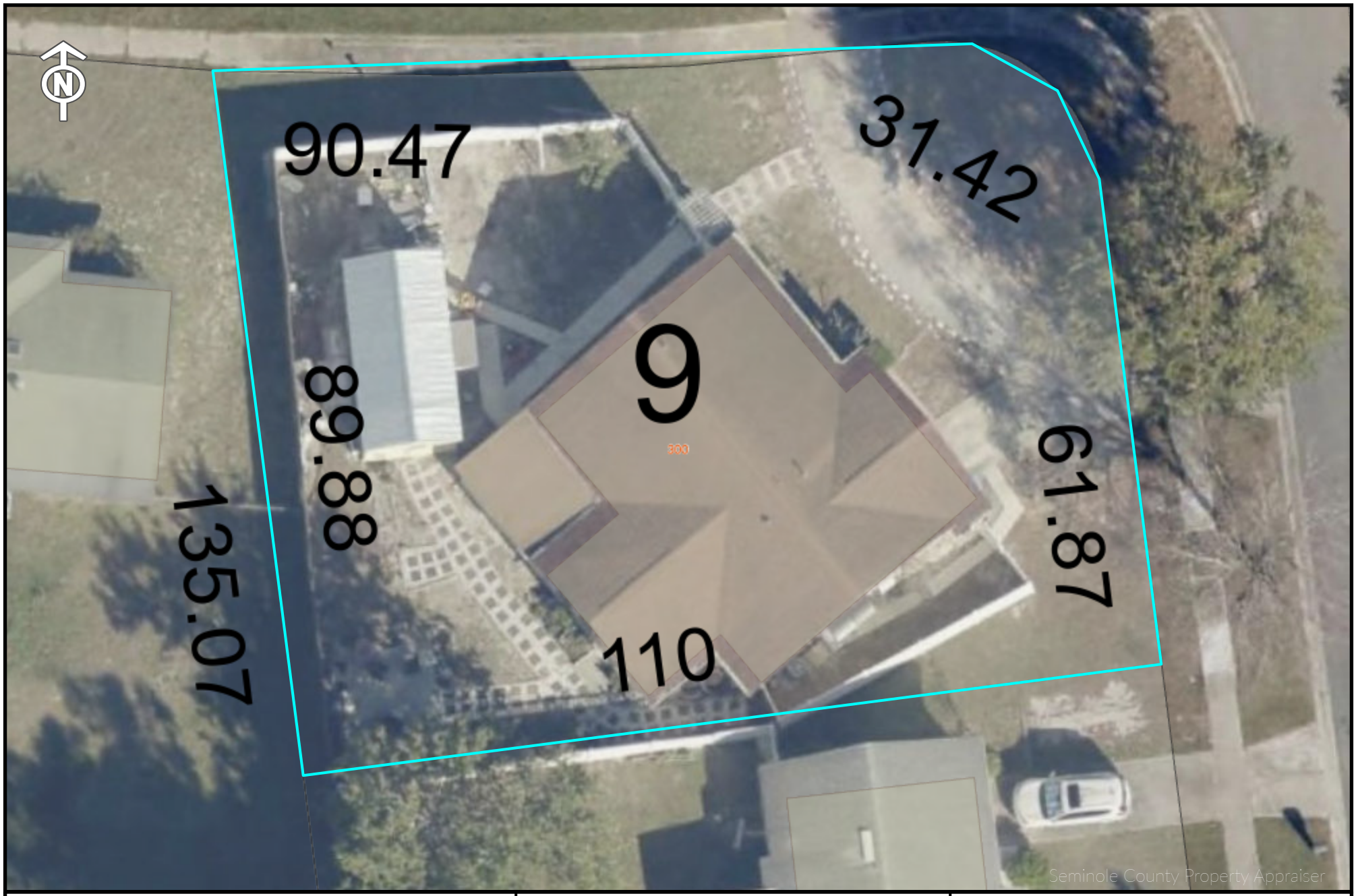

DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map 2025

David Johnson, CFA
Seminole County Property Appraiser

Date: 8/3/2025

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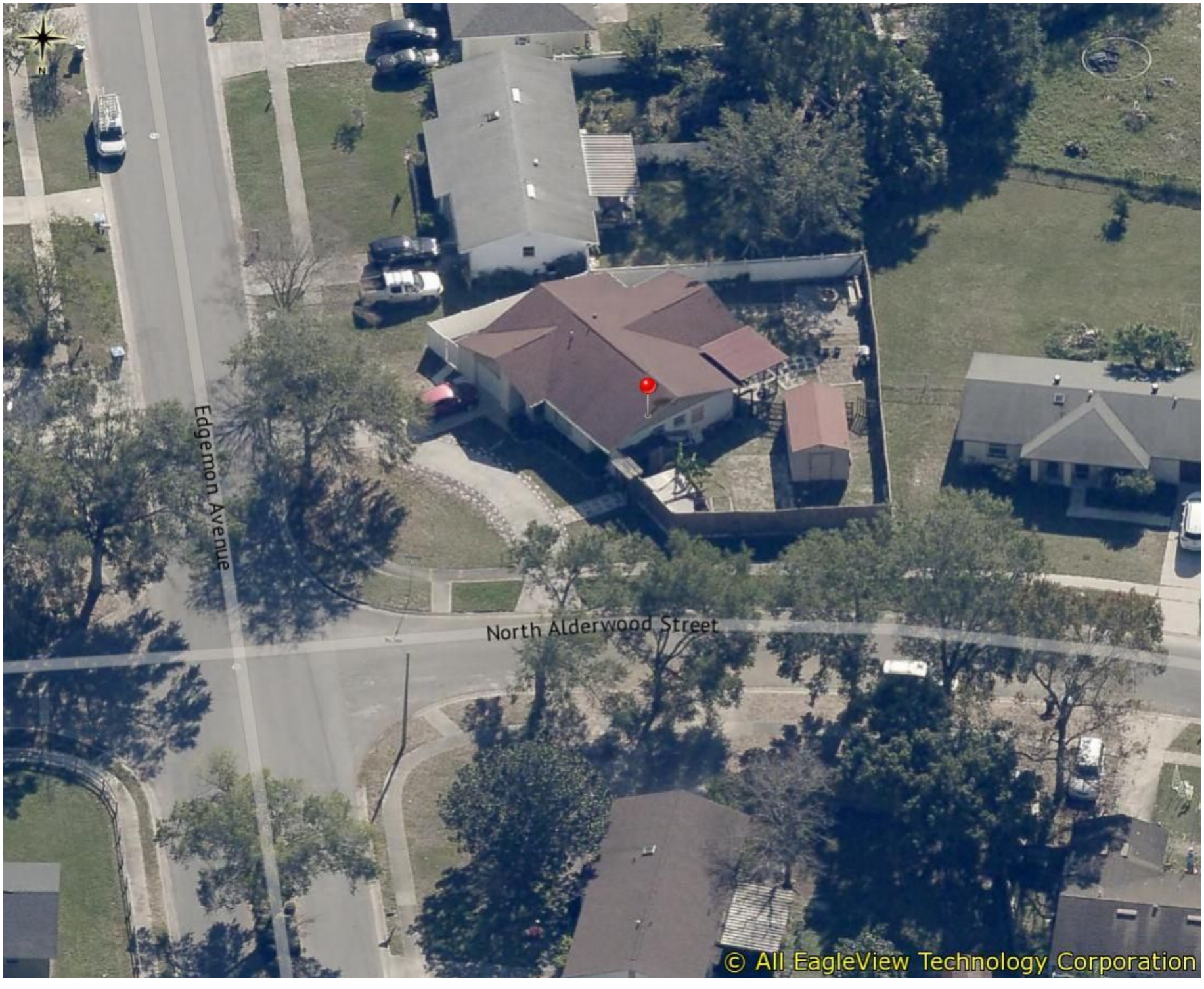
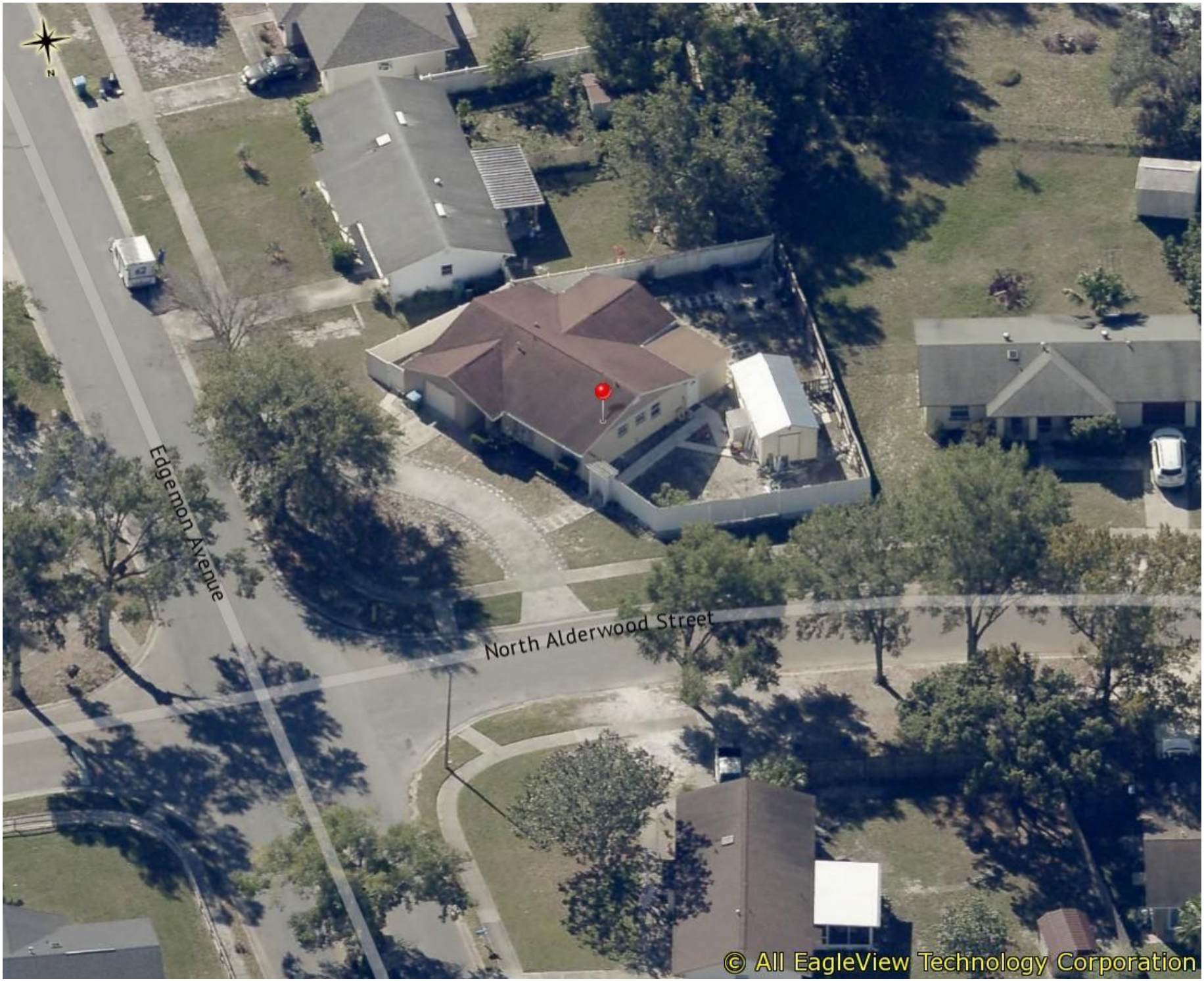
SCPA Image - 300 S Edgemon Ave (1)



12/08/2022

SCPA Image - 300 S Edgemon Ave (2)

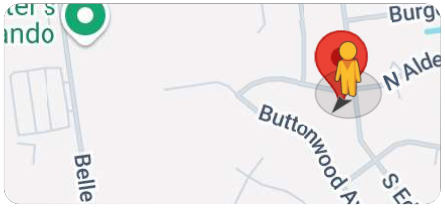


11/22/2024

Google Maps



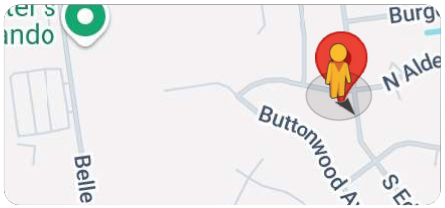
Image capture: Apr 2022 © 2025 Google



Google Maps



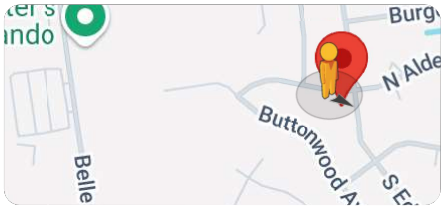
Image capture: Apr 2022 © 2025 Google



Google Maps



Image capture: Apr 2022 © 2025 Google



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Back Winter Springs, FL



What's your equity? (It's easy to find ou

Off Market

3 bed **2** bath **1,273** sqft **0.25** acre lot

300 S Edgemon Ave, Winter Springs, FL 32708

View on Map

Single Family
Property type

1972
Year built

$285K in 2021
Last sold

$224
Price per sqft

View as owner

Share

AT&T fiber Internet de esquina a esquina.

Interested in selling 300 S Edgemon Ave?

Est. market value

300 S Edgemon Ave, Winter Springs, FL 32708

Connect with agent

Get cash offer

No commitment required

Compare agents with **RealChoice™ Selling**, find a trusted expert

View proposal, no commitment

See real reviews and ratings



Yusuf Gencay

RE/MAX 200 REALTY, RE/MAX TOWN & COUNTRY #SL3514040

15 Sold | 4 years Experience

View proposal



Featured

Luis Fajardo

LPT REALTY LLC - Broker #3409909

5 Sold | 7 years Experience | N/A - $100M Price range

View proposal

Property details

Interior

Bedrooms

- Bedrooms: 3

Other Rooms

- Total Rooms: 3

Bathrooms

Show more

Find out more about this property.

Contact agent

300 S Edgemon Ave, Winter Springs, FL 32708

Local Home Services

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Cable and Internet

Compare Internet providers available for this listing

See Providers Now

Presented By

HighSpeed Internet.com

Financial Services

LAST CHANCE! US Military & Veterans $75,000 Home Giveaway. See Off. Rules

ENTER NOW

Presented By

WIN $75,000

Home value

RealEstimate℠

Chart | Table



March 2025

Valuation provider	Estimate
CoreLogic®	$333,458
Quantarium	$320,893
Collateral Analytics	-

300 S Edgemon Ave, Winter Springs, FL 32708

More about RealEstimate℠ data

The estimate(s) shown, which come from one or more automated valuation model providers independent of Realtor.com®, represent information that may provide a helpful starting point for discussions with a real estate agent.

Contact agent

Tap into your home's equity

Connect with a lender to explore a Home Equity Line of Credit (HELOC) to access flexible funding for home remodeling projects, debt consolidation, or other financial needs. A HELOC allows you to borrow against your home's equity, often at lower interest rates than other loan options, giving you the ability to draw funds as needed.

Connect with a lender

Latest home equity rates

North Orlando market trends

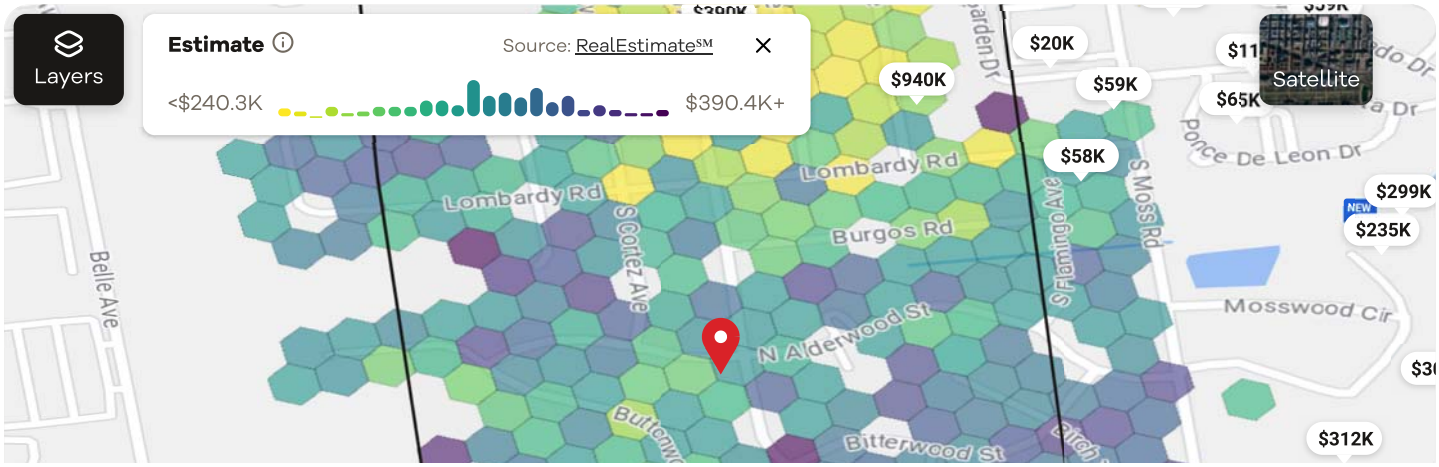
A neighborhood in Winter Springs, FL

Listing price median
$306,000

List price/sqft median
$270

Sold price median
N/A

Days on market
46





Nearby home values

Address	RealEstimate℠	Bed	Bath	Sqft	Lot (sqft)
This home : 300 S Edgemon Ave	$332,800	3	2	1,273	10,890
228 Buttonwood Ave, Winter Springs, FL 32708	N/A	3	2.5	1,002	9,636
214 S Edgemon Ave, Winter Springs, FL 32708	$325,000	3	1.5	984	13,068
301 S Edgemon Ave, Winter Springs, FL 32708	N/A	3	2	1,033	7,833

See more

Property history

-$6,000
Since last sold in 2021

$3,095
2023 taxes

300 S Edgemon Ave, Winter Springs, FL 32708

Price history

2021

Dec 16, 2021	Sold StellarMLS	$285,000	$224/sqft

2014

Mar 25, 2014	Listing removed StellarMLS	$90,000	$71/sqft

Show more

Tax History

Year	Taxes	Total assessment		Land		Additions
2023	$3,095	$239,696	=	-	+	-
2022	$3,006	$232,715	=	$57,000	+	$175,715
2021	$648	$81,215	=	-	+	-
2020	$636	$80,094	=	-	+	-
2019	$618	$78,293	=	-	+	-
2018	$605	$76,833	=	-	+	-
2017	$583	$74,306	=	-	+	-

Show more

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

Want to get comps?

Contact agent

Home improvements

Learn which renovations may increase your property value with our renovation tool.

300 S Edgemon Ave, Winter Springs, FL 32708

Home remodel | General contractor | Handyman

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Neighborhood & schools

North Orlando neighborhood in Winter Springs, FL

Nearby | Lifestyle | Transportation

Groceries 7/10
Winter Spring Food Mart (0.4 mi), Circle K (0.4 mi), Dollar General (0.7 mi)

Parks 6/10
Moss Park (0.4 mi)

Restaurants 4/10
Khaos Full Liquor Bar Winter Springs (0.4 mi), Anna Cakes (0.4 mi), Cuba Libre Camaguey (0.5 mi)

Cafes 4

300 S Edgemon Ave, Winter Springs, FL 32708

Locations provided by yelp

Ask a neighborhood expert.

Contact agent

Schools

From listing agent:

Elementary School: Winter Springs Elementary
High School: Winter Springs High
Middle School: Indian Trails Middle

Nearby schools | Elementary | Middle | High | Private

6/10 Winter Springs Elementary School
Grades K-5 | 0.4 mi away | 605 students |
5 reviews

5/10 Winter Springs High School
Grades 7-12 | 2.8 mi away | 1971 students |
8 reviews

5/10 Lyman High School
Grades 9-12 | 2.2 mi away | 2141 students |
16 reviews

Contact the school or district directly to verify enrollment eligibility. Location provided by Precisely | Ratings provided by GreatSchools.org

GreatSchools Ratings are based on student performance on state tests, progress over time, and college readiness, in addition to how effectively schools ser...
Show more

Nearby neighborhoods in Winter Springs

300 S Edgemon Ave, Winter Springs, FL 32708



Tuscawilla
50 Listings for sale
$582,388 Median listing p...



Alafaya Woods
8 Listings for sale
$422,500 Median listing ...



Hickory Square
25 Listings for sale
$388,000 Median listing ...



Highlands
28 Listings for sale
$248,990 Median listing ...

Popular searches in Winter Springs include: Price reduced, New construction, Virtual tours, Retirement communities, New listings, Singl
Show more

Environmental risk

Flood Factor Minimal
This property's flood risk is not changing.

Fire Factor Moderate
This property's wildfire risk is not changing.

Heat Factor Extreme
7 days above 108°F this year

Wind Factor Extreme
Extreme risk of severe winds over next 30 years

Air Factor Minor
Risk of poor air quality is increasing

300 S Edgemon Ave, Winter Springs, FL 32708

Connect with an agent

Full name*

Email*

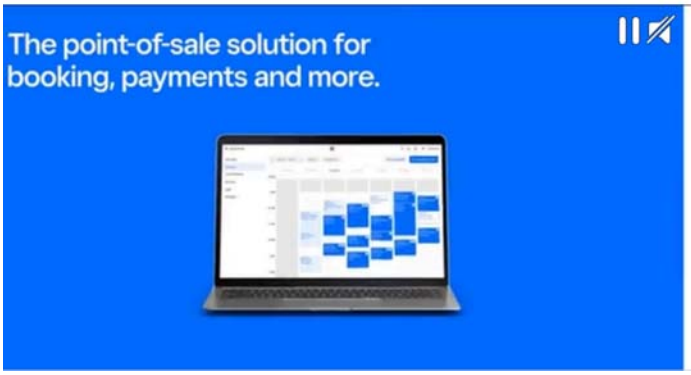
Phone*

Are you selling or buying?*

Connect

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase. More...

300 S Edgemon Ave, Winter Springs, FL 32708



Simplify booking and banking all through Square.

Square

Get Square

300 S Edgemon Ave, Winter Springs, FL 32708

and the nearby school and neighborhood information. Use our heat map to find crime, amenities, and lifestyle data for 300 S Edgemon Ave

such properties currently being for sale or because we are not permitted, by contract, law, or otherwise, to designate such properties as currently for sale. For the most accurate and up to date status of this or any other property, please contact a REALTOR®.

Nearby Cities

Orlando Homes for Sale

Oviedo Homes for Sale

Apopka Homes for Sale

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Nearby ZIPs

32708 Homes for Sale

32828 Homes for Sale

32765 Homes for Sale

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Nearby Neighborhoods

Tuscawilla Homes for Sale

Alafaya Woods Homes for Sale

Hickory Square Homes for Sale

See More

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Feedback
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300




300
















WASH
BRUSH
FLOSS
FLUSH

























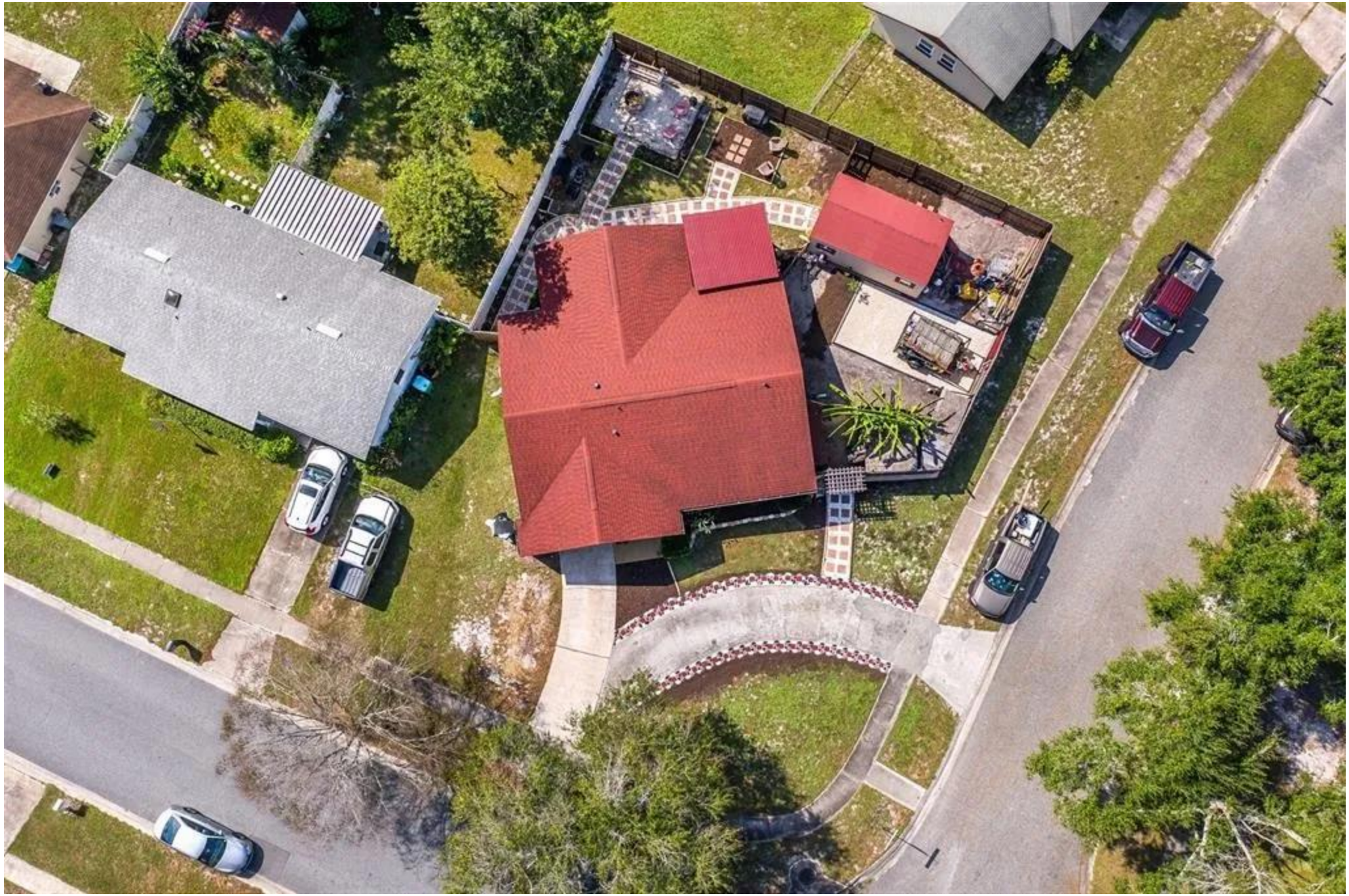



Modern Guest Studio 15 mins from SFB Airport

Share Save



Entire guest suite in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite | 4.91 ★★★★★ | 116 Reviews



Hosted by Raven

2 years hosting

Self check-in

Check yourself in with the keypad.

Comfy bed for better sleep

The room-darkening shades and extra bedding are loved by guests.

Great location

Guests who stayed here in the past year loved the

Add dates for prices

CHECK-IN	CHECKOUT
Add date	Add date

GUESTS
1 guest

Check availability

Report this listing

Photo tour


Full kitchen


Bedroom


Full bathroom


Laundry area


Exterior

Full kitchen





Bedroom
Queen bed







Full bathroom





Laundry area





Exterior





Modern Guest Studio 15 mins from SFB Airport

Share Save



Entire guest suite in Winter Springs, Florida
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Check yourself in with the keypad.

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The room-darkening shades and extra bedding are loved by guests.

Great location
Guests who stayed here in the past year loved the location.

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Report this listing

This guest studio has its own private entrance, kitchen, washer and dryer, bathroom, and all important appliances (TV, Fridge, Microwave). While the neighborhood is very quiet, only a few blocks down the road there are many shopping malls, restaurants and stores. This studio is 15 mins from UCF and the SFB Airport, and 30 mins from Disney, Universal, and the MCO airport....

Show more >

Where you'll sleep



Bedroom
1 queen bed

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- 48 inch HDTV with Disney+, Hulu, Netflix, Roku
- Free washer – In unit
- Free dryer – In unit
- Air conditioning
- Hair dryer
- Refrigerator
- Exterior security cameras on property

Show all 43 amenities

Select check-in date

Add your travel dates for exact pricing

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Clear

4.91

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.8	4.9	4.9	5.0	4.9	4.9

Miranda
Hollywood, Florida

★★★★★ · **1 week ago** · Stayed a few nights
We had a great stay, the space was very nice.
Thank you for having us!

