



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, JUNE 25, 2024 - 5:30 PM
CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

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

INFORMATIONAL

100. **Case # 2023CE001792**
Address: 1134 W Winged Foot Cir
Owner: Anthony J Saladino and/or Amparo Betancourt-Saladino
Violations: 2006 IPMC Section 304.7 – *Roofs and Drainage*
[CEB Order.pdf](#)
[Affidavit of Compliance.pdf](#)

CONSENT AGENDA

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

400. **Case #2024CE000327**
Address: 150 N Devon Ave
Owner: Michael Rice
Violations: WSCO Section 20-439(f) – *Parking Areas on Residential Lots*
[Presentation.pdf](#)
[Additional Case Information.pdf](#)

PUBLIC HEARINGS : NEW CASES

500. **Case #2024CE000595**
Address: 1217 Trotwood Blvd
Owner: Penny A Dolan
Violation: WSCO Section 20-438(a) – *Parking Vehicles in Residential Front Yards and on Sidewalks Prohibited*
[Presentation.pdf](#)
[Additional Case Information.pdf](#)
501. **Case #2024CE000619**
Address: 700 Cottontail Ct
Owner: Heather S Williams
Violations: FBC Section 105.1 – *Permits, Required*
[Presentation.pdf](#)

[Additional Case Information.pdf](#)

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. **Case #2023CE002556**
Address: 964 Papaya Ln
Owner: Kevin R Burch
Violations: 2006 IPMC Section 307.1 – *Accumulation of Rubbish or Garbage*

[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 100

CODE ENFORCEMENT BOARD AGENDA | JUNE 25, 2024 REGULAR MEETING

TITLE

Case # 2023CE001792

Address: 1134 W Winged Foot Cir

Owner: Anthony J Saladino and/or Amparo Betancourt-Saladino

Violations: 2006 IPMC Section 304.7 – *Roofs and Drainage*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Accept Affidavit of Compliance.



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,

Case # 2023CE001792

Petitioner,

v.

ANTHONY J SALADINO
AMPARO BETANCOURT-SALADINO

Respondent,

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

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on January 23, 2024 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 1134 W Winged Foot Circle, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 07-21-31-505-0000-0680. The Property is owned by Anthony J. Saladino and Amparo Betancourt-Saladino ("Respondent").

2. That the Respondent was provided a Notice of Violation which alleged violations of Section 304.7 Roofs and Drainage, *International Property Maintenance Code* ("IPMC"), and required corrective actions relating to the Property.

3. That the Respondent was provided a reasonable time to correct said violations prior to this hearing. The City alleged that the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

4. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board. Respondent Anthony J. Saladino was present and provided sworn testimony relative to the violations at the hearing.

5. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of a brown tarp on the roof of the property (Exhibits 1-6).

Conclusions of Law

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

7. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting a brown tarp affixed to the roof of the property (Section 304.7, *IPMC*), all of which remain beyond the compliance date set forth in the Notice of Violation, Respondent violated Section 304.7 Roofs and Drainage, *IPMC*

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

1. Respondent shall correct the violations cited herein on or before **August 21, 2024**. It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **TWO HUNDRED DOLLARS (\$200) per day** beginning on **August 22, 2024** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

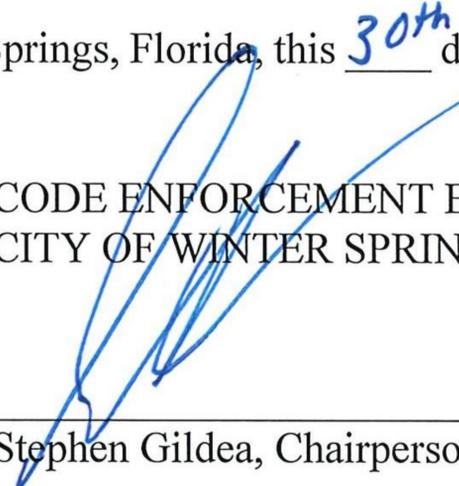
3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein shall be binding upon the Respondent, any subsequent purchasers, successors in interest, or assigns. If this Order is recorded and is complied with by the date specified herein, an Order acknowledging compliance shall likewise be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance with the original order.

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

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

DONE AND ORDERED at Winter Springs, Florida, this 30th day of January, 2024.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA



Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 7017 2400 0000 4978 2423

Anthony J Saladino
Amparo Betancourt-Saladino
1134 W Winged Foot Circle
Winter Springs, Florida 32708-4203

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 30th day of January, 2024.



Christian 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. 2023CE001792

Petitioner,

vs.

SALADINO, ANTHONY J AND/OR
BETANCOURT-SALADINO, AMPARO
Respondent(s)

AFFIDAVIT OF COMPLIANCE

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

1. That on January 23, 2024, 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 304.7 – *Roofs and Drainage*, of the 2006 International Property Maintenance 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 on or before August 21, 2024;
3. That on March 28, 2024, a re-inspection was performed on the Respondents' property located at 1134 W Winged Foot Cir, Winter Springs, FL 32708; and
4. That the re-inspection revealed that the above stated property was found to be in compliance with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 2ND day of April, 2024.

