CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, SEPTEMBER 23, 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

Code Compliance Monthly Report - August 2025
Code Compliance Monthly Report - August 2025.pdf

CONSENT AGENDA

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE001153**
Address: 401 N US Hwy 17-92
Respondent(s): Reeco Properties, LLLP
Violation: FBC Section 105.1 – *Permits, Required*
Presentation.pdf
Additional Case Information.pdf

501. Case# 2025CE001429
Respondent(s): Waldbauer, Brian; Waldbauer Jessica
Address: 75 S Cortez Ave.
Violation(s): WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024- Sec 308.1 Accumulation of Rubbish or Garbage
Additional Case Information
Presentation

502. Case# 2025CE001019
Respondent(s): DUFAULT, ANGELA M; DUFAULT, GERARD P
Address: 122 N Alderwood St
Violation(s): IPMC 2024 Sec. 302.4- Weeds
IPMC 2024 Sec. 308.1- Accumulations of Rubbish or Garbage
WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024 Sec. 302.7- Accessory Structures

Additional Case Information
Presentation

503. Case# 2025CE001347
Respondent(s): GABRIELE, ALLEN J
Address: 915 Puma Trl
Violation(s): WS City Ord. 12-53- Abandonment of motor vehicles prohibited
IPMC 2024- 302.4 - Weeds
Additional Case Information
Presentation

PUBLIC HEARINGS : NON-COMPLIANCE CASES

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

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

CODE ENFORCEMENT BOARD AGENDA | SEPTEMBER 23, 2025 REGULAR MEETING

TITLE

Code Compliance Monthly Report - August 2025

SUMMARY

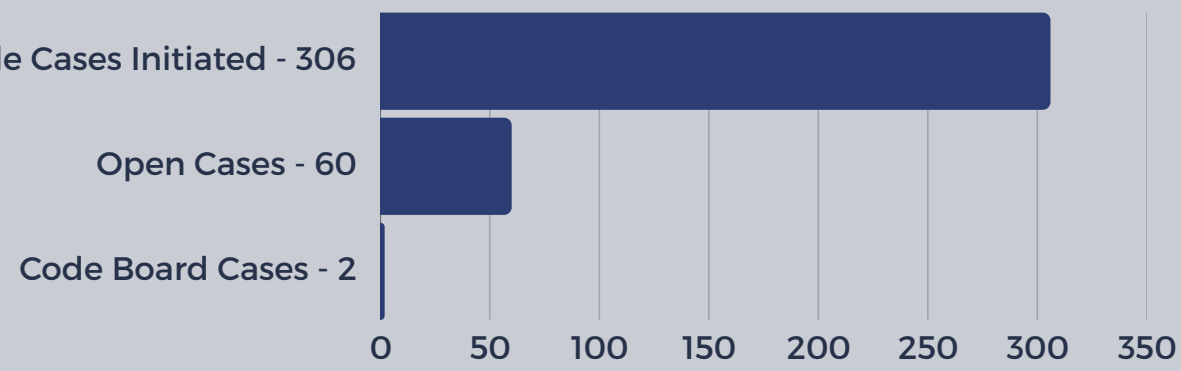
FUNDING SOURCE

RECOMMENDATION

Informational

AUGUST 2025

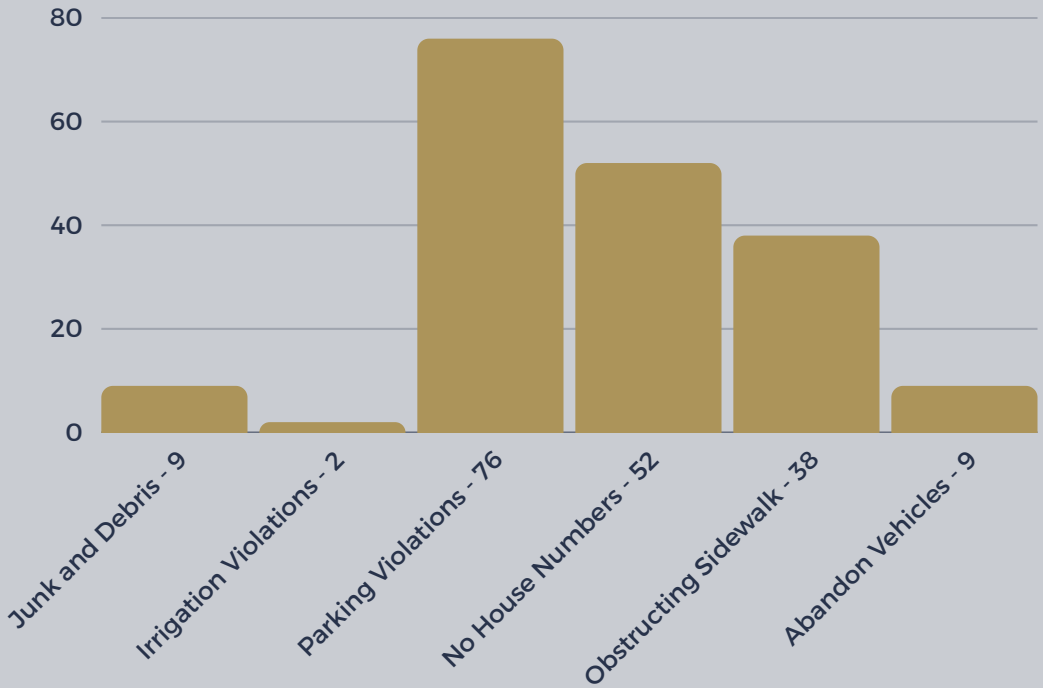
CODE COMPLIANCE MONTHLY REPORT





119

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.

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | SEPTEMBER 23, 2025 REGULAR MEETING

TITLE

Case #2025CE001153
Address: 401 N US Hwy 17-92
Respondent(s): Reeco Properties, LLLP
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 October 23, 2025 (30 days), and consider an imposition of a daily fine of $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

September 23, 2025

Respondent(s): Reeco Properties, LLLP

Address: 401 N US Hwy 17-92

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

Case No. 2025CE001153

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

June 11, 2025 – CCI Elbon arrived at the referenced property to conduct an inspection based on a complaint forwarded from the Seminole County Fire Department regarding unpermitted construction/alteration activity. CCI Elbon observed building construction/alterations that had been performed without a building permit. CCI Elbon found that the construction/alteration activity began in 2018 and continued through 2025 according to SCPA imagery records. A permit check revealed no issued permits associated with the construction/alteration activity *(Exhibits 1-6)*.



Exhibit 1
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
Date Taken: June 11, 2025



Exhibit 2
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
Date Taken: June 11, 2025

Seminole County Property Appraiser

Show Lat/Lon Goto Address: Go

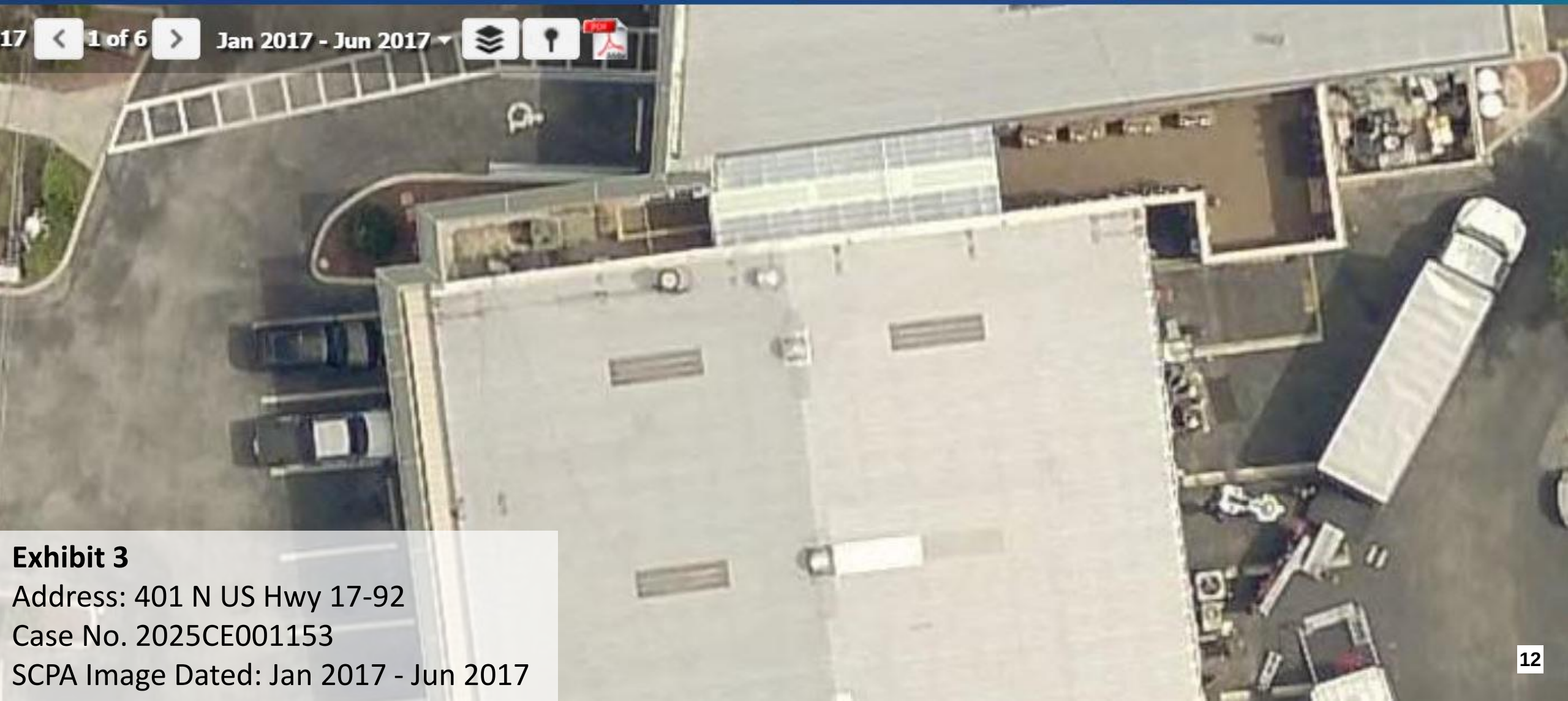


Exhibit 3
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
SCPA Image Dated: Jan 2017 - Jun 2017



Exhibit 4
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
SCPA Image Dated: Nov 2018 - Dec 2018

Seminole County Property Appraiser

Show Lat/Lon Goto Address: Go

020 1 of 6 Dec 2020 - Dec 2020

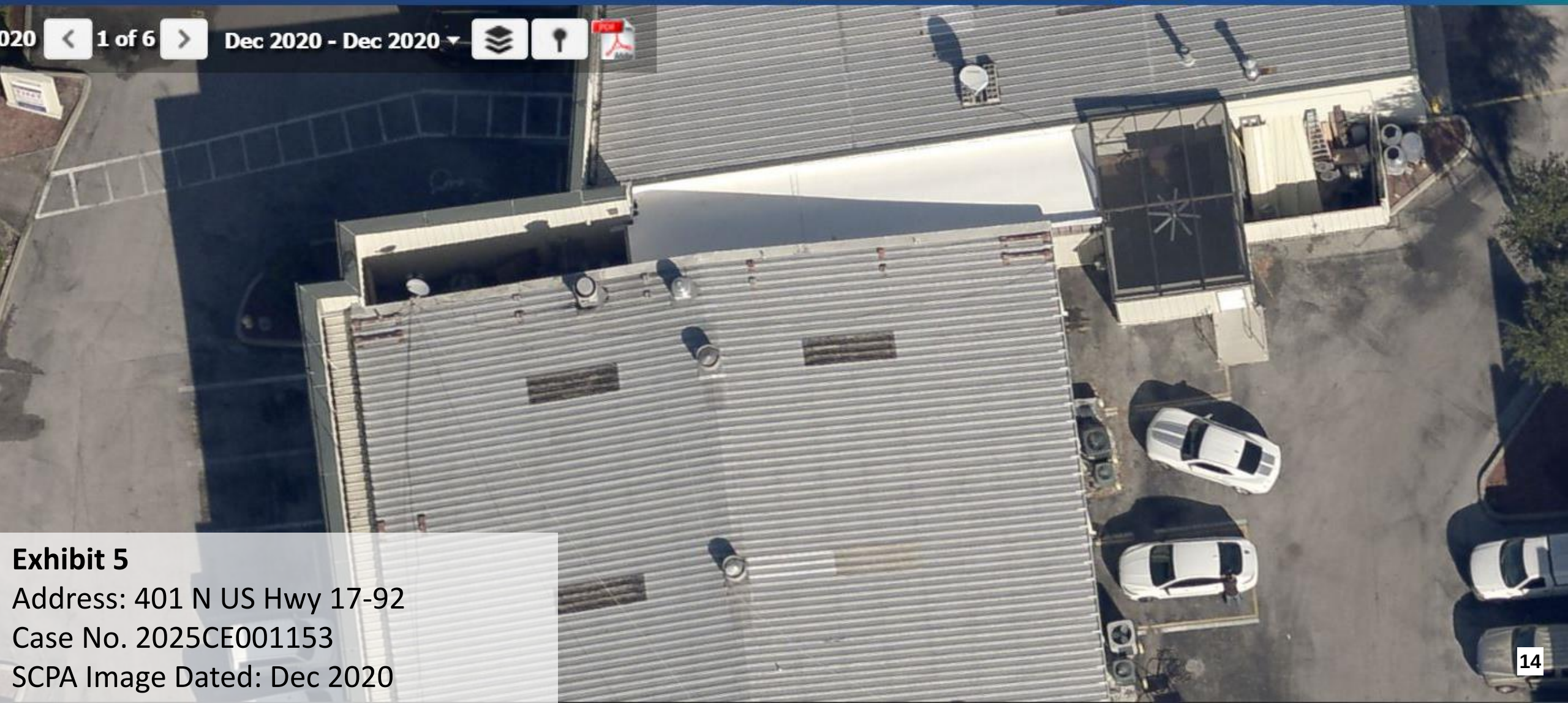


Exhibit 5
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
SCPA Image Dated: Dec 2020