Anne
Dubois, Wyoming

★★★★★ · **2 weeks ago** · Stayed a few nights
Raven's place was the perfect spot for us in Winter Springs. It was nice having the kitchen available and the neighborhood felt safe. Definitely would stay again!

Show more

Eric
4 years on Airbnb

★★★★★ · **2 weeks ago** · Stayed a few nights
This is a great place. All well cared for and maintained. Raven was proactive with communication. I will be back

Turner
Cleveland, Ohio

★★★★★ · **3 weeks ago** · Stayed a few nights
Quaint little living space. Was all I needed for a trip to Florida, we didn't spend much time at the home so we didn't need something big and extravagant. Kitchen is large and would be great for feeding one's self as opposed to eating out.

Show more

Roxana
Miami, Florida

★★★★★ · **3 weeks ago** · Stayed a few nights
Great thanks for the recommendations

A.J.
Wilmington, Delaware

★★★★★ · **4 weeks ago** · Stayed a few nights

Quiet and clean accomodations!

Show all 116 reviews

Learn how reviews work

Where you'll be

Winter Springs, Florida, United States

We verified that this listing's location is accurate. Learn more

Meet your host

418
Reviews

4.8★
Rating

2
Years hosting

Born in the 00s

Where I went to school: UCF

Florida native as I have lived here my whole life! Airbnb and office manager, trying to juggle a balanced work to home life with a little bit of fun in between. Don't hesitate to reach out if you need anything I will be glad to...

Show more >

Co-hosts

Manuel

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Saint Johns River
Vacation rentals

Four Corners
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

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Casselberry monthly stays

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Private suite vacation rentals in Florida

Private suite vacation rentals in United States

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Cancellation options

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AirCover for Hosts

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Community forum

Hosting responsibly

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English (US) $ USD

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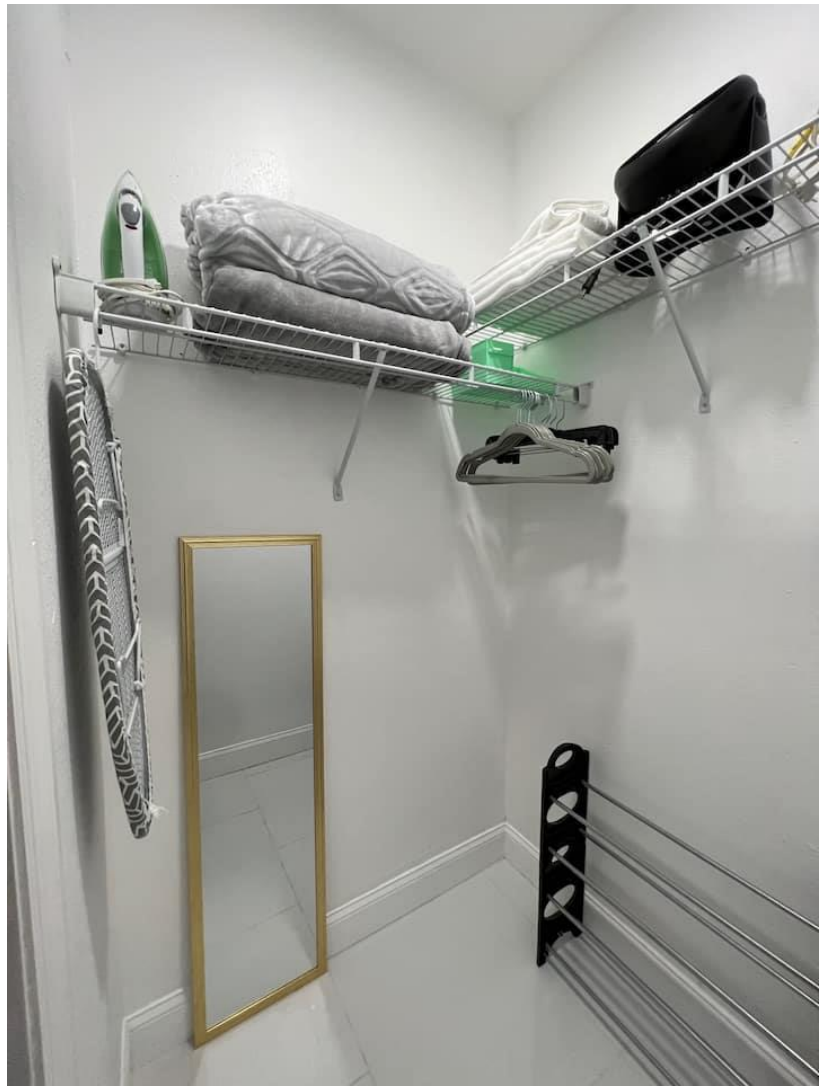



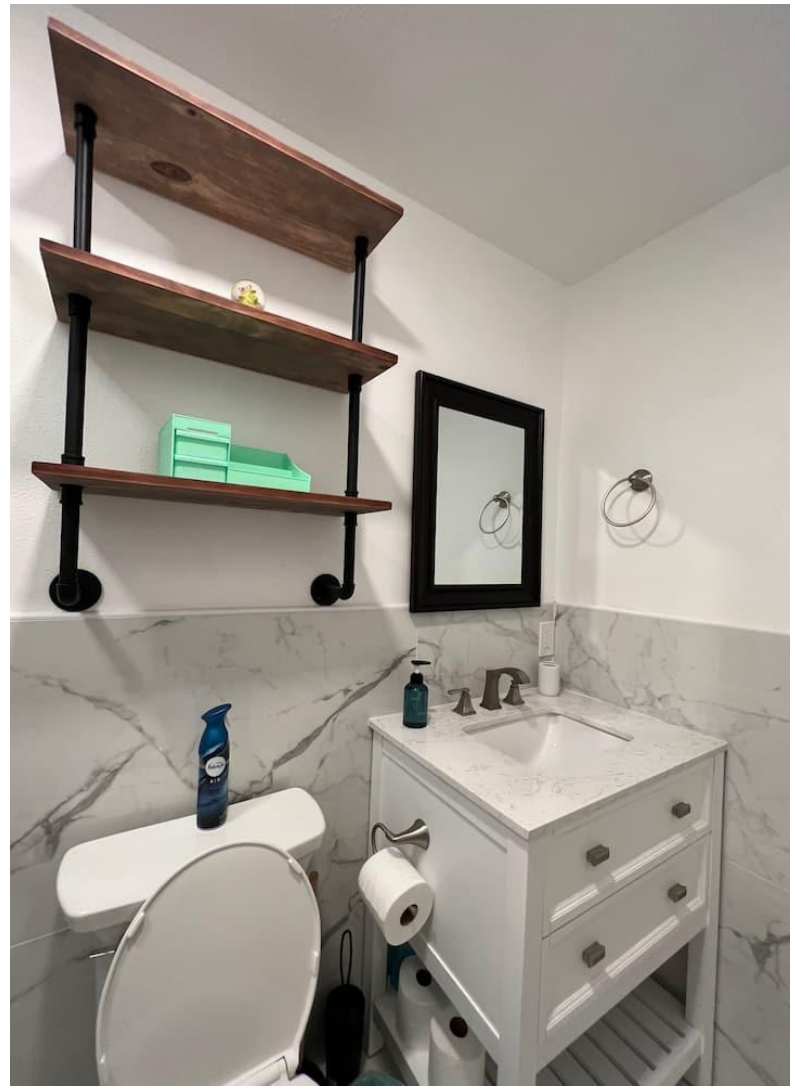









4.92

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness 4.8

124 reviews

Most recent

Learn how reviews work

Search reviews



Daphne
Concord, North Carolina

★★★★★ · April 2025 · Stayed a few nights

Would definitely stay at Raven's place again! Good location, very clean. Perfect for two people!



Karena
Waterbury, Connecticut

★★★★★ · April 2025 · Stayed with kids

I stayed here with another adult and three babies, and we all fit comfortably. It's so cozy and private. My only complaint that has nothing to do with the host cause she was amazing. Was the height to get into the bathroom. that should be listed on here if your handicapped, it would be difficult to get into the bathroom . Other than that perfect place!!💜



Tyler
Orlando, Florida

★★★★★ · April 2025 · Stayed a few nights

Very nice place with everything you need. Stove, shower, closet, sink, etc.



Julio

Fort Lauderdale, Florida

★★★★★ · April 2025 · Stayed a few nights

My wife n I went up to celebrate our 6 months and we were really looking for a place to rest while we went out, and THIS was a great home to rest in. The neighborhood was quiet and easy to navigate. All in all, great time and hopefully we'll stay again.



Jasmine

4 months on Airbnb

★★★★★ · April 2025 · Stayed one night

The place was very clean & as seen in the photos. The pillows were also very comfy!😊



Ivy/Vani

8 years on Airbnb

★★★★★ · April 2025 · Stayed a few nights

Nice, clean, and comfortable place to stay for a couple or solo trip. It was fully equipped with necessities, so we didn't have the need to call or message if there were any issues. I liked how you can control the AC by using a remote - instead of having to get up all the time and adjusting the temperature on the wall. The neighborhood was very peaceful as well and just a few minutes away, there's a Walgreens at the end of the street.



Alexis

Greeneville, Tennessee

★★★★★ · April 2025 · Stayed a few nights

Good commute, lovely neighborhood, easy to get inside, clean house. 100% recommend if you want to stay in Winter Springs area.



Wally

Flagstaff, Arizona

★★★★★ · April 2025 · Stayed over a week

The place was clean and very functional. It was well stocked with kitchen supplies and tools. Raven was very responsive to our requests.



Miranda

Hollywood, Florida

★★★★★ · March 2025 · Stayed a few nights

We had a great stay, the space was very nice.
Thank you for having us!



Anne
Dubois, Wyoming

★★★★★ · February 2025 · Stayed a few nights
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Turner
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Roxana
Miami, Florida

★★★★★ · February 2025 · Stayed a few nights
Great thanks for the recommendations



A.J.
Wilmington, Delaware

★★★★★ · February 2025 · Stayed a few nights
Quiet and clean accomodations!



Arash
Maryland, United States

★★★★★ · February 2025 · Stayed a few nights
Great place. intelligently set up to have everything you need and yet not feel cramped.



Delena
Cross City, Florida

★★★★★ · February 2025 · Stayed one night

Due to a last minute meeting in the area we were in need of a room. This space was comfortable and close to my meeting location.



Gisell

Miami, Florida

★★★★★ · February 2025 · Stayed a few nights

The area was perfect—peaceful, quiet, and exactly what I needed. The host was incredibly kind and attentive, ensuring everything went smoothly. I felt very comfortable and well taken care of throughout my stay. I highly recommend this place to anyone looking for a relaxing and welcoming experience!



James

7 years on Airbnb

★★★★★ · February 2025

Overall I enjoyed my stay. Host was responsive, comfy bed, AC and appliances worked well. Only minor things were door was falling off the hinges and difficult to close (fixed myself) and place was only so so clean on arrival.



Giovanna

Orlando, Florida

★★★★★ · January 2025 · Stayed a few nights

Such a cute, small and cozy spot!



William

Inverness, Florida

★★★★★ · January 2025 · Stayed a few nights

great stay, will look for it if we are in the area again.



Eliana Marie

Hillsdale, New Jersey

★★★★★ · January 2025 · Stayed a few nights

Great place to stay! Clean and had everything we needed. Highly recommend!! Would stay again.



Nina

Deltona, Florida

★★★★★ · December 2024 · Stayed a few nights

The stay was great! Everything was clean and looked like the photos. The instructions were super clear for an easy check in! The room was very cozy and had everything we needed during our stay. Would definitely book again!



Robert
Central Islip, New York

★★★★★ · December 2024 · Stayed a few nights
Clean place , very nice ! Easy access , no issues , perfect distance from everything we visited , will stay again !



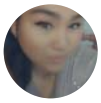
Michel Yvonne
Gqeberha, South Africa

★★★★★ · December 2024 · Stayed a few nights
Small but really comfortable. Perfect for a short stay for one or two people.



Luke
Jacksonville, Florida

★★★★★ · December 2024 · Stayed about a week
Quiet neighborhood. Easy to find and centrally located. Great bargain



Nerissa
Casselberry, Florida

★★★★★ · December 2024 · Stayed one night
Raven was attentive and made sure that I parked in the right place, and had made sure I had everything I needed.. there a few things I brought that needed her attention but overall it was a pleasant and comfortable place to stay and relax.



Yordilex
Miami, Florida

★★★★★ · December 2024 · Stayed one night
This apartment is ideal for business travelers - great Wi-Fi, a quiet workspace, and conveniently located near public transportation



Paulyn
Pennsylvania, United States

★★★★★ · November 2024 · Stayed a few nights
Good place to stay. I only deducted a star because the place was dirty on our arrival. I notified Raven and she sent someone to clean the place immediately. She was very responsive and quick to help us. Seems there was misunderstanding with the housekeeper. All in all, I would recommend the place.

Z

Zulmy
West Palm Beach, Florida

★★★★★ · November 2024 · Stayed one night

It was a very nice place, very clean and cozy we enjoyed our stay here!



Nakyah
Riverview, Florida

★★★★★ · November 2024 · Stayed a few nights

I had a great experience staying here raven was extremely helpful and nice definitely will be coming back in the future!! :)

T

Tom
2 years on Airbnb

★★★★★ · November 2024 · Stayed a few nights

Cute spot and super clean.



Neveah
10 months on Airbnb

★★★★★ · November 2024 · Stayed a few nights

Very peaceful and comfortable you should check it out u would love it I enjoyed my stay



Ryan
San Francisco, California

★★★★★ · November 2024 · Stayed about a week

It was fantastic! Quiet, clean, and private. The space is well-laid out with a separate kitchen and even has a washer/dryer. Awesome, friendly hosts who keep things simple and supply the space with everything you might need. Highly recommended.



Lisa Marie
Toronto, Canada

★★★★★ · November 2024 · Stayed a few nights

Smaller than we expected based on the pictures but the space had everything we needed. Was clean, washer was definitely helpful to have.



Shanell
Orlando, Florida

★★★★★ · November 2024 · Stayed one night

Place was nice and neat and just how she’s described would stay again!



Scott
Atlanta, Georgia

★★★★★ · November 2024 · Stayed a few nights

Everything i needed for an out of town work week and conveniently located.



Javier
Ocoee, Florida

★★★★★ · September 2024 · Stayed a few nights
Excatly as described. Easy to communicate with. Will defently stay here again...



Joshua
11 months on Airbnb

★★★★★ · September 2024 · Stayed a few nights
Raven was very responsive and accommodating. The space was well-maintained. My concerns were addressed promptly, and my wife and I had a wonderful time.



Kamden
Bloomington, Illinois

★★★★★ · September 2024 · Stayed a few nights
Place was very clean and looked super nice. Hosts were kind and responded quickly to any questions. There were a few small roaches and a lizard, but you won't find anywhere in Florida that doesn't have that. Overall would totally recommend.



Priscila
8 years on Airbnb

★★★★★ · September 2024 · Stayed about a week
Our stay was wonderful, the space is very cozy and comfortable, the quiet and quiet neighborhood. The site had cleaning supplies and all the equipment was in great condition, that was excellent. We were very pleased!!!

Translated from Portuguese Show original



Brenda
Williamsville, New York

★★★★★ · August 2024 · Stayed a few nights
Lock was tricky… maybe weather and humidity because it worked perfectly second day when cooler. but raven is always responsive! I would stay again and Thank you Raven!!!



Ali
Reston, Virginia

★★★★★ · August 2024 · Stayed a few nights
My stay at this airbnb was fantastic. this Airbnb offered me everything i needed for a comfortable and enjoyable visit.
was a great host, providing clear instructions and helpful tips for our stay. They made me feel welcome

and ensured everything was perfect.
The space was clean, cozy, and well-equipped. I especially liked the shower and Laundry machine. The location was ideal, close just an hour from Merritt Island.
Overall, i had a wonderful experience. I highly recommend it for anyone visiting.



Deborah
Orlando, Florida

★★★★★ · August 2024 · Stayed a few nights

Raven's place was beautiful and well kept. The kitchen is modern with a water dryer. The bathroom shower is beautiful i want my daughter to have one like it.



Steve
Lake Mary, Florida

★★★★★ · August 2024 · Stayed about a week

I had a wonderful stay. Thanks again.



Giovanna
Atlanta, Georgia

★★★★★ · August 2024 · Stayed a few nights

Raven was a great host! The house was just like it looked in the photos. For such a good price, the place was literally perfect! It was about 30 minutes away from Universal and Disney Springs, so it was a great find. Raven was always quick to respond as well. There were no issues while staying there as well. Aside from some construction work, the neighborhood was peaceful. I'd definitely book from them again!



Gregory
Concord, North Carolina

★★★★★ · July 2024 · Stayed one night

Close to Sanford airport- 17 minutes.If traveling to and from Sanford Airport with 2 people, good place to stay



Scott
Buford, Georgia

★★★★★ · July 2024 · Stayed a few nights

I was in town for work and needed a quiet place to stay that had a kitchen and a washer/dryer. Raven's place fit the bill! It was quiet, clean and easy to get in and out of.



Meily
Miami, Florida

★★★★★ · July 2024 · Stayed with kids

The space was small, but very clean, private, and had everything we needed for a one night stay!



Karen
4 years on Airbnb

★★★★★ · July 2024 · Stayed one night
Exactly what we needed for a quick weekend trip! Very cute and clean.



Sabrina
Panama City, Panama

★★★★★ · July 2024 · Stayed a few nights
I am enjoying my stay. Thank you for accommodating



Aislyn
Vero Beach, Florida

★★★★★ · June 2024 · Stayed about a week
Both of the hosts were super responsive and helpful, never took more than 5 minutes to answer any questions. The place was a little smaller than expected, but it was more than enough room for just me and my boyfriend! It's only 30 minutes (less if you're lucky) from Universal which is what we came for. The area itself felt very homey. Lots of places to eat nearby and plenty of parks. I4 was just a 10 minute drive away. The house was super clean. All the supplies we needed were there; extra toilet paper, towels, washcloths, paper towels, trash bags, etc. Everything looked just like the pictures and nothing was out of order. Check-in was very easy and the entrance is clearly labeled. The neighborhood was very quiet which we loved.
I definitely recommend this place if you're looking for somewhere close to Orlando!



Jonathan
Tampa, Florida

★★★★★ · June 2024 · Stayed about a week
Thought this was one of the few places on Airbnb that actually looked like the pictures. It was also pretty clean especially compared to other airbnbs I've stayed. Few kinks they need to workout but overall solid place for a few nights. Towel refresh would be good as well.



Ed
4 years on Airbnb

★★★★★ · June 2024 · Stayed a few nights
Our second stay with Raven and we will FOR SURE be back!! ⭐⭐⭐⭐⭐



Arlene
Apopka, Florida

★★★★★ · May 2024 · Stayed a few nights
Place was small cute and clean, stay was peaceful with no issues at all. Had most things supplied and would love stay here again in the future :)



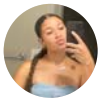
Valeria
2 years on Airbnb

★★★★★ · May 2024 · Stayed one night
Perfect place to stay! Beautiful, clean and comfortable!



Maria
Orlando, Florida

★★★★★ · May 2024 · Stayed a few nights
Looked exactly like the pictures! You will walk on dirt so don't wear nice shoes or work shoes.



Michiaiah
Tampa, Florida

★★★★★ · May 2024 · Stayed a few nights
This place was nice and clean everything you need is already there just looks a little smaller in person



Sandy
Orlando, Florida

★★★★★ · May 2024 · Stayed a few nights
Great
Translated from English Show original



Melissa
Mount Dora, Florida

★★★★★ · March 2024 · Stayed one night
Very private suite great floor plan it has the full kitchen with the full bathroom and a walk-in closet in the bedroom. The bed was very comfortable. The entire unit was very clean.



Nancy
Cottonwood, Arizona

★★★★★ · March 2024 · Stayed about a week
We had a wonderful experience at Raven's airbnb! The location was perfect for our family visit. Only 10 minutes away. The rental was very clean and comfortable. We could not connect to the TV apps offered but the response was very quick and resolved perfectly.
We were very comfortable in every way (bed, a/c, good sized shower and having a washer and dryer in the unit.)
We will DEFINITELY rent again on our next visit to Winter Springs.



Rentscape Properties
Atlanta, Georgia

★★★★★ · March 2024 · Stayed one night

Greta stay! Great place, amazing communication (proactive & responsive communication), and the place was exactly as pictures showed/listing described!



Kathleen

East Durham, New York

★★★★★ · March 2024 · Stayed one night

Perfect place for our night before an early flight! Easy access and so comfy. What a great use of space. Tastefully designed! Thank you!



Troy

Knoxville, Tennessee

★★★★★ · March 2024 · Stayed one night

This rental was exactly as described.



Joseph

New York, New York

★★★★★ · February 2024 · Stayed a few nights

Nice cozy and peaceful. Would definitely stay here again.



Lara

Friendsville, Tennessee

★★★★★ · February 2024 · Stayed a few nights

Excellent stay. Very quiet neighborhood, but convenient to major roads. A very comfortable bed. Exactly as described and very elegant for a small place. Liked the private access with the privacy fence. Will stay again.



Suzanne

Chicago, Illinois

★★★★★ · February 2024 · Stayed a few nights

This was a clean and comfortable place to stay. It has a modern kitchen and bath in a quiet neighborhood.



Josue

South Hadley, Massachusetts

★★★★★ · February 2024 · Stayed a few nights

Very nice place I will definitely go back.



Winter
West Palm Beach, Florida

★★★★★ · February 2024 · Stayed a few nights
Amazing place very clean and quiet. Has everything thing you need will definitely recommend staying , will definitely book again.



Daniel
Flagstaff, Arizona

★★★★★ · January 2024 · Stayed a few nights
Great place for the price would definitely stay again



Ed
4 years on Airbnb

★★★★★ · January 2024 · Stayed a few nights
Exactly as described—and exactly what we needed! We will be back!



Gail
Saint Petersburg, Florida

★★★★★ · January 2024 · Stayed a few nights
Adorable place with everything I needed and close by to places I needed to go to



Taylor
Bushnell, Florida

★★★★★ · January 2024 · Stayed a few nights
We stayed for a week at Raven's place and loved every minute we were there! The bed is so cozy and firm - tbh I still dream about it to this day! Host was responsive and super helpful whenever I had questions. Would 100% stay again!



Luz
Atlanta, Georgia

★★★★★ · January 2024 · Stayed a few nights
I had a wonderful experience at this stay! The apartment was comfortable, private, cozy and its surroundings were quiet and felt safe. Access was easy, and the place had everything we needed. The host was exceptional, responding quickly and ensuring our stay was enjoyable. Highly recommend!



Ivonne
La Habra, California

★★★★★ · January 2024 · Stayed a few nights

This was a great place to stay. It was super clean and the bed was comfortable. We highly enjoyed staying here.



Donna
Raleigh, North Carolina

★★★★★ · January 2024 · Stayed a few nights

It was just right for me. Simple and cozy. The location was perfect. You guys were great hosts. When I had a question, you answered quickly. I hope to book again soon. Thank you!



Javier
Gainesville, Florida

★★★★★ · December 2023 · Stayed a few nights

Easy to find and check in. Would definitely recommend.



Claudia
7 years on Airbnb

★★★★★ · December 2023 · Stayed a few nights

The place was very quiet and private and the bed was very comfortable. Questions were answered very quickly and we also got help.
Furthermore, the apartment is super equipped with everything you can need.
The location is, if you have a car, it's ideal for you to get to Orlando, the Universal Park, or Springs.

Translated from German Show original



Lynn
Alpharetta, Georgia

★★★★★ · December 2023 · Stayed one night

Hosts were great at communicating and the place is a great deal. The place did have a bit of a smell and could've used a dehumidifier.



Response from Raven
December 2023

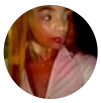
Hello! Thank you for the review and for staying with us again. I wish you would have communicated with us about this issue during your stay so we could have solved the problem.



Christine
Coral Springs, Florida

★★★★★ · December 2023 · Stayed a few nights

Great stay. Very quiet area. Easy to find. Beautiful and relaxing. Kind and accommodating host. Highly recommended.



Kiana
Belle Isle, Florida

★★★★★ · December 2023 · Stayed a few nights

This place was definitely worth the booking, I'd recommend it to anyone solo traveling or even for a couple looking for a private stay. The surroundings were peaceful and overall beautiful with many restaurants and places to shop nearby. Lastly, everything in the house was sqeaky clean and anything I could possibly need or want was available for me. Great spot!



Bobby
Atlanta, Georgia

★★★★★ · November 2023 · Stayed a few nights

Great space. Extremely clean and great for a couple or single person. An entire home in a minimalistic space. Would definitely recommend!



Jacqueline
New York, New York

★★★★★ · November 2023 · Stayed a few nights

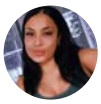
Raven's suite was perfect for one person. It was very clean, and stocked with all the amenities one needed. Excellent accommodation. I definitely recommend it.



Debbra
6 years on Airbnb

★★★★★ · November 2023 · Stayed a few nights

Cute little studio apartment..it was perfect for our accomdations while being a vendor in Longwood craft show.



Akira
Orlando, Florida

★★★★★ · November 2023 · Stayed one night

Beautiful place. Very clean and peaceful. Loved how cold the ac was & the most heavenly beds.

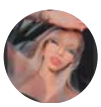


Ricardo
Guayaquil, Ecuador

★★★★★ · November 2023 · Stayed about a week

Excellent location to rest, quiet neighborhood, close to the exits to travel anywhere. The Airbnb is very nice and comfortable, perfect for a couple, has everything you need!

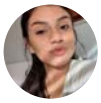
Translated from Spanish Show original



Eddrina
Altamonte Springs, Florida

★★★★★ · November 2023 · Stayed a few nights

Raven place was beautiful, clean and just as described. Very peaceful and private. Would definitely stay again. Also small kitchen was perfect l.



Vanessa

4 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights

Raven’s place was very cozy and located in a quiet neighborhood. All the amenities were a huge plus! Will definitely book again.



Leslie

3 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights

Great stay. Laundry on site which is a huge plus for me! The bed was super comfy, and the AC kept the place nice and cool! Would definitely stay again!



Catherine

3 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights

Amazing this place was great for a little getaway and not any crazy traffic which is amazing



Angel

Haines City, Florida

★★★★★ · October 2023 · Stayed one night

Had a great stay here very nicely decorated room feels right at home very clean I highly recomend them very responsive and proactive hosts.



Beth

Southington, Connecticut

★★★★★ · October 2023 · Stayed one night

Immaculate house. Great furnishings. Excellent communication with host. All around good experience. Would rent it again.



Majahsti

Greenville, South Carolina

★★★★★ · October 2023 · Stayed one night

Great stay



David
Homestead, Florida

★★★★★ · October 2023 · Stayed one night
absolutely nice little place. has everything you could need and is peaceful. hosts are very open to communication and very nice!! I will absolutely stay again!!



Stephanny
Greenville, South Carolina

★★★★★ · October 2023 · Stayed a few nights
The place was perfect for what we needed. Raven was very responsive and even allowed us to check in earlier. Everything was clean and I felt right at home. Will definitely be back.



Jessica
3 years on Airbnb

★★★★★ · September 2023 · Stayed a few nights
Such a nice suite in a quiet neighborhood. I felt right at home and completely safe. Having laundry supplies to wash my clothes last minute was a life saver! Would totally recommend and stay again on my next trip to Orlando. Thank you Raven!



Lisa
Atlanta, Georgia

★★★★★ · September 2023 · Stayed one night
Clean, modern studio with great host! The gated side entrance area made you feel like you had the entire house.



Paige
2 years on Airbnb

★★★★★ · September 2023 · Stayed a few nights
Absolutely wonderful. booked a last minute stay for a few days at an amazing price. host was very responsive to any questions we had and the place was sparkling clean.



David
Lakewood Ranch, Florida

★★★★★ · September 2023 · Stayed one night
Raven’s place was perfect for me and my girlfriend! Had everything we needed for the night, and was very tidy and clean.