State of Florida
County of Seminole



Signature of Compliance Inspector

Sworn to (or affirmed) and subscribed before me this 2nd day of April, 2024 by
Christopher Elbon



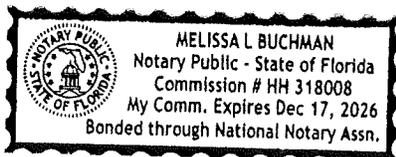
Signature of Notary Public

Melissa Buchman

Name of Notary typed, printed or stamped

Personally Known OR Produced Identification

Type of Identification Produced _____



PUBLIC HEARINGS : REPEAT CASES ITEM 400

CODE ENFORCEMENT BOARD AGENDA | JUNE 25, 2024 REGULAR
MEETING

TITLE

Case #2024CE000327

Address: 150 N Devon Ave

Owner: Michael Rice

Violations: WSCO Section 20-439(f) – *Parking Areas on Residential Lots*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 9, 2024 (45 days), and consider an imposition of a daily fine of up to \$500.00 per day for a repeat violation 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 Compliance Division

Code Enforcement Board

June 25, 2024

Respondent: Michael Rice

Address: 150 N Devon Ave

Violations: WSCO Section 20-439(f) – Parking Areas on Residential Lots
IPMC Section 307.1 – Accumulation of Rubbish or Garbage



Case No. 2024CE000327



WSCO Section 20-439(f)

Parking Areas on Residential Lots

A site construction permit shall be required from the building division, community development department, whenever impervious materials are used to construct a driveway or designated parking area, or whenever a new designated parking area is constructed on any residential lot.



Case No. 2024CE000327



Case Summary

February 2, 2024 – CCI Elbon observed a driveway addition and the addition of a designated parking area to the referenced property. A permit check revealed that Permit #2022-00002503 and Permit #2022-00002576 had been applied for but never issued or completed, and that no site construction permit had been issued for the driveway and designated parking area located in the front yard area of the referenced property (*Exhibits 1-3*).



Case No. 2024CE000327





Exhibit 1
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: February 2, 2024



Exhibit 2
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: February 2, 2024



Exhibit 3

Address: 150 N Devon Ave

Case No. 2024CE000327

SCPA Image: February 17, 2022

34203050720000080 02/17/2022

Case Summary

February 5, 2024 – Notice of Code Violation sent to the property owner by USPS Certified Mail with Return Receipt Requested.

March 1, 2024 – Notice of Code Violation returned to the original sender.

March 13, 2024 – CCI Elbon posted Notice of Code Violation at the referenced property and at City Hall and executed an Affidavit of Service (*Exhibits 4 and 5*).



Case No. 2024CE000327





Exhibit 4
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: March 13, 2024



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**



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

March 13, 2024

RICE, MICHAEL
151 N DEVON AVENUE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2024CE000327

PROPERTY ADDRESS: 150 N DEVON AVENUE, WINTER SPRINGS, FL 32708

PARCEL NO: 34-20-30-507-2000-0080

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

Inspector
CEO Chris Elbon

Date of Inspection
February 2, 2024
March 12, 2024

Municipal Code	Comments/Corrections Needed
IPMC Section 307.1 – Accumulation of Rubbish or Garbage	Property fails to be maintained free from accumulations of rubbish, junk, trash, and/or debris. Remove and properly dispose of all accumulations of rubbish, junk, trash, and/or debris from the entire property, including tires.
WSCO Section 20-439(f) – Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required	Expansion of driveway and addition of a designated parking area with impervious materials without a site construction permit. Apply for and obtain a Winter Springs site construction permit for the driveway expansion and addition of a designated parking area, and pass final inspection(s) as applicable.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 14, 2024**, and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **April 14, 2024**, may result in additional Code 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 Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at (407) 327-7975.

Exhibit 5
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: March 13, 2024

Case Summary

April 17, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation. A permit check revealed that no site construction permit had been issued for the driveway and designated parking area located in the front yard area of the referenced property (*Exhibits 6 and 7*).



Case No. 2024CE000327





Exhibit 6
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: April 17, 2024



Exhibit 7
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: April 17, 2024

Case Summary

May 20, 2024 – Notice of Hearing sent to the property owner by USPS Certified Mail with Return Receipt Requested.

May 23, 2024 – Notice of Hearing delivered to the property owner.

June 13, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation. A permit check revealed that no site construction permit had been issued for the driveway and designated parking area located in the front yard area of the referenced property (*Exhibit 8*).



Case No. 2024CE000327





Exhibit 8
Address: 150 N Devon Ave
Case No. 2024CE000327
Date Taken: June 13, 2024

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 9, 2024 (45 days), and consider an imposition of a daily fine of up to \$500.00 per day for a repeat violation in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.



Case No. 2024CE000327





WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



February 5, 2024

RICE, MICHAEL
151 N DEVON AVENUE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2024CE000327

PROPERTY ADDRESS: 150 N DEVON AVENUE, WINTER SPRINGS, FL 32708

PARCEL NO: 34-20-30-507-2000-0080

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

Inspector
CEO Chris Elbon

Date of Inspection
February 2, 2024

Municipal Code	Comments/Corrections Needed
IPMC Section 307.1 – Accumulation of Rubbish or Garbage	Property fails to be maintained free from accumulations of rubbish, junk, trash, and/or debris. Remove and properly dispose of all accumulations of rubbish, junk, trash, and/or debris from the entire property, including tires.
WSCO Section 20-439(f) – Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required	Expansion of driveway and addition of a designated parking area with impervious materials without a site construction permit. Apply for and obtain a Winter Springs site construction permit for the driveway expansion and addition of a designated parking area, and pass final inspection(s) as applicable.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 17, 2024**, and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **March 17, 2024**, may result in additional Code 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 Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at (407) 327-7975.

CASE NO: 2024CE000327

PROPERTY ADDRESS: 150 N DEVON AVENUE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 307.1 – Accumulation of Rubbish or Garbage	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
WSCO Section 20-439(f) – Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required	A site construction permit shall be required from the building division, community development department, whenever impervious materials are used to construct a driveway or designated parking area, or whenever a new designated parking area is constructed on any residential lot.