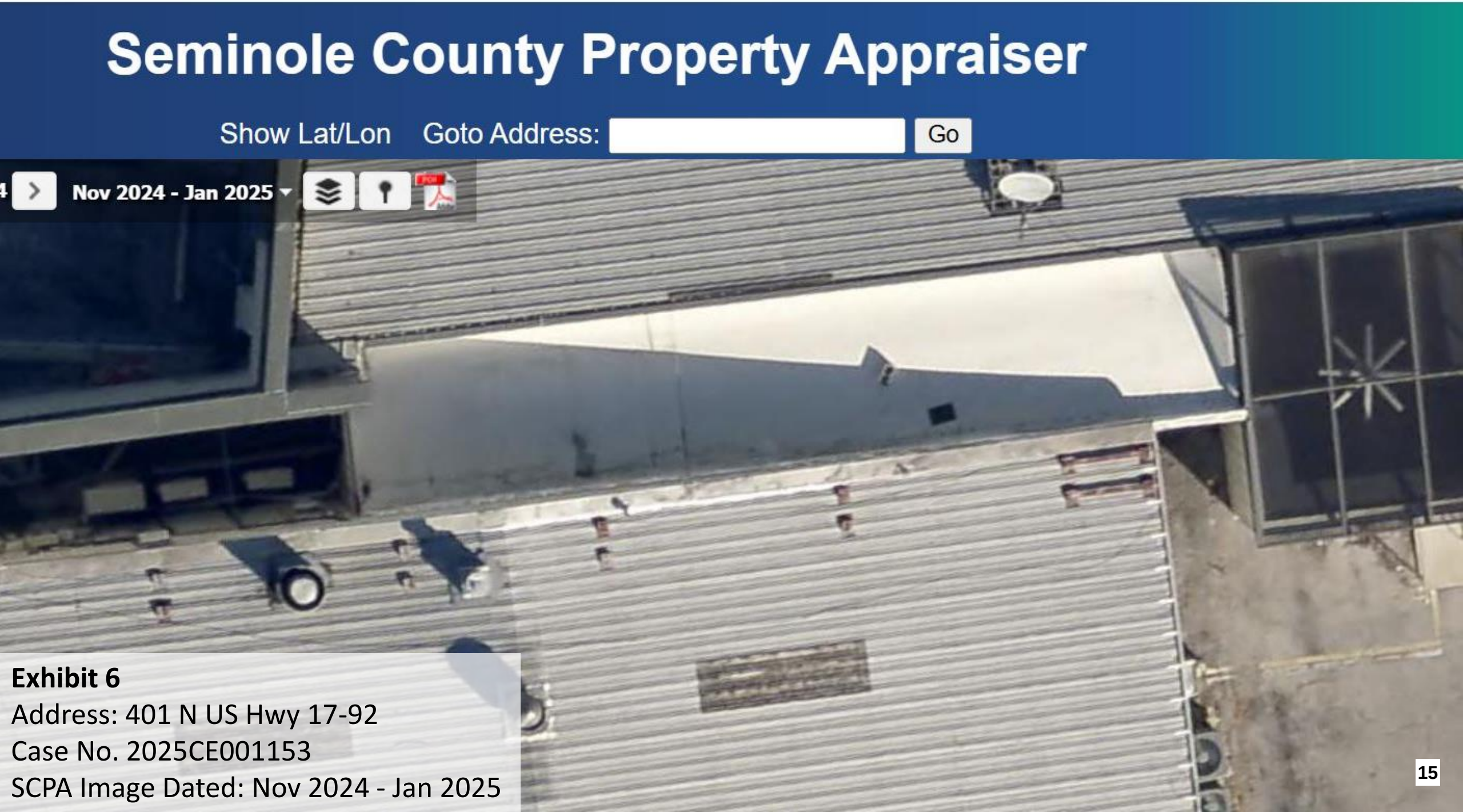


Exhibit 6
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
SCPA Image Dated: Nov 2024 - Jan 2025

Case Summary

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

July 3, 2025 – Notice of Code Violation reported as unclaimed and being returned to sender.

July 14, 2025 – A permit check revealed no issued permits associated with the construction activity. CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibits 7-8)*.

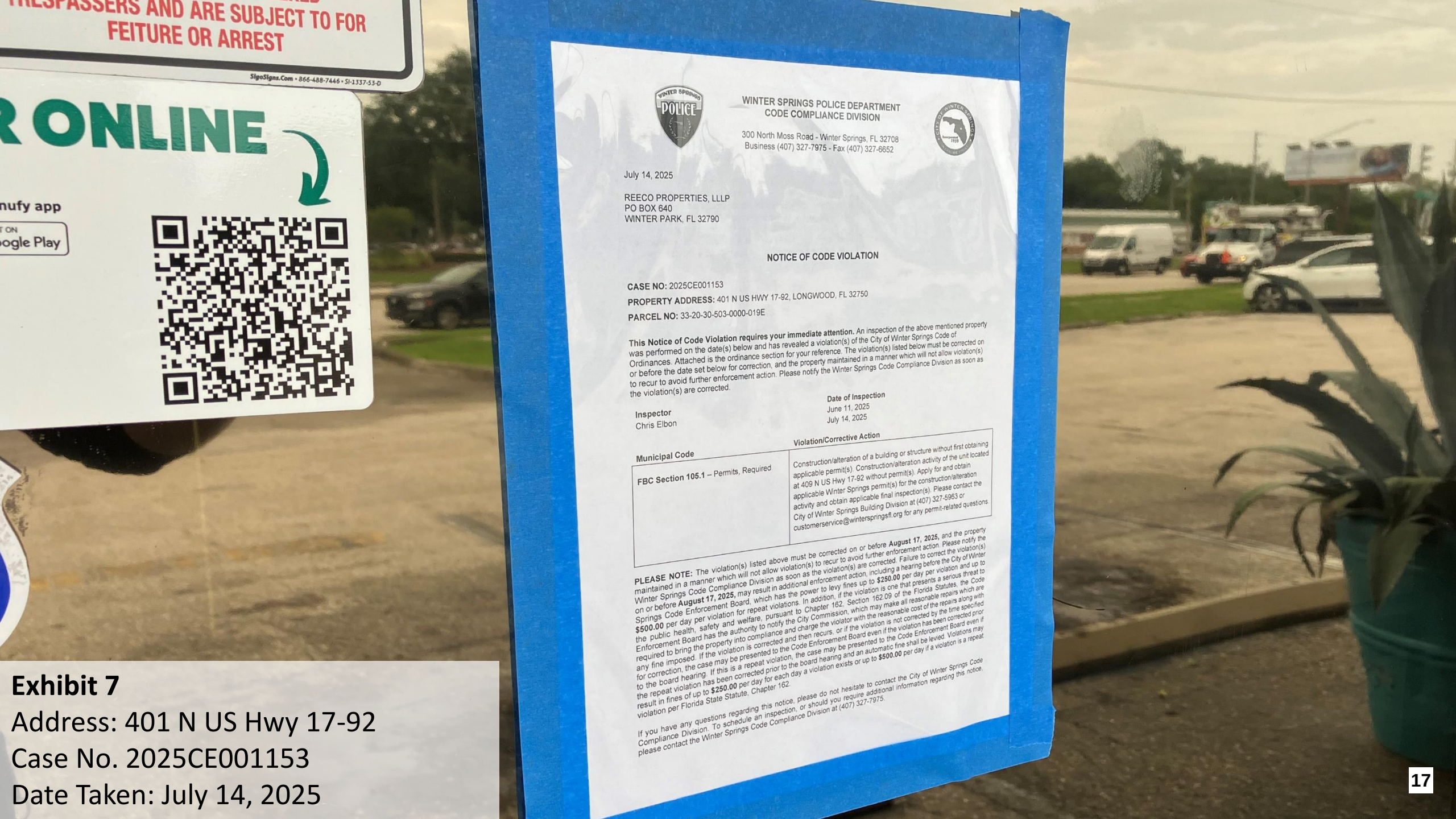


Exhibit 7
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
Date Taken: July 14, 2025



Exhibit 8
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
Date Taken: July 14, 2025

Case Summary

August 18, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that violation remained. A permit check revealed no issued permits associated with the construction/alteration activity *(Exhibit 9-10)*.



Exhibit 9
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
Date Taken: August 18, 2025



Exhibit 10
Address: 401 N US Hwy 17-92
Case No. 2025CE001153
Date Taken: August 18, 2025

Case Summary

August 19, 2025 – Notice of Hearing sent to the property owner(s) and registered agent(s) by USPS Certified Mail with Return Receipt Requested.

September 5, 2025 – Notice of Hearing delivered.

September 14, 2025 – CCI Elbon conducted a permit check which revealed no issued permits associated with the construction/alteration activity.

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 2025 (30 days), and consider an imposition of a daily fine of $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 11, 2025

REECO PROPERTIES, LLLP
PO BOX 640
WINTER PARK, FL 32790

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

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 11, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction/alteration of a building or structure without first obtaining applicable permit(s). Construction/alteration activity of the unit located at 409 N US Hwy 17-92 without permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity and obtain applicable final inspection(s). 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: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

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: 9414811898765440375101

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



063S0010937442

USPS CERTIFIED MAIL



9414 8118 9876 5440 3751 01

REECO PROPERTIES, LLLP
PO BOX 640
WINTER PARK FL 32790-0640



Reference	NOV - 2025CE001153 - ELBON
USPS #	9414811898765440375101
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item has been delivered to the original sender at 1:53 pm on July 14, 2025 in WINTER SPRINGS, FL 32708.
USPS History	In Transit to Next Facility, 07/13/2025 Arrived at USPS Regional Facility, July 12, 2025, 10:36 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 07/12/2025 Arrived at USPS Regional Facility, July 11, 2025, 11:41 am, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, July 11, 2025, 7:44 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, July 10, 2025, 9:38 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, July 3, 2025, 3:11 pm, WINTER PARK, FL 32789 Reminder to pick up your item Available for Pickup, 06/14/2025, 8:58 am, WINTER PARK, FL 32790 Arrived at USPS Regional Facility, June 13, 2025, 11:49 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 06/13/2025 Departed USPS Regional Facility, June 12, 2025, 9:00 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 12, 2025, 7:43 pm, ORLANDO FL

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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: 07/15/2025 (UTC)

DISTRIBUTION CENTER
Departed Post Office, June 12, 2025, 5:57 pm, WINTER SPRINGS, FL 32708
USPS picked up item, June 12, 2025, 9:38 am, WINTER SPRINGS, FL 32708
Shipping Label Created, USPS Awaiting Item, 06/11/2025, 12:14 pm, WINTER SPRINGS, FL 32708

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Date Verified: 07/15/2025 (UTC)

UNITED STATES POSTAL SERVICE

July 15, 2025

Dear Reference NOV 2025CE001153 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5440 3751 01**.

Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	July 14, 2025, 1:53 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	REECO PROPERTIES LLLP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 11, 2025

REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK, FL 32789

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

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 11, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction/alteration of a building or structure without first obtaining applicable permit(s). Construction/alteration activity of the unit located at 409 N US Hwy 17-92 without permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity and obtain applicable final inspection(s). 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: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

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: 9414811898765440375538

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



063S0010937441

USPS CERTIFIED MAIL



9414 8118 9876 5440 3755 38

REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK FL 32789-3359



Reference	NOV - 2025CE001153 - ELBON
USPS #	9414811898765440375538
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:58 pm on June 14, 2025 in WINTER PARK, FL 32789.
USPS History	Arrived at USPS Regional Facility, June 13, 2025, 8:02 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 06/13/2025 Departed USPS Regional Facility, June 12, 2025, 9:00 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 12, 2025, 8:03 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, June 12, 2025, 5:57 pm, WINTER SPRINGS, FL 32708 USPS picked up item, June 12, 2025, 9:38 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/11/2025, 12:18 pm, WINTER SPRINGS, FL 32708

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Date Verified: 06/15/2025 00:45:33 (UTC)

UNITED STATES POSTAL SERVICE

June 15, 2025

Dear Reference NOV 2025CE001153 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5440 3755 38**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 14, 2025, 12:58 pm
Location:	WINTER PARK, FL 32789
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	REECO PROPERTIES LLLP

Recipient Signature

Signature of Recipient:



Address of Recipient: 751 OVERSPIN DR, WINTER PARK, FL 32789

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

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

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

June 11, 2025

BRIAN, REECE C
ATTN: REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK, FL 32789

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

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Inspector	**Date of Inspection**
Chris Elbon	June 11, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction/alteration of a building or structure without first obtaining applicable permit(s). Construction/alteration activity of the unit located at 409 N US Hwy 17-92 without permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity and obtain applicable final inspection(s). 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: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

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: 9414811898765440372629

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



063S0010937440

USPS CERTIFIED MAIL



9414 8118 9876 5440 3726 29

BRIAN, REECE C
ATTN REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK FL 32789-3359



Reference	NOV - 2025CE001153 - ELBON
USPS #	9414811898765440372629
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:58 pm on June 14, 2025 in WINTER PARK, FL 32789.
USPS History	Arrived at USPS Regional Facility, June 13, 2025, 8:06 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 06/13/2025 Departed USPS Regional Facility, June 12, 2025, 9:00 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 12, 2025, 8:04 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, June 12, 2025, 5:57 pm, WINTER SPRINGS, FL 32708 USPS picked up item, June 12, 2025, 9:38 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 06/11/2025, 12:22 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: 06/15/2025 00:45:23 (UTC)

UNITED STATES POSTAL SERVICE

June 15, 2025

Dear Reference NOV 2025CE001153 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5440 3726 29**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 14, 2025, 12:58 pm
Location:	WINTER PARK, FL 32789
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN REECO PROPERTIES LLLP BRIAN REECE C

Recipient Signature

Signature of Recipient:



Address of Recipient: 751 OVERSPIN DR, WINTER PARK, FL 32789

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

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

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

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

CASE NO. 2025CE001153

Petitioner,

vs.

REECO PROPERTIES, LLLP
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 June 11, 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 July 3, 2025, the Notice of Code Violation sent by USPS Certified Mail with Return Receipt Requested, had been reported as unclaimed and being returned to the original sender.