Melanie
Miramar, Florida

★★★★★ · September 2023 · Stayed one night

Such a wonderful stay! The place was super cozy and the TV streaming was great. I wish I could've stayed a little longer than a night. The hosts were super cooperative with check-in and everything was smooth. Thank you again! Will def come back if I'm in the area.



Kiefer
Greenville, South Carolina

★★★★★ · September 2023 · Stayed a few nights

Great spot, great host. We loved our stay here- very private and nice. Raven was super responsive and helped us check in a little early after a flight change. Would highly recommend.



Jesus
Orlando, Florida

★★★★★ · August 2023 · Stayed one night

It was peaceful



Liset
Sanford, Florida

★★★★★ · August 2023 · Stayed one night

The place is perfect for a couple, it has everything you could need, clean and quiet, Raven was very attentive and fulfilled a wish that left me impressed and accommodated.

Translated from Spanish Show original



Joshua
Deltona, Florida

★★★★★ · August 2023 · Stayed one night

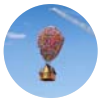
Beautiful and clean place, great host, great communication I would recommend anyone booking on Airbnb

C

Charles
4 years on Airbnb

★★★★★ · August 2023 · Stayed a few nights

This place was great! The bed was really comfortable. The whole place was really clean. Coming and going was very easy. I would highly recommend and stay again.

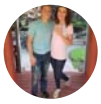


Quadri
Chicago, Illinois

★★★★★ · August 2023 · Stayed a few nights

Thanks for letting me stay at your place, I definitely enjoyed my stay and would be booking again if I am ever in the area.

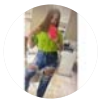
Thanks



Timothy
Rexburg, Idaho

★★★★★ · July 2023 · Stayed a few nights

Highly recommend! It felt like a nice hotel room with a full kitchen. It was quiet and private, and we didn't have any problems. Raven was responsive and accommodating to our needs. I would definitely stay there again!

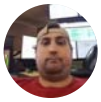


Shakira
San Juan, Puerto Rico

★★★★★ · July 2023 · Stayed about a week

Super clean place, beautiful, full of peace and super complete.

Translated from Spanish Show original



Devin
Semmes, Alabama

★★★★★ · July 2023 · Stayed a few nights

Great place, would stay again



Caitlyn
7 years on Airbnb

★★★★★ · July 2023 · Stayed a few nights

Wonderful stay! Space was extremely clean and perfect size for us. The kitchen was great and had the essentials for making a home cooked meal. The bed was comfortable and the large smart tv with access to streaming was great! Lots of extra linens with convenient washer and dryer. Highly recommend staying here!



Maddie
Virginia Beach, Virginia

★★★★★ · July 2023 · Stayed a few nights

Great location/ neighborhood. Perfect for traveling as a couple. 15 mins to downtown and very close to other popular areas



Jenny
West Palm Beach, Florida

★★★★★ · June 2023 · Stayed one night

Great stay! Private, clean and organized place! Would stay again.



Jessica
9 years on Airbnb

★★★★★ · June 2023 · Stayed a few nights
Raven's place was very clean and comfortable. The bed was very comfy as well and the place had everything we needed to make our stay feel like home. If you want a good night's rest, I highly recommend this place.



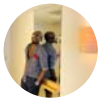
Aonesty
4 years on Airbnb

★★★★★ · June 2023 · Stayed a few nights
10/10 recommend



Michela
Floral Park, New York

★★★★★ · June 2023 · Stayed a few nights
Place is nice and host is very helpful. We had an issue and she was responsive and quick to finding resolution for the issue. The air fryer was great to have.



Dennis
New York, New York

★★★★★ · May 2023 · Stayed a few nights
Good overall experience. Quiet and charming studio!



Xavier
3 years on Airbnb

★★★★★ · May 2023 · Stayed one night
Very good host! Love the home.



Chloe
3 years on Airbnb

★★★★★ · May 2023 · Stayed a few nights
Very clean and perfect for a small getaway



Alison
2 years on Airbnb

★★★★★ · May 2023 · Stayed a few nights
Had a great time and loved the space



Cameron
8 years on Airbnb

★★★★★ · May 2023 · Stayed one night
Excellent stay for leisure or travel. Beautiful remodle with all amenities making for a cozy living.



Jose
Brookhaven, New York

★★★★★ · May 2023 · Stayed one night
Everything was very clean, tv is equipped with a lot of options to watch. Great location in a nice neighborhood. Peaceful and private.



Siddhant
Plano, Texas

★★★★★ · May 2023 · Stayed a few nights
Ravens place is exactly how it looks in the pictures! Great stay for a weekend, will def be back



Rachel
West Liberty, Kentucky

★★★★★ · May 2023 · Stayed a few nights
We most definitely ould rent this place again! It was just what we were looking for and what we needed for the time being. Raven's place was extremely clean.



Visherica
Orlando, Florida

★★★★★ · April 2023 · Stayed one night
Felt super cozy and at home. The rooms were spotless and well kept. I would love to come back in the future



Trey
Jacksonville, Florida

★★★★★ · April 2023 · Stayed a few nights
Great space



Entire guest suite in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.6 · 10 reviews

Hosted by Manuel

7 years hosting

Self check-in

Check yourself in with the keypad.

At-home coffee

Start your morning right with the drip coffee maker.

Great host communication

Recent guests loved Manuel's communication.

This guest studio has its own private entrance, kitchen, washer and dryer, bathroom, and all important appliances (TV, Fridge, Microwave, Stovetop). While the neighborhood is very quiet, only a few blocks down the road there are many shopping malls, restaurants and stores. This studio is 15 mins from UCF and the SFB ...

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Studio 15 mins from SFB Airport

Share Save



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Show more >

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Washer
- Free dryer – In building
- Air conditioning
- Exterior security cameras on property
- ~~Carbon monoxide alarm~~
- ~~Smoke alarm~~

Show all 34 amenities

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

March 2025

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2	3	4	5	6	7	8
9	10	11	12	13	14	15
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Clear

★ 4.6 · 10 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Valu
5 4 3 2 1	4.6	4.7	4.9	4.8	4.6	4.6

Nestor
Washington, District of Columbia

★★★★★ · **2 days ago** · Stayed a few nights
Great place to stay, peaceful surroundings, and extremely comfortable. Will definitely stay there again when in town.

Kai
2 years on Airbnb

★★★★★ · **1 week ago** · Stayed a few nights
I really valued cleanliness when I was wearing for places to stay and this place was exactly what I was looking for! I was very sad to have to leave and I will definitely be booking with them again in the future. I highly recommend booking with them they are super responsive it took at most like 10 minutes for them to respond to us and any issues were ...

Show more

Carolyne
Garden Grove, California

★★★★☆ · **2 weeks ago** · Stayed a few nights
Was a great place to stay for my short trip, bed was very comfortable. Kitchen was great to use, owner was easy to contact.

Prudhvi
St. Louis, Missouri

★★★★☆ · **2 weeks ago** · Stayed one night
Very good place.

Sarah
8 years on Airbnb

★★★★★ · **3 weeks ago** · Stayed one night
Adorable place! Comfortable Bed, and very peaceful place to stay.

Elizabeth
West Windsor Township, New Jersey

★★★☆☆ · **3 weeks ago** · Stayed a few nights
I didn’t get to the home until about 3:30 AM and during that time I normally check everything (cleanliness) and re-clean again in case. The bed sheet had hair in it and the bathroom floor and shower also had hair. Thankfully I did bring disposable sheets in case I felt the sheets weren’t up to par. No one checked how things were going during th...

Show more

Show all 10 reviews

Learn how reviews work

Where you’ll be

Winter Springs, Florida, United States

Meet your host

1183
Reviews

4.68★
Rating

7
Years hosting

Born in the 90s

My work: Real Estate Agent

Hey there! I'm Manuel! Im a Realtor with over 6 years of experience in Short Term Rentals. When I'm not working, you'll catch me playing bass guitar or having fun at the tennis court. Feel free to drop me a line—I'm...

Show more ›

Co-hosts

Raven

Host details

Response rate: 99%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Carbon monoxide alarm not reported

Smoke alarm not reported

Exterior security cameras on property

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Seminole County > Winter Springs

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Explore other options in and around Winter Springs

Orlando
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Fort Lauderdale
Vacation rentals

Saint Johns River
Vacation rentals

Four Corners
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Unique stays on Airbnb

Share Save

Photo tour


Full kitchen


Bedroom


Full bathroom


Exterior


Additional pho

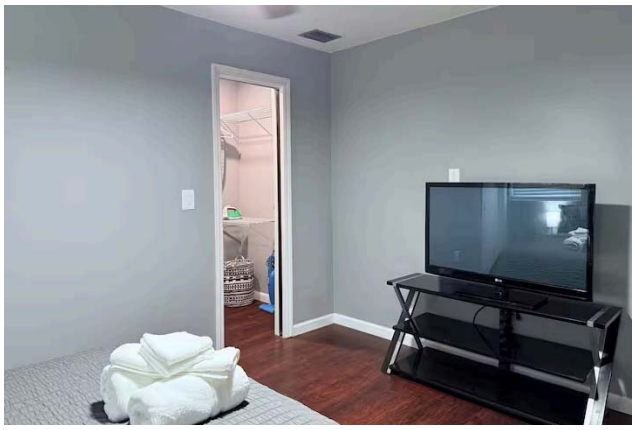
Full kitchen





Bedroom







Full bathroom





Exterior





Additional photos

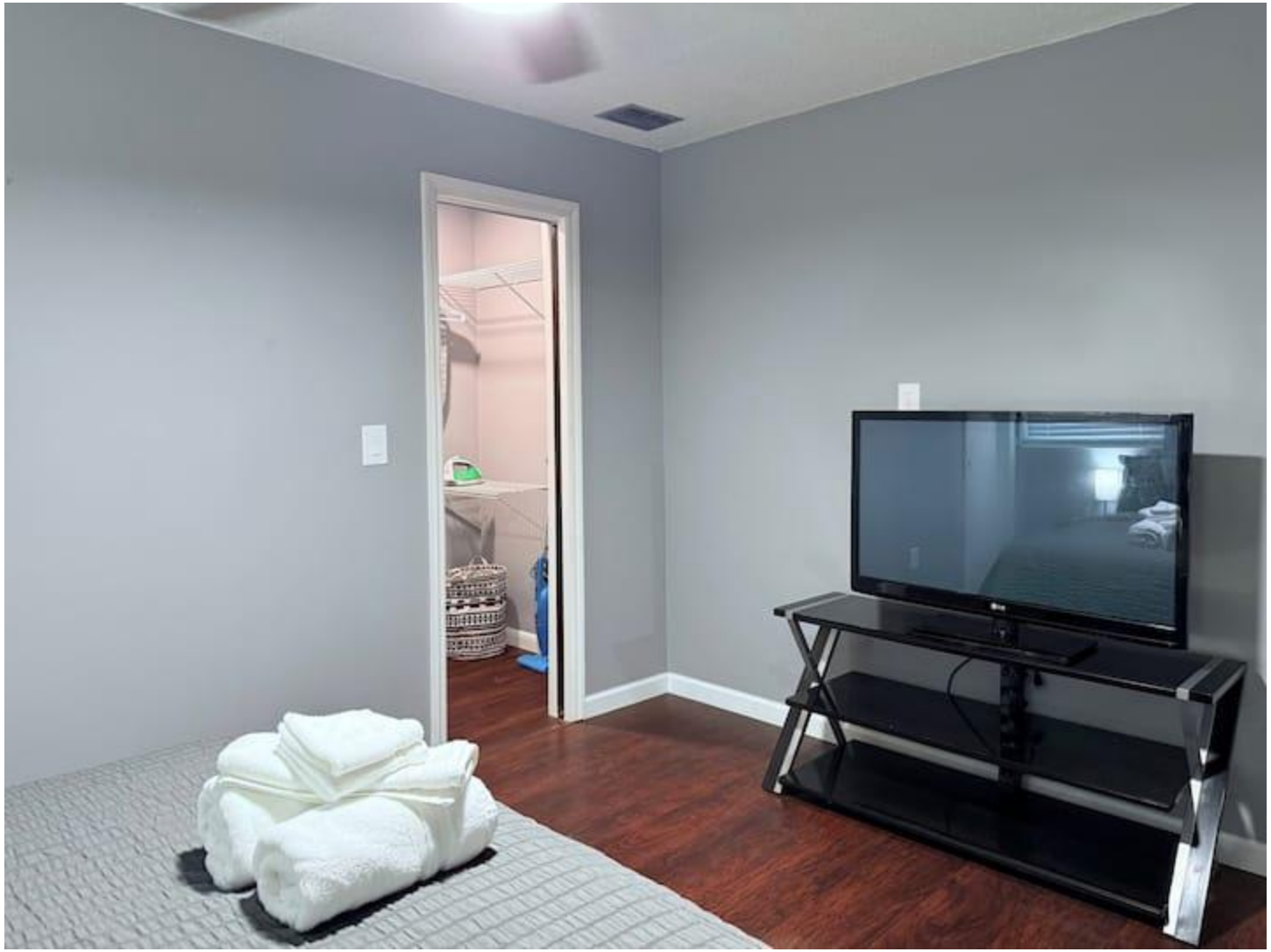


























4.67

Overall rating

5
4
3
2
1

Cleanliness	4.7
Accuracy	4.7
Check-in	4.9
Communication	4.9

15 reviews

Most recent

Learn how reviews work

Search reviews



Melody
Bradenton, Florida

★★★★★ · April 2025 · Stayed one night

My stay was amazing!



Ahnye
California, United States

★★★★★ · April 2025 · Stayed a few nights

Awesome stay! Thanks again!



Jon
Liberty Center, Ohio

★★★★★ · April 2025 · Stayed a few nights

This was the best Air BnB experience we've ever had. We loved every second of it. Hoping to stay again in the future



Clarens
Jacksonville, Florida

★★★★★ · March 2025 · Stayed a few nights
Loved the place, i had a great time there and it was so peaceful i almost forgot to checkout 😊

T

Taylor
Las Vegas, Nevada

★★★★★ · March 2025 · Stayed over a week
This house was so cute! It was the perfect little space with the perfect amount of amenities and furniture. Manuel was super responsive and was always quick to help with any questions. I would definitely recommend this place to future friends and family coming to the area!



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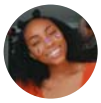

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Zach

Longwood, Florida

★★★★★ · February 2025 · Stayed a few nights

Very clean & perfect spot, it is all you need!



Marco

Blawnox, Pennsylvania

★★★★★ · February 2025 · Stayed one night

Great spot, communicative hosts, comfortable space



Edna

New Port Richey, Florida

★★★★★ · February 2025 · Stayed one night

This was a great place to stay, as soon as you walk in, it smells very clean. It is cozy, cute, very clean, easily accessible and the bed was very comfy. The hosts were amazing, friendly and accommodating. 10/10 would definitely recommend this place to everyone and would most definitely stay here again. Thank you so much Manuel & Raven!



Joshua

Dallas, Texas

★★★★★ · February 2025 · Stayed over a week

Quite place comfortable bed.

Suite 15 mins from SFB Airport

Share Save



Entire home in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.75 · 8 reviews

Hosted by Manuel

7 years hosting

Self check-in

Check yourself in with the keypad.

At-home coffee

Start your morning right with the drip coffee maker.

Great host communication

Recent guests loved Manuel's communication.

This guest studio has its own private entrance, kitchen,

Add dates for prices

CHECK-IN Add date

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Suite 15 mins from SFB Airport

Share Save



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CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Report this listing

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Show more >

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Air conditioning
- Pack ’n play/Travel crib - always at the listing
- Hair dryer
- Exterior security cameras on property
- ~~Carbon monoxide alarm~~
- ~~Smoke alarm~~

Show all 32 amenities

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

March 2025

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2	3	4	5	6	7	8
9	10	11	12	13	14	15
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Clear

★ 4.75 · 8 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.5	5.0	4.9	5.0	4.8	4.6

Ashton
Palm Springs, Florida

★★★★★ · 2 weeks ago · Stayed a few nights

A nice, quaint, and well situated space for a quick weekend stay. Basic amenities provided and a good level of privacy with your own gated access. Would stay there again!

Show more

Tina
Victoria, Canada

★★★★☆ · 2 weeks ago · Stayed a few nights

Great for a nice little pad to come home to at the end of the day. Very responsive in communication. An affordable option for people who would rather spend their funds on epic memories then a super fancy place to stay. We would definitely come back. Perfect little space.

Show more

Basilio
Port St. Lucie, Florida

★★★★★ · **3 weeks ago** · Stayed with kids

Perfect guest suite. My 12 year old son and I were in town for PG baseball tournament and this place was perfect for our stay. Very close to sports complexes and everything in Orlando area. Suite is very clean and organized with all the amenities needed. Very comfortable sleep and very friendly and responsive host.

Show more

Brandon
Altamonte Springs, Florida

★★★★★ · **3 weeks ago** · Stayed a few nights

Amazing just simply amazing

Zach
Longwood, Florida

★★★★☆ · **February 2025** · Stayed a few nights

The place is a good spot for a night or two. It's a little small & there is a lot of street noise/gate noise from the other unit. One thing I would have to say is it was definitely not clear from the past stay. The floor was flighty, hair all in the bathroom/on the towels & trash in the trashcans. Overall not bad, a good bang for your buck!

Show more

EManuel
Orlando, Florida

★★★★★ · **February 2025** · Stayed one night

Great cozy place

Show all 8 reviews

Learn how reviews work

Where you'll be

Winter Springs, Florida, United States

Meet your host

1183
Reviews

4.68★
Rating

7
Years hosting

Born in the 90s

My work: Real Estate Agent

Hey there! I'm Manuel! Im a Realtor with over 6 years of experience in Short Term Rentals. When I'm not working, you'll catch me playing bass guitar or having fun at the tennis court. Feel free to drop me a line—I'm...

Show more ›

Co-hosts

Raven

Host details

Response rate: 99%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Carbon monoxide alarm not reported

Smoke alarm not reported

Exterior security cameras on property

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Seminole County > Winter Springs

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Saint Johns River
Vacation rentals

Kissimmee
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa
Vacation rentals

Tampa Bay
Vacation rentals

St Petersburg
Vacation rentals

Fort Lauderdale
Vacation rentals

Unique stays on Airbnb

Cabin Rentals

Glamping Rentals

Tiny House Rentals

Camper Rentals

Treehouse Rentals

Lakehouse Rentals

Beach House Rentals

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

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New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photo tour


Full kitchen


Bedroom


Full bathroom


Exterior

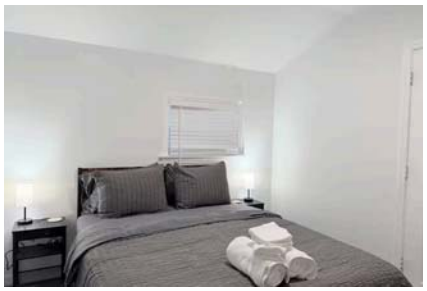

Additional photos

Full kitchen





Bedroom





Full bathroom





Exterior





Additional photos


















C



4.89

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness 4.8

19 reviews

Most recent

Learn how reviews work

Search reviews



Niyah
Boynton Beach, Florida

★★★★★ · April 2025 · Stayed one night

Very beautiful stay



Elizabeth
Springfield, Massachusetts

★★★★★ · April 2025 · Stayed with kids

It was small, clean and peaceful.



Joshua
Savannah, Georgia

★★★★★ · April 2025 · Stayed one night

Great affordable place, highly recommend



Ta'Lasiah
2 years on Airbnb

★★★★★ · April 2025 · Stayed a few nights
We enjoyed staying here!! Loved the Della air conditioning everything was great!! would definitely recommend staying here



Elijah
6 months on Airbnb

★★★★★ · April 2025 · Stayed one night
I truly enjoyed my stay. There were no issues found and Manuel was very communicative. The place was immaculate and tidy. I recommend booking with Manuel; you will not regret it. 🙂



Steve
Rochester, New York

★★★★★ · April 2025 · Stayed a few nights
Cozy, it’s like a mini house very comfortable both me and my girlfriend liked it



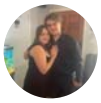
Justin
Greater Northdale, Florida

★★★★★ · March 2025 · Stayed a few nights
It was the perfect stay for a short weekend. Host was very responsive, would stay here again.



Malik
Pinellas Park, Florida

★★★★★ · March 2025 · Stayed a few nights
Great stay here very clean and perfectly comfortable!



Kayla
Lake Mary, Florida

★★★★★ · March 2025 · Stayed a few nights
A great place to stay for our weekend getaway. It was very homey and had everything we needed for our stay. Would definitely recommend and book again.



Damar
3 years on Airbnb

★★★★★ · March 2025 · Stayed a few nights
Nice air bnb for one or two people ! no complaints !



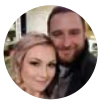
Kristina
Old Bridge, New Jersey

★★★★★ · March 2025 · Stayed with kids
This was perfect for the area. I needed a place to stay near family and this was perfect for what I needed. It was so homey for a little place with everything I needed. Will definitely be back when visiting family.



Ashton
Palm Springs, Florida

★★★★★ · February 2025 · Stayed a few nights
A nice, quaint, and well situated space for a quick weekend stay. Basic amenities provided and a good level of privacy with your own gated access. Would stay there again!



Tina
Victoria, Canada

★★★★★ · February 2025 · Stayed a few nights
Great for a nice little pad to come home to at the end of the day. Very responsive in communication. An affordable option for people who would rather spend their funds on epic memories then a super fancy place to stay. We would definitely come back. Perfect little space.



Basilio
Port St. Lucie, Florida

★★★★★ · February 2025 · Stayed with kids
Perfect guest suite. My 12 year old son and I were in town for PG baseball tournament and this place was perfect for our stay. Very close to sports complexes and everything in Orlando area. Suite is very clean and organized with all the amenities needed. Very comfortable sleep and very friendly and responsive host.



Brandon
Altamonte Springs, Florida

★★★★★ · February 2025 · Stayed a few nights
Amazing just simply amazing



Zach
Longwood, Florida

★★★★★ · February 2025 · Stayed a few nights
The place is a good spot for a night or two. It’s a little small & there is a lot of street noise/gate noise from the other unit. One thing I would have to say is it was definitely not clear from the past stay. The floor was flighty, hair all in the bathroom/on the towels & trash in the trashcans. Overall not bad, a good bang for your buck!



Manny
Orlando, Florida

★★★★★ · February 2025 · Stayed one night
Great cozy place



Tom
3 years on Airbnb

★★★★★ · January 2025 · Stayed a few nights
Great stay. Place seems to be new but have already everything for even longer stay. Private entrance and separated fenced front yard. Host is very and super fast with responses.



Carlos
Houston, Texas

★★★★★ · January 2025 · Stayed about a week
Nice cozy place very private and peaceful.

Modern Guest Studio 15 mins from SFB Airport

Share Save



Entire guest suite in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

Rare find! This place is usually booked

Guest favorite | 4.92 ★★★★★ | 124 Reviews



Hosted by Raven

3 years hosting

Self check-in

Check yourself in with the keypad.

Comfy bed for better sleep

The room-darkening shades and extra bedding are loved by guests.

Free cancellation before Feb 10

Get a full refund if you change your mind.

$640 for 5 nights

CHECK-IN	CHECKOUT
2/11/2026	2/16/2026

GUESTS
2 guests

Reserve

You won't be charged yet

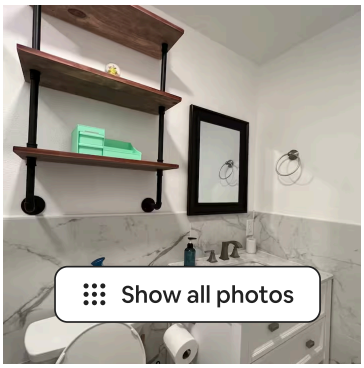
Report this listing

Modern Guest Studio 15 mins from SFB Airport

Share Save







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CHECK-IN 2/11/2026 | CHECKOUT 2/16/2026

GUESTS 2 guests

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Comfy bed for better sleep

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Free cancellation before Feb 10

Get a full refund if you change your mind.

Report this listing

This guest studio has its own private entrance, kitchen, washer and dryer, bathroom, and all important appliances (TV, Fridge, Microwave). While the neighborhood is very quiet, only a few blocks down the road there are many shopping malls, restaurants and stores. This studio is 15 mins from UCF and the SFB Airport, and 30 mins from Disney, Universal, and the MCO airport.

The space...

Show more

Where you'll sleep



Bedroom
1 queen bed

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- 48 inch HDTV with Disney+, Hulu, Netflix, Roku
- Free washer – In unit
- Free dryer – In unit
- Air conditioning

Hair dryer

Refrigerator

Exterior security cameras on property

Show all 43 amenities

5 nights in Winter Springs

Feb 11, 2026 - Feb 16, 2026

February 2026

S	M	T	W	T	F	S
~~1~~	~~2~~	~~3~~	~~4~~	~~5~~	~~6~~	~~7~~
~~8~~	~~9~~	~~10~~	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Clear d

4.92

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value

5 4 3 2 1

4.8 4.9 4.9 5.0 4.9 4.9



Daphne
Concord, North Carolina

★★★★★ · **2 weeks ago** · Stayed a few nights
Would definitely stay at Raven's place again! Good location, very clean. Perfect for two people!



Karena
Waterbury, Connecticut

★★★★★ · **3 weeks ago** · Stayed with kids
I stayed here with another adult and three babies, and we all fit comfortably. It's so cozy and private. My only complaint that has nothing to do with the host cause she was amazing. Was the height to get into the bathroom. that should be listed on here if your handicapped, it would be difficult to get into the bathroom . Other than that perfect place!!💜

Show more



Tyler
Orlando, Florida

★★★★★ · **3 weeks ago** · Stayed a few nights
Very nice place with everything you need. Stove, shower, closet, sink, etc.



Julio
Fort Lauderdale, Florida

★★★★★ · **4 weeks ago** · Stayed a few nights
My wife n I went up to celebrate our 6 months and we were really looking for a place to rest while we went out, and THIS was a great home to rest in. The neighborhood was quiet and easy to navigate. All in all, great time and hopefully we'll stay again.

Show more



Jasmine
2 months on Airbnb

★★★★★ · **April 2025** · Stayed one night
The place was very clean & as seen in the photos. The pillows were also very comfy!😊



Ivy/Vani
8 years on Airbnb

★★★★★ · **April 2025** · Stayed a few nights

Nice, clean, and comfortable place to stay for a couple or solo trip. It was fully equipped with necessities, so we didn't have the need to call or message if there were any issues. I liked how you can control the AC by using a remote - instead of having to get up all the time and adjusting the temperature on the wall. The neighborhood was very peaceful as well...