Thank you for your attention and cooperation,



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

Certified Mailing Number: 9589 0710 5270 1053 2788 63

ALERT: FLOODING AND SEVERE WEATHER IN THE SOUTH, SOUTHEAST, AND CENTRAL U.S. ...



[FAQs >](#)

Tracking Number:

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Latest Update

Your item was delivered to an individual at the address at 2:01 pm on March 1, 2024 in WINTER SPRINGS, FL 32708.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER SPRINGS, FL 32708
March 1, 2024, 2:01 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
February 29, 2024, 8:40 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
February 29, 2024, 10:35 am

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
February 28, 2024, 8:19 am

Arrived at USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER

[Feedback](#)

February 28, 2024, 7:24 am

Unclaimed/Being Returned to Sender

WINTER SPRINGS, FL 32708

February 22, 2024, 4:13 pm

Redelivery Scheduled

WINTER SPRINGS, FL 32708

February 9, 2024

Notice Left (No Authorized Recipient Available)

WINTER SPRINGS, FL 32708

February 8, 2024, 12:09 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

February 7, 2024, 8:24 pm

In Transit to Next Facility

February 7, 2024

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 6, 2024, 9:02 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 6, 2024, 7:47 pm

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Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

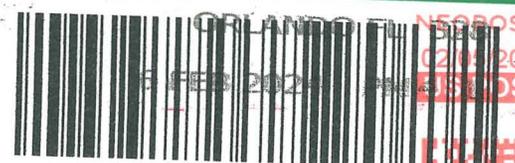
[FAQs](#)



WINTER SPRINGS POLICE DEPARTMENT

300 North Moss Road • Winter Springs, FL 32708
Business (407) 327-1000 • Fax (407) 327-6652

Certified Mail service
CERTIFIED MAIL



9589 0710 5270 1053 2788 63



ZIP 32708
041M11458700

AD 2/B

RICE, MICHAEL
151 N DEVON AVENUE
WINTER SPRINGS, FL 32708

UM

NIXIE 339 DE 1 0002/28/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32788251888 *8474-85147-88-28



UNC
~~32788251888~~



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION



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

March 13, 2024

RICE, MICHAEL
151 N DEVON AVENUE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2024CE000327

PROPERTY ADDRESS: 150 N DEVON AVENUE, WINTER SPRINGS, FL 32708

PARCEL NO: 34-20-30-507-2000-0080

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

Inspector
CEO Chris Elbon

Date of Inspection
February 2, 2024
March 12, 2024

Municipal Code	Comments/Corrections Needed
IPMC Section 307.1 – Accumulation of Rubbish or Garbage	Property fails to be maintained free from accumulations of rubbish, junk, trash, and/or debris. Remove and properly dispose of all accumulations of rubbish, junk, trash, and/or debris from the entire property, including tires.
WSCO Section 20-439(f) – Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required	Expansion of driveway and addition of a designated parking area with impervious materials without a site construction permit. Apply for and obtain a Winter Springs site construction permit for the driveway expansion and addition of a designated parking area, and pass final inspection(s) as applicable.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 14, 2024**, and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **April 14, 2024**, may result in additional Code 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 Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at (407) 327-7975.

CASE NO: 2024CE000327

PROPERTY ADDRESS: 150 N DEVON AVENUE, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 307.1 – Accumulation of Rubbish or Garbage	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
WSCO Section 20-439(f) – Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required	A site construction permit shall be required from the building division, community development department, whenever impervious materials are used to construct a driveway or designated parking area, or whenever a new designated parking area is constructed on any residential lot.

Thank you for your attention and cooperation,



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



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-1000 - Fax (407) 327-6652



CITY OF WINTER SPRINGS, FLORIDA

CASE NO. 2024CE000327

A political subdivision of the
State of Florida

Petitioner,

vs.

RICE, MICHAEL
Respondent(s) /

AFFIDAVIT OF SERVICE

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

1. That on February 5, 2024, the Code Enforcement Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by sending the Notice of Code Violation via Certified Mail with Return Receipt Requested to the Respondent(s) address listed in the tax collector's office for tax notices.
2. That on March 1, 2024, the Notice of Code Violation sent via Certified Mail with Return Receipt Requested had been returned to the original sender.
3. That on March 13, 2024, the Code Enforcement Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by posting the Notice of Code Violation at the property upon which the violation is alleged to exist, posting the Notice of Code Violation at the primary municipal government office located at Winter Springs City Hall, and sending the Notice of Code Violation via Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

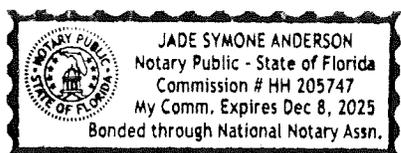
DATED this 13th day of March, 2024.

State of Florida
County of Seminole

[Signature]
Signature of Code Enforcement Officer

Sworn to (or affirmed) and subscribed before me this 13th day of March, 2024,
by Christopher Elbon

[Signature]
Signature of Notary Public



Jade Anderson
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

CASE NO. 2024CE000327

Petitioner,

vs.