3. That on July 14, 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 14TH day of July, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 14 day of July, 2025, by Christopher Elbon

Signature of Notary Public

KELLIANNE WELLS
Commission # HH 511990
Expires July 28, 2028

Kellianne Wells
Name of Notary typed, printed or stamped

Personally Known X OR Produced Identification ____

Type of Identification Produced _____

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

July 14, 2025

REECO PROPERTIES, LLLP
PO BOX 640
WINTER PARK, FL 32790

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

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 11, 2025 July 14, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction/alteration of a building or structure without first obtaining applicable permit(s). Construction/alteration activity of the unit located at 409 N US Hwy 17-92 without permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity and obtain applicable final inspection(s). 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 **August 17, 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 **August 17, 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: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

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

July 14, 2025

REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK, FL 32789

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

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 11, 2025 July 14, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction/alteration of a building or structure without first obtaining applicable permit(s). Construction/alteration activity of the unit located at 409 N US Hwy 17-92 without permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity and obtain applicable final inspection(s). 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: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

July 14, 2025

BRIAN, REECE C
ATTN: REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK, FL 32789

NOTICE OF CODE VIOLATION

CASE NO: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

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 11, 2025 July 14, 2025

Municipal Code	**Violation/Corrective Action**
FBC Section 105.1 – Permits, Required	Construction/alteration of a building or structure without first obtaining applicable permit(s). Construction/alteration activity of the unit located at 409 N US Hwy 17-92 without permit(s). Apply for and obtain applicable Winter Springs permit(s) for the construction/alteration activity and obtain applicable final inspection(s). 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: 2025CE001153

PROPERTY ADDRESS: 401 N US HWY 17-92, LONGWOOD, FL 32750

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

REECO PROPERTIES, LLLP
Respondent(s) /

CASE NO. 2025CE001153

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on September 23, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

PROPERTY OWNER(S): REECO PROPERTIES, LLLP

MAILING ADDRESS: PO BOX 640, WINTER PARK, FL 32790

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: 9414811898765472183132

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



063S0010937440

USPS CERTIFIED MAIL



9414 8118 9876 5472 1831 32

REECO PROPERTIES, LLLP
PO BOX 640
WINTER PARK FL 32790-0640



Reference	NOH - 2025CE001153 - ELBON
USPS #	9414811898765472183132
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 11:45 am on September 5, 2025 in WINTER PARK, FL 32789.
USPS History	Your item was picked up at the post office at 11:45 am on September 5, 2025 in WINTER PARK, FL 32789. Reminder to pick up your item Available for Pickup, 08/22/2025, 10:38 am, WINTER PARK, FL 32789 Arrived at Post Office, 08/22/2025, 9:25 am, WINTER PARK, FL 32789 Arrived at USPS Regional Facility, August 21, 2025, 7:57 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 08/21/2025 Arrived at USPS Regional Facility, August 20, 2025, 9:56 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, August 20, 2025, 4:57 pm, WINTER SPRINGS, FL 32708 USPS picked up item, August 20, 2025, 9:32 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 08/19/2025, 11:33 am, 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: 09/06/2025 (UTC)

UNITED STATES POSTAL SERVICE

September 6, 2025

Dear Reference NOH 2025CE001153 ELBON:

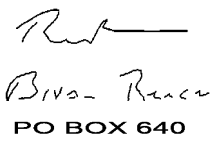
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5472 1831 32**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 5, 2025, 11:45 am
Location:	WINTER PARK, FL 32789
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	REECO PROPERTIES LLLP

Recipient Signature

Signature of Recipient:



PO BOX 640

Address of Recipient:

WINTER PARK, FL 32790-0640

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

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

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

REECO PROPERTIES, LLLP
Respondent(s) /

CASE NO. 2025CE001153

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on September 23, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

PROPERTY OWNER(S): REECO PROPERTIES, LLLP

MAILING ADDRESS: PO BOX 640, WINTER PARK, FL 32790

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

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

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

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

Chris Elbon

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

Certified Mailing Number: 9414811898765472184641

Electronic Delivery Confirmation™



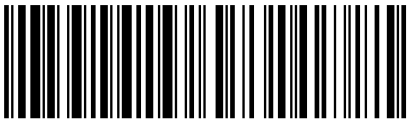
City of Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510

$8.86 US POSTAGE
FIRST-CLASS IMI
Aug 19 2025
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11923275



063S0011718299

USPS CERTIFIED MAIL



9414 8118 9876 5472 1846 41

REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK FL 32789-3359



Reference	NOH - 2025CE001153 - ELBON
USPS #	9414811898765472184641
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 3:23 pm on August 26, 2025 in WINTER PARK, FL 32789.
USPS History	Your item was delivered to an individual at the address at 3:23 pm on August 26, 2025 in WINTER PARK, FL 32789. No Access to Delivery Location, 08/22/2025, 1:07 pm, WINTER PARK, FL 32789 Arrived at USPS Regional Facility, August 21, 2025, 8:29 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 08/21/2025 Arrived at USPS Regional Facility, August 20, 2025, 9:19 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, August 20, 2025, 4:57 pm, WINTER SPRINGS, FL 32708 USPS picked up item, August 20, 2025, 9:32 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 08/19/2025, 11:37 am, WINTER SPRINGS, FL 32708

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Date Verified: 08/27/2025 (UTC)

UNITED STATES POSTAL SERVICE

August 27, 2025

Dear Reference NOH 2025CE001153 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5472 1846 41**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 26, 2025, 3:23 pm
Location:	WINTER PARK, FL 32789
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	REECO PROPERTIES LLLP

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

REECO PROPERTIES, LLLP
Respondent(s) /

CASE NO. 2025CE001153

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on September 23, 2025, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: 401 N US HWY 17-92, LONGWOOD, FL 32750

PARCEL NO: 33-20-30-503-0000-019E

PROPERTY OWNER(S): REECO PROPERTIES, LLLP

MAILING ADDRESS: PO BOX 640, WINTER PARK, FL 32790

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: 9414811898765472182364

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



063S0010937441

USPS CERTIFIED MAIL



9414 8118 9876 5472 1823 64

BRIAN, REECE C
ATTN REECO PROPERTIES, LLLP
751 OVERSPIN DR
WINTER PARK FL 32789-3359



Reference	NOH - 2025CE001153 - ELBON
USPS #	9414811898765472182364
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 3:23 pm on August 26, 2025 in WINTER PARK, FL 32789.
USPS History	Your item was delivered to an individual at the address at 3:23 pm on August 26, 2025 in WINTER PARK, FL 32789. No Access to Delivery Location, 08/22/2025, 1:07 pm, WINTER PARK, FL 32789 Arrived at USPS Regional Facility, August 21, 2025, 8:29 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 08/21/2025 Arrived at USPS Regional Facility, August 20, 2025, 9:19 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, August 20, 2025, 4:57 pm, WINTER SPRINGS, FL 32708 USPS picked up item, August 20, 2025, 9:32 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 08/19/2025, 11:41 am, WINTER SPRINGS, FL 32708

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Date Verified: 08/27/2025 (UTC)

UNITED STATES POSTAL SERVICE

August 27, 2025

Dear Reference NOH 2025CE001153 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5472 1823 64**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 26, 2025, 3:23 pm
Location:	WINTER PARK, FL 32789
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ATTN REECO PROPERTIES LLLP BRIAN REECE C

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

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

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **33-20-30-503-0000-019E**
Property Address: **401 N US HWY 17-92 LONGWOOD, FL 32750**
Owners: **REECO PROPERTIES LLLP**

2025 Market Value $863,658 Assessed Value $863,658 Taxable Value $863,658
2024 Tax Bill $12,644.40
Commerce Center property w/1st Building size of 10,000 SF and a lot size of 0.62 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-20-30-503-0000-019E
Property Address	401 N US HWY 17-92 LONGWOOD, FL 32750
Mailing Address	PO BOX 640 WINTER PARK, FL 32790-0640
Subdivision	ENTZMINGER FARMS ADD NO 3
Tax District	W1:Winter Springs
DOR Use Code	4102:Commerce Center
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	$0	$0
Depreciated Other Features	$0	$0
Land Value (Market)	$0	$0
Land Value Agriculture	$0	$0
Just/Market Value	$863,658	$804,438
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$863,658	$804,438

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$12,644.40
Tax Bill Amount	$12,644.40
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
REECO PROPERTIES LLLP

2025 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

FILED
Apr 30, 2025
Secretary of State
0350101738CC

DOCUMENT# A04000000004

Entity Name: REECO PROPERTIES, LLLP

Current Principal Place of Business:

751 OVERSPIN DRIVE
WINTER PARK, FL 32789

Current Mailing Address:

PO BOX 640
WINTER PARK, FL 32790 US

FEI Number: 20-0553531

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BRIAN, REECE C
751 OVERSPIN DR
WINTER PARK, FL 32789 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: BRIAN C REECE 04/30/2025

Electronic Signature of Registered Agent — Date

General Partner Detail :

Document #	
Name	REECE, WAYNE P
Address	PO BOX 640
City-State-Zip:	WINTER PARK FL 32790

Document #	
Name	REECE, DIANE A
Address	PO BOX 640
City-State-Zip:	WINTER PARK FL 32790

Document #	
Name	REECE, BRIAN C
Address	PO BOX 640
City-State-Zip:	WINTER PARK FL 32790

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: BRIAN C REECE PARTNER 04/30/2025

Electronic Signature of Signing General Partner Detail — Date

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
33-20-30-503-0000-019E	256197		APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

REECO PROPERTIES LLLP
PO BOX 640
WINTER PARK, FL 32790-0640

401 N US HWY 17-92

SLY 165 FT OF WLY 165 FT OF LOT 19
ENTZMINGER FARMS ADD NO 3 PB 6
PG 27

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	804,438	0	804,438	3,921.72
FIRE	2.7649	804,438	0	804,438	2,224.19
SCHOOL CAPITAL OUTLAY	1.5000	804,438	0	804,438	1,206.66
SCHOOL DISCRETIONARY(BASIC)	0.7480	804,438	0	804,438	601.72
SCHOOL RLE	3.0310	804,438	0	804,438	2,438.25
WINTER SPRINGS	2.6200	804,438	0	804,438	2,107.63
ST JOHNS WATER MANAGEMENT	0.1793	804,438	0	804,438	144.24

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$12,644.41

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS $12,644.41 See reverse side for important information.

If Paid By	Jan 31, 2025				
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
33-20-30-503-0000-019E	256197		APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

REECO PROPERTIES LLLP
PO BOX 640
WINTER PARK, FL 32790-0640

401 N US HWY 17-92

SLY 165 FT OF WLY 165 FT OF LOT 19
ENTZMINGER FARMS ADD NO 3 PB 6
PG 27

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

If Paid By	Jan 31, 2025				
Please Pay	$0.00				

01/23/2025 **Receipt # 9806-IC00043588504358 $12,391.52 Paid By REECO PROPERTIES I**

PUBLIC HEARINGS : NEW CASES ITEM 501

CODE ENFORCEMENT BOARD AGENDA | SEPTEMBER 23, 2025 REGULAR MEETING

TITLE

Case# 2025CE001429
Respondent(s): Waldbauer, Brian; Waldbauer Jessica
Address: 75 S Cortez Ave.
Violation(s): WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024- Sec 308.1 Accumulation of Rubbish or Garbage

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends based upon the photo evidence and testimony presented the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 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.

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: 03-21-30-501-0200-0150
Property Address: 75 S CORTEZ AVE WINTER SPRINGS, FL 32708
Owners: WALDBAUER, BRIAN; WALDBAUER, JESSICA
2025 Market Value $271,179 Assessed Value $271,179 Taxable Value $271,179
2024 Tax Bill $4,058.43
The 3 Bed/2 Bath Single Family property is 1,612 SF and a lot size of 0.20 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-501-0200-0150
Property Address	75 S CORTEZ AVE WINTER SPRINGS, FL 32708
Mailing Address	75 S CORTEZ AVE WINTER SPGS, FL 32708-2945
Subdivision	NORTH ORLANDO 2ND ADD
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	$191,179	$178,198
Depreciated Other Features	$0	$0
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$271,179	$258,198
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$271,179	$258,198

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$4,058.43
Tax Bill Amount	$4,058.43
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
WALDBAUER, BRIAN - Tenancy by Entirety
WALDBAUER, JESSICA - Tenancy by Entirety

Legal Description

LOT 15 BLK 2 NORTH ORLANDO 2ND ADD PB
12 PG 56

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$271,179	$0	$271,179
Schools	$271,179	$0	$271,179
CITY WINTER SPRINGS	$271,179	$0	$271,179
FIRE FUND	$271,179	$0	$271,179
SJWM(Saint Johns Water Management)	$271,179	$0	$271,179

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/23/2021	$265,000	09942/0976	Improved	Yes
QUIT CLAIM DEED	12/1/2007	$100	06900/1748	Improved	No
WARRANTY DEED	10/1/2007	$210,000	06883/0678	Improved	Yes
WARRANTY DEED	2/1/2002	$85,700	04327/0296	Improved	Yes
WARRANTY DEED	5/1/2001	$59,000	04084/1525	Improved	Yes
FINAL JUDGEMENT	5/1/2001	$100	04084/1514	Improved	No
QUIT CLAIM DEED	3/1/2000	$100	04084/1521	Improved	No
WARRANTY DEED	5/1/1989	$49,500	02066/0468	Improved	Yes
WARRANTY DEED	3/1/1983	$42,600	01443/0054	Improved	No
WARRANTY DEED	2/1/1980	$35,000	01266/1127	Improved	Yes
SPECIAL WARRANTY DEED	8/1/1979	$100	01243/1200	Improved	No

Land

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

July 11, 2025

WALDBAUER, BRIAN; WALDBAUER, JESSICA
75 S CORTEZ AVE
WINTER SPGS, FL 32708-2945

NOTICE OF CODE VIOLATION

PROPERTY ADDRESS: 75 S CORTEZ AVE WINTER SPRINGS, FL 32708 **CASE NO:** 2025CE001429
PARCEL NO: 03-21-30-501-0200-0150
OWNER(S): WALDBAUER, BRIAN; WALDBAUER, JESSICA

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.

Code Inspector	Date of Inspection
C DeFoe	July 10, 2025

Municipal Code	Violation/Corrective Action
WS City Ord. 20-438	Front yard parking of vehicles is prohibited. Cease front lawn parking of vehicles to comply. If additional space is needed, obtain a designated parking permit at city hall. **** Please refer to the ordinance description ****
IPMC 2024- 308.1	Please remove all rubbish and garbage from the entire property to comply. **** Please review the ordinance description. ****

PLEASE NOTE: The violation(s) listed above must be corrected on or before **August 14, 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 **August 14, 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.**

Carlos DeFoe
Code Compliance
City of Winter Springs
Cdefoe@winterspringsfl.org
O: 1-(407) 327-7558

PROPERTY ADDRESS: 75 S CORTEZ AVE WINTER SPRINGS, FL 32708 **CASE NO: 2025CE001429**
PARCEL NO: 03-21-30-501-0200-0150
OWNER(S): WALDBAUER, BRIAN; WALDBAUER, JESSICA

Municipal Code(s)	Code Description
WS City Ord. 20-438 Parking vehicles in residential front yards and on sidewalks prohibited.	**(a)** The parking of any vehicle within the front yard of any residential lot shall be prohibited unless said vehicle is parked on a driveway and/or designated parking area that meet the requirements set forth in section 20-439 of the City Code. **(b)** The parking of any vehicle on or over any sidewalk adjacent to any residential lot is hereby prohibited. For purposes of this subsection, the term sidewalk shall be as defined in section 316.003, Florida Statutes, and shall include any portion of a sidewalk that traverses a driveway. **(c)** A violation of this section may be prosecuted before the code enforcement board or special magistrate or shall be classified as class I civil citation violation.
WS City Ord. 20-439 Parking areas on residential lots; design requirements	(d) *Minimum designated parking area design standards.* The minimum design standards for designated parking areas constructed on residential lots are as follows: (1) A maximum of one designated parking area shall be allowed per residential lot to the extent that sufficient area exists, within the front or side yard on the lot, to safely accommodate at least one vehicle within the designated parking area. (2) If the designated parking area is located within the front yard, the designated parking area shall be located parallel and adjacent to one side of an existing driveway on the lot, and the designated parking area shall not extend beyond any sidewalk located on or adjacent to the lot. (See Illustration 20-439 below.) (3) If the designated parking area is located within the side yard, the designated parking area shall be required to extend from an existing driveway. (See attached Illustration 20-439 below.) (4) The designated parking area shall be constructed with one or more of the approved construction materials identified in subsection (e). (5) The designated parking area shall not exceed twelve (12) feet in width. (e) *Approved construction materials.* Driveways and designated parking areas on residential lots shall be constructed of the following materials: (1) For residential lots developed or redeveloped after August 11, 2009, driveways and designated parking areas shall be constructed of concrete, asphalt, decorative pavers, brick, Eco-brick, crushed rock, gravel, geo-web with gravel, or turf block. However, mulch may be used for designated parking areas provided an impervious border is constructed pursuant to subparagraph (e)(3). (2) Subject to the conditions set forth in subsection (e)(1) and (3), driveways and designated parking areas on residential lots that are existing on August 11, 2009 shall be allowed to continue to use existing construction materials, provided said materials are concrete, asphalt, decorative pavers, brick, Eco-brick, crushed rock, gravel, geo-web with gravel, turf block, mulch, bark, or compacted or stabilized earth. (3) Whenever a driveway or designated parking area is constructed of gravel, geo-web, crushed rock, mulch or bark in accordance with the requirements of this section, the area shall be defined by an impervious border which is intended to reduce the migration of the materials used to construct said area.
IPMC 2024- 308.1 Accumulation of rubbish or garbage.	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Carlos DeFoe
Code Compliance
City of Winter Springs
Cdefoe@winterspringsfl.org
O: 1-(407) 327-7558

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

Petitioner,

vs.