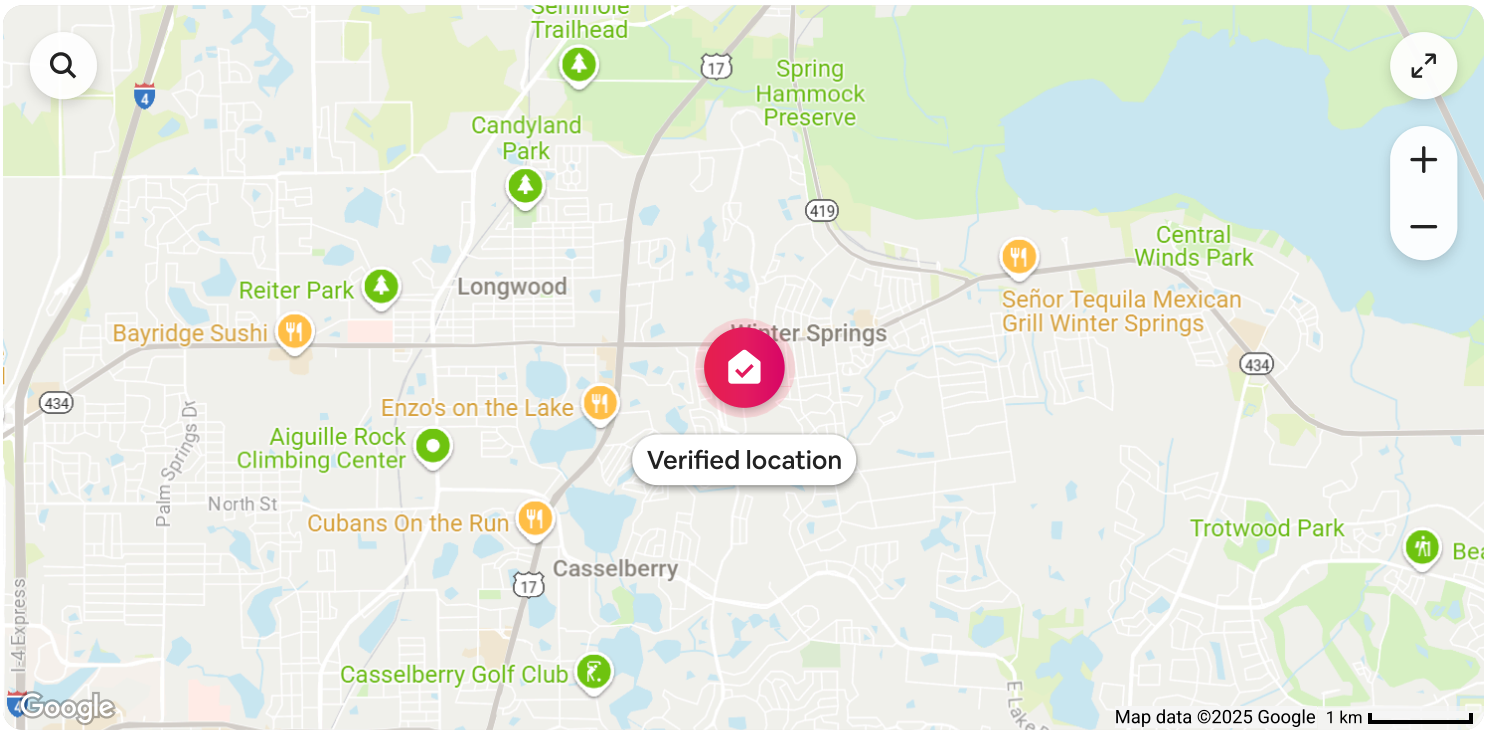
Show more

Show all 124 reviews

Learn how reviews work

Where you'll be

Winter Springs, Florida, United States

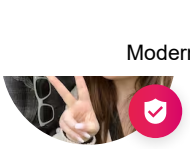


We verified that this listing's location is accurate. Learn more

Meet your host



454
Reviews



4.78★
Rating

3
Years hosting

Born in the 00s

Where I went to school: UCF

Florida native as I have lived here my whole life! Airbnb and office manager, trying to juggle a balanced work to home life with a little bit of fun in between. Don't hesitate to reach out if you need anything I will be glad to help :-)

Co-hosts

Manuel

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

Show more >

Cancellation policy

Free cancellation before Feb 10. Cancel before check-in on Feb 11 for a partial refund.

Review this Host's full policy for details.

Show more >

Airbnb > United States > Florida > Seminole County > Winter Springs

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Tampa Bay
Vacation rentals

Seminole
Vacation rentals

Saint Johns River
Vacation rentals

Four Corners
Vacation rentals

Tampa
Vacation rentals

St Petersburg
Vacation rentals

Other types of stays on Airbnb

Winter Springs vacation rentals

Winter Springs monthly stays

Private suite vacation rentals in Seminole County

Private suite vacation rentals in Florida

Private suite vacation rentals in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

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Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Photo tour


Full kitchen


Bedroom


Full bathroom


Laundry area


Exterior

Full kitchen

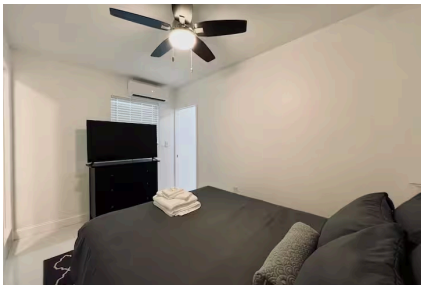




Bedroom

Queen bed

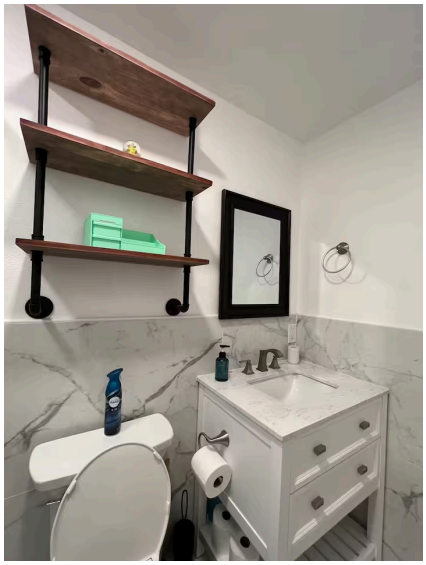




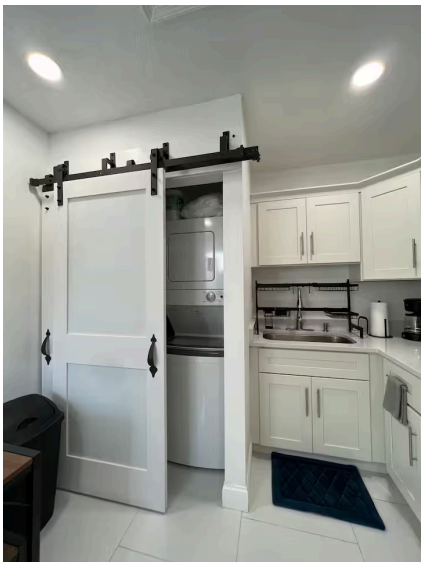


Full bathroom





Laundry area





Exterior





4.92

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness 4.8

Accuracy 4.9

124 reviews

Most recent

Learn how reviews work

Search reviews



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Jasmine
2 months on Airbnb

★★★★★ · April 2025 · Stayed one night

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Ivy/Vani
8 years on Airbnb

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Alexis
Greeneville, Tennessee

★★★★★ · April 2025 · Stayed a few nights

Good commute, lovely neighborhood, easy to get inside, clean house. 100% recommend if you want to stay in Winter Springs area.



Wally
Flagstaff, Arizona

★★★★★ · April 2025 · Stayed over a week

The place was clean and very functional. It was well stocked with kitchen supplies and tools. Raven was very responsive to our requests.



Miranda
Hollywood, Florida

★★★★★ · March 2025 · Stayed a few nights

We had a great stay, the space was very nice.
Thank you for having us!



Anne
Dubois, Wyoming

★★★★★ · February 2025 · Stayed a few nights

Raven's place was the perfect spot for us in Winter Springs. It was nice having the kitchen available and the neighborhood felt safe. Definitely would stay again!



Eric
4 years on Airbnb

★★★★★ · February 2025 · Stayed a few nights

This is a great place. All well cared for and maintained. Raven was proactive with communication. I will be back



Turner
Cleveland, Ohio

★★★★★ · February 2025 · Stayed a few nights

Quaint little living space. Was all I needed for a trip to Florida, we didn't spend much time at the home so we didn't need something big and extravagant. Kitchen is large and would be great for feeding one's self as opposed to eating out.



Roxana
Miami, Florida

★★★★★ · February 2025 · Stayed a few nights

Great thanks for the recommendations



A.J.
Wilmington, Delaware

★★★★★ · February 2025 · Stayed a few nights

Quiet and clean accomodations!



Arash
Maryland, United States

★★★★★ · February 2025 · Stayed a few nights

Great place. intelligently set up to have everything you need and yet not feel cramped.



Delena
Cross City, Florida

★★★★★ · February 2025 · Stayed one night

Due to a last minute meeting in the area we were in need of a room. This space was comfortable and close to my meeting location.



Gisell
Miami, Florida

★★★★★ · February 2025 · Stayed a few nights

The area was perfect—peaceful, quiet, and exactly what I needed. The host was incredibly kind and attentive, ensuring everything went smoothly. I felt very comfortable and well taken care of throughout my stay. I highly recommend this place to anyone looking for a relaxing and welcoming experience!



James
6 years on Airbnb

★★★★★ · February 2025

Overall I enjoyed my stay. Host was responsive, comfy bed, AC and appliances worked well. Only minor things were door was falling off the hinges and difficult to close (fixed myself) and place was only so so clean on arrival.



Giovanna
Orlando, Florida

★★★★★ · January 2025 · Stayed a few nights

Such a cute, small and cozy spot!



William
Inverness, Florida

★★★★★ · January 2025 · Stayed a few nights

great stay, will look for it if we are in the area again.



Eliana Marie
Hillsdale, New Jersey

★★★★★ · January 2025 · Stayed a few nights

Great place to stay! Clean and had everything we needed. Highly recommend!! Would stay again.



Nina
Deltona, Florida

★★★★★ · December 2024 · Stayed a few nights

The stay was great! Everything was clean and looked like the photos. The instructions were super clear for an easy check in! The room was very cozy and had everything we needed during our stay. Would definitely book again!



Robert
Central Islip, New York

★★★★★ · December 2024 · Stayed a few nights

Clean place , very nice ! Easy access , no issues , perfect distance from everything we visited , will stay again !



Michel Yvonne
Gqeberha, South Africa

★★★★★ · December 2024 · Stayed a few nights

Small but really comfortable. Perfect for a short stay for one or two people.



Luke
Jacksonville, Florida

★★★★★ · December 2024 · Stayed about a week

Quiet neighborhood. Easy to find and centrally located. Great bargain



Nerissa
Casselberry, Florida

★★★★★ · December 2024 · Stayed one night

Raven was attentive and made sure that I parked in the right place, and had made sure I had everything I needed.. there a few things I brought that needed her attention but overall it was a pleasant and comfortable place to stay and relax.



Yordilex
Miami, Florida

★★★★★ · December 2024 · Stayed one night

This apartment is ideal for business travelers - great Wi-Fi, a quiet workspace, and conveniently located near public transportation



Paulyn
Pennsylvania, United States

★★★★★ · November 2024 · Stayed a few nights

Good place to stay. I only deducted a star because the place was dirty on our arrival. I notified Raven and she sent someone to clean the place immediately. She was very responsive and quick to help us. Seems there was misunderstanding with the housekeeper. All in all, I would recommend the place.

Z

Zulmy
West Palm Beach, Florida

★★★★★ · November 2024 · Stayed one night

It was a very nice place, very clean and cozy we enjoyed our stay here!



Nakyah
Riverview, Florida

★★★★★ · November 2024 · Stayed a few nights

I had a great experience staying here raven was extremely helpful and nice definitely will be coming back in the future!! :)

Tom
2 years on Airbnb

★★★★★ · November 2024 · Stayed a few nights
Cute spot and super clean.



Neveah
8 months on Airbnb

★★★★★ · November 2024 · Stayed a few nights
Very peaceful and comfortable you should check it out u would love it I enjoyed my stay



Ryan
New York, New York

★★★★★ · November 2024 · Stayed about a week
It was fantastic! Quiet, clean, and private. The space is well-laid out with a separate kitchen and even has a washer/dryer. Awesome, friendly hosts who keep things simple and supply the space with everything you might need. Highly recommended.



Lisa Marie
Toronto, Canada

★★★★★ · November 2024 · Stayed a few nights
Smaller than we expected based on the pictures but the space had everything we needed. Was clean, washer was definitely helpful to have.



Shanell
Orlando, Florida

★★★★★ · November 2024 · Stayed one night
Place was nice and neat and just how she’s described would stay again!



Scott
Atlanta, Georgia

★★★★★ · November 2024 · Stayed a few nights
Everything i needed for an out of town work week and conveniently located.



Javier
Ocoee, Florida

★★★★★ · September 2024 · Stayed a few nights
Excatly as described. Easy to communicate with. Will defently stay here again...



Joshua
9 months on Airbnb

★★★★★ · September 2024 · Stayed a few nights
Raven was very responsive and accommodating. The space was well-maintained. My concerns were addressed promptly, and my wife and I had a wonderful time.



Kamden
Bloomington, Illinois

★★★★★ · September 2024 · Stayed a few nights
Place was very clean and looked super nice. Hosts were kind and responded quickly to any questions. There were a few small roaches and a lizard, but you won't find anywhere in Florida that doesn't have that. Overall would totally recommend.



Priscila
8 years on Airbnb

★★★★★ · September 2024 · Stayed about a week
Our stay was wonderful, the space is very cozy and comfortable, the quiet and quiet neighborhood. The site had cleaning supplies and all the equipment was in great condition, that was excellent. We were very pleased!!!
Translated from Portuguese Show original



Brenda
Williamsville, New York

★★★★★ · August 2024 · Stayed a few nights
Lock was tricky… maybe weather and humidity because it worked perfectly second day when cooler. but raven is always responsive! I would stay again and Thank you Raven!!!



Ali
Reston, Virginia

★★★★★ · August 2024 · Stayed a few nights
My stay at this airbnb was fantastic. this Airbnb offered me everything i needed for a comfortable and enjoyable visit. was a great host, providing clear instructions and helpful tips for our stay. They made me feel welcome and ensured everything was perfect.
The space was clean, cozy, and well-equipped. I especially liked the shower and Laundry machine. The location was ideal, close just an hour from Merritt Island.
Overall, i had a wonderful experience. I highly recommend it for anyone visiting.



Deborah
Orlando, Florida

★★★★★ · August 2024 · Stayed a few nights
Raven's place was beautiful and well kept. The kitchen is modern with a water dryer. The bathroom shower is beautiful i want my daughter to have one like it.



Steve
Lake Mary, Florida

★★★★★ · August 2024 · Stayed about a week
I had a wonderful stay. Thanks again.



Giovanna
Atlanta, Georgia

★★★★★ · August 2024 · Stayed a few nights
Raven was a great host! The house was just like it looked in the photos. For such a good price, the place was literally perfect! It was about 30 minutes away from Universal and Disney Springs, so it was a great find. Raven was always quick to respond as well. There were no issues while staying there as well. Aside from some construction work, the neighborhood was peaceful. I'd definitely book from them again!



Gregory
Concord, North Carolina

★★★★★ · July 2024 · Stayed one night
Close to Sanford airport- 17 minutes.If traveling to and from Sanford Airport with 2 people, good place to stay



Scott
Buford, Georgia

★★★★★ · July 2024 · Stayed a few nights
I was in town for work and needed a quiet place to stay that had a kitchen and a washer/dryer. Raven's place fit the bill! It was quiet, clean and easy to get in and out of.



Meily
Miami, Florida

★★★★★ · July 2024 · Stayed with kids
The space was small, but very clean, private, and had everything we needed for a one night stay!



Karen
4 years on Airbnb

★★★★★ · July 2024 · Stayed one night
Exactly what we needed for a quick weekend trip! Very cute and clean.



Sabrina
Panama City, Panama

★★★★★ · July 2024 · Stayed a few nights
I am enjoying my stay. Thank you for accommodating



Aislyn
Vero Beach, Florida

★★★★★ · June 2024 · Stayed about a week

Both of the hosts were super responsive and helpful, never took more than 5 minutes to answer any questions. The place was a little smaller than expected, but it was more than enough room for just me and my boyfriend! It's only 30 minutes (less if you're lucky) from Universal which is what we came for. The area itself felt very homey. Lots of places to eat nearby and plenty of parks. I4 was just a 10 minute drive away. The house was super clean. All the supplies we needed were there; extra toilet paper, towels, washcloths, paper towels, trash bags, etc. Everything looked just like the pictures and nothing was out of order. Check-in was very easy and the entrance is clearly labeled. The neighborhood was very quiet which we loved.
I definitely recommend this place if you're looking for somewhere close to Orlando!



Jonathan
Tampa, Florida

★★★★★ · June 2024 · Stayed about a week

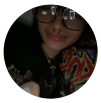
Thought this was one of the few places on Airbnb that actually looked like the pictures. It was also pretty clean especially compared to other airbnbs I've stayed. Few kinks they need to workout but overall solid place for a few nights. Towel refresh would be good as well.



Ed
3 years on Airbnb

★★★★★ · June 2024 · Stayed a few nights

Our second stay with Raven and we will FOR SURE be back!! ☆☆☆☆☆



Arlene
Apopka, Florida

★★★★★ · May 2024 · Stayed a few nights

Place was small cute and clean, stay was peaceful with no issues at all. Had most things supplied and would love stay here again in the future :)



Valeria
2 years on Airbnb

★★★★★ · May 2024 · Stayed one night

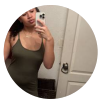
Perfect place to stay! Beautiful, clean and comfortable!



Maria
Orlando, Florida

★★★★★ · May 2024 · Stayed a few nights

Looked exactly like the pictures! You will walk on dirt so don't wear nice shoes or work shoes.



Michiaiah
Tampa, Florida

★★★★★ · May 2024 · Stayed a few nights

This place was nice and clean everything you need is already there just looks a little smaller in person



Sandy
Orlando, Florida

★★★★★ · May 2024 · Stayed a few nights

Great

Translated from English Show original



Melissa
Mount Dora, Florida

★★★★★ · March 2024 · Stayed one night

Very private suite great floor plan it has the full kitchen with the full bathroom and a walk-in closet in the bedroom. The bed was very comfortable. The entire unit was very clean.



Nancy
Cottonwood, Arizona

★★★★★ · March 2024 · Stayed about a week

We had a wonderful experience at Raven's airbnb! The location was perfect for our family visit. Only 10 minutes away. The rental was very clean and comfortable. We could not connect to the TV apps offered but the response was very quick and resolved perfectly.
We were very comfortable in every way (bed, a/c, good sized shower and having a washer and dryer in the unit.)
We will DEFINITELY rent again on our next visit to Winter Springs.



Rentscape Properties
Atlanta, Georgia

★★★★★ · March 2024 · Stayed one night

Greta stay! Great place, amazing communication (proactive & responsive communication), and the place was exactly as pictures showed/listing described!



Kathleen
East Durham, New York

★★★★★ · March 2024 · Stayed one night

Perfect place for our night before an early flight! Easy access and so comfy. What a great use of space. Tastefully designed! Thank you!



Troy
Knoxville, Tennessee

★★★★★ · March 2024 · Stayed one night

This rental was exactly as described.



Joseph

New York, New York

★★★★★ · February 2024 · Stayed a few nights

Nice cozy and peaceful. Would definitely stay here again.



Lara

Friendsville, Tennessee

★★★★★ · February 2024 · Stayed a few nights

Excellent stay. Very quiet neighborhood, but convenient to major roads. A very comfortable bed. Exactly as described and very elegant for a small place. Liked the private access with the privacy fence. Will stay again.



Suzanne

Chicago, Illinois

★★★★★ · February 2024 · Stayed a few nights

This was a clean and comfortable place to stay. It has a modern kitchen and bath in a quiet neighborhood.



Josue

South Hadley, Massachusetts

★★★★★ · February 2024 · Stayed a few nights

Very nice place I will definitely go back.



Winter

2 years on Airbnb

★★★★★ · February 2024 · Stayed a few nights

Amazing place very clean and quiet. Has everything thing you need will definitely recommend staying , will definitely book again.



Daniel

Flagstaff, Arizona

★★★★★ · January 2024 · Stayed a few nights

Great place for the price would definitely stay again



Ed

3 years on Airbnb

★★★★★ · January 2024 · Stayed a few nights

Exactly as described—and exactly what we needed! We will be back!



Gail
Saint Petersburg, Florida

★★★★★ · January 2024 · Stayed a few nights

Adorable place with everything I needed and close by to places I needed to go to



Taylor
Bushnell, Florida

★★★★★ · January 2024 · Stayed a few nights

We stayed for a week at Raven's place and loved every minute we were there! The bed is so cozy and firm - tbh I still dream about it to this day! Host was responsive and super helpful whenever I had questions. Would 100% stay again!



Luz
Atlanta, Georgia

★★★★★ · January 2024 · Stayed a few nights

I had a wonderful experience at this stay! The apartment was comfortable, private, cozy and its surroundings were quiet and felt safe. Access was easy, and the place had everything we needed. The host was exceptional, responding quickly and ensuring our stay was enjoyable. Highly recommend!



Ivonne
La Habra, California

★★★★★ · January 2024 · Stayed a few nights

This was a great place to stay. It was super clean and the bed was comfortable. We highly enjoyed staying here.



Donna
Raleigh, North Carolina

★★★★★ · January 2024 · Stayed a few nights

It was just right for me. Simple and cozy. The location was perfect. You guys were great hosts. When I had a question, you answered quickly. I hope to book again soon. Thank you!



Javier
Gainesville, Florida

★★★★★ · December 2023 · Stayed a few nights

Easy to find and check in. Would definitely recommend.



Claudia
6 years on Airbnb

★★★★★ · December 2023 · Stayed a few nights

The place was very quiet and private and the bed was very comfortable. Questions were answered very quickly and we also got help.
Furthermore, the apartment is super equipped with everything you can need.
The location is, if you have a car, it's ideal for you to get to Orlando, the Universal Park, or Springs.

Translated from German Show original



Lynn
Alpharetta, Georgia

★★★★★ · December 2023 · Stayed one night

Hosts were great at communicating and the place is a great deal. The place did have a bit of a smell and could've used a dehumidifier.



Response from Raven
December 2023

Hello! Thank you for the review and for staying with us again. I wish you would have communicated with us about this issue during your stay so we could have solved the problem.



Christine
Coral Springs, Florida

★★★★★ · December 2023 · Stayed a few nights

Great stay. Very quiet area. Easy to find. Beautiful and relaxing. Kind and accommodating host. Highly recommended.



Kiana
Belle Isle, Florida

★★★★★ · December 2023 · Stayed a few nights

This place was definitely worth the booking, I'd recommend it to anyone solo traveling or even for a couple looking for a private stay. The surroundings were peaceful and overall beautiful with many restaurants and places to shop nearby. Lastly, everything in the house was sqeaky clean and anything I could possibly need or want was available for me. Great spot!



Bobby
Atlanta, Georgia

★★★★★ · November 2023 · Stayed a few nights

Great space. Extremely clean and great for a couple or single person. An entire home in a minimalistic space. Would definitely recommend!



Jacqueline
New York, New York

★★★★★ · November 2023 · Stayed a few nights

Raven's suite was perfect for one person. It was very clean, and stocked with all the amenities one needed. Excellent accommodation. I definitely recommend it.



Debbra
6 years on Airbnb

★★★★★ · November 2023 · Stayed a few nights
Cute little studio apartment..it was perfect for our accomdations while being a vendor in Longwood craft show.



Akira
Orlando, Florida

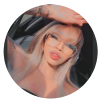
★★★★★ · November 2023 · Stayed one night
Beautiful place. Very clean and peaceful. Loved how cold the ac was & the most heavenly beds.



Ricardo
Guayaquil, Ecuador

★★★★★ · November 2023 · Stayed about a week
Excellent location to rest, quiet neighborhood, close to the exits to travel anywhere. The Airbnb is very nice and comfortable, perfect for a couple, has everything you need!

Translated from Spanish Show original



Eddrina
Altamonte Springs, Florida

★★★★★ · November 2023 · Stayed a few nights
Raven place was beautiful, clean and just as described. Very peaceful and private. Would definitely stay again. Also small kitchen was perfect l.



Vanessa
4 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights
Raven's place was very cozy and located in a quiet neighborhood. All the amenities were a huge plus! Will definitely book again.



Leslie
3 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights
Great stay. Laundry on site which is a huge plus for me! The bed was super comfy, and the AC kept the place nice and cool! Would definitely stay again!



Catherine
3 years on Airbnb

★★★★★ · October 2023 · Stayed a few nights
Amazing this place was great for a little getaway and not any crazy traffic which is amazing



Angel
Haines City, Florida

★★★★★ · October 2023 · Stayed one night

Had a great stay here very nicely decorated room feels right at home very clean I highly recomend them very responsive and proactive hosts.



Beth
Southington, Connecticut

★★★★★ · October 2023 · Stayed one night

Immaculate house. Great furnishings. Excellent communication with host. All around good experience. Would rent it again.



Majahsti
Greenville, South Carolina

★★★★★ · October 2023 · Stayed one night

Great stay



David
Homestead, Florida

★★★★★ · October 2023 · Stayed one night

absolutely nice little place. has everything you could need and is peaceful. hosts are very open to communication and very nice!! I will absolutely stay again!!



Stephanny
Greenville, South Carolina

★★★★★ · October 2023 · Stayed a few nights

The place was perfect for what we needed. Raven was very responsive and even allowed us to check in earlier. Everything was clean and I felt right at home. Will definitely be back.



Jessica
3 years on Airbnb

★★★★★ · September 2023 · Stayed a few nights

Such a nice suite in a quiet neighborhood. I felt right at home and completely safe. Having laundry supplies to wash my clothes last minute was a life saver! Would totally recommend and stay again on my next trip to Orlando. Thank you Raven!



Lisa
Atlanta, Georgia

★★★★★ · September 2023 · Stayed one night

Clean, modern studio with great host! The gated side entrance area made you feel like you had the entire house.



Paige
2 years on Airbnb

★★★★★ · September 2023 · Stayed a few nights

Absolutely wonderful. booked a last minute stay for a few days at an amazing price. host was very responsive to any questions we had and the place was sparkling clean.



David
Lakewood Ranch, Florida

★★★★★ · September 2023 · Stayed one night

Raven's place was perfect for me and my girlfriend! Had everything we needed for the night, and was very tidy and clean.



Melanie
Miramar, Florida

★★★★★ · September 2023 · Stayed one night

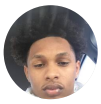
Such a wonderful stay! The place was super cozy and the TV streaming was great. I wish I could've stayed a little longer than a night. The hosts were super cooperative with check-in and everything was smooth. Thank you again! Will def come back if I'm in the area.



Kiefer
Greenville, South Carolina

★★★★★ · September 2023 · Stayed a few nights

Great spot, great host. We loved our stay here- very private and nice. Raven was super responsive and helped us check in a little early after a flight change. Would highly recommend.



Jesus
Orlando, Florida

★★★★★ · August 2023 · Stayed one night

It was peaceful



Liset
Sanford, Florida

★★★★★ · August 2023 · Stayed one night

The place is perfect for a couple, it has everything you could need, clean and quiet, Raven was very attentive and fulfilled a wish that left me impressed and accommodated.

Translated from Spanish Show original



Joshua
Deltona, Florida

★★★★★ · August 2023 · Stayed one night

Beautiful and clean place, great host, great communication I would recommend anyone booking on Airbnb

C

Charles
4 years on Airbnb

★★★★★ · August 2023 · Stayed a few nights

This place was great! The bed was really comfortable. The whole place was really clean. Coming and going was very easy. I would highly recommend and stay again.



Quadri
Chicago, Illinois

★★★★★ · August 2023 · Stayed a few nights

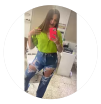
Thanks for letting me stay at your place, I definitely enjoyed my stay and would be booking again if I am ever in the area. Thanks



Timothy
Rexburg, Idaho

★★★★★ · July 2023 · Stayed a few nights

Highly recommend! It felt like a nice hotel room with a full kitchen. It was quiet and private, and we didn't have any problems. Raven was responsive and accommodating to our needs. I would definitely stay there again!

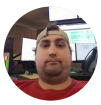


Shakira
San Juan, Puerto Rico

★★★★★ · July 2023 · Stayed about a week

Super clean place, beautiful, full of peace and super complete.

Translated from Spanish Show original



Devin
Semmes, Alabama

★★★★★ · July 2023 · Stayed a few nights

Great place, would stay again



Caitlyn
7 years on Airbnb

★★★★★ · July 2023 · Stayed a few nights

Wonderful stay! Space was extremely clean and perfect size for us. The kitchen was great and had the essentials for making a home cooked meal. The bed was comfortable and the large smart tv with access to streaming was great!

Lots of extra linens with convenient washer and dryer. Highly recommend staying here!



Maddie
Virginia Beach, Virginia

★★★★★ · July 2023 · Stayed a few nights

Great location/ neighborhood. Perfect for traveling as a couple. 15 mins to downtown and very close to other popular areas



Jenny
West Palm Beach, Florida

★★★★★ · June 2023 · Stayed one night

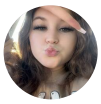
Great stay! Private, clean and organized place! Would stay again.



Jessica
Ocala, Florida

★★★★★ · June 2023 · Stayed a few nights

Raven's place was very clean and comfortable. The bed was very comfy as well and the place had everything we needed to make our stay feel like home. If you want a good night's rest, I highly recommend this place.