RICE, MICHAEL
Respondent(s) /

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on June 25, 2024, 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: 150 N DEVON AVE, WINTER SPRINGS, FL 32708

PARCEL NO: 34-20-30-507-2000-0080

PROPERTY OWNER(S): RICE, MICHAEL

MAILING ADDRESS: 151 N DEVON AVE, WINTER SPRINGS, FL 32708

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

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

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

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

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

Chris Elbon

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

Certified Mailing Number: 9414811898765462524068

Electronic Delivery Confirmation™



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

\$7.36 US POSTAGE
FIRST-CLASS
May 20 2024
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



USPS CERTIFIED MAIL



9414 8118 9876 5462 5240 68

RICE, MICHAEL
151 N DEVON AVE
WINTER SPGS FL 32708-2516



Reference	NOH - 2024CE000327 - ELBON
USPS #	9414811898765462524068
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:05 pm on May 23, 2024 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, May 22, 2024, 10:03 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/22/2024 Departed USPS Regional Facility, May 21, 2024, 9:24 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 21, 2024, 7:40 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 21, 2024, 6:25 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/20/2024, 2:46 pm, WINTER SPRINGS, FL 32708

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Date Verified: 05/24/2024 06:18:54 (UTC)



May 24, 2024

Dear Reference NOH 2024CE000327 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8118 9876 5462 5240 68.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: May 23, 2024, 12:05 pm
Location: WINTER SPRINGS, FL 32708
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: RICE MICHAEL

Recipient Signature

Signature of Recipient:	
Address of Recipient:	151 N DEVON AVE, WINTER SPRINGS, FL 32708

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

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

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



CITY OF WINTER SPRINGS, FLORIDA

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,

Case # 2023CE002537

Petitioner,

v.

MICHAEL RICE

Respondent,

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 February 27, 2024 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 151 N Devon Avenue, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 34-20-30-507-1700-0170. The Property is owned by Michael Rice ("Respondent").

2. That the Respondent was provided a Notice of Violation which alleged violations of Section 105.1 Permits Required, *Florida Building Code ("FBC")*; Section R309.2 Carports, *FBC*; Section 6-84(a) Accessory Buildings General, *City Code*; and Section 20-439(f) Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required, *City Code* and required corrective actions relating to the Property.

3. That the Respondent was provided a reasonable time to correct said violations prior to this hearing. The City alleged that the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

4. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board. The Respondent, Mr. Michael Rice, was present at the hearing and offered testimony. Respondent acknowledged the violations and stated an intent to rectify all violations. Respondent testified that he filed applications for necessary permits the day prior to the hearing. Respondent acknowledged during the hearing that electrical work permits are also needed for the Property relative to the violations. Respondent testified that he intends to remove one accessory structure from the Property.

5. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of an unpermitted designated parking area expansion (Exhibit 1, 2, 3, 4, 10, 11, 15, 19), an unpermitted screening in of a carport (Exhibit 4, 17), an unpermitted electric vehicle charger (Exhibit 5, 17, 21), and unpermitted accessory buildings (Exhibit 6, 7, 8, 9, 13, 14, 16, 18, 20).

Conclusions of Law

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

7. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting violations as described in paragraph 5 above, all of which remain beyond the compliance date set forth in the Notice of Violation, Respondent violated Section 105.1 Permits Required, *FBC*; Section R309.2 Carports, *FBC*; Section 6-84(a) Accessory Buildings General, *City Code*; and Section 20-439(f) Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required, *City Code*.

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

1. Respondent shall correct the violations cited herein on or before **May 28, 2024**. It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **ONE HUNDRED AND FIFTY DOLLARS (\$150) per violation per day related to violations of Section 105.1 Permits Required, Florida Building Code ("FBC"); Section R309.2 Carports, FBC; Section 6-84(a) Accessory Buildings General, City Code; and Section 20-439(f) Parking Areas on Residential Lots; Design Requirements; When Site Construction Permit Required, City Code**, beginning on **May 29, 2024** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein

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

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

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

DONE AND ORDERED at Winter Springs, Florida, this 7th day of March, 2024.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA



Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 7017 2400 0000 4978 2478

Michael Rice
151 N Devon Avenue
Winter Springs, Florida 32708-2516

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 7th day of March, 2024.



Christian Gowan, Board Secretary

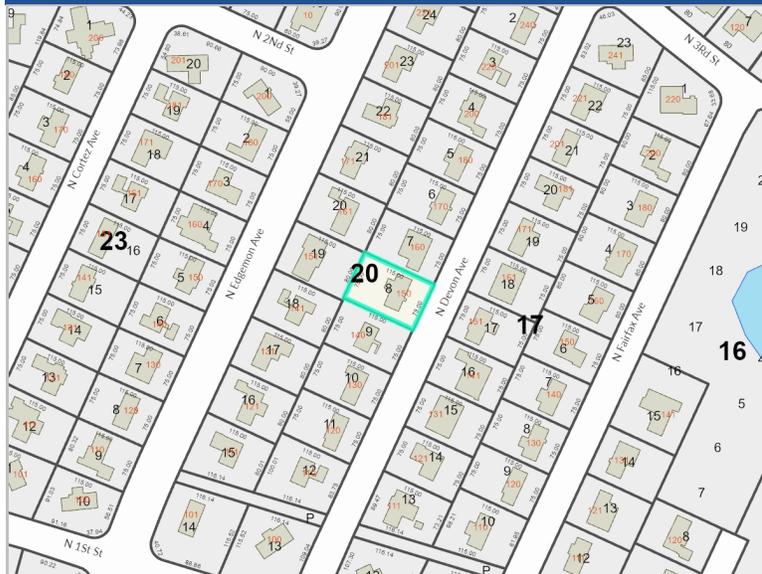
Property Record Card



Parcel 34-20-30-507-2000-0080

Property Address 150 N DEVON AVE WINTER SPRINGS, FL 32708

Parcel Location



Site View



34203050720000080 02/17/2022

Parcel Information

Parcel	34-20-30-507-2000-0080
Owner(s)	RICE, MICHAEL
Property Address	150 N DEVON AVE WINTER SPRINGS, FL 32708
Mailing	151 N DEVON AVE WINTER SPGS, FL 32708-2516
Subdivision Name	NORTH ORLANDO
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$123,059	\$120,413
Depreciated Other Features	\$440	\$400
Land Value (Market)	\$90,000	\$70,000
Land Value Agriculture		
Just/Market Value	\$213,499	\$190,813
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$14,707	\$10,093
P&G Adjustment	\$0	\$0
Assessed Value	\$198,792	\$180,720