WALDBAUER, BRIAN; WALDBAUER, JESSICA
Respondent(s) /

CASE: 2025CE001429

AFFIDAVIT OF SERVICE
(Notice of Code Violation)

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

1. That on **July 11, 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 **July 14, 2025**, 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, was received with signature.

FURTHER AFFIANT SAYETH NOT.

DATED this 17th day of Sept, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 17th day of Sept., 2025, by Carlos DeFoe.

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

Signature of Notary Public

Melissa Buchman
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

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

$8.16 US POSTAGE
FIRST-CLASS IMI
Jul 11 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia

063S0010282497

USPS CERTIFIED MAIL

9414 8118 9876 5441 1316 69

WALDBAUER, BRIAN WALDBAUER, JESSICA
75 S CORTEZ AVE
WINTER SPGS FL 32708-2945

Reference	NCV 2025CE001429 DeFoe
USPS #	9414811898765441131669
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 11:01 am on July 14, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, July 13, 2025, 12:06 am, LAKE MARY FL DISTRIBUTION CENTER Departed USPS Regional Facility, July 12, 2025, 9:29 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, July 11, 2025, 10:14 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, July 11, 2025, 5:20 pm, WINTER SPRINGS, FL 32708 USPS picked up item, July 11, 2025, 5:07 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/11/2025, 10:04 am, WINTER SPRINGS, FL 32708

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UNITED STATES POSTAL SERVICE

July 14, 2025

Dear Reference NCV 2025CE001429 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 1316 69**.

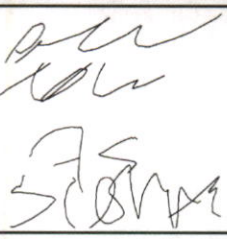
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 14, 2025, 11:01 am
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WALDBAUER BRIAN WALDBAUER JESSICA

Recipient Signature

Signature of Recipient:

Address of Recipient:



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

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

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
vs.
RESPONDENT

CASE NO: 2025CE001429

PARCEL OWNER:
WALDBAUER, BRIAN; WALDBAUER, JESSICA

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on 9/23/25 **the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows.** The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

PROPERTY ADDRESS: 75 S CORTEZ AVE WINTER SPRINGS, FL 32708

PARCEL NO: 03-21-30-501-0200-0150

OWNER(S): WALDBAUER, BRIAN; WALDBAUER, JESSICA

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 Section 162.06, Florida Statues.

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to $250.00 per day for each day the violation continues and up to $500 per day 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 Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. 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 not to 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 and First class on 8/15/25, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Carlos DeFoe
Code Compliance
City Of Winter Springs
Cdefoe@winterspringsfl.org
O:1-(407)-327-6563

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

Petitioner,

vs.

WALDBAUER BRIAN; WALDBAUER JESSICA
Respondent(s) /

CASE: 2025CE001429

AFFIDAVIT OF SERVICE
(Notice of Code Board Hearing)

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

1. That on **August 15, 2025**, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting Notice of Code Enforcement Board Hearing at the property upon which the violation is alleged to exist, posting Notice of Code Enforcement Board Hearing at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Enforcement Board Hearing by USPS Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of September, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 17th day of Sept., 2025, by Carlos DeFoe

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

Signature of Notary Public

Melissa Buchman
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Aug 14 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0011718299

USPS CERTIFIED MAIL

9414 8118 9876 5472 2657 39

WALDBAUER, BRIAN WALDBAUER, JESSICA
75 S CORTEZ AVE
WINTER SPGS FL 32708-2945

Reference	CBH 2025CE001429 DeFoe
USPS #	9414811898765472265739
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:59 pm on September 8, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Your item was delivered to an individual at the address at 1:59 pm on September 8, 2025 in WINTER SPRINGS, FL 32708. Redelivery Scheduled for Next Business Day, 09/06/2025, 9:24 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, September 5, 2025, 7:15 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, September 5, 2025, 1:16 pm, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, September 4, 2025, 7:45 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, September 4, 2025, 1:31 am, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, September 2, 2025, 8:42 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 08/18/2025, 10:56 am, WINTER SPRINGS, FL 32708 In Transit to Next Facility, 08/17/2025 Arrived at USPS Regional Facility, August 16, 2025, 10:05 pm, LAKE MARY FL DISTRIBUTION CENTER

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UNITED STATES POSTAL SERVICE

September 9, 2025

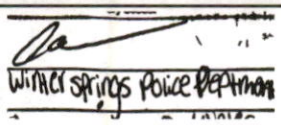
Dear Reference CBH 2025CE001429 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5472 2657 39**.

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	September 8, 2025, 1:59 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	WALDBAUER BRIAN WALDBAUER JESSICA

Recipient Signature

Signature of Recipient:



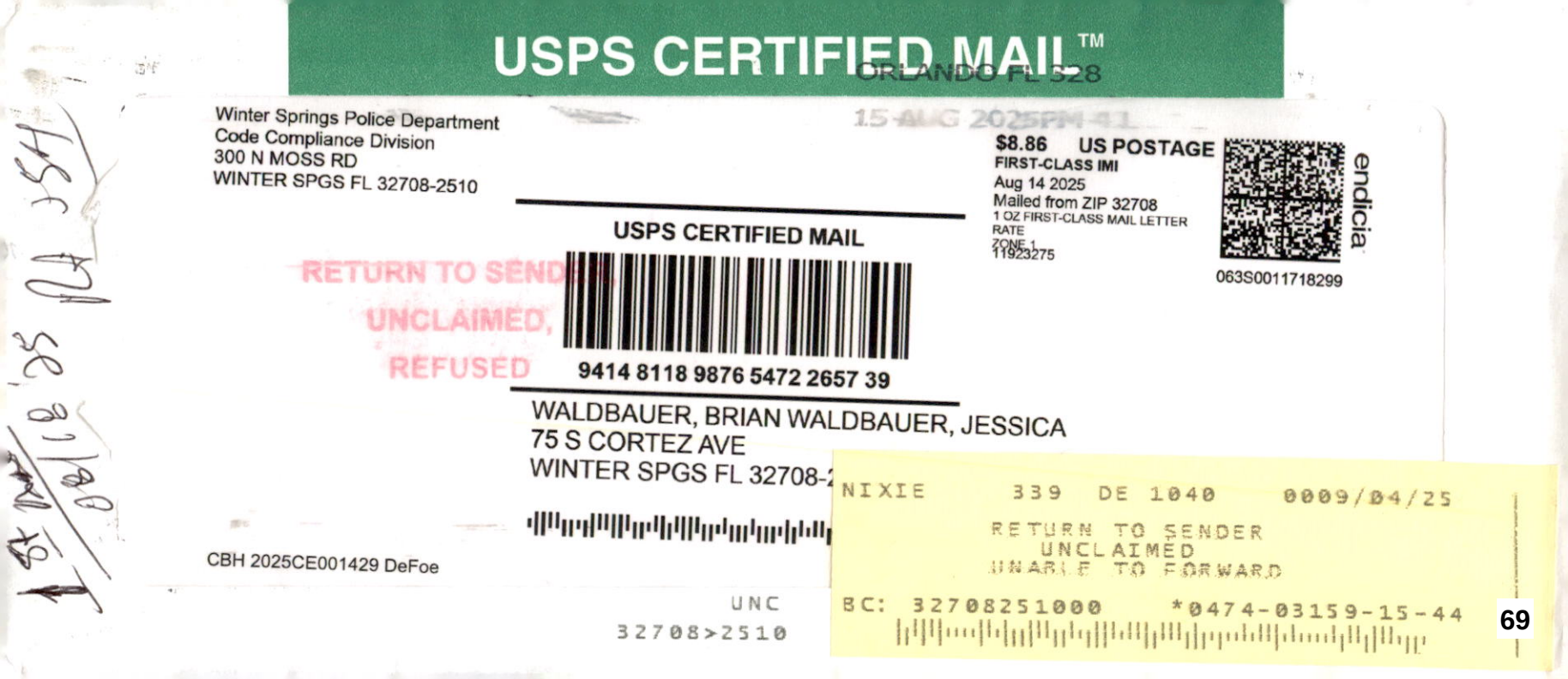
Address of Recipient:



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,
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Washington, D.C. 20260-0004


USPS CERTIFIED MAIL™
ORLANDO FL 328
15 AUG 2025 PM 4 L
Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510
$8.86 US POSTAGE
FIRST-CLASS IMI
Aug 14 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275
endicia
063S0011718299
USPS CERTIFIED MAIL
RETURN TO SENDER
UNCLAIMED,
REFUSED
9414 8118 9876 5472 2657 39
WALDBAUER, BRIAN WALDBAUER, JESSICA
75 S CORTEZ AVE
WINTER SPGS FL 32708-2
CBH 2025CE001429 DeFoe
UNC
32708>2510
NIXIE 339 DE 1040 0009/04/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0474-03159-15-44
69



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City of Winter Springs
Code Enforcement Division

Code Enforcement Board

September 23, 2025

Respondent(s): Waldbauer, Brian; Waldbauer Jessica
Address: 75 S Cortez Ave.
Violation(s): WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024- Sec 308.1 Accumulation of Rubbish or Garbage

Case No. 2025CE001429

WS City Ord. 20-438
Parking vehicles in residential front yards and on sidewalks prohibited

(a) The parking of any vehicle within the front yard of any residential lot shall be prohibited unless said vehicle is parked on a driveway and/or designated parking area that meet the requirements set forth in section 20-439 of the City Code.

Case No. 2025CE001429

IPMC 2024- Sec 308.1
Accumulation of Rubbish or Garbage

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

Case No. 2025CE001429

Case Summary

July 10, 2025 – CCI C.DeFoe- While conducting an area patrol, I observed multiple vehicles parked in the front yard of the referenced property. Upon further inspection, rubbish and garbage was observed in the front yard, side yard and the front exterior of the property structure
Exhibits (1-3)

Case No. 2025CE001429



Exhibit 1
Address: 75 S Cortez Ave
Case No. 2025CE001429
Date Taken: July 11, 2025



Exhibit 2
Address: 75 S Cortez Ave
Case No. 2025CE001429
Date Taken: July 11, 2025



Exhibit 3
Address: 75 S Cortez Ave
Case No. 2025CE001429
Date Taken: July 11, 2025

Case Summary

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

July 14, 2025 – Notice of code violation was delivered with return receipt signed indicated by USPS Certified Mail.

August 14, 2025 – CCI C. DeFoe- A follow up inspection was completed and at the time of inspection the violations remain present on the referenced property. Exhibit (4-6)



Exhibit 4
Address: 75 S Cortez Ave
Case No. 2025CE001429
Date Taken: August 14, 2025



Exhibit 5
Address: 75 S Cortez Ave
Case No. 2025CE001429
Date Taken: August 14, 2025



Exhibit 6
Address: 75 S Cortez Ave
Case No. 2025CE001429
Date Taken: August 14, 2025

Case Summary

August 15, 2025- Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested and posted to the referenced property and at City Hall.

September 8, 2025- Notice of Hearing returned to sender unclaimed.

Staff Recommendation

Staff recommends based upon the photo evidence and testimony presented the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 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.

PUBLIC HEARINGS : NEW CASES ITEM 502

CODE ENFORCEMENT BOARD AGENDA | SEPTEMBER 23, 2025 REGULAR MEETING

TITLE

Case# 2025CE001019
Respondent(s): DUFAULT, ANGELA M; DUFAULT, GERARD P
Address: 122 N Alderwood St
Violation(s): IPMC 2024 Sec. 302.4- Weeds
IPMC 2024 Sec. 308.1- Accumulations of Rubbish or Garbage
WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024 Sec. 302.7- Accessory Structures

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends based upon the photo evidence and testimony presented the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 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.

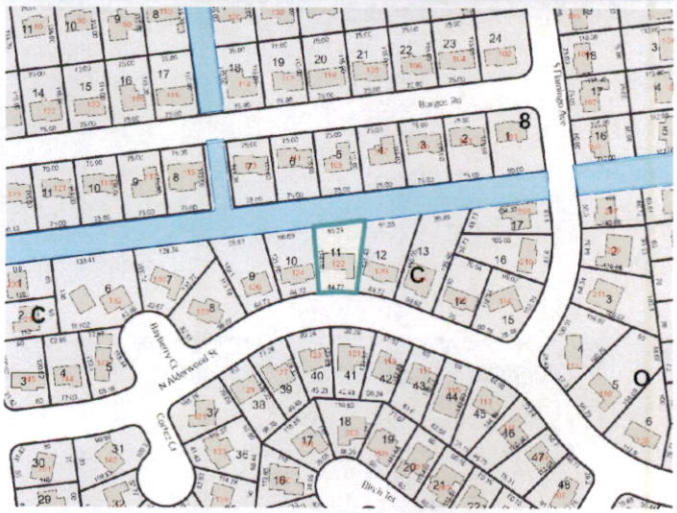
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **03-21-30-508-0C00-0110**
Property Address: **122 N ALDERWOOD ST WINTER SPRINGS, FL 32708**
Owners: **DUFAULT, ANGELA M; DUFAULT, GERARD P**

2025 Market Value $330,682 Assessed Value $330,682 Taxable Value $279,960
2024 Tax Bill $4,428.86 Tax Savings with Exemptions $653.94
The 4 Bed/3 Bath Single Family property is 1,223 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-508-0C00-0110
Property Address	122 N ALDERWOOD ST WINTER SPRINGS, FL 32708
Mailing Address	122 N ALDERWOOD ST WINTER SPGS, FL 32708-2932
Subdivision	NORTH ORLANDO TERRACE UNIT 1 SEC 6
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$250,682	$243,368
Depreciated Other Features	$0	$0
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$330,682	$323,368
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$330,682	$323,368

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$5,082.80
Tax Bill Amount	$4,428.86
Tax Savings with Exemptions	$653.94

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
DUFAULT, ANGELA M - Tenancy by Entirety
DUFAULT, GERARD P - Tenancy by Entirety