Aonesty
3 years on Airbnb

★★★★★ · June 2023 · Stayed a few nights

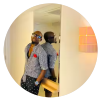
10/10 recommend



Michela
Floral Park, New York

★★★★★ · June 2023 · Stayed a few nights

Place is nice and host is very helpful. We had an issue and she was responsive and quick to finding resolution for the issue. The air fryer was great to have.



Dennis
New York, New York

★★★★★ · May 2023 · Stayed a few nights

Good overall experience. Quiet and charming studio!



Xavier
3 years on Airbnb

★★★★★ · May 2023 · Stayed one night

Very good host! Love the home.



Chloe
3 years on Airbnb

★★★★★ · May 2023 · Stayed a few nights
Very clean and perfect for a small getaway



Alison
2 years on Airbnb

★★★★★ · May 2023 · Stayed a few nights
Had a great time and loved the space



Cameron
8 years on Airbnb

★★★★★ · May 2023 · Stayed one night
Excellent stay for leisure or travel. Beautiful remodle with all amenities making for a cozy living.



Jose
Brookhaven, New York

★★★★★ · May 2023 · Stayed one night
Everything was very clean, tv is equipped with a lot of options to watch. Great location in a nice neighborhood. Peaceful and private.



Siddhant
Plano, Texas

★★★★★ · May 2023 · Stayed a few nights
Ravens place is exactly how it looks in the pictures! Great stay for a weekend, will def be back



Rachel
West Liberty, Kentucky

★★★★★ · May 2023 · Stayed a few nights
We most definitely ould rent this place again! It was just what we were looking for and what we needed for the time being. Raven's place was extremely clean.



Visherica
Orlando, Florida

★★★★★ · April 2023 · Stayed one night
Felt super cozy and at home. The rooms were spotless and well kept. I would love to come back in the future



Trey

Jacksonville, Florida

★★★★★ · April 2023 · Stayed a few nights

Great space

PUBLIC HEARINGS : NEW CASES ITEM 502

CODE ENFORCEMENT BOARD AGENDA | AUGUST 26, 2025 REGULAR MEETING

TITLE

Case #2025CE000446
Address: 300 S Edgemon Ave
Respondent: Vanessa O. Celi Aguilera
Violation: WSCO Section 6-84(a) – *Accessory Buildings, General*

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 September 25, 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

August 26, 2025

Respondent(s): Vanessa O. Celi Aguilera

Address: 300 S Edgemon Ave

Violation(s): WSCO Section 6-84(a) – *Accessory Buildings, General*

Case No. 2025CE000446

WSCO Section Section 6-84(a)
Accessory Buildings, General

Accessory building means a detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land, and which is located on the same lot as the principal structure or use. Accessory buildings shall include storage buildings, toolhouses, private, detached garages, bathhouses (used in conjunction with swimming pool) and similar uses. No more than two (2) accessory buildings shall be allowed on any single lot. Accessory dwelling units (ADUs) shall be subject to section 6-85 of this Code and are not subject to the provisions of this section.

Case Summary

March 12, 2025 – CCI Elbon arrived at the referenced property CCI Elbon arrived at the referenced property based on a citizen complaint regarding the referenced property being listed on Airbnb.com and renting the property to multiple families at one time. CCI Elbon observed three additional points of egress to the referenced in addition to the front door. The three points of egress were located on the fence and labeled as "Entrance A," "B," and "C." CCI Elbon determined that the accessory structure (shed) had been converted without a permit and was being utilized as an accessory dwelling unit (ADU) (*Exhibits 1-15*).



Exhibit 1
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: March 12, 2025



Exhibit 2
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: March 12, 2025



Exhibit 3
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: March 12, 2025



Exhibit 4
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: March 12, 2025



Exhibit 5
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: March 12, 2025



Exhibit 6
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: March 12, 2025



Exhibit 7
Address: 300 S Edgemon Ave
Case No. 2025CE000446
SCPA Image: December 8, 2022

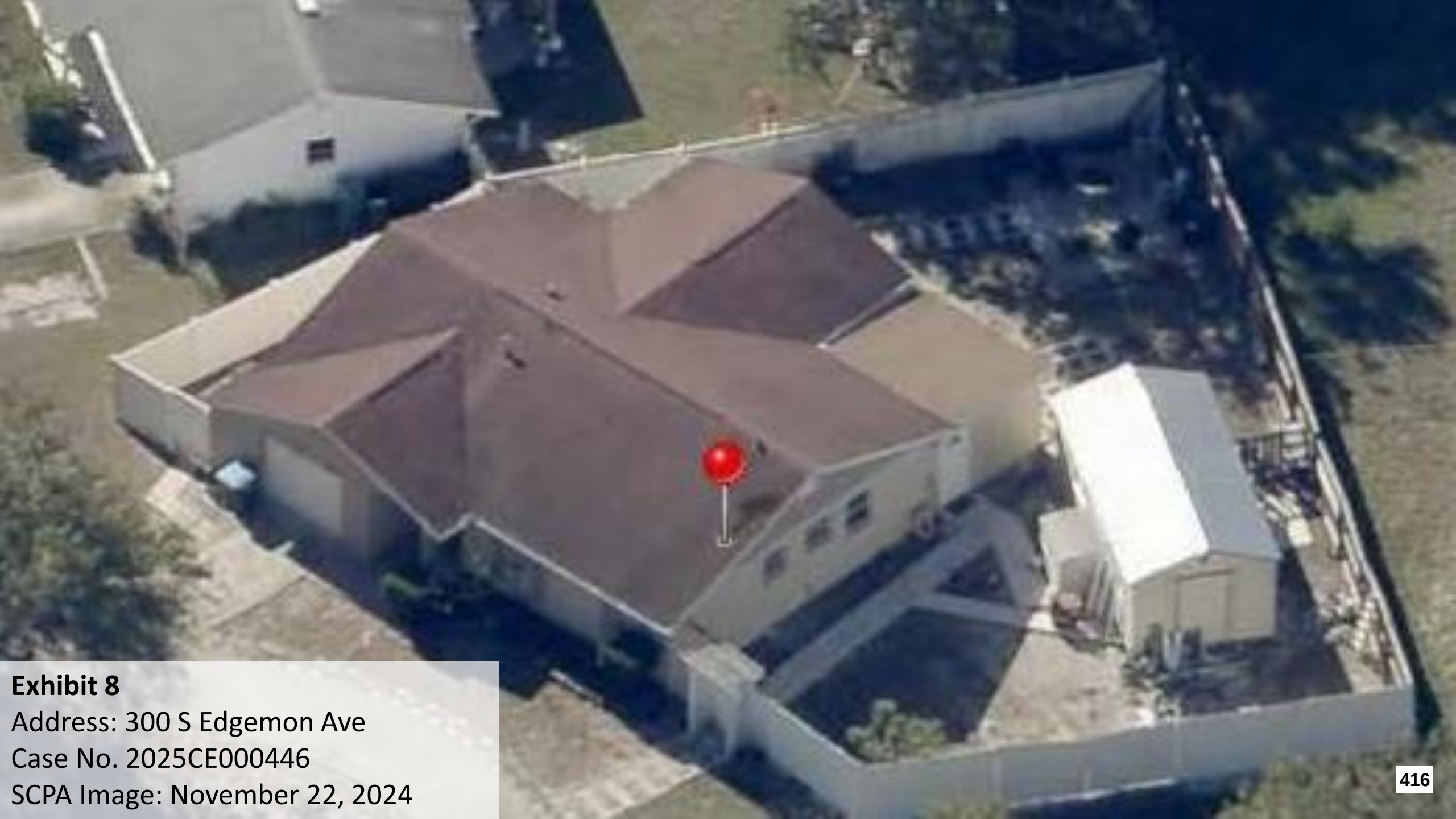


Exhibit 8
Address: 300 S Edgemon Ave
Case No. 2025CE000446
SCPA Image: November 22, 2024



Exhibit 9
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Google Maps Image: April 2022



Exhibit 10
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Google Maps Image: April 2022

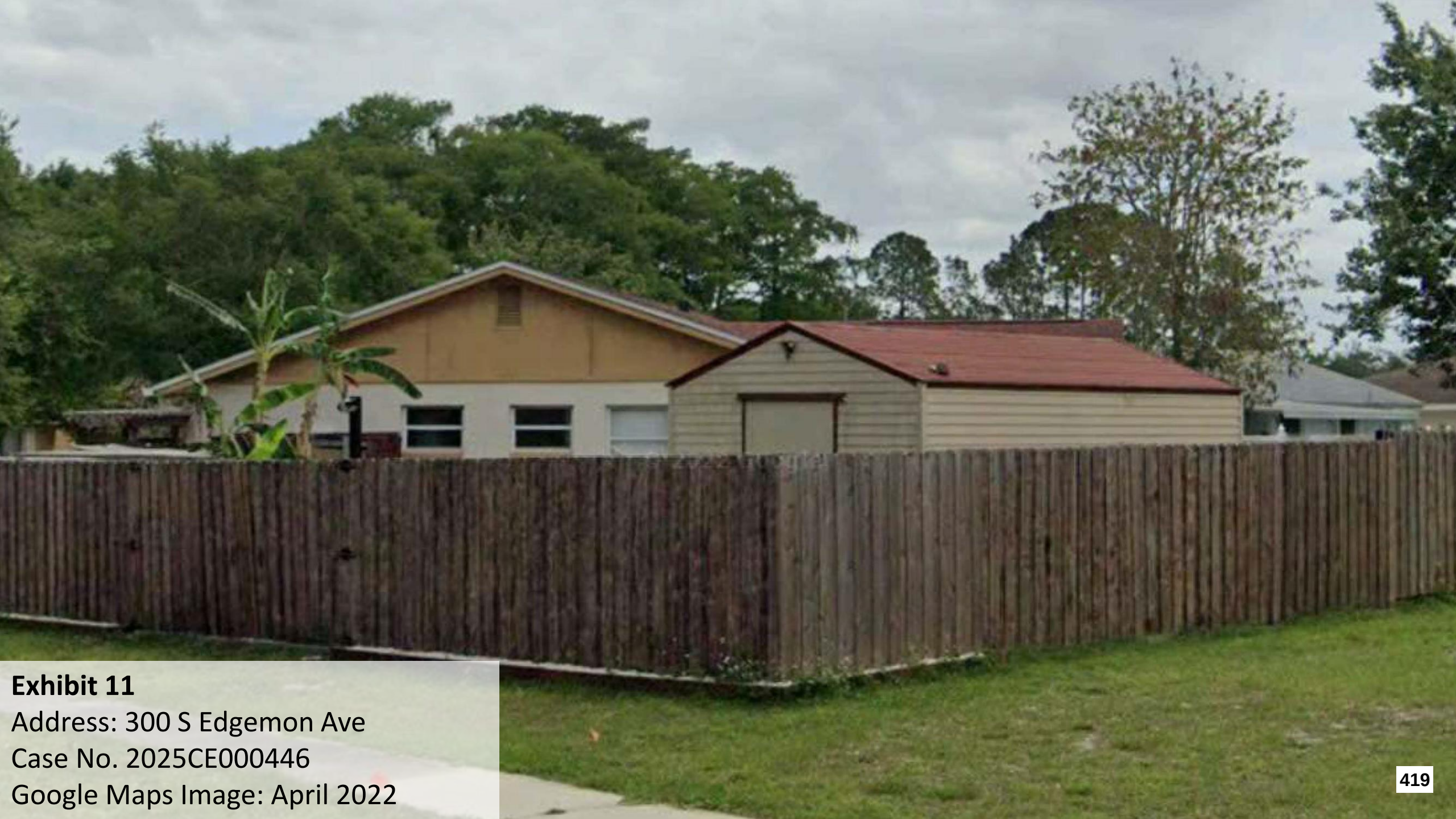
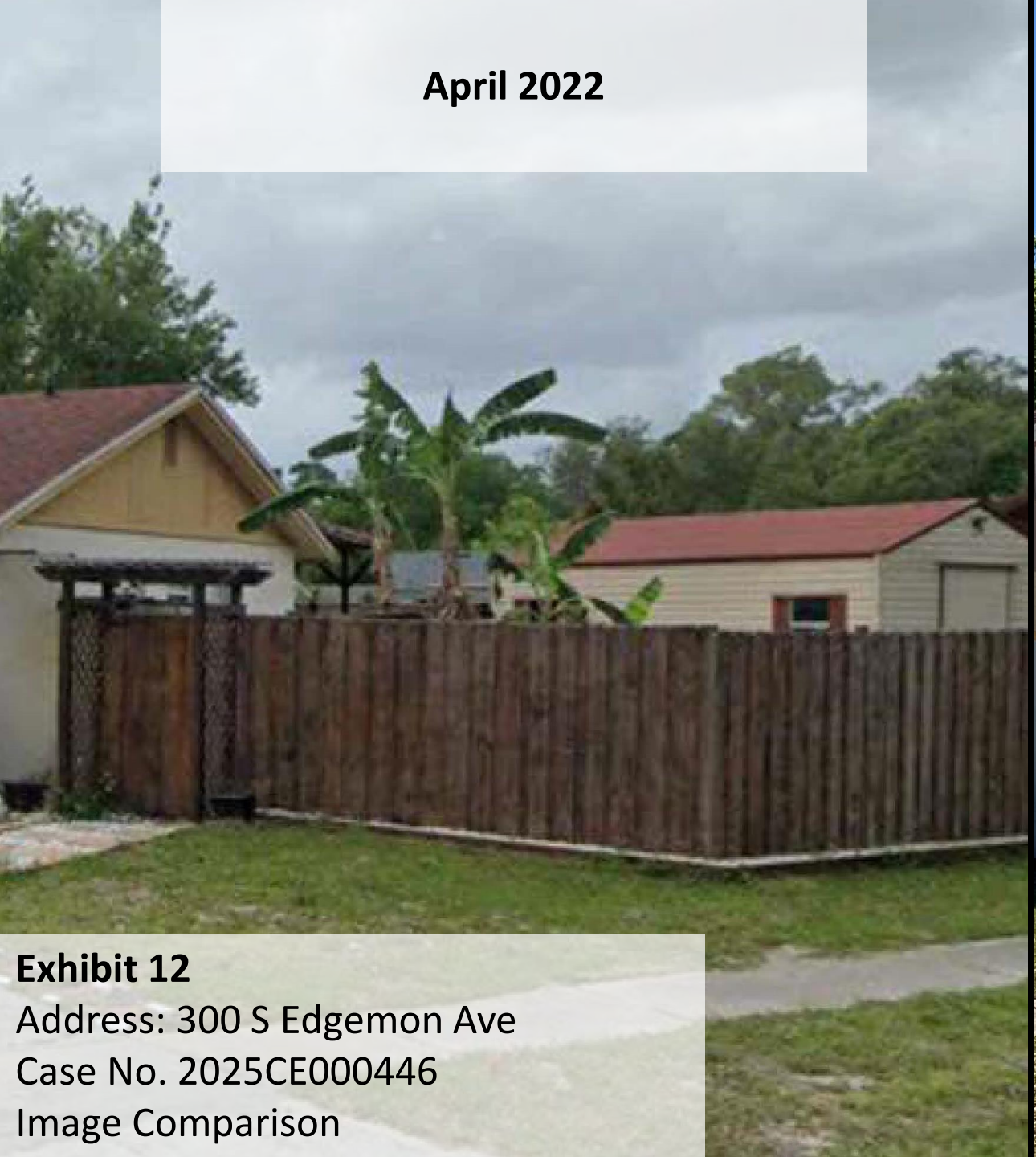


Exhibit 11
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Google Maps Image: April 2022

April 2022



March 12, 2025

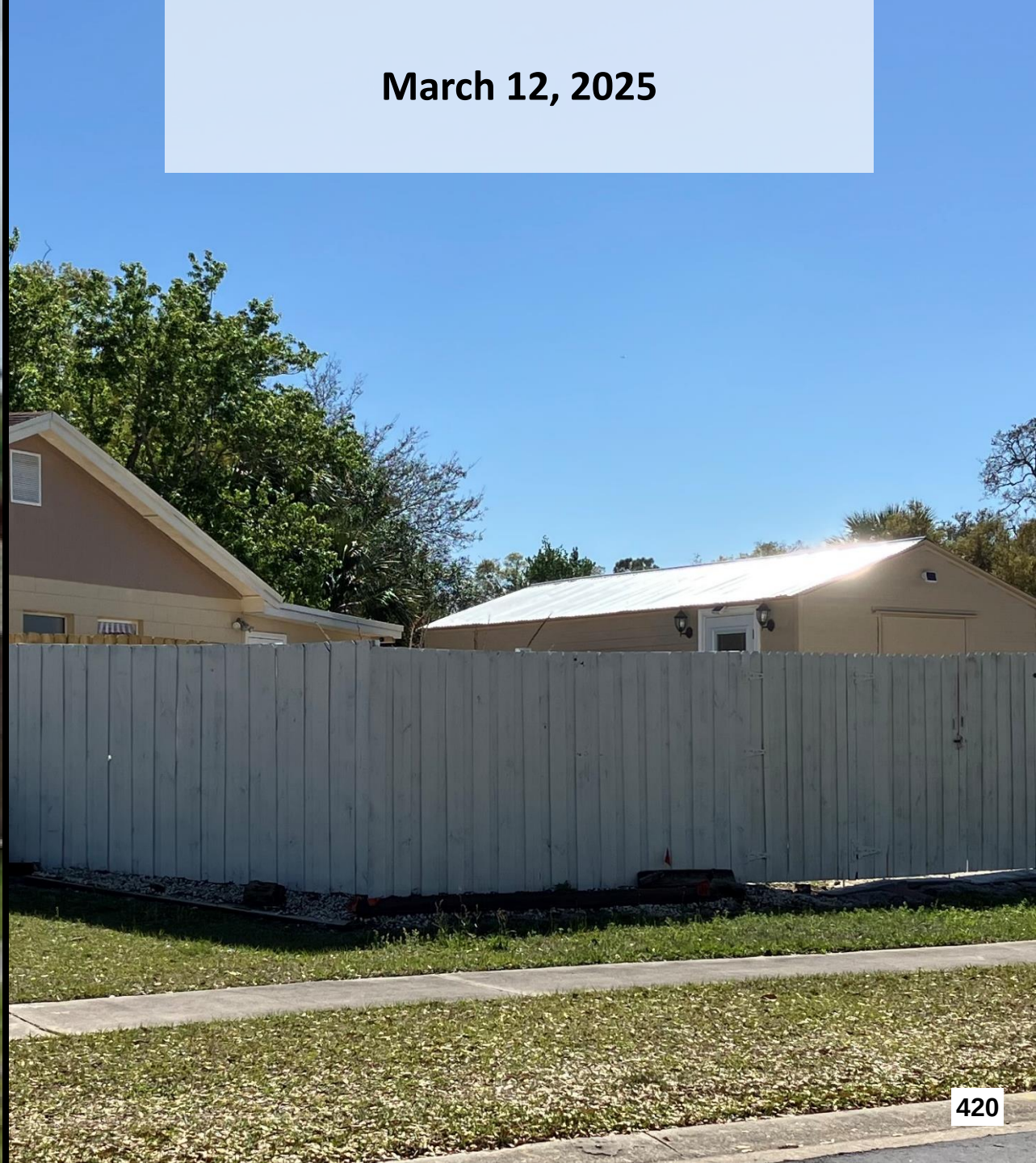


Exhibit 12
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Image Comparison

April 2022



March 12, 2025



Exhibit 13
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Image Comparison



Exhibit 14
Address: 300 S Edgemon Ave
Case No. 2025CE000446
SCPA Imagery: 2023

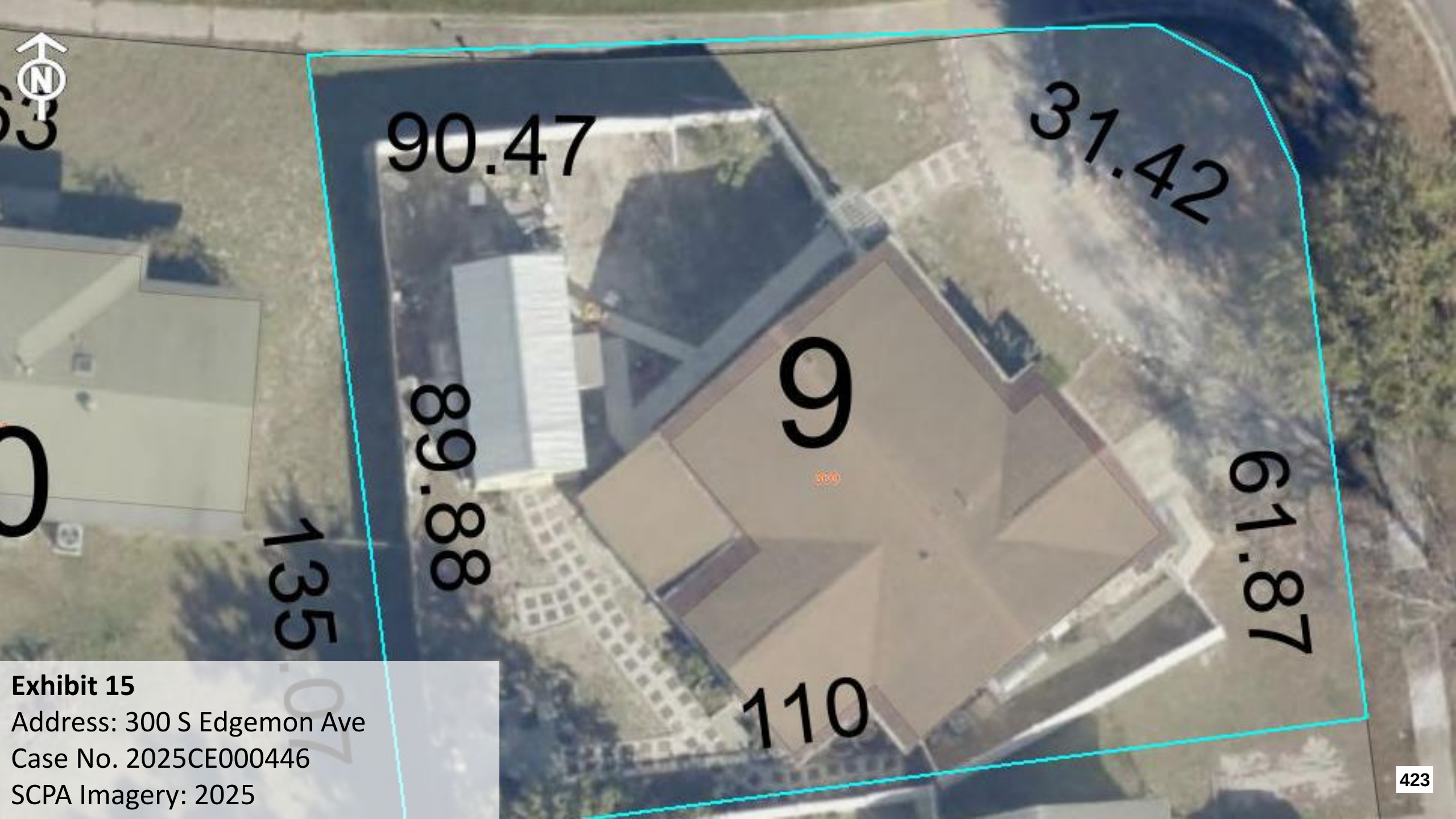


Exhibit 15
Address: 300 S Edgemon Ave
Case No. 2025CE000446
SCPA Imagery: 2025

Case Summary

March 17, 2025 – Courtesy Notice sent to the property owner by USPS Regular First-Class Mail.

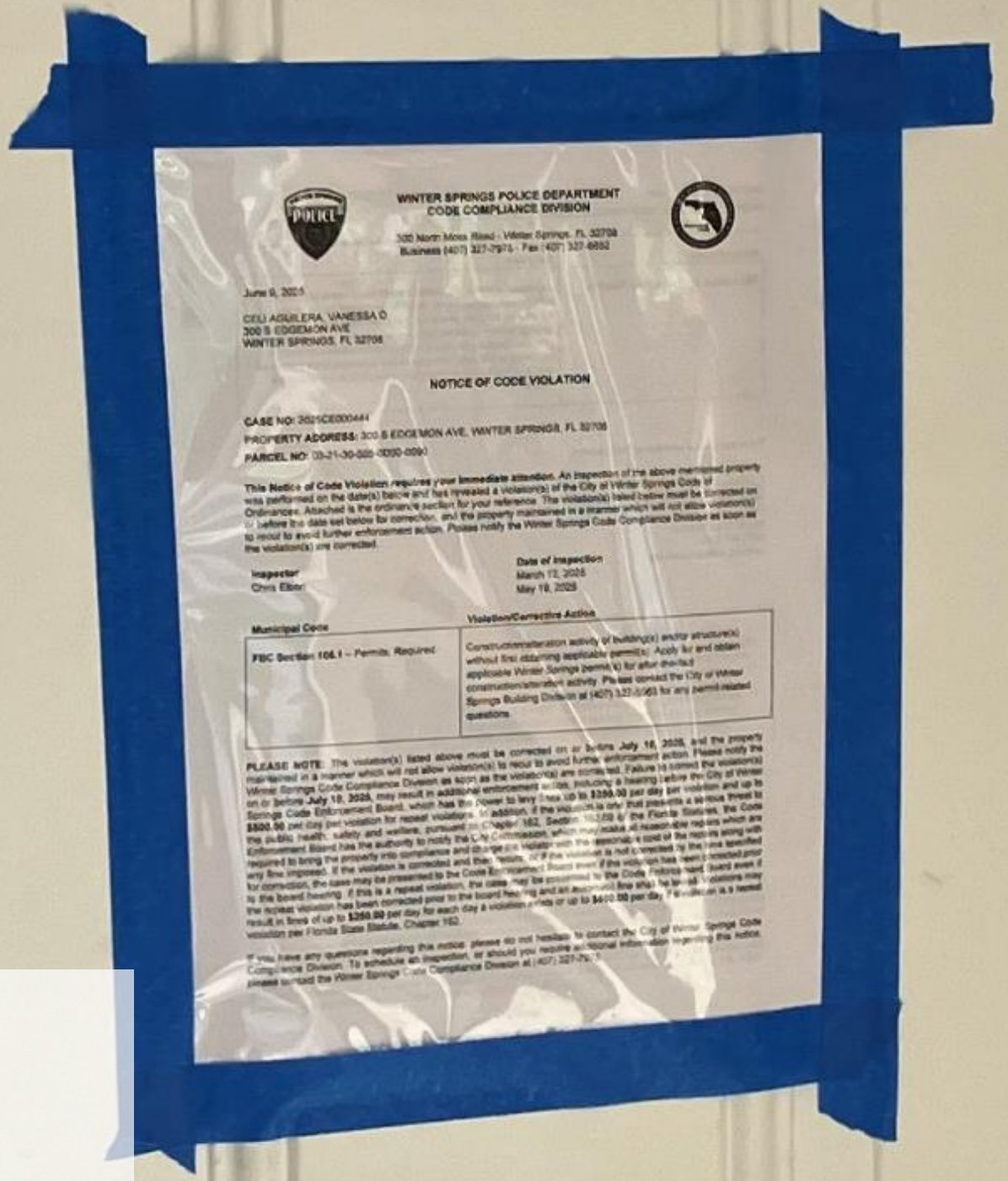
May 19, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation as the shed continued to be utilized as an ADU.

Case Summary

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

June 6, 2025 – Notice of Code Violation reported as unclaimed and being returned to sender.

June 9, 2025 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 16-17)*.



WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

300 North Moss Road · Winter Springs, FL 32708
Business (407) 327-7975 · Fax (407) 327-6852

June 9, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000446
PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708
PARCEL NO: 03-21-30-520-0000-0090

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
Chris Elliot

Date of Inspection
March 12, 2025
May 19, 2025

Municipal Code	Violation/Corrective Action
FBC Section 105.1 – Permits Required	Construction/alteration activity of building(s) and/or structure(s) without first obtaining applicable permit(s). Apply for and obtain applicable Winter Springs permit(s) for after-the-fact construction/alteration activity. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 18, 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 **July 18, 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, and 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 additional 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 the 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 16
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: June 9, 2025



Exhibit 17
Address: 300 S Edgemon Ave
Case No. 2025CE000446
Date Taken: June 9, 2025

Case Summary

July 21, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation as the shed continued to be used as an ADU.