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$2,978.08** 2023 Tax Savings with Non-Hx Cap **\$103.25**
 2023 Tax Bill Amount **\$2,874.83**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 8 BLK 20
 NORTH ORLANDO
 PB 12 PG 11

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CODE
34-20-30-507-2000-0080	0294		W1

N

LOT 8 BLK 20 NORTH ORLANDO PB 12 PG
11
PAD: 150 N DEVON AVE

RICE, MICHAEL
151 N DEVON AVE
WINTER SPGS, FL 32708

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	ASSESSED VALUE	EXEMPTION (s)	TAXABLE VALUE	TAXES LEVIED	
COUNTY	4.8751	180,720	0	180,720	881.03	
FIRE	2.7649	180,720	0	180,720	499.67	
SCHOOL	5.3780	190,813	0	190,813	1,026.19	
ST JOHNS WATER MANAGEMENT	0.1793	180,720	0	180,720	32.40	
WINTER SPRINGS	2.4100	180,720	0	180,720	435.54	
PAY ONLINE WWW.SEMINOLECOUNTY.TAX						
TOTAL MILLAGE		15.6073	TOTAL AD VALOREM TAXES		\$2,874.83	

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

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

COMBINED TAXES AND ASSESSMENTS					\$2,874.83	See reverse side for important information.
PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00		

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS ABOVE	MILLAGE CODE
34-20-30-507-2000-0080	0294		W1

PLEASE DETACH AND RETURN THIS ORIGINAL STUB WITH PAYMENT

N

RICE, MICHAEL
151 N DEVON AVE
WINTER SPGS, FL 32708

LOT 8 BLK 20 NORTH ORLANDO PB 12 PG
11
PAD: 150 N DEVON AVE

FOR PROCESSING PURPOSES, PLEASE DO NOT WRITE ON THIS NOTICE.
PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR • P.O. BOX 630 • SANFORD, FL 32772-0630

PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00	
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PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | JUNE 25, 2024 REGULAR MEETING

TITLE

Case #2024CE000595

Address: 1217 Trotwood Blvd

Owner: Penny A Dolan

Violation: WSCO Section 20-438(a) – *Parking Vehicles in Residential Front Yards and on Sidewalks Prohibited*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 9, 2024 (45 days), and consider an imposition of a daily fine of up to \$250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs Code Compliance Division

Code Enforcement Board

June 25, 2024

Respondent: Penny A Dolan

Address: 1217 Trotwood Blvd

Violations: WSCO Section 20-438(a) – Parking Vehicles in Residential
Front Yards and on
Sidewalks Prohibited



Case No. 2024CE000595



WSCO Section 20-438(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. 2024CE000595



Case Summary

March 5, 2024 – While conducting an inspection of the referenced property based on a citizen complaint, CCI Elbon observed two motor vehicles parked/stored on the grass in the front yard area of the referenced property (*Exhibits 1 and 2*).



Case No. 2024CE000595





Exhibit 1
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: March 5, 2024



Exhibit 2
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: March 5, 2024

Case Summary

March 5, 2024 – Courtesy Notice sent to the property owner by USPS Regular First-Class Mail.

March 18, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation (*Exhibits 3 and 4*).



Case No. 2024CE000595





Exhibit 3
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: March 18, 2024



Exhibit 4

Address: 1217 Trotwood Blvd

Case No. 2024CE000595

Date Taken: March 18, 2024

Case Summary

March 20, 2024 – Notice of Code Violation sent to the property owner by USPS Certified Mail with Return Receipt Requested.

March 23, 2024 – Notice of Code Violation delivered to the property owner.

April 3, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation (*Exhibits 5 and 6*).



Case No. 2024CE000595





Exhibit 5
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: April 3, 2024



Exhibit 6
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: April 3, 2024

Case Summary

April 17, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation (*Exhibit 7*).



Case No. 2024CE000595





Exhibit 7
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: April 17, 2024

Case Summary

May 17, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation (*Exhibit 8*).



Case No. 2024CE000595





Exhibit 8
Address: 1217 Trotwood Blvd
Case No. 2024CE000595
Date Taken: May 17, 2024

Case Summary

May 20, 2024 – Notice of Hearing sent to the property owner by USPS Certified Mail with Return Receipt Requested.

May 23, 2024 – Notice of Hearing delivered to the property owner.

June 13, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation. A permit check revealed that no site construction permit had been issued for the newly constructed designated parking area located in the front yard area of the referenced property (*Exhibit 9*).



Case No. 2024CE000595



Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 9, 2024 (45 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.