Legal Description

LOT 11 BLK C
NORTH ORLANDO TERRACE UNIT
1 SEC 6
PB 17 PG 32

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$330,682	$50,722	$279,960
Schools	$330,682	$25,000	$305,682
CITY WINTER SPRINGS	$330,682	$50,722	$279,960
FIRE FUND	$330,682	$50,722	$279,960
SJWM(Saint Johns Water Management)	$330,682	$50,722	$279,960

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2015	$175,000	08609/1614	Improved	Yes
WARRANTY DEED	1/1/2007	$160,000	06603/1890	Improved	Yes
WARRANTY DEED	1/1/2003	$131,500	04840/1298	Improved	Yes
WARRANTY DEED	6/1/2002	$65,000	04465/0527	Improved	No
CERTIFICATE OF TITLE	11/1/2001	$100	04217/0645	Improved	No
WARRANTY DEED	8/1/1996	$58,000	03115/1616	Improved	Yes
CERTIFICATE OF TITLE	11/1/1994	$100	02846/0297	Improved	No
WARRANTY DEED	4/1/1992	$53,000	02419/1191	Improved	No
QUIT CLAIM DEED	9/1/1987	$100	01909/0381	Improved	No
WARRANTY DEED	1/1/1973	$26,700	00977/0738	Improved	Yes

Land

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

May 28, 2025

DUFAULT, ANGELA M; DUFAULT, GERARD P
122 N ALDERWOOD ST
WINTER SPGS, FL 32708-2932

NOTICE OF CODE VIOLATION

PROPERTY ADDRESS: 122 N ALDERWOOD ST WINTER SPRINGS FL 32708 **CASE:** 2025CE001019
PARCEL: 03-21-30-508-0C00-0110
OWNER(S): DUFAULT, ANGELA M; DUFAULT, GERARD P

This 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 Code Compliance action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Code Inspector	Date of Inspection
C DeFoe	May 23, 2025

Municipal Code(s)	Violation(s) Comments/Corrections Needed
IPMC 2024- Sec. 302.4	Cut/trim the overgrowth from the entire property to comply. Easements/sidewalks included
IPMC 2024- Sec. 308.1	Remove and properly dispose of all accumulations of rubbish and/or garbage from the entire property to Comply.
WS City Ord. 20-438	Cease front yard parking to comply. If additional space is needed, please obtain designated parking area permit from the City Building Dept. for an approved parking space alongside your property driveway.
IPMC 2024- 302.7	Property fence in disrepair. Please repair or replace or remove the fence to comply. Obtain a city issued permit if repairs or replacement exceeds $100.00 to prevent an additional violation

PLEASE NOTE: The violation(s) listed above must be corrected on or before **July 31, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Compliance 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 31, 2025,** may result in additional Code Compliance action, including a hearing before the City of Winter Springs Code Compliance 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 Compliance 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 Compliance 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 Compliance 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.**

Carlos DeFoe
Code Compliance Inspector
City of Winter Springs
Cdefoe@winterspringsfl.org
O: 1 (407) 327 6563

Municipal Codes	Code Text
IPMC 2024 Sec. 302.4 Weeds	Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
IPMC 2024 Sec. 308.1 Accumulations Rubbish and Garbage	Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
WS City Ord. Sec 20-438 Parking vehicles in Residential front yards And on sidewalks Prohibited.	**(a)** The parking of any vehicle within the front yard of any residential lot shall be prohibited unless said vehicle is parked on a driveway and/or designated parking area that meet the requirements set forth in section 20-439 of the City Code. **(b)** Parking any vehicle on or over any sidewalk adjacent to any residential lot is hereby prohibited. For purposes of this subsection, the term sidewalk shall be as defined in section 316.003, Florida Statutes, and shall include any portion of a sidewalk that traverses a driveway. **(c)** A violation of this section may be prosecuted before the code enforcement board or special magistrate or shall be classified as class I civil citation violation.
IPMC 2024 Sec. 302.7 Accessory structures.	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Carlos DeFoe
Code Compliance Inspector
City of Winter Springs
Cdefoe@winterspringsfl.org
O: 1 (407) 327 6563

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

Petitioner,

vs.

DUFAULT, ANGELA M; DUFAULT, GERARD P

Respondent(s) /

CASE: 2025CE001019

AFFIDAVIT OF SERVICE
(Notice of Code Violation)

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

1. That on **May 28, 2025**, the Code Compliance Division notified the Respondent(s) of a 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 4, 2025,** the Code Compliance Division posted the Notice of Code Violation to the property.

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of September, 2025.

CA
Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 17th day of Sept., 2025, by Carlos DeFoe

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

MLSta B
Signature of Notary Public

melissa Buchman
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Electronic Delivery Confirmation™



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

$8.16 US POSTAGE
FIRST-CLASS IMI
May 28 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia

063S0010282497

USPS CERTIFIED MAIL

9414 8118 9876 5448 0850 40

DUFAULT, ANGELA M DUFAULT, GERARD
122 N ALDERWOOD ST
WINTER SPGS FL 32708-2932

Reference	NCV 2025CE001019 DeFoe
USPS #	9414811898765448085040
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 2:32 pm on June 20, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, June 19, 2025, 7:51 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 19, 2025, 9:42 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, June 18, 2025, 3:38 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, June 16, 2025, 3:25 pm, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 05/30/2025, 10:32 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, May 29, 2025, 10:00 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/29/2025 Arrived at USPS Regional Facility, May 28, 2025, 7:51 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 28, 2025, 6:36 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/28/2025, 12:30 pm, WINTER SPRINGS, FL 32708

Electronic Delivery Confirmation Report © 2025 Certified Mail Envelopes, Inc. All rights reserved.
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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 06/21/2025 12:12:33 (UTC)

UNITED STATES POSTAL SERVICE

June 21, 2025

Dear Reference NCV 2025CE001019 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5448 0850 40.**

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	June 20, 2025, 2:32 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	DUFAULT ANGELA M DUFAULT GERARD

Recipient Signature	
Signature of Recipient:	
Address of Recipient:	

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

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

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
vs.
RESPONDENT

CASE: 2025CE001019

PARCEL OWNER:
DUFAULT, ANGELA M; DUFAULT, GERARD P

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on 9/23/25 **the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows.** The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

PROPERTY ADDRESS: 122 N ALDERWOOD ST WINTER SPRINGS FL 32708

PARCEL NO: 03-21-30-508-0C00-0110

OWNER(S): DUFAULT, ANGELA M; DUFAULT, GERARD P

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 Section 162.06, Florida Statues.

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to $250.00 per day for each day the violation continues and up to $500 per day 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 Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. 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 not to 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 and First class on 8/14/25, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Carlos DeFoe
Code Compliance
City Of Winter Springs
Cdefoe@winterspringsfl.org
O:1-(407)-327-6563

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

Petitioner,

vs.

DUFAULT, ANGELA M; DUFAULT, GERARD P
Respondent(s) /

CASE: 2025CE001019

AFFIDAVIT OF SERVICE
(Notice of Code Board Hearing)

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

1. That on **August 14, 2025**, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting Notice of Code Enforcement Board Hearing at the property upon which the violation is alleged to exist, posting Notice of Code Enforcement Board Hearing at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Enforcement Board Hearing by USPS Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 9th day of Sept, 2025.

CA
Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 9th day of Sept., 2025, by Carlos DeFoe.

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

MLBuchman
Signature of Notary Public

Melissa Buchman
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IM
Aug 14 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia

063S0010937441

USPS CERTIFIED MAIL

9414 8118 9876 5472 2443 07

DUFAULT, ANGELA M DUFAULT, GERARD P
122 N ALDERWOOD ST
WINTER SPGS FL 32708-2932

Reference	CBH 2025CE001019 DeFoe
USPS #	9414811898765472244307
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:59 pm on September 8, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Your item was delivered to an individual at the address at 1:59 pm on September 8, 2025 in WINTER SPRINGS, FL 32708. Redelivery Scheduled for Next Business Day, 09/06/2025, 9:24 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, September 5, 2025, 7:19 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, September 5, 2025, 1:16 pm, ORLANDO FL DISTRIBUTION CENTER Departed USPS Regional Facility, September 4, 2025, 7:45 am, FORT MYERS FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, September 4, 2025, 1:31 am, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, September 2, 2025, 8:41 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 08/18/2025, 10:47 am, WINTER SPRINGS, FL 32708 In Transit to Next Facility, 08/17/2025 Arrived at USPS Regional Facility, August 16, 2025, 10:05 pm, LAKE MARY FL DISTRIBUTION CENTER

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UNITED STATES POSTAL SERVICE

September 9, 2025

Dear Reference CBH 2025CE001019 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5472 2443 07.**

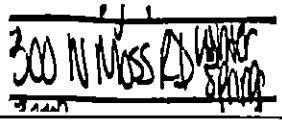
Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	September 8, 2025, 1:59 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	DUFAULT ANGELA M DUFAULT GERARD P

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

AD 5-30

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

28 MAY 2025 PM 4 L

$8.16 US POSTAGE
FIRST-CLASS IMI
May 28 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia
063S0010282497

USPS CERTIFIED MAIL

9414 8118 9876 5448 0850 40

RETURN TO SENDER,
UNCLAIMED,
REFUSED

DUFAULT, ANGELA M DUFAULT, GERARD
122 N ALDERWOOD CT
WINTER SPGS FL 32

NCV 2025CE001019 DeFoe

9327020041898126 UNC
32708>2510

NIXIE 559 DE 1040 0006/18/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0474-07427-28-39

96

Order Supplies and Track Online: www.CertifiedMailLabels.com

USPS CERTIFIED MAIL™

ORLANDO FL 328

15 AUG 2025PM 4 L

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Aug 14 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia

063S0010937441

USPS CERTIFIED MAIL

9414 8118 9876 5472 2443 07

RETURN TO SENDER,
UNCLAIMED,
REFUSED

DUFAULT, ANGELA M DUFAULT, GERARD P
122 N ALDERWOOD ST
WINTER SPGS FL 32708-2932

NIXIE 339 DE 1040 0009/04/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32708251000 *0474-05056-15-43

CBH 2025CE001019 DeFoe

UNC
32708>2510

98

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

September 23, 2025

Respondent(s): DUFAULT, ANGELA M; DUFAULT, GERARD P
Address: 122 N Alderwood St

Violation(s): IPMC 2024 Sec. 302.4- Weeds
IPMC 2024 Sec. 308.1- Accumulations of Rubbish or Garbage
WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024 Sec. 302.7- Accessory Structures

Case No. 2025CE001019

IPMC 2024 Sec. 302.4
Weeds

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Case No. 2025CE001019

IPMC 2024 Sec. 308.1
Accumulations Rubbish or Garbage

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

Case No. 2025CE001019

WS City Ord. 20-438
Parking vehicles in residential front yards and on sidewalks prohibited

(a) The parking of any vehicle within the front yard of any residential lot shall be prohibited unless said vehicle is parked on a driveway and/or designated parking area that meet the requirements set forth in section 20-439 of the City Code.

Case No. 2025CE001019

IPMC 2024 Sec. 302.7
Accessory Structures

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

Case No. 2025CE001019

Case Summary

May 23, 2025 – **CCI C. DeFoe-** I observed an overgrown yard at the property of 122 N Alderwood St. Upon further inspection of the referenced property, the overgrowth was observed growing on the exterior walls and roof of the property building. An accumulation of rubbish and garbage in the driveway, front yard, and front entrance area of the property building. The property fence gate appeared to be in disrepair and front lawn parking of a motorcycle and a green 2dr vehicle.
(Exhibits 1-10).



Exhibit 1
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 2
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 3
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 4
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 5
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 6
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 7
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 8
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 9
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025



Exhibit 10
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: May 23, 2025

Case Summary

May 28, 2025 – Notice of Code Violation was sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

June 4, 2025 – Notice of code violation remain in transit indicated by USPS tracking**.** A notice of code violation was posted to the referenced property.
(Exhibit 11)

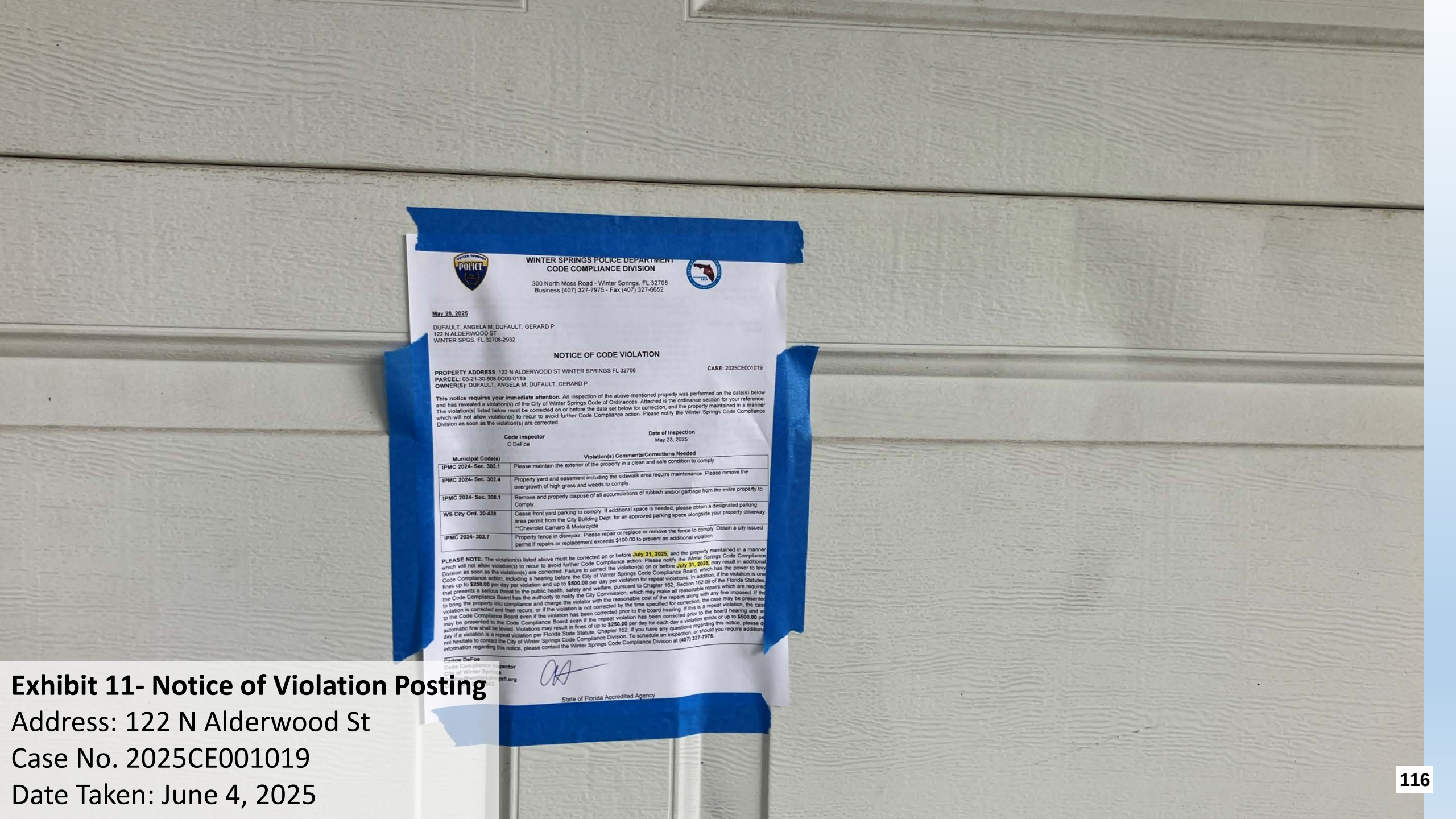


Exhibit 11- Notice of Violation Posting

Address: 122 N Alderwood St

Case No. 2025CE001019

Date Taken: June 4, 2025

Case Summary

June 20, 2025- Notice of Code Violation was returned to sender unclaimed.