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

August 1, 2025 – Notice of Hearing delivered to the property owner.

Case Summary

August 2, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation as the rental listings for the referenced property remained.

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 September 25, 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 17, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000446

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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	March 12, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 6-84(a) – Accessory Buildings, General	Accessory structure (shed) being utilized as an accessory dwelling unit for habitable space. Immediately cease utilizing accessory structure (shed) as an accessory dwelling unit for habitable space and convert back to an accessory structure (shed). Apply for and obtain applicable Winter Springs permit(s) for the conversion. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 20, 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 20, 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: 2025CE000446

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 6-84(a) – Accessory Buildings, General	Accessory building means a detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land, and which is located on the same lot as the principal structure or use. Accessory buildings shall include storage buildings, toolhouses, private, detached garages, bathhouses (used in conjunction with swimming pool) and similar uses. No more than two (2) accessory buildings shall be allowed on any single lot. Accessory dwelling units (ADUs) shall be subject to section 6-85 of this Code and are not subject to the provisions of this section.

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 19, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000446

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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 12, 2025 May 19, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 6-84(a) – Accessory Buildings, General	Accessory structure (shed) being utilized as an accessory dwelling unit for habitable space. Immediately cease utilizing accessory structure (shed) as an accessory dwelling unit for habitable space and convert back to an accessory structure (shed). Apply for and obtain applicable Winter Springs permit(s) for the conversion. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 19, 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 19, 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: 2025CE000446

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 6-84(a) – Accessory Buildings, General	Accessory building means a detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land, and which is located on the same lot as the principal structure or use. Accessory buildings shall include storage buildings, toolhouses, private, detached garages, bathhouses (used in conjunction with swimming pool) and similar uses. No more than two (2) accessory buildings shall be allowed on any single lot. Accessory dwelling units (ADUs) shall be subject to section 6-85 of this Code and are not subject to the provisions of this section.

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: 9414811898765447599760

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

endicia
063S0010937442

USPS CERTIFIED MAIL

9414 8118 9876 5447 5997 60

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 32708-2954

Reference	NOV - 2025CE000444, 445, 446 - ELBON
USPS #	9414811898765447599760
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:27 pm on June 12, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, June 11, 2025, 8:47 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 11, 2025, 10:24 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, June 11, 2025, 7:36 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 10, 2025, 9:06 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 6, 2025, 8:32 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 05/22/2025, 3:08 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, May 21, 2025, 11:19 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/21/2025 Arrived at USPS Regional Facility, May 20, 2025, 9:18 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 8:03 pm, WINTER SPRINGS, FL 32708

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Date Verified: 06/13/2025 07:12:14 (UTC)

Shipping Label Created, USPS Awaiting Item, 05/19/2025, 3:03 pm,
WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/13/2025 07:12:14 (UTC)

UNITED STATES POSTAL SERVICE

June 13, 2025

Dear Reference NOV 2025CE000444 445 446 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5997 60**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 12, 2025, 1:27 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CELI AGUILERA VANESSA O

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

USPS CERTIFIED MAIL

9414 8118 9876 5447 5997 60

$8.16 US POSTAGE
FIRST-CLASS IMI
May 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia
063S0010937442

RETURN TO SENDER,
UNCLAIMED,
REFUSED

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 327

NOV - 2025CE000444, 445, 446 - ELBON

UNC
32708>2510

NIXIE 339 DE 1040 0006/10/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0674-07997-20-42

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 9, 2025

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000446

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

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 12, 2025 May 19, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 6-84(a) – Accessory Buildings, General	Accessory structure (shed) being utilized as an accessory dwelling unit for habitable space. Immediately cease utilizing accessory structure (shed) as an accessory dwelling unit for habitable space and convert back to an accessory structure (shed). Apply for and obtain applicable Winter Springs permit(s) for the conversion. Please contact the City of Winter Springs Building Division at (407) 327-5963 for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 10, 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 **July 10, 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: 2025CE000446

PROPERTY ADDRESS: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 6-84(a) – Accessory Buildings, General	Accessory building means a detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land, and which is located on the same lot as the principal structure or use. Accessory buildings shall include storage buildings, toolhouses, private, detached garages, bathhouses (used in conjunction with swimming pool) and similar uses. No more than two (2) accessory buildings shall be allowed on any single lot. Accessory dwelling units (ADUs) shall be subject to section 6-85 of this Code and are not subject to the provisions of this section.

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. 2025CE000446

Petitioner,

vs.

CELI AGUILERA, VANESSA O
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 19, 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 June 6, 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 June 9, 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 9th day of June, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 9 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 _____

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

CELI AGUILERA, VANESSA O
Respondent(s) /

CASE NO. 2025CE000446

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 300 S EDGEMON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-505-0D00-0090

PROPERTY OWNER(S): CELI AGUILERA, VANESSA O

MAILING ADDRESS: 300 S EDGEMON AVE, 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: 9414811898765443324342

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jul 21 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

063S0010282495

USPS CERTIFIED MAIL

9414 8118 9876 5443 3243 42

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS FL 32708-2954

Reference	NOH - 2025CE000444 - ELBON
USPS #	9414811898765443324342
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 4:38 pm on August 1, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 07/24/2025, 9:51 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, July 23, 2025, 7:39 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 07/23/2025 Arrived at USPS Regional Facility, July 22, 2025, 10:18 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 22, 2025, 6:04 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 22, 2025, 9:17 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/21/2025, 12:45 pm, WINTER SPRINGS, FL 32708

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Date Verified: 08/02/2025 (UTC)

UNITED STATES POSTAL SERVICE

August 2, 2025

Dear Reference NOH 2025CE000444 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5443 3243 42**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	August 1, 2025, 4:38 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	CELI AGUILERA VANESSA O

Recipient Signature

Signature of Recipient:



300 S EDGEMON AVE

WINTER SPRINGS, FL 32708-2954

Address of Recipient:

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

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

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

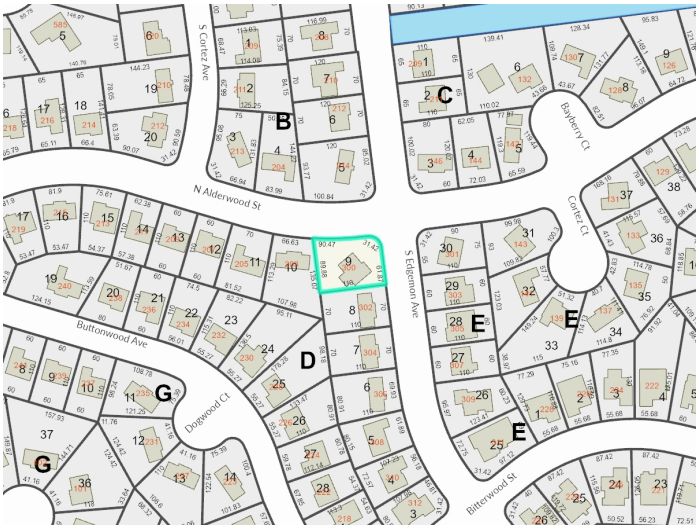
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **03-21-30-505-0D00-0090**
Property Address: **300 S EDGEMON AVE WINTER SPRINGS, FL 32708**
Owners: **CELI AGUILERA, VANESSA O**

2025 Market Value $309,888 Assessed Value $254,047 Taxable Value $203,325
2024 Tax Bill $3,226.70 Tax Savings with Exemptions $1,498.82
The 3 Bed/1.5 Bath Single Family property is 1,273 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-505-0D00-0090
Property Address	300 S EDGEMON AVE WINTER SPRINGS, FL 32708
Mailing Address	300 S EDGEMON AVE WINTER SPGS, FL 32708-2954
Subdivision	NORTH ORLANDO TERRACE UNIT 1 SEC 3
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
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	$225,779	$218,437
Depreciated Other Features	$4,109	$2,201
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$309,888	$300,638
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$55,841	$53,751
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$254,047	$246,887

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$4,725.52
Tax Bill Amount	$3,226.70
Tax Savings with Exemptions	$1,498.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CELI AGUILERA, VANESSA O

Legal Description

LOT 9 BLK D
NORTH ORLANDO TERRACE UNIT
1 SEC 3
PB 17 PG 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$254,047	$50,722	$203,325
Schools	$254,047	$25,000	$229,047
CITY WINTER SPRINGS	$254,047	$50,722	$203,325
FIRE FUND	$254,047	$50,722	$203,325
SJWM(Saint Johns Water Management)	$254,047	$50,722	$203,325

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/16/2021	$285,000	10126/1829	Improved	Yes
WARRANTY DEED	5/1/2012	$90,000	07781/1031	Improved	No
WARRANTY DEED	9/1/2006	$175,000	06420/0805	Improved	Yes
QUIT CLAIM DEED	9/1/2001	$100	04161/1512	Improved	No
QUIT CLAIM DEED	6/1/2001	$100	04136/0166	Improved	No
WARRANTY DEED	1/1/1996	$100	03020/1173	Improved	No
WARRANTY DEED	4/1/1990	$100	02172/0571	Improved	No
WARRANTY DEED	5/1/1978	$100	01168/1652	Improved	No
QUIT CLAIM DEED	1/1/1977	$100	01132/1788	Improved	No

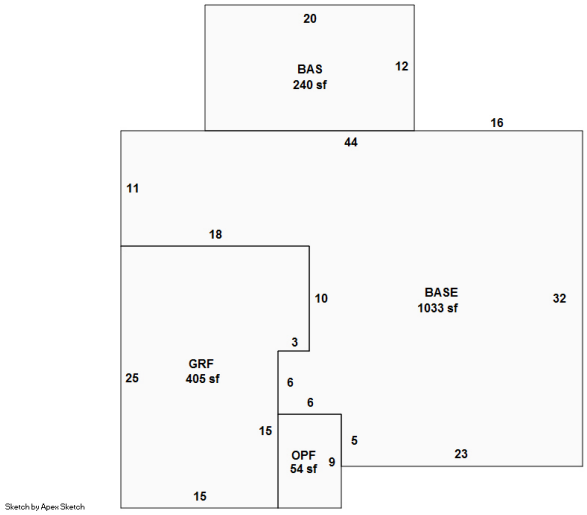
Land

Units	Rate	Assessed	Market
1 Lot	$80,000/Lot	$80,000	$80,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1972/2010
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft²)	1033
Total Area (ft²)	1732
Constuction	CONC BLOCK
Replacement Cost	$237,662
Assessed	$225,779

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
BASE	240
GARAGE FINISHED	405
OPEN PORCH FINISHED	54

Permits

Permit #	Description	Value	CO Date	Permit Date
03201	REROOF 30 YR WARRANTY - ASPHALT SHINGLES - CERTAINTEED - LANDMARK	$11,962		9/26/2017
00233	REROOF	$1,900		2/1/1998
01495	REMODEL EXISTING STRUCTURE; 240 SQ FT	$0		11/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	2017	1	$2,750	$2,109
ACCESSORY BLDG 1	2019	1	$2,500	$2,000

Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	Medium Density Residential
Description	

School Districts

Elementary	Winter Springs
Middle	Indian Trails
High	Winter Springs

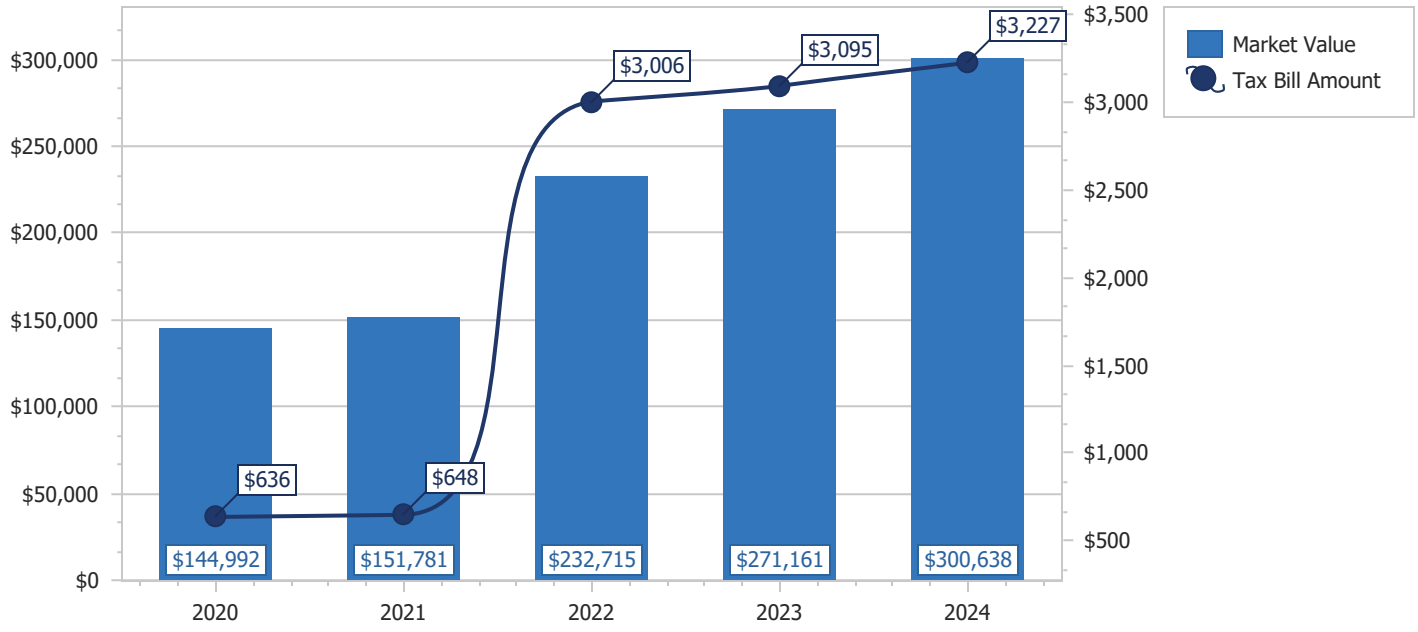
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 46

Utilities

Fire Station #	Station: 24 Zone: 245
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2021165093 Book:10126 Page:1829-1830; (2 PAGES) RCD: 12/20/2021 11:57:15 AM
REC FEE $18.50 DOC STAMPS $1,995.00 INDEX FEE $1.00

Prepared by and return to:
This instrument prepared by: **Kaitlyn Bowerman**
Justin S. Munizzi, P.A., DBA The Munizzi Law Firm
1120 N. Ronald Reagan Blvd
Longwood, FL 32750
(407) 501-5500
File No.: **2021-500**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **December 16, 2021** by **Rafael A. Padilla a/k/a Rafael A. Padilla, Jr. and Laiza Bibiloni a/k/a Laeza Bibiloni, husband and wife** hereinafter called the grantor, whose post office address is: **951 Mahogany Drive, Casselberry, FL 32707**

to: **Vanessa Orfelia Celi Aguilera, an unmarried woman** whose post office address is: **300 South Edgemon Avenue, Winter Springs, FL 32708** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Seminole County, Florida**, viz:

Lot 9, Block D, North Orlando Terrace Section 3 of Unit 1, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 29 through 32, inclusive, of the Public Records of Seminole County, Florida.

Parcel Identification Number: 03-21-30-505-0D00-0090

This property is the homestead of the Grantor (s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Katie Little

Witness Kaitlyn Bowerman

Rafael A. Padilla a/k/a Rafael A. Padilla, Jr.

Laiza Bibiloni a/k/a Laeza Bibiloni

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this December 15, 2021 by Rafael A. Padilla a/k/a Rafael A. Padilla, Jr. and Laiza Bibiloni a/k/a Laeza Bibiloni who [_] are personally known or [X] have produced drivers' licenses as identification.

[Seal]

Notary Public
Print Name:_____
My Commission Expires:_____

KATIE LITTLE
MY COMMISSION # HH 195740
EXPIRES: December 6, 2025
Bonded Thru Notary Public Underwriters

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-505-0D00-0090	110611	0806	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS, FL 32708-2954

300 S EDGEMON AVE

LOT 9 BLK D NORTH ORLANDO
TERRACE UNIT 1 SEC 3 PB 17 PG 29

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	246,887	50,000	196,887	959.84
FIRE	2.7649	246,887	50,000	196,887	544.37
SCHOOL CAPITAL OUTLAY	1.5000	246,887	25,000	221,887	332.83
SCHOOL DISCRETIONARY(BASIC)	0.7480	246,887	25,000	221,887	165.97
SCHOOL RLE	3.0310	246,887	25,000	221,887	672.54
WINTER SPRINGS	2.6200	246,887	50,000	196,887	515.84
ST JOHNS WATER MANAGEMENT	0.1793	246,887	50,000	196,887	35.30

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$3,226.69

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$3,226.69	See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-505-0D00-0090	110611	0806	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

CELI AGUILERA, VANESSA O
300 S EDGEMON AVE
WINTER SPGS, FL 32708-2954

300 S EDGEMON AVE

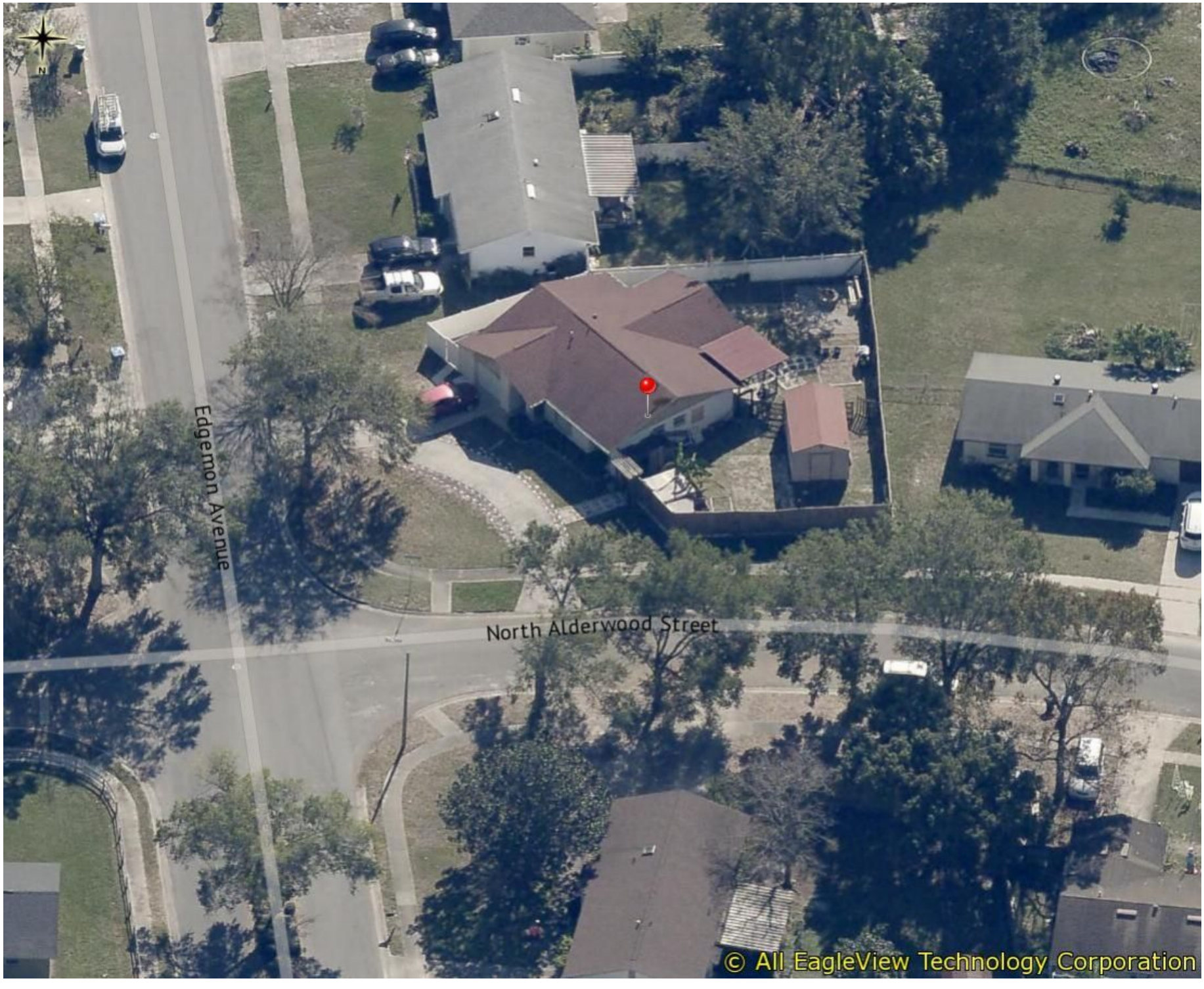
LOT 9 BLK D NORTH ORLANDO
TERRACE UNIT 1 SEC 3 PB 17 PG 29

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				

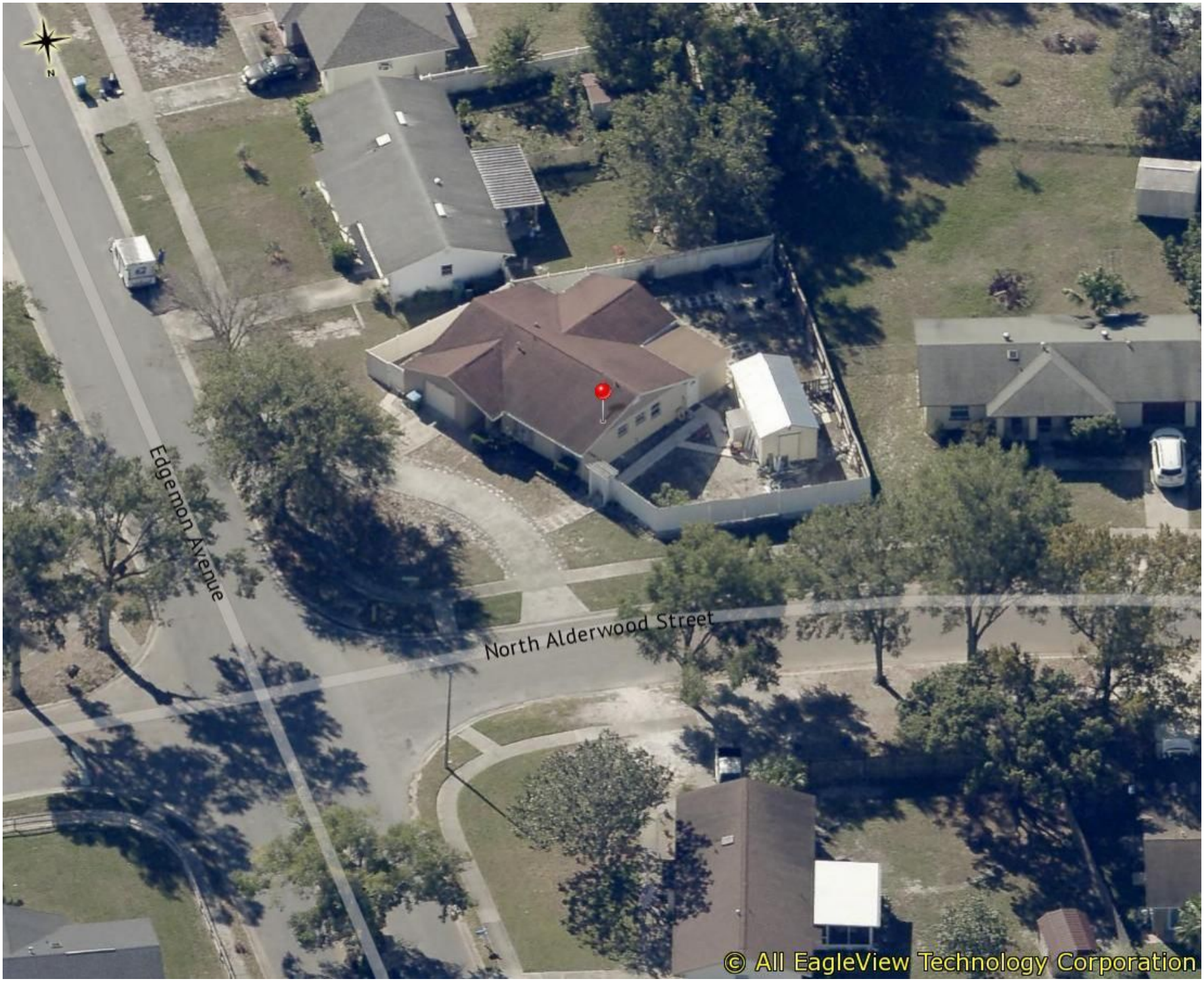
11/27/2024 **Receipt # 9995-0806002539394564** **$3,097.62 Paid By SUNTRUST BANK**

SCPA Image - 300 S Edgemon Ave (1)

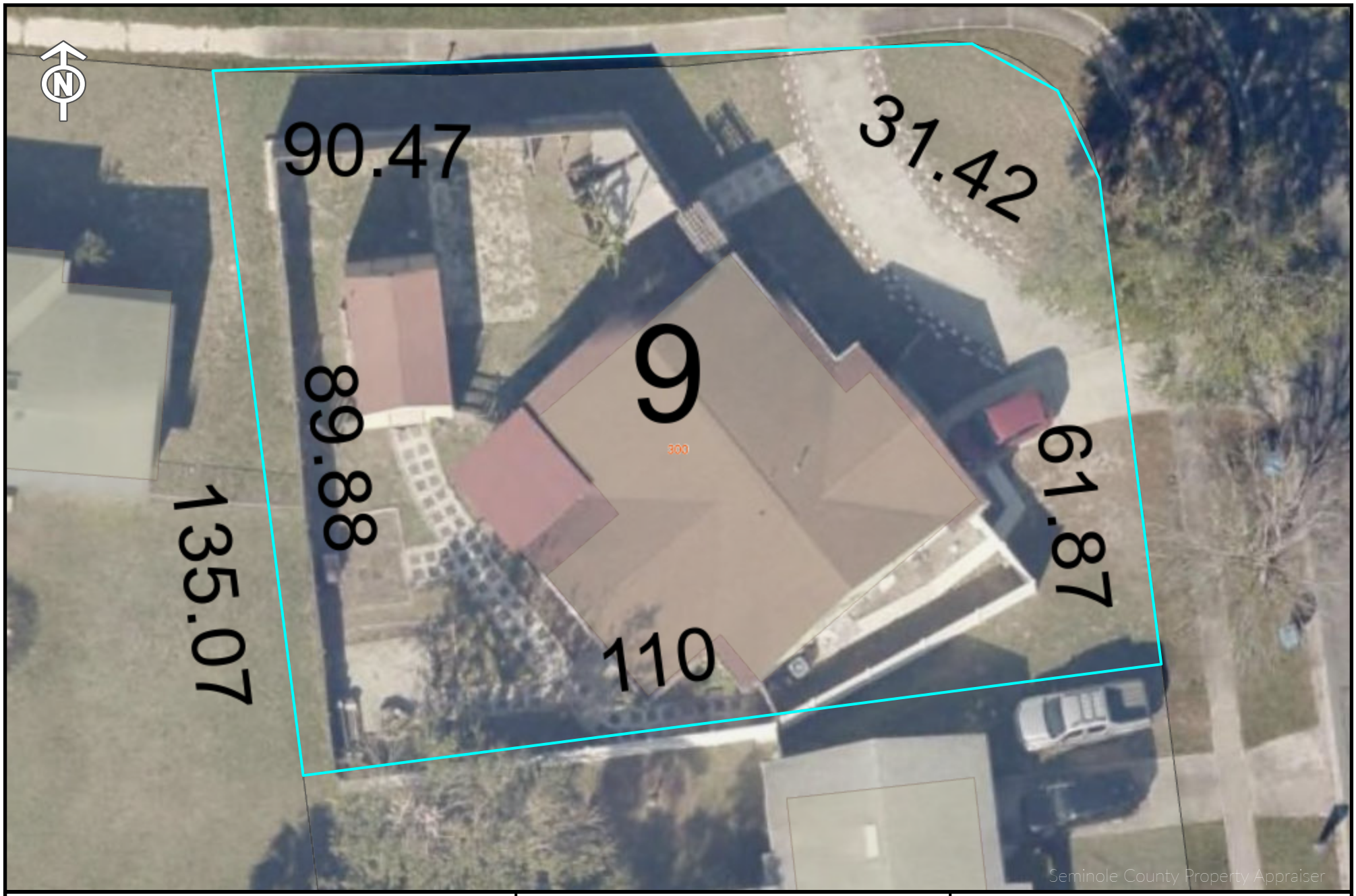


12/08/2022

SCPA Image - 300 S Edgemon Ave (2)