Case No. 2024CE000595





WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



March 5, 2024

DOLAN, PENNY A
1217 TROTWOOD BOULEVARD
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2024CE000595

PROPERTY ADDRESS: 1217 TROTWOOD BOULEVARD, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5FB-0000-0750

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

Inspector
CEO Chris Elbon

Date of Inspection
March 5, 2024

Municipal Code	Violation/Corrective Action
WSCO Section 20-438(a) – Parking Vehicles in Residential Front Yards and on Sidewalks Prohibited	The parking of any motor vehicle within the front yard of any residential lot is prohibited unless said vehicle is parked on a driveway. Remove motor vehicle(s) parked within the front yard that are not parked/located on a driveway and relocate said motor vehicle(s) to the driveway, garage, or approved street parking.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **March 17, 2024**, and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **March 17, 2024**, may result in additional Code 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 Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at (407) 327-7975.

CASE NO: 2024CE000595

PROPERTY ADDRESS: 1217 TROTWOOD BOULEVARD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-438(a) – Parking Vehicles Residential Front Yards and on Sidewalks Prohibited	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.

Thank you for your attention and cooperation,

Chris Elbon

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



WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

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



March 20, 2024

DOLAN, PENNY A
1217 TROTWOOD BLVD
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2024CE000595

PROPERTY ADDRESS: 1217 TROTWOOD BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5FB-0000-0750

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

Inspector
CEO Chris Elbon

Date of Inspection
March 5, 2024
March 18, 2024

Table with 2 columns: Municipal Code, Violation/Corrective Action. Row 1: WSCO Section 20-438(a) - Parking Vehicles in Residential Front Yards and on Sidewalks Prohibited; The parking of any motor vehicle within the front yard of any residential lot is prohibited unless said vehicle is parked on a driveway. Remove motor vehicle(s) parked within the front yard that are not parked/located on a driveway and relocate said motor vehicle(s) to the driveway, garage, or approved street parking.

PLEASE NOTE: The violation(s) listed above must be corrected on or before March 31, 2024, and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before March 31, 2024, may result in additional Code 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 Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at (407) 327-7975.

CASE NO: 2024CE000595

PROPERTY ADDRESS: 1217 TROTWOOD BLVD, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
WSCO Section 20-438(a) – Parking Vehicles Residential Front Yards and on Sidewalks Prohibited	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.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9589 0710 5270 1053 2789 55

Tracking Number:

Remove X

9589071052701053278955

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:41 pm on March 23, 2024 in WINTER SPRINGS, FL 32708.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER SPRINGS, FL 32708
March 23, 2024, 3:41 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
March 22, 2024, 7:18 pm

In Transit to Next Facility

March 22, 2024

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 21, 2024, 9:00 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 21, 2024, 7:41 pm

Feedback

● **Hide Tracking History**

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

DOLAN, PENNY A
 7 TROTWOOD BLVD
 WINTER SPRINGS, FL 32708



9590 9402 7958 2305 6419 83

2 Article Number (Transfer from service label)

9589 0710 5270 1053 2789 55

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Penny Dolan Agent Addressee

B. Received by (Printed Name)

Penny Dolan

C. Date of Delivery

3-23-24

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



**CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD**

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

CASE NO. 2024CE000595

Petitioner,

vs.

DOLAN, PENNY A
Respondent(s) /

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on June 25, 2024, 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: 1217 TROTWOOD BLVD, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-5FB-0000-0750

PROPERTY OWNER(S): DOLAN, PENNY A

MAILING ADDRESS: 1217 TROTWOOD BLVD, WINTER SPRINGS, FL 32708

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

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

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

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

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

Chris Elbon

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

Certified Mailing Number: 9414811898765462538881

Electronic Delivery Confirmation™



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

\$7.36 US POSTAGE
FIRST-CLASS
May 20 2024
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



USPS CERTIFIED MAIL



9414 8118 9876 5462 5388 81

**DOLAN, PENNY A
1217 TROTWOOD BLVD
WINTER SPGS FL 32708-3732**



Reference	NOH - 2024CE000595 - C. Elbon
USPS #	9414811898765462538881
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 3:39 pm on May 23, 2024 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, May 22, 2024, 10:03 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/22/2024 Departed USPS Regional Facility, May 21, 2024, 9:24 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 21, 2024, 7:40 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 21, 2024, 6:25 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/20/2024, 10:09 am, WINTER SPRINGS, FL 32708

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Report Design Copyright 2024 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com

Date Verified: 05/24/2024 00:22:23 (UTC)



May 25, 2024

Dear Reference NOH 2024CE000595 C Elbon:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8118 9876 5462 5388 81.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: May 23, 2024, 3:39 pm
Location: WINTER SPRINGS, FL 32708
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: DOLAN PENNY A

Recipient Signature

Signature of Recipient:	
Address of Recipient:	1217 TROTWOOD BLVD, WINTER SPRINGS, FL 32708

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

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

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

Property Record Card



Parcel 07-21-31-5FB-0000-0750

Property Address 1217 TROTWOOD BLVD WINTER SPRINGS, FL 32708

Parcel Location



Site View



0721315FB00000750 02/10/2022

Parcel Information

Parcel	07-21-31-5FB-0000-0750
Owner(s)	DOLAN, PENNY A
Property Address	1217 TROTWOOD BLVD WINTER SPRINGS, FL 32708
Mailing	1217 TROTWOOD BLVD WINTER SPGS, FL 32708-3732
Subdivision Name	TUSCAWILLA UNIT 08
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2001)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$285,836	\$295,845
Depreciated Other Features	\$27,500	\$27,360
Land Value (Market)	\$110,000	\$120,000
Land Value Agriculture		
Just/Market Value	\$423,336	\$443,205
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$192,411	\$219,006
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$230,925	\$224,199