August 13, 2025- CCI DeFoe- A follow up inspection was completed. At the time of inspection, the violations of front yard parking, accumulations of rubbish or garbage, and weeds remain present on the property. (Exhibits 12-16).

Case No. 2025CE001019



Exhibit 12
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025

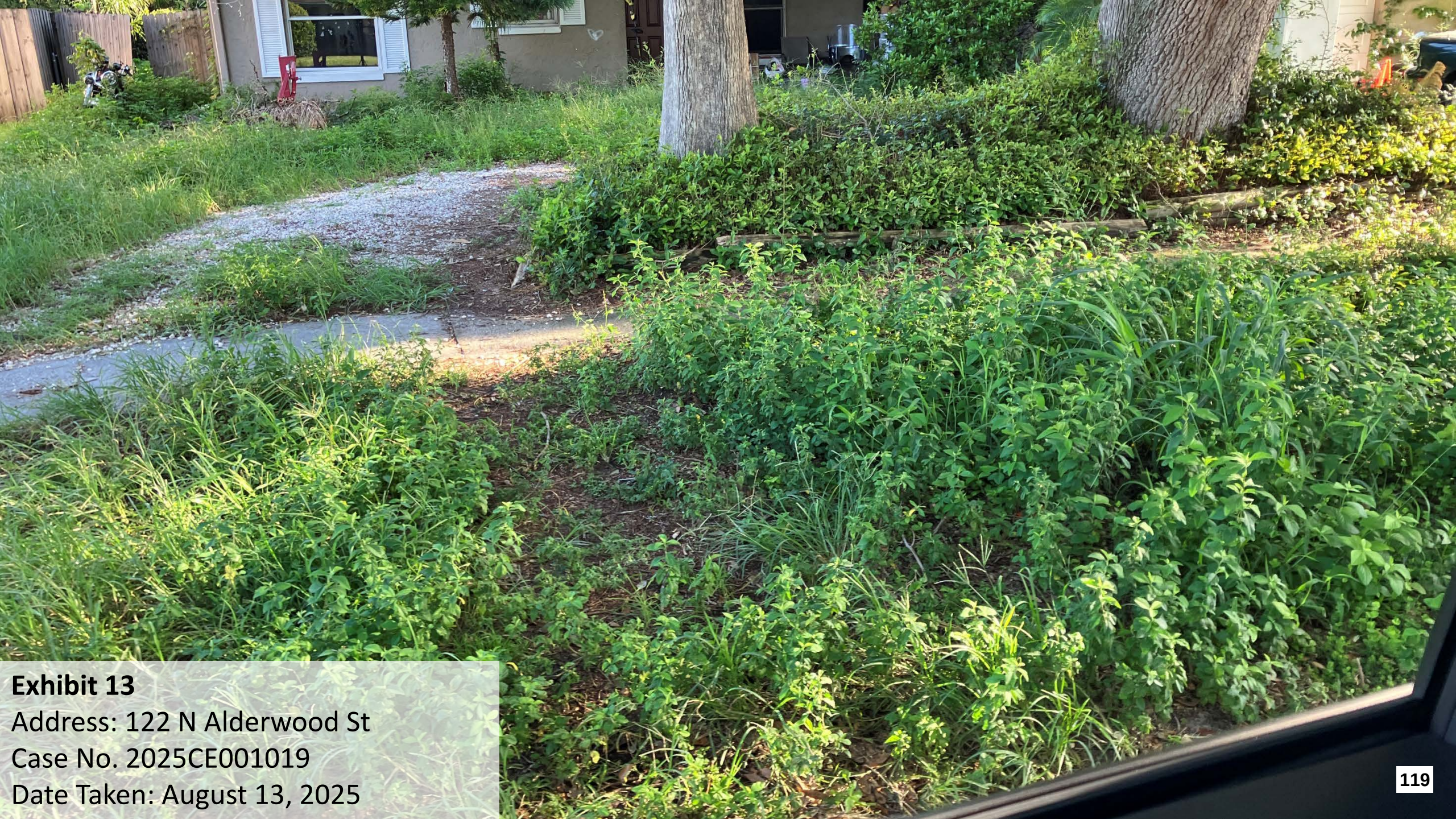


Exhibit 13
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025



Exhibit 14
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025



Exhibit 15
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025

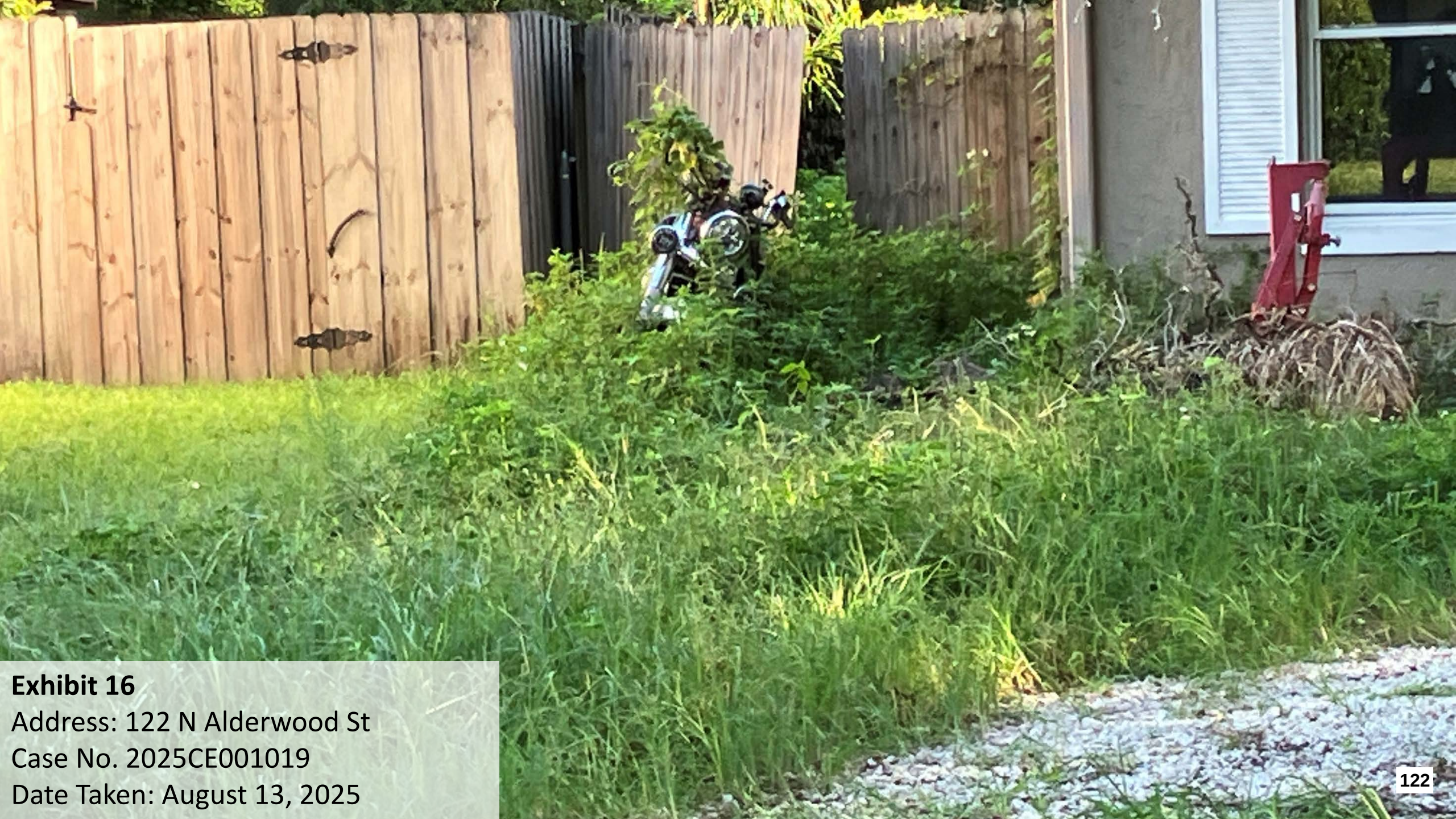


Exhibit 16
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025

Case Summary

August 14, 2025 – Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested and posted to the referenced property and at City Hall. (Exhibit 17-22).

September 8, 2025- Notice of Hearing was returned to sender unclaimed.

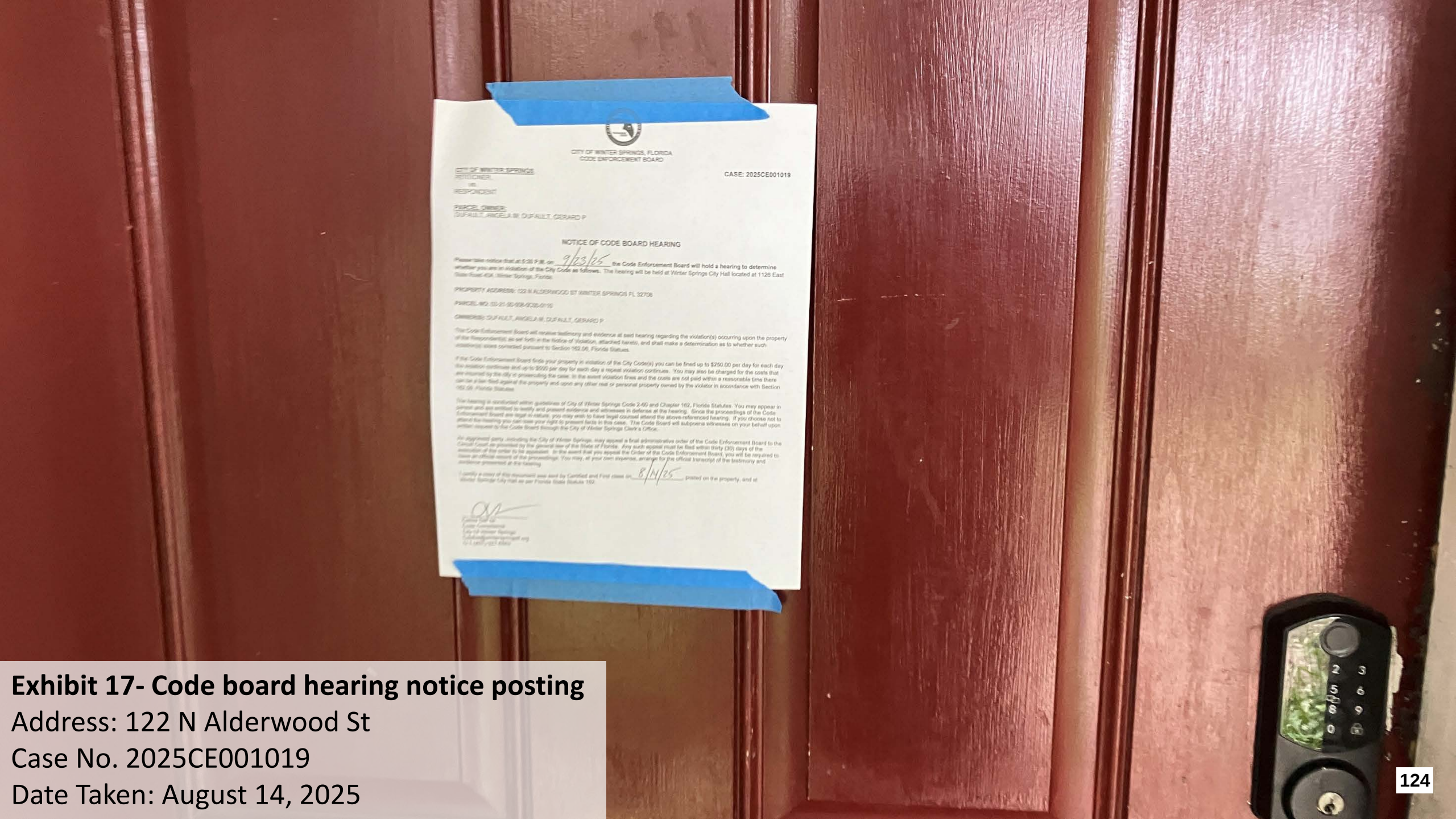


Exhibit 17- Code board hearing notice posting
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 14, 2025



Exhibit 18
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025



Exhibit 19
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025



Exhibit 20
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025



Exhibit 21
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025



Exhibit 22
Address: 122 N Alderwood St
Case No. 2025CE001019
Date Taken: August 13, 2025

Staff Recommendation

Staff recommends based upon the photo evidence and testimony presented the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 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.

PUBLIC HEARINGS : NEW CASES ITEM 503

CODE ENFORCEMENT BOARD AGENDA | SEPTEMBER 23, 2025 REGULAR MEETING

TITLE

Case# 2025CE001347
Respondent(s): GABRIELE, ALLEN J
Address: 915 Puma Trl
Violation(s): WS City Ord. 12-53- Abandonment of motor vehicles prohibited
IPMC 2024- 302.4 - Weeds

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends based upon the photo evidence and testimony presented the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 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.