11/22/2024



DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map 2023

David Johnson, CFA
Seminole County Property Appraiser

Date: 8/3/2025

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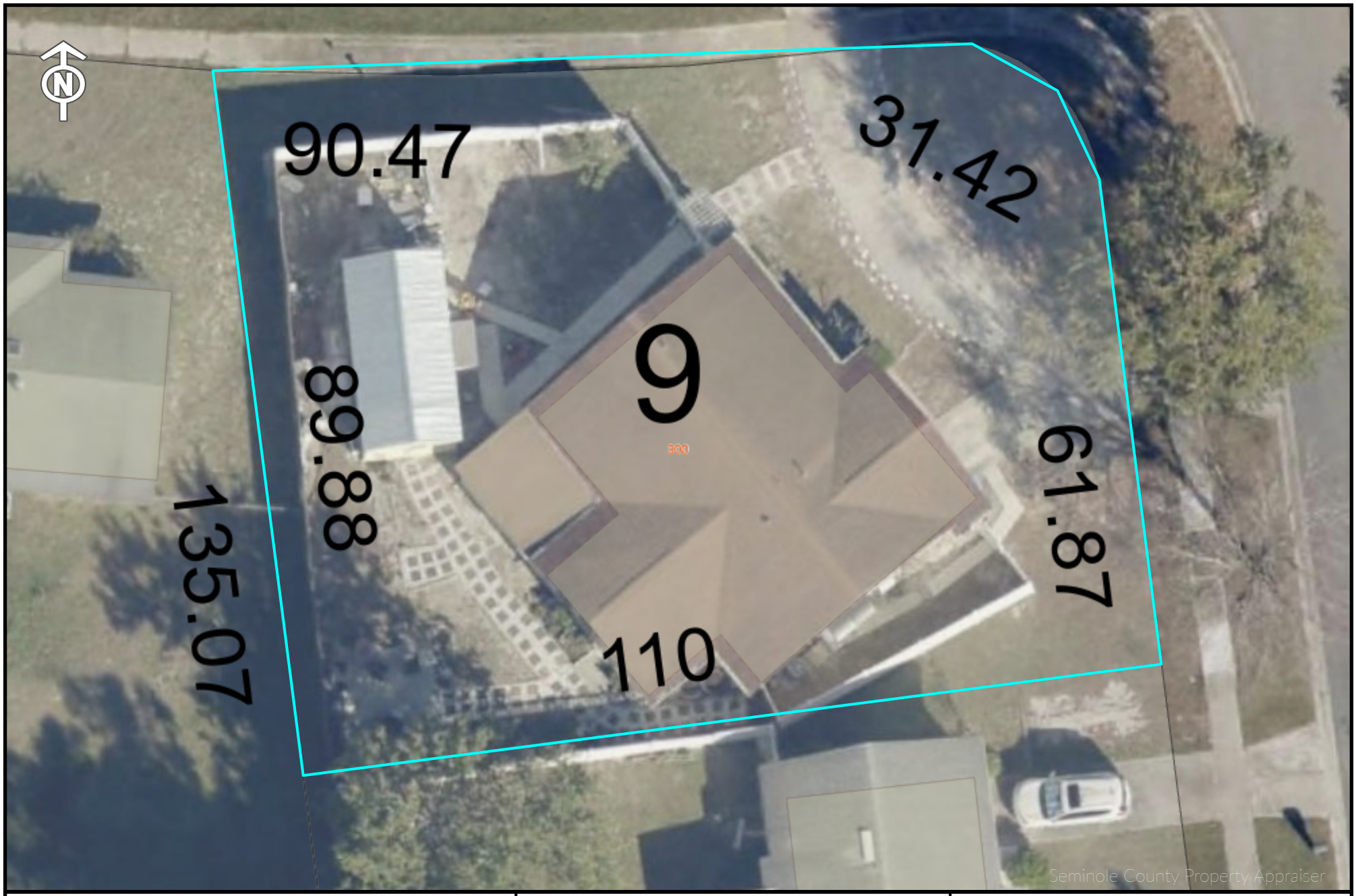

DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map 2025

David Johnson, CFA
Seminole County Property Appraiser

Date: 8/3/2025

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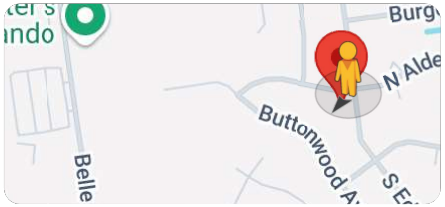
Google Maps



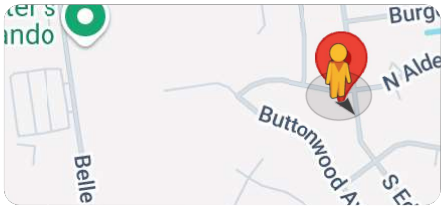
Image capture: Apr 2022 © 2025 Google



Google Maps



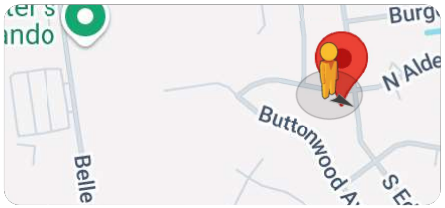
Image capture: Apr 2022 © 2025 Google



Google Maps



Image capture: Apr 2022 © 2025 Google



Suite 15 mins from SFB Airport

Share Save



Entire home in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.75 · 8 reviews

Hosted by Manuel

7 years hosting

Self check-in

Check yourself in with the keypad.

At-home coffee

Start your morning right with the drip coffee maker.

Great host communication

Recent guests loved Manuel's communication.

This guest studio has its own private entrance, kitchen,

Add dates for prices

CHECK-IN Add date

CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Suite 15 mins from SFB Airport

Share Save



Entire home in Winter Springs, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

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Check yourself in with the keypad.

At-home coffee

Start your morning right with the drip coffee maker.

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Recent guests loved Manuel's communication.

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Report this listing

This guest studio has its own private entrance, kitchen, bathroom, and all important appliances (TV, Fridge, Microwave). While the neighborhood is very quiet, only a few blocks down the road there are many shopping malls, restaurants and stores. This studio is 15 mins from UCF and the SFB Airport, and 30 mins from Disney, Universal, and the MCO airport....

Show more >

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Air conditioning
- Pack ’n play/Travel crib - always at the listing
- Hair dryer
- Exterior security cameras on property
- ~~Carbon monoxide alarm~~
- ~~Smoke alarm~~

Show all 32 amenities

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

March 2025

						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15

Clear

★ 4.75 · 8 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.5	5.0	4.9	5.0	4.8	4.6

Ashton
Palm Springs, Florida

★★★★★ · 2 weeks ago · Stayed a few nights

A nice, quaint, and well situated space for a quick weekend stay. Basic amenities provided and a good level of privacy with your own gated access. Would stay there again!

Show more

Tina
Victoria, Canada

★★★★☆ · 2 weeks ago · Stayed a few nights

Great for a nice little pad to come home to at the end of the day. Very responsive in communication. An affordable option for people who would rather spend their funds on epic memories then a super fancy place to stay. We would definitely come back. Perfect little space.

Show more

Basilio
Port St. Lucie, Florida

★★★★★ · **3 weeks ago** · Stayed with kids

Perfect guest suite. My 12 year old son and I were in town for PG baseball tournament and this place was perfect for our stay. Very close to sports complexes and everything in Orlando area. Suite is very clean and organized with all the amenities needed. Very comfortable sleep and very friendly and responsive host.

Show more

Brandon
Altamonte Springs, Florida

★★★★★ · **3 weeks ago** · Stayed a few nights

Amazing just simply amazing

Zach
Longwood, Florida

★★★★☆ · **February 2025** · Stayed a few nights

The place is a good spot for a night or two. It's a little small & there is a lot of street noise/gate noise from the other unit. One thing I would have to say is it was definitely not clear from the past stay. The floor was flighty, hair all in the bathroom/on the towels & trash in the trashcans. Overall not bad, a good bang for your buck!

Show more

EManuel
Orlando, Florida

★★★★★ · **February 2025** · Stayed one night

Great cozy place

Show all 8 reviews

Learn how reviews work

Where you'll be

Winter Springs, Florida, United States

Meet your host

1183
Reviews

4.68★
Rating

7
Years hosting

Born in the 90s

My work: Real Estate Agent

Hey there! I'm Manuel! Im a Realtor with over 6 years of experience in Short Term Rentals. When I'm not working, you'll catch me playing bass guitar or having fun at the tennis court. Feel free to drop me a line—I'm...

Show more ›

Co-hosts

Raven

Host details

Response rate: 99%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Carbon monoxide alarm not reported

Smoke alarm not reported

Exterior security cameras on property

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > Seminole County > Winter Springs

Explore other options in and around Winter Springs

Orlando
Vacation rentals

Saint Johns River
Vacation rentals

Kissimmee
Vacation rentals

Four Corners
Vacation rentals

Central Florida
Vacation rentals

Tampa
Vacation rentals

Tampa Bay
Vacation rentals

St Petersburg
Vacation rentals

Fort Lauderdale
Vacation rentals

Unique stays on Airbnb

Cabin Rentals

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Camper Rentals

Treehouse Rentals

Lakehouse Rentals

Beach House Rentals

Support

Help Center

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Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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Terms · Sitemap · Privacy · Your Privacy Choices

Photo tour


Full kitchen


Bedroom


Full bathroom


Exterior

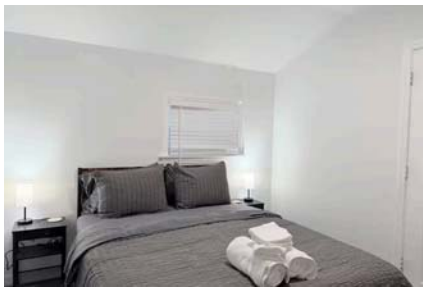

Additional photos

Full kitchen





Bedroom





Full bathroom





Exterior





Additional photos


















C



4.89

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness 4.8

19 reviews

Most recent

Learn how reviews work

Search reviews



Niyah
Boynton Beach, Florida

★★★★★ · April 2025 · Stayed one night

Very beautiful stay



Elizabeth
Springfield, Massachusetts

★★★★★ · April 2025 · Stayed with kids

It was small, clean and peaceful.



Joshua
Savannah, Georgia

★★★★★ · April 2025 · Stayed one night

Great affordable place, highly recommend



Ta'Lasiah
2 years on Airbnb

★★★★★ · April 2025 · Stayed a few nights
We enjoyed staying here!! Loved the Della air conditioning everything was great!! would definitely recommend staying here



Elijah
6 months on Airbnb

★★★★★ · April 2025 · Stayed one night
I truly enjoyed my stay. There were no issues found and Manuel was very communicative. The place was immaculate and tidy. I recommend booking with Manuel; you will not regret it. 🙂



Steve
Rochester, New York

★★★★★ · April 2025 · Stayed a few nights
Cozy, it’s like a mini house very comfortable both me and my girlfriend liked it



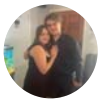
Justin
Greater Northdale, Florida

★★★★★ · March 2025 · Stayed a few nights
It was the perfect stay for a short weekend. Host was very responsive, would stay here again.



Malik
Pinellas Park, Florida

★★★★★ · March 2025 · Stayed a few nights
Great stay here very clean and perfectly comfortable!



Kayla
Lake Mary, Florida

★★★★★ · March 2025 · Stayed a few nights
A great place to stay for our weekend getaway. It was very homey and had everything we needed for our stay. Would definitely recommend and book again.



Damar
3 years on Airbnb

★★★★★ · March 2025 · Stayed a few nights
Nice air bnb for one or two people ! no complaints !



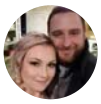
Kristina
Old Bridge, New Jersey

★★★★★ · March 2025 · Stayed with kids
This was perfect for the area. I needed a place to stay near family and this was perfect for what I needed. It was so homey for a little place with everything I needed. Will definitely be back when visiting family.



Ashton
Palm Springs, Florida

★★★★★ · February 2025 · Stayed a few nights
A nice, quaint, and well situated space for a quick weekend stay. Basic amenities provided and a good level of privacy with your own gated access. Would stay there again!



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Manny
Orlando, Florida

★★★★★ · February 2025 · Stayed one night
Great cozy place



Tom
3 years on Airbnb

★★★★★ · January 2025 · Stayed a few nights
Great stay. Place seems to be new but have already everything for even longer stay. Private entrance and separated fenced front yard. Host is very and super fast with responses.



Carlos
Houston, Texas

★★★★★ · January 2025 · Stayed about a week
Nice cozy place very private and peaceful.

PUBLIC HEARINGS : NEW CASES ITEM 503

CODE ENFORCEMENT BOARD AGENDA | AUGUST 26, 2025 REGULAR MEETING

TITLE

Case #2025CE001138
Address: 848 Benchwood Ct
Respondent: FKH SFR PROPCO B-HLD, LP
Violation: IPMC Section 302.7 – *Accessory Structures*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before September 5, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

August 26, 2025

Respondent(s): FKH SFR PROPCO B-HLD, LP

Address: 848 Benchwood Ct

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

Case No. 2025CE001138

IPMC Section 302.7
Accessory Structures

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

Case No. 2025CE001138

Case Summary

June 9, 2025 – CCI Elbon arrived at the referenced property to conduct an inspection based on a citizen complaint regarding the condition of the referenced property. CCI Elbon observed an accessory structure (fence) which failed to be maintained in a state of good repair and without missing sections (*Exhibits 1-2*).



Exhibit 1
Address: 848 Benchwood Ct
Case No. 2025CE001138
Date Taken: June 9, 2025



Exhibit 2
Address: 848 Benchwood Ct
Case No. 2025CE001138
Date Taken: June 9, 2025

Case Summary

June 10, 2025 – Courtesy Notice sent to the property owner(s) and registered agent(s) by USPS Regular First-Class Mail.

June 30, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained (*Exhibit 3*).



Exhibit 3
Address: 848 Benchwood Ct
Case No. 2025CE001138
Date Taken: June 30, 2025

Case Summary

June 30, 2025 – Notice of Code Violation sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

July 7, 2025 – Notice of Code Violation delivered.

July 14, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained (*Exhibit 4*).



Exhibit 4
Address: 848 Benchwood Ct
Case No. 2025CE001138
Date Taken: July 14, 2025

Case Summary

July 15, 2025 – Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

July 21, 2025 – Notice of Hearing delivered.

August 2, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained (*Exhibits 5-6*).



Exhibit 5
Address: 848 Benchwood Ct
Case No. 2025CE001138
Date Taken: August 2, 2025



Exhibit 6
Address: 848 Benchwood Ct
Case No. 2025CE001138
Date Taken: August 2, 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 September 5, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 10, 2025

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

COURTESY NOTICE

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (fence) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (fence). Apply for and obtain Winter Springs permit if labor and/or materials exceeds $100.00 in cumulative value. 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 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 **June 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: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

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

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, 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

June 10, 2025

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK, NY 10022

COURTESY NOTICE

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (fence) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (fence). Apply for and obtain Winter Springs permit if labor and/or materials exceeds $100.00 in cumulative value. 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: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

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

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, 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

June 10, 2025

C T CORPORATION SYSTEM
ATTN: FKH SFR PROPCO B-HLD LP
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

COURTESY NOTICE

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (fence) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (fence). Apply for and obtain Winter Springs permit if labor and/or materials exceeds $100.00 in cumulative value. 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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CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

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

Thank you for your attention and cooperation,

Chris Elbon

Chris Elbon, CEP, 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

June 30, 2025

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025 June 30, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (fence) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (fence). Apply for and obtain Winter Springs permit if labor and/or materials exceeds $100.00 in cumulative value. 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: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

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

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 941481189876544619660 1

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 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 4
11923275



063S0010937441

USPS CERTIFIED MAIL



9414 8118 9876 5446 1966 01

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA GA 30339-8146



Reference	NOV - 2025CE001138 - ELBON
USPS #	9414811898765446196601
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 1:25 pm on July 5, 2025 in ATLANTA, GA 30339.
USPS History	Arrived at USPS Regional Destination Facility, 07/02/2025, 8:54 pm, ATLANTA GA DISTRIBUTION CENTER In Transit to Next Facility, 07/02/2025 Arrived at USPS Regional Origin Facility, 07/01/2025, 10:05 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 1, 2025, 5:54 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 1, 2025, 9:30 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/30/2025, 1:15 pm, WINTER SPRINGS, FL 32708

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Date Verified: 07/06/2025 00:57:59 (UTC)

UNITED STATES POSTAL SERVICE

July 8, 2025

Dear Reference NOV 2025CE001138 ELBON:

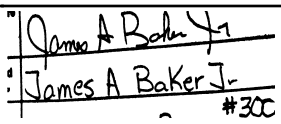
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5446 1966 01**.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 5, 2025, 1:25 pm
Location:	ATLANTA, GA 30339
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O FIRST KEY HOMES LLC FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 30, 2025

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK, NY 10022

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025 June 30, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (fence) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (fence). Apply for and obtain Winter Springs permit if labor and/or materials exceeds $100.00 in cumulative value. 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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CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

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

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 941481189876544612356O

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
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Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 5
11923275

063S0010282496

USPS CERTIFIED MAIL

9414 8118 9876 5446 1235 60

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK NY 10022

Reference	NOV - 2025CE001138 - ELBON
USPS #	9414811898765446123560
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 11:07 am on July 7, 2025 in NEW YORK, NY 10022.
USPS History	In Transit to Next Facility, 07/06/2025 In Transit to Next Facility, 07/05/2025 In Transit to Next Facility, 07/04/2025 Arrived at USPS Regional Destination Facility, 07/03/2025, 2:41 pm, NEW YORK NY DISTRIBUTION CENTER In Transit to Next Facility, 07/02/2025 Arrived at USPS Regional Origin Facility, 07/01/2025, 10:04 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 1, 2025, 5:54 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 1, 2025, 9:30 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/30/2025, 1:32 pm, WINTER SPRINGS, FL 32708

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Date Verified: 07/08/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 9, 2025

Dear Reference NOV 2025CE001138 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5446 1235 60**.

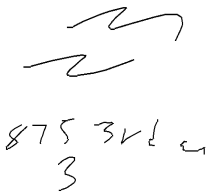
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 7, 2025, 11:07 am
Location:	NEW YORK, NY 10022
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:

Address of Recipient:



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

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 30, 2025

C T CORPORATION SYSTEM
ATTN: FKH SFR PROPCO B-HLD LP
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025 June 30, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure (fence) fails to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure (fence). Apply for and obtain Winter Springs permit if labor and/or materials exceeds $100.00 in cumulative value. 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 **July 13, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **July 13, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

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

CASE NO: 2025CE001138

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

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

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 941481189876544615625 4

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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
FIRST-CLASS IMI
Jun 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 3
11923275



063S0010282496

USPS CERTIFIED MAIL



9414 8118 9876 5446 1562 54

C T CORPORATION SYSTEM
1200 S PINE ISLAND RD
ATTN FKH SFR PROPCO B-HLD LP
PLANTATION FL 33324-4413



Reference	NOV - 2025CE001138 - ELBON
USPS #	9414811898765446156254
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered and is available at a PO Box at 11:17 am on July 3, 2025 in FORT LAUDERDALE, FL 33318.
USPS History	Out for Delivery, 07/03/2025, 10:06 am, FORT LAUDERDALE, FL 33324 Arrived at Post Office, 07/03/2025, 9:55 am, FORT LAUDERDALE, FL 33317 Arrived at USPS Regional Destination Facility, 07/02/2025, 4:19 pm, MIAMI FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 07/01/2025, 10:04 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 1, 2025, 5:54 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 1, 2025, 9:30 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/30/2025, 3:23 pm, WINTER SPRINGS, FL 32708

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Date Verified: 07/04/2025 00:42:57 (UTC)

UNITED STATES POSTAL SERVICE

July 3, 2025

Dear Reference NOV 2025CE001138 ELBON:

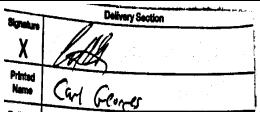
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5446 1562 54**.

Item Details

Status:	Delivered, PO Box
Status Date / Time:	July 3, 2025, 11:17 am
Location:	FORT LAUDERDALE, FL 33318
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C T CORPORATION SYSTEM

Recipient Signature

Signature of Recipient:



Address of Recipient:



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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.

FKH SFR PROPCO B-HLD LP
Respondent(s) /

CASE NO. 2025CE001138

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

PROPERTY OWNER(S): FKH SFR PROPCO B-HLD LP

MAILING ADDRESS: C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300, ATLANTA, GA 30339

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: 9414811898765441637796

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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FIRST-CLASS IMI
Jul 15 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 4
11923275



063S0011718299

USPS CERTIFIED MAIL



9414 8118 9876 5441 6377 96

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA GA 30339-8146



Reference	NOH - 2025CE001138 - ELBON
USPS #	9414811898765441637796
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 1:08 pm on July 19, 2025 in ATLANTA, GA 30339.
USPS History	Arrived at USPS Regional Destination Facility, 07/18/2025, 6:43 am, ATLANTA GA DISTRIBUTION CENTER In Transit to Next Facility, 07/17/2025 Arrived at USPS Regional Origin Facility, 07/16/2025, 10:31 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 16, 2025, 6:07 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 16, 2025, 9:35 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/15/2025, 7:36 am, WINTER SPRINGS, FL 32708

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Date Verified: 07/20/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 20, 2025

Dear Reference NOH 2025CE001138 ELBON:

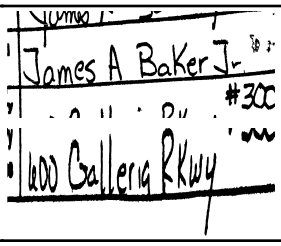
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 6377 96**.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 19, 2025, 1:08 pm
Location:	ATLANTA, GA 30339
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O FIRST KEY HOMES LLC FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:



Address of Recipient:

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Washington, D.C. 20260-0004

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

FKH SFR PROPCO B-HLD LP
Respondent(s) /

CASE NO. 2025CE001138

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

PROPERTY OWNER(S): FKH SFR PROPCO B-HLD LP

MAILING ADDRESS: C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300, ATLANTA, GA 30339

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: 9414811898765441637147

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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 3
11923275



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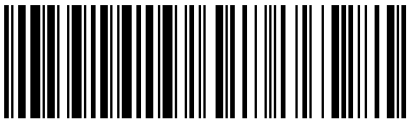
USPS CERTIFIED MAIL



9414 8118 9876 5441 6371 47

C T CORPORATION SYSTEM
ATTN FKH SFR PROPCO B-HLD LP
1200 S PINE ISLAND RD STE 250
PLANTATION FL 33324-4459



Reference	NOH - 2025CE001138 - ELBON
USPS #	9414811898765441637147
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 11:06 am on July 18, 2025 in FORT LAUDERDALE, FL 33318.
USPS History	Out for Delivery, 07/18/2025, 10:24 am, FORT LAUDERDALE, FL 33324 Arrived at Post Office, 07/18/2025, 10:13 am, FORT LAUDERDALE, FL 33317 Arrived at USPS Regional Destination Facility, 07/17/2025, 10:35 am, MIAMI FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 07/16/2025, 10:31 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 16, 2025, 6:07 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 16, 2025, 9:35 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/15/2025, 7:37 am, WINTER SPRINGS, FL 32708

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Date Verified: 07/19/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 19, 2025

Dear Reference NOH 2025CE001138 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 6371 47**.

Item Details

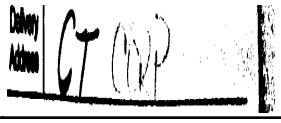
Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 18, 2025, 11:06 am
Location:	FORT LAUDERDALE, FL 33318
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN FKH SFR PROPCO B HLD LP C T CORPORATION SYS

Recipient Signature

Signature of Recipient:



Address of Recipient:



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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.

FKH SFR PROPCO B-HLD LP
Respondent(s) /

CASE NO. 2025CE001138

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

PROPERTY OWNER(S): FKH SFR PROPCO B-HLD LP

MAILING ADDRESS: C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300, ATLANTA, GA 30339

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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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.

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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: 9414811898765441637369

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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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ZONE 5
11923275



063S0011718298

USPS CERTIFIED MAIL



9414 8118 9876 5441 6373 69

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK NY 10022



Reference	NOH - 2025CE001138 - ELBON
USPS #	9414811898765441637369
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 12:05 pm on July 21, 2025 in NEW YORK, NY 10022.
USPS History	Redelivery Scheduled for Next Business Day, 07/19/2025, 10:46 am, NEW YORK, NY 10022 Out for Delivery, 07/19/2025, 7:20 am, NEW YORK, NY 10022 Arrived at Post Office, 07/19/2025, 7:09 am, NEW YORK, NY 10022 Arrived at USPS Regional Destination Facility, 07/18/2025, 12:02 pm, NEW YORK NY DISTRIBUTION CENTER In Transit to Next Facility, 07/17/2025 Arrived at USPS Regional Origin Facility, 07/16/2025, 10:31 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 16, 2025, 6:07 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 16, 2025, 9:35 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/15/2025, 7:39 am, WINTER SPRINGS, FL 32708

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Date Verified: 07/22/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 22, 2025

Dear Reference NOH 2025CE001138 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 6373 69**.