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions **\$6,917.23** 2023 Tax Savings with Exemptions **\$4,142.04**
 2023 Tax Bill Amount **\$2,775.19**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 75
 TUSCAWILLA UNIT 8
 PB 23 PGS 25-28

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD		MILLAGE CODE
07-21-31-5FB-0000-0750	0162	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

N

LOT 75 TUSCAWILLA UNIT 8 PB 23 PGS
25-28
PAD: 1217 TROTWOOD BLVD

DOLAN, PENNY A
1217 TROTWOOD BLVD
WINTER SPGS, FL 32708

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	ASSESSED VALUE	EXEMPTION (s)	TAXABLE VALUE	TAXES LEVIED	
COUNTY	4.8751	224,199	55,000	169,199	824.86	
FIRE	2.7649	224,199	55,000	169,199	467.82	
SCHOOL	5.3780	224,199	30,000	194,199	1,044.40	
ST JOHNS WATER MANAGEMENT	0.1793	224,199	55,000	169,199	30.34	
WINTER SPRINGS	2.4100	224,199	55,000	169,199	407.77	
PAY ONLINE WWW.SEMINOLECOUNTY.TAX						
TOTAL MILLAGE		15.6073	TOTAL AD VALOREM TAXES		\$2,775.19	

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
TLBD PHASE I - CAPITAL	VARIES/BU	36.00
TLBD - MAINTENANCE	VARIES/BU	128.00
TOTAL NON-AD VALOREM ASSESSMENTS		\$164.00

COMBINED TAXES AND ASSESSMENTS					\$2,939.19	See reverse side for important information.
PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00		

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD		MILLAGE CODE
07-21-31-5FB-0000-0750	0162	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

PLEASE DETACH AND RETURN THIS ORIGINAL STUB WITH PAYMENT

N

DOLAN, PENNY A
1217 TROTWOOD BLVD
WINTER SPGS, FL 32708

LOT 75 TUSCAWILLA UNIT 8 PB 23 PGS
25-28
PAD: 1217 TROTWOOD BLVD

FOR PROCESSING PURPOSES, PLEASE DO NOT WRITE ON THIS NOTICE.
PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR • P.O. BOX 630 • SANFORD, FL 32772-0630

PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00	
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PUBLIC HEARINGS : NEW CASES ITEM 501

CODE ENFORCEMENT BOARD AGENDA | JUNE 25, 2024 REGULAR MEETING

TITLE

Case #2024CE000619

Address: 700 Cottontail Ct

Owner: Heather S Williams

Violations: FBC Section 105.1 – *Permits, Required*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 9, 2024 (45 days), and consider an imposition of a daily fine of up to \$250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs Code Compliance Division

Code Enforcement Board

June 25, 2024

Respondent: Heather S Williams

Address: 700 Cottontail Ct

Violations: FBC Section 105.1 – Permits, Required



Case No. 2024CE000619



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 No. 2024CE000619



Case Summary

March 8, 2024 – CCI Elbon observed construction/alteration activity taking place at the referenced property with the addition of a fence/wall structure. A permit check revealed no issued permit(s) for the construction/alteration activity. CCI Elbon posted a Stop Work Order Notice to the referenced property, hand delivered the Notice of Code Violation, and executed an Affidavit of Service (*Exhibits 1 - 8*).



Case No. 2024CE000619





Exhibit 1
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: March 8, 2024



Exhibit 2

Address: 700 Cottontail Ct

Case No. 2024CE000619

Date Taken: March 8, 2024



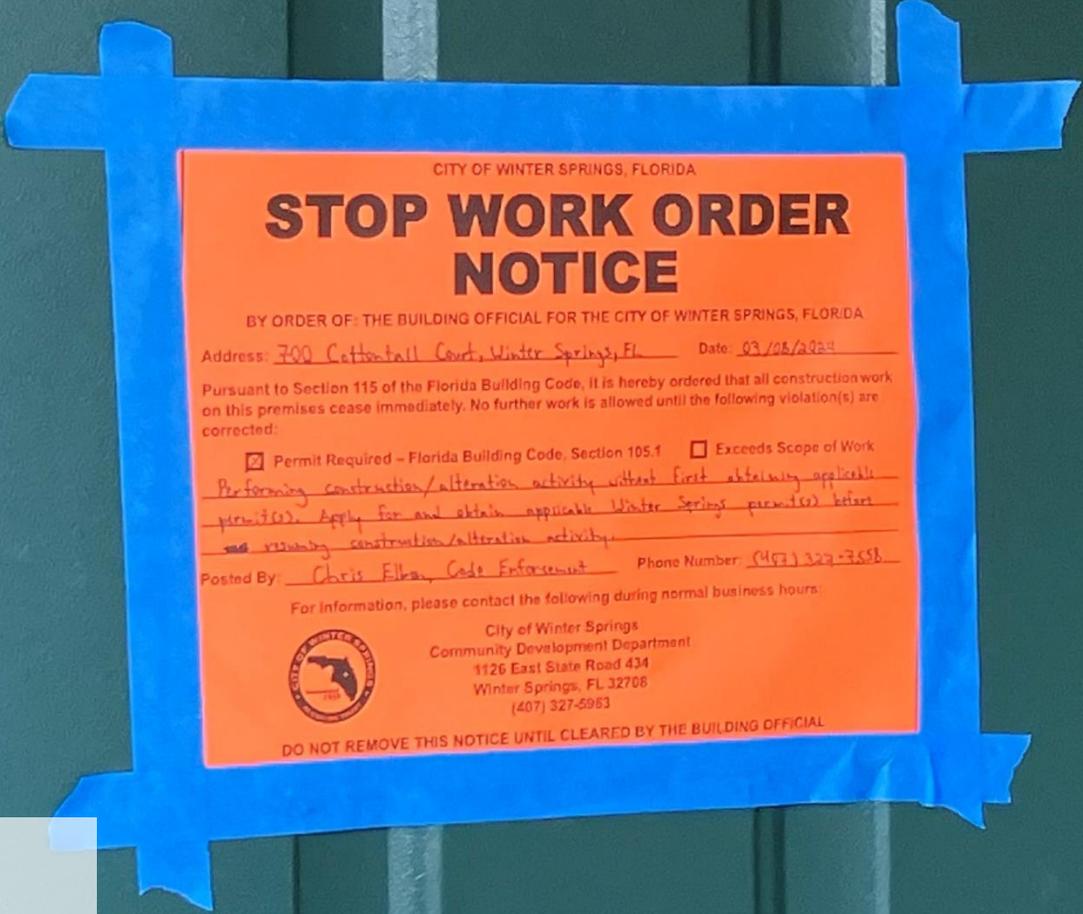
Exhibit 3
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: March 8, 2024