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-5DA-0000-3670**
Property Address: **915 PUMA TRL WINTER SPRINGS, FL 32708**
Owners: **GABRIELE, ALLEN J**

2025 Market Value $454,365 Assessed Value $204,354 Taxable Value $153,632
2024 Tax Bill $2,467.64 Tax Savings with Exemptions $4,206.16
The 4 Bed/2 Bath Single Family property is 2,127 SF and a lot size of 0.47 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-5DA-0000-3670
Property Address	915 PUMA TRL WINTER SPRINGS, FL 32708
Mailing Address	915 PUMA TRL WINTER SPGS, FL 32708-4103
Subdivision	WINTER SPRINGS UNIT 4
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$295,965	$291,188
Depreciated Other Features	$23,400	$23,400
Land Value (Market)	$135,000	$110,000
Land Value Agriculture	$0	$0
Just/Market Value	$454,365	$424,588
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$250,011	$225,993
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$204,354	$198,595

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$6,673.80
Tax Bill Amount	$2,467.64
Tax Savings with Exemptions	$4,206.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
GABRIELE, ALLEN J

Legal Description

LOT 367 WINTER SPRINGS UNIT 4 PB 18 PGS 6-8

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$204,354	$50,722	$153,632
Schools	$204,354	$25,000	$179,354
CITY WINTER SPRINGS	$204,354	$50,722	$153,632
FIRE FUND	$204,354	$50,722	$153,632
SJWM(Saint Johns Water Management)	$204,354	$50,722	$153,632

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/1/2006	$100	06397/0590	Improved	No
WARRANTY DEED	1/1/1990	$125,000	02147/0561	Improved	Yes
WARRANTY DEED	5/1/1979	$79,000	01223/1967	Improved	Yes
WARRANTY DEED	4/1/1978	$13,700	01166/1497	Vacant	No

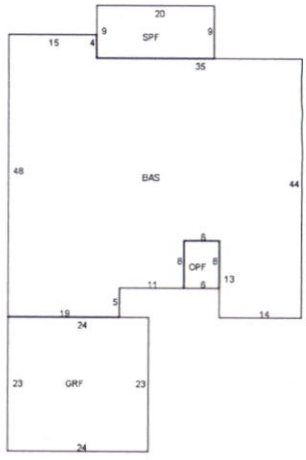
Land

Units	Rate	Assessed	Market
1 Lot	$135,000/Lot	$135,000	$135,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1979
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	2127
Total Area (ft²)	2907
Constuction	CB/STUCCO FINISH
Replacement Cost	$394,620
Assessed	$295,965

* Year Built = Actual / Effective



Building 1

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

July 3, 2025

GABRIELE, ALLEN J
915 PUMA TRL
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

Property Address: 915 PUMA TRL WINTER SPRINGS, FL 32708 **Case No: 2025CE001347**
Parcel No: 12-21-30-5DA-0000-3670
Owner(s): GABRIELE, ALLEN J

This 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 Code Compliance action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Code Inspector	Date of Inspection
C DeFoe	July 2, 2025

Municipal Codes	Comments/Corrections Needed
WS City Ord. Sec. 12-53	Vehicles on the property must be in operable condition with valid registration to comply.
IPMC 2024 – 302.4 Weeds	Please remove overgrowth from the entire property and easement. The property yards overgrowth exceeds limits and requires maintenance to comply.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **August 6, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Compliance 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 **August 6, 2025**, may result in additional Code Compliance action, including a hearing before the City of Winter Springs Code Compliance 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 Compliance 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 Compliance 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 Compliance 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.**

Carlos DeFoe
Code Compliance Officer
City of Winter Springs
Cdefoe@winterspringsfl.org
P: 407 327 6563

Municipal Codes	Description
WS City Ord. Sec. 12-53 Abandonment of motor vehicles prohibited	(a) No person in charge or in control of any property, public or private within the city, whether an owner, tenant, occupant, lessee, or otherwise, shall allow any derelict, disabled or abandoned vehicle to be placed or remain on any roadway, street, alley, highway, private property, public property, public right-of-way or easement unless such vehicle is within a completely enclosed building, or is on the premises of an automotive repair or storage business for which the owner of the business has a current city occupational license and zoning approval. However, a disabled vehicle may not remain on the premises of an auto repair business or storage business in excess of one hundred eighty (180) days. A vehicle covered with a car cover does not constitute enclosure or storage of disabled vehicle. (b) Evidence. A vehicle will be in violation of this section if it is in a state of evident disuse, neglect or abandonment. Evidence may include, but not limited to, factors such as: at the same location for forty-eight (48) consecutive hours, vehicle being wrecked, and/or inoperative as evidenced by vegetation underneath as high as the vehicle body or frame, refuse or debris collected underneath or the vehicle being used solely for storage purposes, if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, having no valid license tag, or being in any physical state rendering it inoperable or unsightly to the neighborhood. (c) Interpretation of this requirement. Nothing in this part shall be construed as permitting the disassembling, the tearing down or scrapping of a vehicle or to permit one vehicle to be scavenged or stripped for parts for use on another vehicle. (d) Responsibility for compliance. The owner, agent and/or tenant of the property on which the violation occurs, and the owner of the disabled vehicle shall be jointly and individually responsible for compliance with the requirements of this section. (e) Enforcement. When a disabled or abandoned vehicle is found to be in violation of this section: (1) The code inspector shall place a written notice on the vehicle's window indicating that it is in violation of this section and that it must be removed within ten (10) calendar days, or it will be subject to removal by the city. The code inspector shall make every reasonable attempt to ascertain the owner of the vehicle and the owner of the property and shall notify such owner(s) with a written notice delivered by personal service or mail at their current address, last known address or the address appearing on the certificate of title for the vehicle. Such notice on a vehicle window shall not be less than eight (8) inches by ten (10) inches and shall be fluorescent orange in color, sufficiently weatherproofed to withstand normal exposure to the elements. (2) Within the ten (10) calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his/her designee. The director of code enforcement or his/her designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after said appeal has been finally determined. (3) The property or vehicle owner(s) may appeal the director's or his/her designee's final decision to the code enforcement board or special magistrate for a determination as to whether the property is subject to removal. (4) If no appeal is made and the disabled vehicle remains in violation after the ten (10) calendar day period, the director or his/her designee shall cause such vehicle to be removed to a storage facility approved by the city commission and thereafter disposed of in accordance with applicable state law or city ordinance. (5) The authorization in this section for towing of abandoned and disabled vehicles shall not be construed so as to negate the authority of the code enforcement board or special magistrate to hear and adjudicate appropriate cases. (f) Vehicle on public property. Notwithstanding any of the foregoing, all vehicles which are located on public property shall be towed and disposed of in accordance with notice and sale requirements of Florida Statute 705, as revised in the 1987 legislative session. To the extent that this section 12-53 conflicts with any portion of Florida Statute 705, the latter shall control as to any vehicles located on public property.

IPMC 2024-302.4 Weeds.	Premises and exterior property shall be maintained free from weeds or plant growth in excess of [10 inches]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Property Address: 915 PUMA TRL WINTER SPRINGS, FL 32708
Parcel No: 12-21-30-5DA-0000-3670
Owner(s): GABRIELE, ALLEN J

Case No: 2025CE001347

Carlos DeFoe
Code Compliance Officer
City of Winter Springs
Cdefoe@winterspringsfl.org
P: 407 327 6563

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: 2025CE001347

Petitioner,

vs.

GABRIELE, ALLEN J

Respondent(s) /

AFFIDAVIT OF SERVICE
(Notice of Code Violation)

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

1. That on **July 03, 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 **July 08, 2025,** the Code Compliance Division posted the Notice of Code Violation to the property.

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of September, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 17th day of Sept., 2025, by Carlos DeFoe

Signature of Notary Public

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

Melissa Buchman
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.16 US POSTAGE
FIRST-CLASS IMI
Jul 03 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0011485645

USPS CERTIFIED MAIL

9414 8118 9876 5441 0179 18

GABRIELE, ALLEN J
915 PUMA TRL
WINTER SPGS FL 32708-4103

Reference	NCV 2025CE001347 DeFoe
USPS #	9414811898765441017918
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:51 pm on July 28, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, July 27, 2025, 7:44 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, July 27, 2025, 10:03 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, July 26, 2025, 1:59 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, July 22, 2025, 7:47 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 07/05/2025, 5:41 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, July 4, 2025, 7:57 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 07/04/2025 Arrived at USPS Regional Facility, July 3, 2025, 10:51 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, July 3, 2025, 9:36 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 07/03/2025, 12:33 pm, WINTER SPRINGS, FL 32708

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UNITED STATES POSTAL SERVICE

July 29, 2025

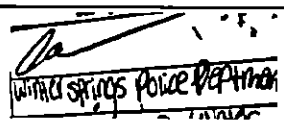
Dear Reference NCV 2025CE001347 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5441 0179 18.**

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	July 28, 2025, 1:51 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	GABRIELE ALLEN J

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
vs.
RESPONDENT

CASE: 2025CE001347

PARCEL OWNER:
GABRIELE, ALLEN J

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on 9/23/25 **the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows.** The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

PROPERTY ADDRESS: 915 PUMA TRL WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5DA-0000-3670

OWNER(S): GABRIELE, ALLEN J

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 Section 162.06, Florida Statues.

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to $250.00 per day for each day the violation continues and up to $500 per day 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 Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. 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 not to 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 and First class on 8/14/25, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Carlos DeFoe
Code Compliance
City Of Winter Springs
Cdefoe@winterspringsfl.org
O:1-(407)-327-6563

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

Petitioner,

vs.

GABRIELE, ALLEN J
Respondent(s) /

CASE: 2025CE001347

AFFIDAVIT OF SERVICE
(Notice of Code Board Hearing)

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

1. That on **August 14, 2025**, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting Notice of Code Enforcement Board Hearing at the property upon which the violation is alleged to exist, posting Notice of Code Enforcement Board Hearing at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Enforcement Board Hearing by USPS Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 17th day of Sept., 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 17th day of Sept, 2025, by Carlos DeFoe.

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

Signature of Notary Public

Melissa Buchman

Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Aug 14 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0010937442

USPS CERTIFIED MAIL

9414 8118 9876 5472 2184 76

GABRIELE, ALLEN J
915 PUMA TRL
WINTER SPGS FL 32708-4103

Reference	CBH 2025CE001347 DeFoe
USPS #	9414811898765472218476
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 3:18 pm on August 16, 2025 in WINTER SPRINGS, FL 32708.
USPS History	

Electronic Delivery Confirmation Report © 2025 Certified Mail Envelopes, Inc. All rights reserved.
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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.

UNITED STATES POSTAL SERVICE

August 16, 2025

Dear Reference CBH 2025CE001347 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5472 2184 76.**

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	August 16, 2025, 3:18 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	USPS Ground Advantage™
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	GABRIELE ALLEN J

Recipient Signature	
Signature of Recipient:	MB for Gabriele
Address of Recipient:	915 Pine

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

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

$8.16 US POSTAGE
FIRST-CLASS IMI
Jul 03 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

endicia

063S0011485645

USPS CERTIFIED MAIL

9414 8118 9876 5441 0179 18

RETURN TO SENDER,
UNCLAIMED,
REFUSED

GABRIELE, ALLEN J
915 PUMA TRL
WINTER SPGS FL 32708-

NCV 2025CE001347 DeFoe

UNC
32708>2510

NIXIE 339 DE 1040 0007/26/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0374-05260-03-45

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

September 23, 2025

Respondent(s): GABRIELE, ALLEN J
Address: 915 Puma Trl
Violation(s): **WS City Ord. 12-53- Abandonment of motor vehicles prohibited**
IPMC 2024- 302.4 - Weeds

Case No. 2025CE001347

WS City Ord. 12-53
Abandonment of motor vehicles prohibited

(a) No person in charge or in control of any property, public or private within the city, whether an owner, tenant, occupant, lessee, or otherwise, shall allow any derelict, disabled or abandoned vehicle to be placed or remain on any roadway, street, alley, highway, private property, public property, public right-of-way or easement unless such vehicle is within a completely enclosed building, or is on the premises of an automotive repair or storage business for which the owner of the business has a current city occupational license and zoning approval. However, a disabled vehicle may not remain on the premises of an auto repair business or storage business in excess of one hundred eighty (180) days. A vehicle covered with a car cover does not constitute enclosure or storage of disabled vehicle. (b) *Evidence.* A vehicle will be in violation of this section if it is in a state of evident disuse, neglect or abandonment. Evidence may include, but not limited to, factors such as: at the same location for forty-eight (48) consecutive hours, vehicle being wrecked, and/or inoperative as evidenced by vegetation underneath as high as the vehicle body or frame, refuse or debris collected underneath or the vehicle being used solely for storage purposes, if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, having no valid license tag, or being in any physical state rendering it inoperable or unsightly to the neighborhood.

Case No. 2025CE001347

IPMC 2024 -302.4
Weeds

Premises and exterior property shall be maintained free from weeds or plant growth in excess of [10 inches]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Case No. 2025CE001347

Case Summary

July 2, 2025 – CCI DeFoe- While addressing a citizen complaint regarding a parking concern in the right of way of Puma Trl, I observed significant overgrowth in front yard of the referenced property. The overgrowth was present in the front yard, side yard and easement area. Upon further inspection, two motor vehicles were observed in the driveway with expired registration. *(Exhibits 1-6)*.



Exhibit 1
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 2, 2025



Exhibit 2
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 2, 2025



Exhibit 3
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 2, 2025



Exhibit 4
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 2, 2025



Exhibit 5
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 2, 2025



Exhibit 6
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 2, 2025

Case Summary

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

July 8, 2025 – Notice of code violation remain in transit indicated by USPS tracking. A notice of code violation was posted to the referenced property. (Exhibit 7-9)

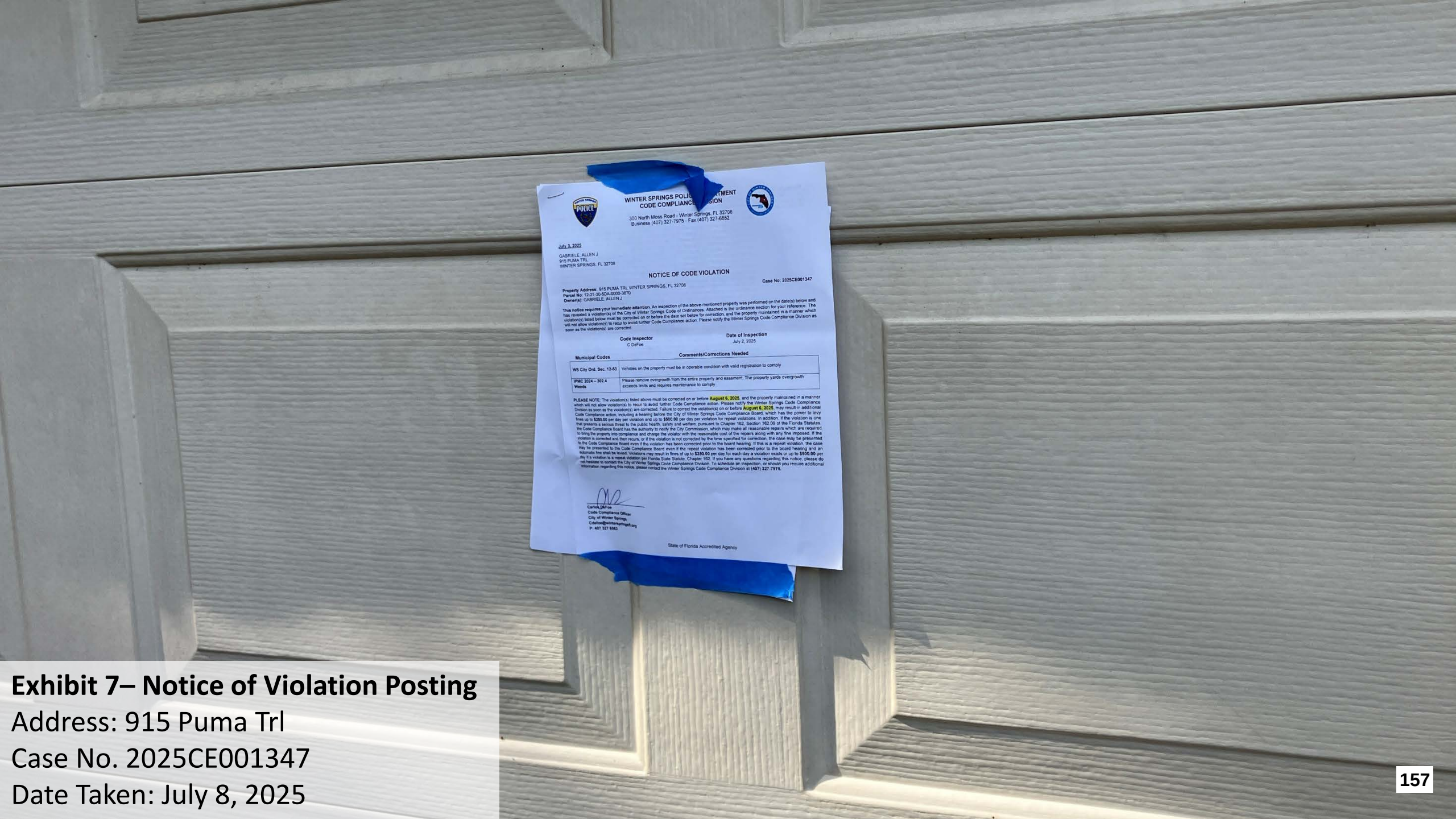


Exhibit 7– Notice of Violation Posting
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 8, 2025



Exhibit 8
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 8, 2025



Exhibit 9
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: July 8, 2025

Case Summary

July 29, 2025 - Notice of Code Violation was returned to sender unclaimed.