Item Details

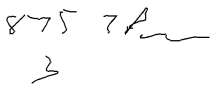
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 21, 2025, 12:05 pm
Location:	NEW YORK, NY 10022
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-505-0000-2950**
Property Address: **848 BENCHWOOD CT WINTER SPRINGS, FL 32708**
Owners: **FKH SFR PROPCO B-HLD LP**

2025 Market Value $409,358 Assessed Value $397,267 Taxable Value $397,267
2024 Tax Bill $5,891.84 Tax Savings with Non-Hx Cap $425.44
The 3 Bed/2 Bath Single Family property is 1,954 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-505-0000-2950
Property Address	848 BENCHWOOD CT WINTER SPRINGS, FL 32708
Mailing Address	C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300 ATLANTA, GA 30339-5994
Subdivision	OAK FOREST UNIT 3
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	$315,958	$308,506
Depreciated Other Features	$3,400	$3,400
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$409,358	$401,906
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$12,091	$40,754
P&G Adjustment	$0	$0
Assessed Value	$397,267	$361,152

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$6,317.28
Tax Bill Amount	$5,891.84
Tax Savings with Exemptions	$425.44

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
FKH SFR PROPCO B-HLD LP

Legal Description

LOT 295 OAK FOREST UNIT 3 PB 27 PGS 92 & 93

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$397,267	$0	$397,267
Schools	$409,358	$0	$409,358
CITY WINTER SPRINGS	$397,267	$0	$397,267
FIRE FUND	$397,267	$0	$397,267
SJWM(Saint Johns Water Management)	$397,267	$0	$397,267

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/20/2020	$100	09758/0553	Improved	No
WARRANTY DEED	1/1/2018	$279,000	09095/0783	Improved	Yes
QUIT CLAIM DEED	3/1/1987	$100	01834/0375	Improved	No
WARRANTY DEED	9/1/1984	$90,000	01583/0263	Improved	Yes
WARRANTY DEED	11/1/1983	$84,500	01507/0755	Improved	Yes

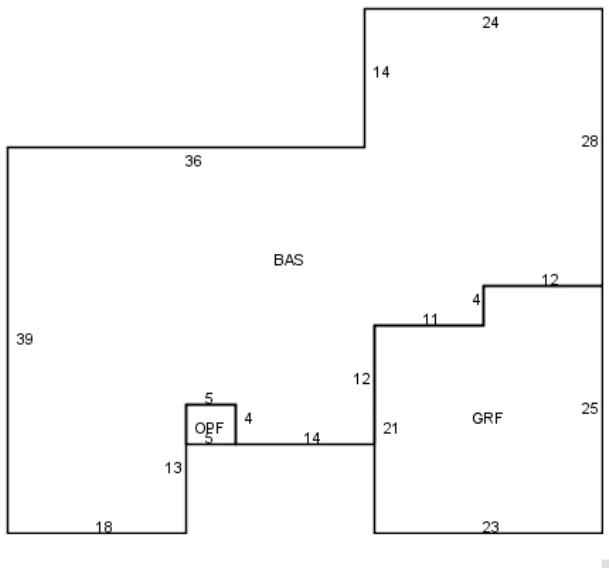
Land

Units	Rate	Assessed	Market
1 Lot	$90,000/Lot	$90,000	$90,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1983/2000
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1954
Total Area (ft²)	2505
Constuction	CB/STUCCO FINISH
Replacement Cost	$349,125
Assessed	$315,958

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
GARAGE FINISHED	531
OPEN PORCH FINISHED	20

Permits

Permit #	Description	Value	CO Date	Permit Date
03189	REROOF W/SHINGLES	$11,500		6/16/2005
27468	FENCE 848 BENCHWOOD CT	$840		9/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1983	1	$3,000	$1,200
SCREEN PATIO 2	1984	1	$5,500	$2,200

Zoning

Zoning	PUD
Description	
Future Land Use	Low Density Residential
Description	

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 48

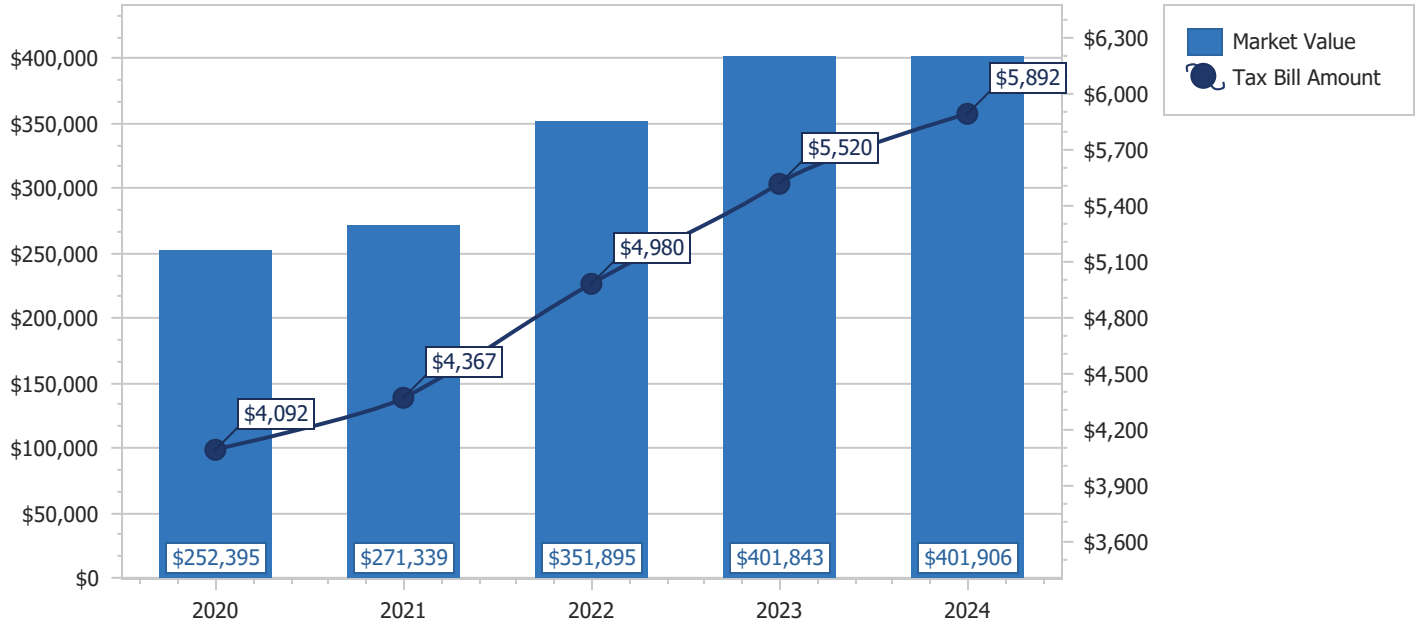
School Districts

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

Utilities

Fire Station #	Station: 26 Zone: 261
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2025 FOREIGN LIMITED PARTNERSHIP ANNUAL REPORT

FILED
Mar 04, 2025
Secretary of State
9152390036CC

DOCUMENT# B17000000233

Entity Name: FKH SFR PROPCO B-HLD,LP

Current Principal Place of Business:

875 THIRD AVE., 10TH FL
NEW YORK, NY 10022

Current Mailing Address:

C/O FIRSTKEY HOMES
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339 US

FEI Number: 82-4218874

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CT CORPORATION SYSTEM
1200 S PINE ISLAND RD
PLANTATION, FL 33324 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

General Partner Detail :

Document #	
Name	FKH SFR PROPCO B GP, LLC
Address	875 THIRD AVE., 10TH FL
City-State-Zip:	NEW YORK NY 10022

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 general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FKH SFR PROPCO B GP, LLC GENERAL PARTNER 03/04/2025

Electronic Signature of Signing General Partner Detail — Date

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
12-21-30-505-0000-2950	152377	0932	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE
ATLANTA, GA 30339

848 BENCHWOOD CT

LOT 295 OAK FOREST UNIT 3 PB 27
PGS 92 & 93

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	361,152	0	361,152	1,760.65
FIRE	2.7649	361,152	0	361,152	998.55
SCHOOL CAPITAL OUTLAY	1.5000	401,906	0	401,906	602.86
SCHOOL DISCRETIONARY(BASIC)	0.7480	401,906	0	401,906	300.62
SCHOOL RLE	3.0310	401,906	0	401,906	1,218.18
WINTER SPRINGS	2.6200	361,152	0	361,152	946.22
ST JOHNS WATER MANAGEMENT	0.1793	361,152	0	361,152	64.75

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,891.83

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
WSOM-WSOM WS OAK FOREST MAINTENANCE	@ 1.0000	66.00

	TOTAL NON-AD VALOREM ASSESSMENTS	$66.00

COMBINED TAXES AND ASSESSMENTS $5,957.83 See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
12-21-30-505-0000-2950	152377	0932	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE
ATLANTA, GA 30339

848 BENCHWOOD CT

LOT 295 OAK FOREST UNIT 3 PB 27
PGS 92 & 93

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				

11/26/2024 **Receipt # 9995-0932002364597757** **$5,719.52 Paid By FIRST KEY**

PUBLIC HEARINGS : NEW CASES ITEM 504

CODE ENFORCEMENT BOARD AGENDA | AUGUST 26, 2025 REGULAR MEETING

TITLE

Case #2025CE001139
Address: 848 Benchwood Ct
Respondent: FKH SFR PROPCO B-HLD, LP
Violation: WSCO Section 20-439(a) – *Parking Areas on Residential Lots; Design Requirements*

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 September 5, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

August 26, 2025

Respondent(s): FKH SFR PROPCO B-HLD, LP

Address: 848 Benchwood Ct

Violation(s): WSCO Section 20-439(a) – *Parking Areas on Residential Lots; Design Requirements*

Case No. 2025CE001139

WSCO Section 20-439(a)
Parking Areas on Residential Lots; Design Requirements

On residential lots, vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area.

Case No. 2025CE001139

Case Summary

June 9, 2025 – CCI Elbon arrived at the referenced property to conduct an inspection based on a citizen complaint regarding the condition of the referenced property. CCI Elbon observed motor vehicles parked/located within the yard areas and failed to be parked/located within a garage, carport, or on a driveway and/or designated parking area (*Exhibits 1-4*).



Exhibit 1
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: June 9, 2025



Exhibit 2
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: June 9, 2025



Exhibit 3
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: June 9, 2025



Exhibit 4
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: June 9, 2025

Case Summary

June 10, 2025 – Courtesy Notice sent to the property owner(s) and registered agent(s) by USPS Regular First-Class Mail.

June 30, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained (*Exhibit 5*).



Exhibit 5
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: June 30, 2025

Case Summary

June 30, 2025 – Notice of Code Violation sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

July 7, 2025 – Notice of Code Violation delivered.

July 14, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained (*Exhibit 6*).



Exhibit 6
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: July 14, 2025

Case Summary

July 15, 2025 – Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

July 21, 2025 – Notice of Hearing delivered.

August 2, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation remained (*Exhibits 7-8*).



Exhibit 7
Address: 848 Benchwood Ct
Case No. 2025CE001139
Date Taken: August 2, 2025


Jee
220

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 September 5, 2025 (10 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 10, 2025

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

COURTESY NOTICE

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, motor vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area. Remove motor vehicle(s) parked within the yard area(s) that are not parked/located within a garage, carport, or on a driveway and/or designated parking area.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 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 **June 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: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area.

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

June 10, 2025

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK, NY 10022

COURTESY NOTICE

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, motor vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area. Remove motor vehicle(s) parked within the yard area(s) that are not parked/located within a garage, carport, or on a driveway and/or designated parking area.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 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 **June 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: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area.

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

June 10, 2025

C T CORPORATION SYSTEM
ATTN: FKH SFR PROPCO B-HLD LP
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

COURTESY NOTICE

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, motor vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area. Remove motor vehicle(s) parked within the yard area(s) that are not parked/located within a garage, carport, or on a driveway and/or designated parking area.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 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 **June 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.

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CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area.

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

June 30, 2025

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025 June 30, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, motor vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area. Remove motor vehicle(s) parked within the yard area(s) that are not parked/located within a garage, carport, or on a driveway and/or designated parking area.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 13, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **July 13, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

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

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
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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: 941481189876544619660 1

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 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 4
11923275



063S0010937441

USPS CERTIFIED MAIL



9414 8118 9876 5446 1966 01

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA GA 30339-8146



Reference	NOV - 2025CE001138 - ELBON
USPS #	9414811898765446196601
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 1:25 pm on July 5, 2025 in ATLANTA, GA 30339.
USPS History	Arrived at USPS Regional Destination Facility, 07/02/2025, 8:54 pm, ATLANTA GA DISTRIBUTION CENTER In Transit to Next Facility, 07/02/2025 Arrived at USPS Regional Origin Facility, 07/01/2025, 10:05 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 1, 2025, 5:54 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 1, 2025, 9:30 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/30/2025, 1:15 pm, WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 07/06/2025 00:57:59 (UTC)

UNITED STATES POSTAL SERVICE

July 8, 2025

Dear Reference NOV 2025CE001138 ELBON:

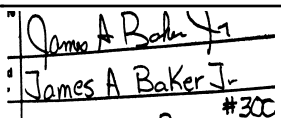
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5446 1966 01**.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 5, 2025, 1:25 pm
Location:	ATLANTA, GA 30339
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O FIRST KEY HOMES LLC FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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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

June 30, 2025

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK, NY 10022

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025 June 30, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, motor vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area. Remove motor vehicle(s) parked within the yard area(s) that are not parked/located within a garage, carport, or on a driveway and/or designated parking area.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 13, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **July 13, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

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

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area.

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: 9414811898765446123560

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
Jun 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 5
11923275

063S0010282496

USPS CERTIFIED MAIL

9414 8118 9876 5446 1235 60

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK NY 10022

Reference	NOV - 2025CE001138 - ELBON
USPS #	9414811898765446123560
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 11:07 am on July 7, 2025 in NEW YORK, NY 10022.
USPS History	In Transit to Next Facility, 07/06/2025 In Transit to Next Facility, 07/05/2025 In Transit to Next Facility, 07/04/2025 Arrived at USPS Regional Destination Facility, 07/03/2025, 2:41 pm, NEW YORK NY DISTRIBUTION CENTER In Transit to Next Facility, 07/02/2025 Arrived at USPS Regional Origin Facility, 07/01/2025, 10:04 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 1, 2025, 5:54 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 1, 2025, 9:30 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/30/2025, 1:32 pm, WINTER SPRINGS, FL 32708

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Date Verified: 07/08/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 9, 2025

Dear Reference NOV 2025CE001138 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5446 1235 60**.

Item Details

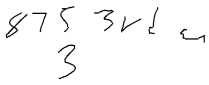
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 7, 2025, 11:07 am
Location:	NEW YORK, NY 10022
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 30, 2025

C T CORPORATION SYSTEM
ATTN: FKH SFR PROPCO B-HLD LP
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

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	June 9, 2025 June 30, 2025

Municipal Code	**Violation/Corrective Action**
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, motor vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area. Remove motor vehicle(s) parked within the yard area(s) that are not parked/located within a garage, carport, or on a driveway and/or designated parking area.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 13, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **July 13, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

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

CASE NO: 2025CE001139

PROPERTY ADDRESS: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-439(a) – Parking Areas on Residential Lots; Design Requirements	On residential lots, vehicles shall be parked within a garage, carport, or on a driveway and/or designated parking area.

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: 9414811898765446156254

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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FIRST-CLASS IMI
Jun 30 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 3
11923275



063S0010282496

USPS CERTIFIED MAIL



9414 8118 9876 5446 1562 54

C T CORPORATION SYSTEM
1200 S PINE ISLAND RD
ATTN FKH SFR PROPCO B-HLD LP
PLANTATION FL 33324-4413



Reference	NOV - 2025CE001138 - ELBON
USPS #	9414811898765446156254
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered and is available at a PO Box at 11:17 am on July 3, 2025 in FORT LAUDERDALE, FL 33318.
USPS History	Out for Delivery, 07/03/2025, 10:06 am, FORT LAUDERDALE, FL 33324 Arrived at Post Office, 07/03/2025, 9:55 am, FORT LAUDERDALE, FL 33317 Arrived at USPS Regional Destination Facility, 07/02/2025, 4:19 pm, MIAMI FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 07/01/2025, 10:04 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 1, 2025, 5:54 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 1, 2025, 9:30 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/30/2025, 3:23 pm, WINTER SPRINGS, FL 32708

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Date Verified: 07/04/2025 00:42:57 (UTC)

UNITED STATES POSTAL SERVICE

July 3, 2025

Dear Reference NOV 2025CE001138 ELBON:

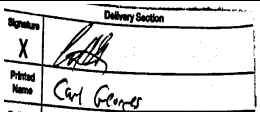
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5446 1562 54**.

Item Details

Status:	Delivered, PO Box
Status Date / Time:	July 3, 2025, 11:17 am
Location:	FORT LAUDERDALE, FL 33318
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C T CORPORATION SYSTEM

Recipient Signature

Signature of Recipient:



Address of Recipient:



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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.

FKH SFR PROPCO B-HLD LP
Respondent(s) /

CASE NO. 2025CE001139

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

PROPERTY OWNER(S): FKH SFR PROPCO B-HLD LP

MAILING ADDRESS: C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300, ATLANTA, GA 30339

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: 9414811898765441637796

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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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Jul 15 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 4
11923275

063S0011718299

USPS CERTIFIED MAIL

9414 8118 9876 5441 6377 96

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE 300
ATLANTA GA 30339-8146

Reference	NOH - 2025CE001138 - ELBON
USPS #	9414811898765441637796
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 1:08 pm on July 19, 2025 in ATLANTA, GA 30339.
USPS History	Arrived at USPS Regional Destination Facility, 07/18/2025, 6:43 am, ATLANTA GA DISTRIBUTION CENTER In Transit to Next Facility, 07/17/2025 Arrived at USPS Regional Origin Facility, 07/16/2025, 10:31 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 16, 2025, 6:07 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 16, 2025, 9:35 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/15/2025, 7:36 am, WINTER SPRINGS, FL 32708

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Date Verified: 07/20/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 20, 2025

Dear Reference NOH 2025CE001138 ELBON:

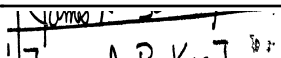
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 6377 96**.

Item Details

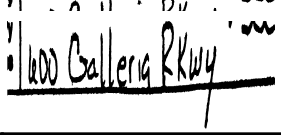
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 19, 2025, 1:08 pm
Location:	ATLANTA, GA 30339
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	C O FIRST KEY HOMES LLC FKH SFR PROPCO B HLD LP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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Washington, D.C. 20260-0004

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

FKH SFR PROPCO B-HLD LP
Respondent(s) /

CASE NO. 2025CE001139

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

PROPERTY OWNER(S): FKH SFR PROPCO B-HLD LP

MAILING ADDRESS: C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300, ATLANTA, GA 30339

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: 9414811898765441637147

Electronic Delivery Confirmation™

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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 3
11923275

063S0011718298

USPS CERTIFIED MAIL

9414 8118 9876 5441 6371 47

C T CORPORATION SYSTEM
ATTN FKH SFR PROPCO B-HLD LP
1200 S PINE ISLAND RD STE 250
PLANTATION FL 33324-4459

Reference	NOH - 2025CE001138 - ELBON
USPS #	9414811898765441637147
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 11:06 am on July 18, 2025 in FORT LAUDERDALE, FL 33318.
USPS History	Out for Delivery, 07/18/2025, 10:24 am, FORT LAUDERDALE, FL 33324 Arrived at Post Office, 07/18/2025, 10:13 am, FORT LAUDERDALE, FL 33317 Arrived at USPS Regional Destination Facility, 07/17/2025, 10:35 am, MIAMI FL DISTRIBUTION CENTER Arrived at USPS Regional Origin Facility, 07/16/2025, 10:31 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 16, 2025, 6:07 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 16, 2025, 9:35 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/15/2025, 7:37 am, WINTER SPRINGS, FL 32708

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Date Verified: 07/19/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 19, 2025

Dear Reference NOH 2025CE001138 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 6371 47**.

Item Details

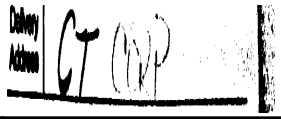
Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	July 18, 2025, 11:06 am
Location:	FORT LAUDERDALE, FL 33318
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN FKH SFR PROPCO B HLD LP C T CORPORATION SYS

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

FKH SFR PROPCO B-HLD LP
Respondent(s) /

CASE NO. 2025CE001139

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on August 26, 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: 848 BENCHWOOD CT, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-505-0000-2950

PROPERTY OWNER(S): FKH SFR PROPCO B-HLD LP

MAILING ADDRESS: C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300, ATLANTA, GA 30339

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: 9414811898765441637369

Electronic Delivery Confirmation™



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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jul 15 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 5
11923275



063S0011718298

USPS CERTIFIED MAIL



9414 8118 9876 5441 6373 69

FKH SFR PROPCO B-HLD LP
875 THIRD AVENUE, 10TH FLOOR
NEW YORK NY 10022



Reference	NOH - 2025CE001138 - ELBON
USPS #	9414811898765441637369
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 12:05 pm on July 21, 2025 in NEW YORK, NY 10022.
USPS History	Redelivery Scheduled for Next Business Day, 07/19/2025, 10:46 am, NEW YORK, NY 10022 Out for Delivery, 07/19/2025, 7:20 am, NEW YORK, NY 10022 Arrived at Post Office, 07/19/2025, 7:09 am, NEW YORK, NY 10022 Arrived at USPS Regional Destination Facility, 07/18/2025, 12:02 pm, NEW YORK NY DISTRIBUTION CENTER In Transit to Next Facility, 07/17/2025 Arrived at USPS Regional Origin Facility, 07/16/2025, 10:31 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 16, 2025, 6:07 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 16, 2025, 9:35 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/15/2025, 7:39 am, WINTER SPRINGS, FL 32708

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Date Verified: 07/22/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 22, 2025

Dear Reference NOH 2025CE001138 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 6373 69**.

Item Details

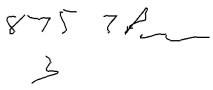
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 21, 2025, 12:05 pm
Location:	NEW YORK, NY 10022
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	FKH SFR PROPCO B HLD LP

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: **12-21-30-505-0000-2950**
Property Address: **848 BENCHWOOD CT WINTER SPRINGS, FL 32708**
Owners: **FKH SFR PROPCO B-HLD LP**

2025 Market Value $409,358 Assessed Value $397,267 Taxable Value $397,267
2024 Tax Bill $5,891.84 Tax Savings with Non-Hx Cap $425.44
The 3 Bed/2 Bath Single Family property is 1,954 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-505-0000-2950
Property Address	848 BENCHWOOD CT WINTER SPRINGS, FL 32708
Mailing Address	C/O FIRST KEY HOMES LLC 600 GALLERIA PKWY SE STE 300 ATLANTA, GA 30339-5994
Subdivision	OAK FOREST UNIT 3
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	$315,958	$308,506
Depreciated Other Features	$3,400	$3,400
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$409,358	$401,906
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$12,091	$40,754
P&G Adjustment	$0	$0
Assessed Value	$397,267	$361,152

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$6,317.28
Tax Bill Amount	$5,891.84
Tax Savings with Exemptions	$425.44

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
FKH SFR PROPCO B-HLD LP

Legal Description

LOT 295 OAK FOREST UNIT 3 PB 27 PGS 92 & 93

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$397,267	$0	$397,267
Schools	$409,358	$0	$409,358
CITY WINTER SPRINGS	$397,267	$0	$397,267
FIRE FUND	$397,267	$0	$397,267
SJWM(Saint Johns Water Management)	$397,267	$0	$397,267

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/20/2020	$100	09758/0553	Improved	No
WARRANTY DEED	1/1/2018	$279,000	09095/0783	Improved	Yes
QUIT CLAIM DEED	3/1/1987	$100	01834/0375	Improved	No
WARRANTY DEED	9/1/1984	$90,000	01583/0263	Improved	Yes
WARRANTY DEED	11/1/1983	$84,500	01507/0755	Improved	Yes

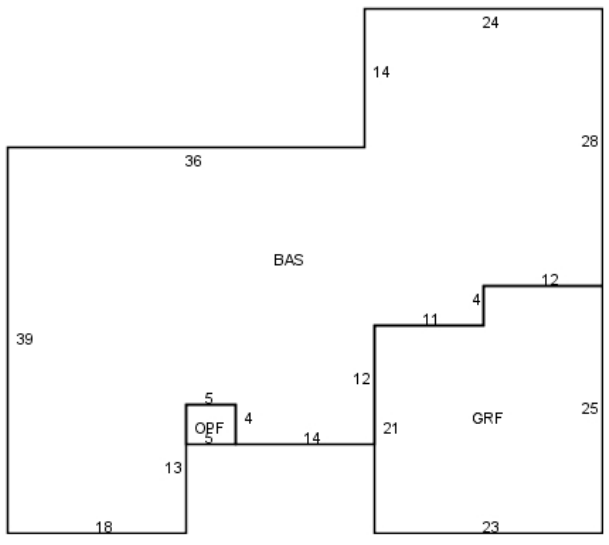
Land

Units	Rate	Assessed	Market
1 Lot	$90,000/Lot	$90,000	$90,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1983/2000
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1954
Total Area (ft²)	2505
Constuction	CB/STUCCO FINISH
Replacement Cost	$349,125
Assessed	$315,958

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
GARAGE FINISHED	531
OPEN PORCH FINISHED	20

Permits

Permit #	Description	Value	CO Date	Permit Date
03189	REROOF W/SHINGLES	$11,500		6/16/2005
27468	FENCE 848 BENCHWOOD CT	$840		9/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1983	1	$3,000	$1,200
SCREEN PATIO 2	1984	1	$5,500	$2,200

Zoning

Zoning	PUD
Description	
Future Land Use	Low Density Residential
Description	

School Districts

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

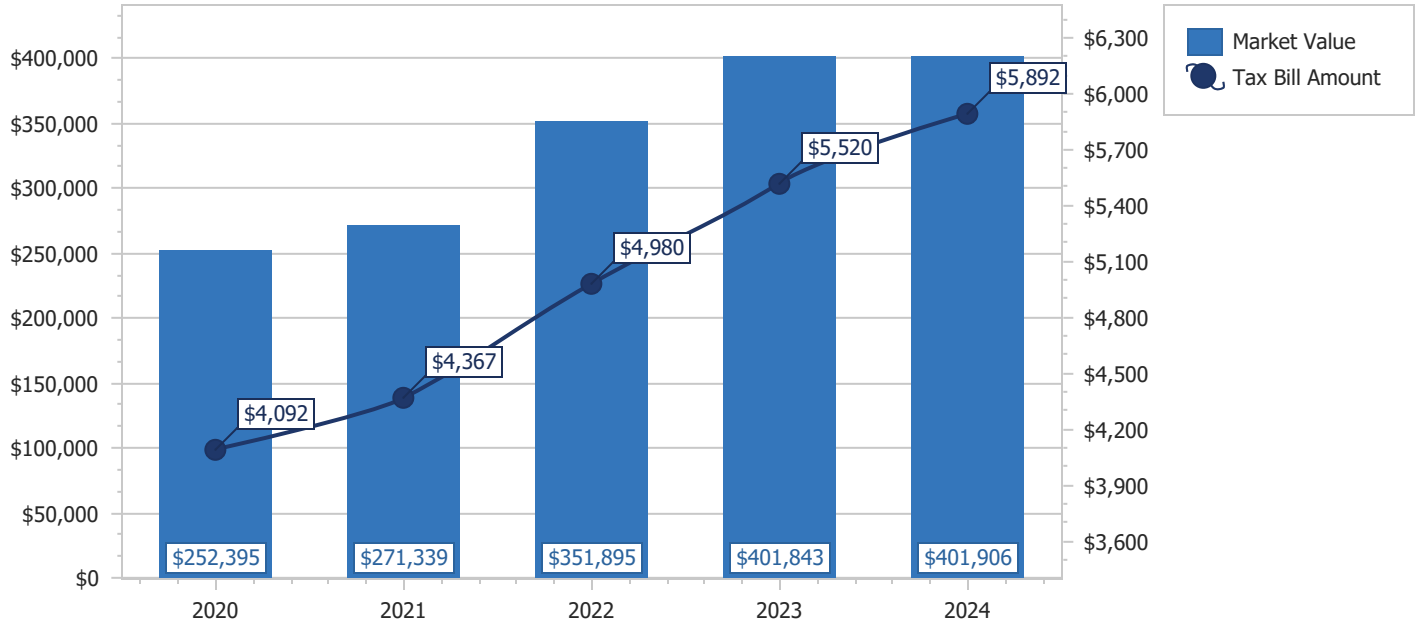
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 48

Utilities

Fire Station #	Station: 26 Zone: 261
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2025 FOREIGN LIMITED PARTNERSHIP ANNUAL REPORT

FILED
Mar 04, 2025
Secretary of State
9152390036CC

DOCUMENT# B17000000233

Entity Name: FKH SFR PROPCO B-HLD,LP

Current Principal Place of Business:

875 THIRD AVE., 10TH FL
NEW YORK, NY 10022

Current Mailing Address:

C/O FIRSTKEY HOMES
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339 US

FEI Number: 82-4218874

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CT CORPORATION SYSTEM
1200 S PINE ISLAND RD
PLANTATION, FL 33324 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

General Partner Detail :

Document #	
Name	FKH SFR PROPCO B GP, LLC
Address	875 THIRD AVE., 10TH FL
City-State-Zip:	NEW YORK NY 10022

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 general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FKH SFR PROPCO B GP, LLC GENERAL PARTNER 03/04/2025

Electronic Signature of Signing General Partner Detail — Date

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
12-21-30-505-0000-2950	152377	0932	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE
ATLANTA, GA 30339

848 BENCHWOOD CT

LOT 295 OAK FOREST UNIT 3 PB 27
PGS 92 & 93

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	361,152	0	361,152	1,760.65
FIRE	2.7649	361,152	0	361,152	998.55
SCHOOL CAPITAL OUTLAY	1.5000	401,906	0	401,906	602.86
SCHOOL DISCRETIONARY(BASIC)	0.7480	401,906	0	401,906	300.62
SCHOOL RLE	3.0310	401,906	0	401,906	1,218.18
WINTER SPRINGS	2.6200	361,152	0	361,152	946.22
ST JOHNS WATER MANAGEMENT	0.1793	361,152	0	361,152	64.75

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,891.83

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
WSOM-WSOM WS OAK FOREST MAINTENANCI	@ 1.0000	66.00

	TOTAL NON-AD VALOREM ASSESSMENTS	$66.00

COMBINED TAXES AND ASSESSMENTS $5,957.83 See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
12-21-30-505-0000-2950	152377	0932	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

FKH SFR PROPCO B-HLD LP
C/O FIRST KEY HOMES LLC
600 GALLERIA PKWY SE STE
ATLANTA, GA 30339

848 BENCHWOOD CT

LOT 295 OAK FOREST UNIT 3 PB 27
PGS 92 & 93

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				

11/26/2024 **Receipt # 9995-0932002364597757** **$5,719.52 Paid By FIRST KEY**