August 8, 2025- CCI DeFoe- A follow up inspection was conducted and at the time of inspection the overgrowth was removed from the front yard and easement, but overgrowth present in the driveway area and side yard. The inoperable vehicle(s) remain present in the driveway with invalid registration. (Exhibits 10 & 11)



Exhibit 10
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: August 8, 2025

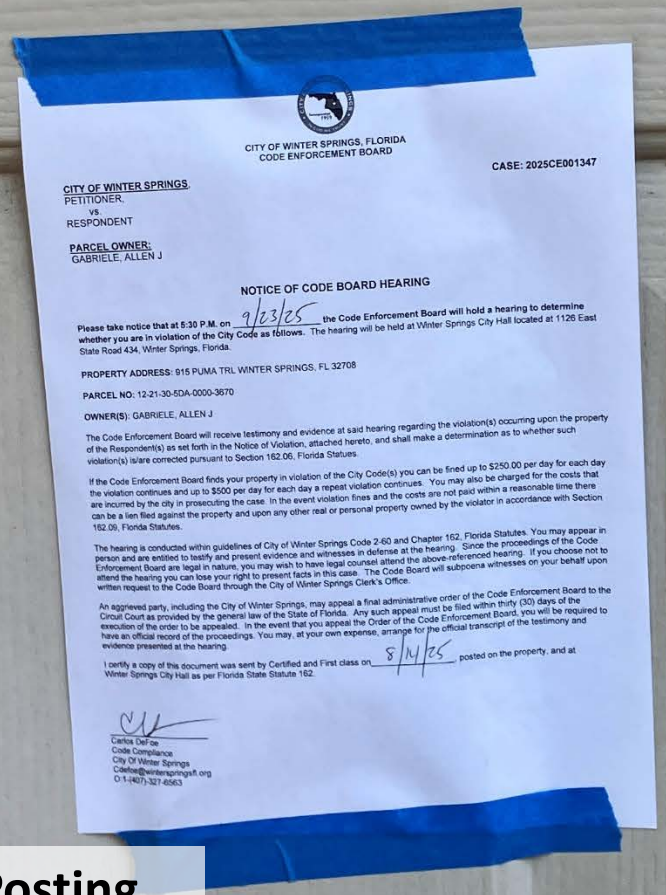


Exhibit 11
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: August 8, 2025

Case Summary

August 14, 2025- Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested and posted to the referenced property and at City Hall. (Exhibit 12-15).

August 16, 2025- Notice of Hearing was delivered and return receipt signed**.**



CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CASE: 2025CE001347

CITY OF WINTER SPRINGS,
PETITIONER,
vs.
RESPONDENT

PARCEL OWNER:
GABRIELE, ALLEN J

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on 9/23/25 **the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows.** The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

PROPERTY ADDRESS: 915 PUMA TRL WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5DA-0000-3670

OWNER(S): GABRIELE, ALLEN J

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 Section 162.06, Florida Statues.

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to $250.00 per day for each day the violation continues and up to $500 per day 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 Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. 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 not to 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 and First class on 8/14/25 posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Carlos DeFoe
Code Compliance
City Of Winter Springs
Cdefoe@winterspringsfl.org
O:1(407)-327-6563

Exhibit 12– Notice of Code board Hearing Posting
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: August 14, 2025



Exhibit 13
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: August 8, 2025



Exhibit 14
Address: 206 Cottonwood Dr
Case No. 2025CE000238
Date Taken: May 5, 2025



Exhibit 15
Address: 915 Puma Trl
Case No. 2025CE001347
Date Taken: August 8, 2025

Staff Recommendation

Staff recommends based upon the photo evidence and testimony presented the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before October 23, 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.

PUBLIC HEARINGS : NON-COMPLIANCE CASES ITEM 600

CODE ENFORCEMENT BOARD AGENDA | SEPTEMBER 23, 2025 REGULAR MEETING

TITLE

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

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find that the Respondent(s) had not complied with the Order issued by the Code Enforcement Board on June 9, 2025; impose a fine of $200.00 per day for the violation of Section 105.1 – Permits, Required, of the 2024 Florida Building Code as adopted by the City of Winter Springs Code of Ordinances beginning on August 1, 2025, and continuing until the violation is corrected.

City of Winter Springs
Code Compliance Division

Code Enforcement Board

September 23, 2025

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

Address: 206 Cottonwood Dr

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

Case No. 2025CE000238

Case Summary

May 27, 2025 – A public hearing was held before the City of Winter Springs Code Enforcement Board in which the Respondent(s) were found to be in violation of Section 105.1 – *Permits, Required*, of the *2024 Florida Building Code* as adopted by the City of Winter Springs Code of Ordinances and issued an Order requiring the Respondent(s) to correct the violation on or before July 31, 2025, or a fine of $200.00 per day would be imposed for the violation of Section 105.1 – *Permits, Required,* beginning on August 1, 2025, and continuing until the violation is corrected.



Case No. 2025CE000238



Case Summary

August 1, 2025 – CCI Elbon conducted a re-inspection of the referenced property and found that the property remained in violation, as the accessory structure remained on the property and no permit had been issued for the construction of the accessory structure. CCI Elbon executed an Affidavit of Noncompliance.

August 1, 2025 – Notice of Compliance Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

August 6, 2025 – Notice of Compliance Hearing delivered to the property owner(s).

Staff Recommendation

Staff recommends the Code Enforcement Board find that the Respondent(s) had not complied with the Order issued by the Code Enforcement Board on June 9, 2025; impose a fine of $200.00 per day for the violation of Section 105.1 – *Permits, Required*, of the *2024 Florida Building Code* as adopted by the City of Winter Springs Code of Ordinances beginning on August 1, 2025, and continuing until the violation is corrected.

CITY OF WINTER SPRINGS, FLORIDA

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

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Petitioner,

v.

ISABELLA BORINI AND
JOSEPH ARIOLA
Respondent,
_____/

Case # 2025CE000238

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

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on May 27, 2025, to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, and having reviewed the record and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

Findings of Fact

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

1. That the property at issue in this matter is located at 206 Cottonwood Drive, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 03-21-30-511-0G00-0230. The Property is owned by Isabella Borini and Joseph Ariola ("Respondent").

2. That the Respondent was provided a Notice of Violation in accordance with Sections 2-60 and 2-61 of the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. Such Notice of Violation alleged violations of Section(s) 105.1, Permits Required, *Florida Building Code* and required corrective actions relating to the Property.

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

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

5. That the Respondent was provided with a Notice of Hearing before the Code Enforcement Board, in accordance with the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. The Respondents, Mr. Joseph Ariola and Ms. Isabella Borini, were present and provided testimony. Respondents testified that they are in the process of obtaining a permit for the structure from the City.

6. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code compliance inspector Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of an accessory structure in the rear yard area adjacent to the screened lanai which has been constructed without obtaining a permit (Exhibits 1-6). Code Compliance Inspector Elbon testified that a permit for the structure has been applied for but has not yet been issued.

Conclusions of Law

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

8. Based on the testimony and evidence presented, as well as photographs presented by the Code Compliance Inspector depicting an accessory structure in the rear yard area adjacent to the screened lanai that had been constructed without obtaining a permit (Section 105.1, *Florida Building Code*), which remains beyond the compliance date set forth in the Notice of Violation, Respondent violated Section(s) 105.1, *Permits Required, Florida Building Code.*

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

1. Respondent shall correct the violations cited herein on or before **July 31, 2025.** It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Compliance Inspector shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **TWO HUNDRED DOLLARS ($200.00) per violation per day related to violations of Section(s) 105.1, Permits Required, *Florida Building Code*** beginning on **August 1, 2025** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Compliance Inspector.**

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

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

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

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

DONE AND ORDERED at Winter Springs, Florida, this 9th day of June, 2025.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 9589 0710 5270 1771 4710 41

Isabella Borini
Joseph Ariola
206 Cottonwood Drive
Winter Springs, Florida 32708-3402

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 9th day of June, 2025.

City of Winter Springs Incorporated 1959 Seminole County, Florida

Christian D. Gowan, Board Secretary

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

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

CASE NO. 2025CE000238

Petitioner,

vs.

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

AFFIDAVIT OF NONCOMPLIANCE

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

1. That on May 27, 2025, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) were found to be in violation of Section 105.1 – *Permits, Required* of the Florida Building Code, as adopted by the City of Winter Springs Code of Ordinances;

2. That the Code Enforcement Board issued an Order requiring the Respondent(s) to comply and correct the violation(s) on or before July 31, 2025;

3. That on August 1, 2025, a re-inspection was performed at the Respondents' property located at 206 Cottonwood Drive, Winter Springs, FL 32708; and

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

FURTHER AFFIANT SAYETH NOT.

DATED this 1ST day of August, 2025.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 1st day of August, 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.

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

CASE NO. 2025CE000238

NOTICE OF COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on September 23, 2025, the Code Enforcement Board will hold a hearing to determine whether such violation(s) contained in the Order attached hereto, have been corrected pursuant to the Order. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708

ADDRESS OF VIOLATION: 206 COTTONWOOD DR, WINTER SPRINGS, FL 32708

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

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

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

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

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

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

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

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

Chris Elbon

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

Certified Mailing Number: 9414811898765475273878

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
Aug 01 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0011485640

USPS CERTIFIED MAIL

9414 8118 9876 5475 2738 78

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

Reference	NOH - 2025CE000238 - ELBON
USPS #	9414811898765475273878
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 2:13 pm on August 6, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, August 5, 2025, 7:18 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 08/05/2025 Arrived at USPS Regional Facility, August 4, 2025, 10:35 pm, ORLANDO FL DISTRIBUTION CENTER Departed Post Office, August 4, 2025, 5:55 pm, WINTER SPRINGS, FL 32708 USPS picked up item, August 4, 2025, 10:26 am, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 08/01/2025, 2:35 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: 08/07/2025 (UTC)

UNITED STATES POSTAL SERVICE

August 6, 2025

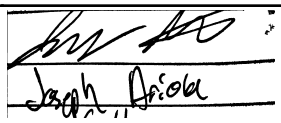
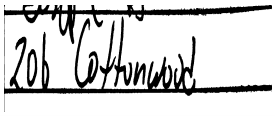
Dear Reference NOH 2025CE000238 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5475 2738 78**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 6, 2025, 2:13 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ARIOLA JOSEPH BORINI ISABELLA AND OR

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

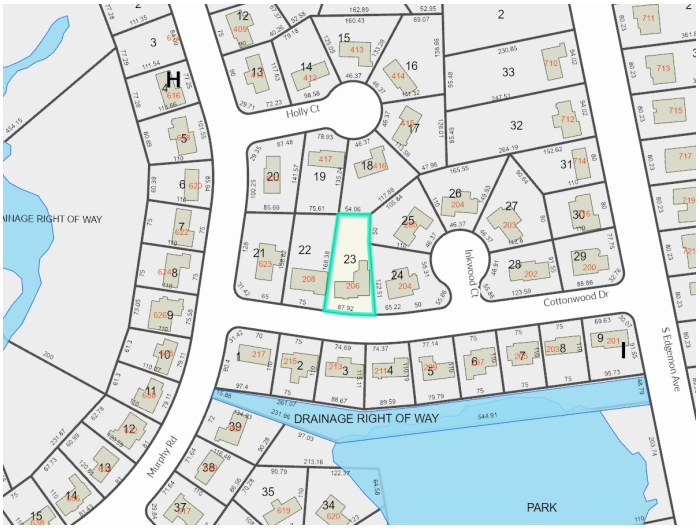
Parcel: **03-21-30-511-0G00-0230**
Property Address: **206 COTTONWOOD DR WINTER SPRINGS, FL 32708**
Owners: **BORINI, ISABELLA; ARIOLA, JOSEPH**

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

2024 Tax Bill $5,613.13

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

Parcel Location



Site View



Parcel Information

Parcel	03-21-30-511-0G00-0230
Property Address	206 COTTONWOOD DR WINTER SPRINGS, FL 32708
Mailing Address	206 COTTONWOOD DR WINTER SPGS, FL 32708-3402
Subdivision	FOXMOOR UNIT 1
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$252,478	$248,514
Depreciated Other Features	$28,217	$28,594
Land Value (Market)	$80,000	$80,000
Land Value Agriculture	$0	$0
Just/Market Value	$360,695	$357,108
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$360,695	$357,108

2024 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

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

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-511-0G00-0230	111264	0904	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

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

206 COTTONWOOD DR

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

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE DOLLARS PER $1,000 OF TAXABLE VALUE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	4.8751	357,108	0	357,108	1,740.94
FIRE	2.7649	357,108	0	357,108	987.37
SCHOOL CAPITAL OUTLAY	1.5000	357,108	0	357,108	535.66
SCHOOL DISCRETIONARY(BASIC)	0.7480	357,108	0	357,108	267.12
SCHOOL RLE	3.0310	357,108	0	357,108	1,082.39
WINTER SPRINGS	2.6200	357,108	0	357,108	935.62
ST JOHNS WATER MANAGEMENT	0.1793	357,108	0	357,108	64.03

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	15.7183	TOTAL AD VALOREM TAXES	$5,613.13

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$5,613.13	See reverse side for important information.

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

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

Property I.D. Number	Alt Key	Escrow Code		Millage Code
03-21-30-511-0G00-0230	111264	0904	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

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

206 COTTONWOOD DR

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

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

If Paid By	Nov 30, 2024				
Please Pay	$0.00				

11/27/2024 **Receipt # 9995-0904002635851984** **$5,388.60** **Paid By NATIONSTAR MTG LL**