Exhibit 4
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: March 8, 2024



Exhibit 5
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: March 8, 2024



CITY OF WINTER SPRINGS, FLORIDA

STOP WORK ORDER NOTICE

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

Address: 700 Cottontail Court, Winter Springs, FL Date: 03/08/2024

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

- Permit Required - Florida Building Code, Section 105.1
 - Exceeds Scope of Work
- Performing construction/alteration activity without first obtaining applicable permit(s). Apply for and obtain applicable Winter Springs permit(s) before resuming construction/alteration activity.*

Posted By: Chris Elban, Code Enforcement Phone Number: (407) 327-3658

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


 City of Winter Springs
 Community Development Department
 1126 East State Road 434
 Winter Springs, FL 32706
 (407) 327-5953

DO NOT REMOVE THIS NOTICE UNTIL CLEARED BY THE BUILDING OFFICIAL

Exhibit 6
 Address: 700 Cottontail Ct
 Case No. 2024CE000619
 Date Taken: March 8, 2024



Exhibit 7
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: March 8, 2024



Exhibit 8
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: March 8, 2024

Case Summary

April 25, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation. A permit check revealed no permit had been issued for the construction/alteration activity (*Exhibits 9 and 10*).



Case No. 2024CE000619





Exhibit 9

Address: 700 Cottontail Ct

Case No. 2024CE000619

Date Taken: April 25, 2024



Exhibit 10
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: April 25, 2024

Case Summary

May 20, 2024 – Notice of Hearing sent to the property owner by USPS Certified Mail with Return Receipt Requested.

May 23, 2024 – Notice of Hearing delivered to the property owner.

June 13, 2024 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation. A permit check revealed a fence permit had been applied for on 06/07/2024, under Permit #RES-2024-1106, but had not yet been issued (*Exhibits 11 and 12*).



Case No. 2024CE000619





Exhibit 11
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: June 13, 2024



Exhibit 12
Address: 700 Cottontail Ct
Case No. 2024CE000619
Date Taken: June 13, 2024

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before August 9, 2024 (45 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.



Case No. 2024CE000619





WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



March 8, 2024

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

NOTICE OF CODE VIOLATION

CASE NO: 2024CE000619

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

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

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

Inspector
CEO Chris Elbon

Date of Inspection
March 8, 2024

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

PLEASE NOTE: The violation(s) listed above must be corrected on or before **April 22, 2024**, and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **April 22, 2024**, may result in additional Code 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 Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at (407) 327-7975.

CASE NO: 2024CE000619

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

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

Thank you for your attention and cooperation,

Chris Elbon

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



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-1000 - Fax (407) 327-6652



CITY OF WINTER SPRINGS, FLORIDA

A political subdivision of the
State of Florida

CASE NO. 2024CE000619

Petitioner,

vs.

WILLIAMS, HEATHER S

Respondent(s) /

AFFIDAVIT OF SERVICE

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

1. That on March 8, 2024, the Code Enforcement Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by hand delivering the Notice of Code Violation to a person residing at the property upon which the violation is alleged to exist and informing such person of the contents of the notice.
2. The person residing at the property for which the Notice of Code Violation was hand delivered to was over 15 years of age and identified as Ariel Williams.

FURTHER AFFIANT SAYETH NOT.

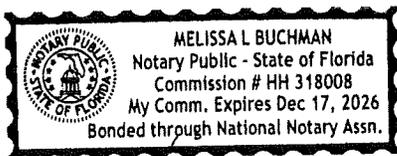
DATED this 12th day of March, 2024.

State of Florida
County of Seminole

[Signature]
Signature of Code Enforcement Officer

Sworn to (or affirmed) and subscribed before me this 12th day of March, 2024,
by Christopher Elbon

[Signature]
Signature of Notary Public



Melissa Buchman
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

CASE NO. 2024CE000619

Petitioner,

vs.

WILLIAMS, HEATHER S
Respondent(s) /

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on June 25, 2024, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: 700 COTTONTAIL CT, WINTER SPRINGS, FL 32708

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

PROPERTY OWNER(S): WILLIAMS, HEATHER S

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

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

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

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

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

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

Chris Elbon

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

Certified Mailing Number: 9414811898765462527014

Electronic Delivery Confirmation™



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

\$7.36 US POSTAGE
FIRST-CLASS
May 20 2024
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



USPS CERTIFIED MAIL



9414 8118 9876 5462 5270 14

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



Reference	NOH - 2024CE000619 - ELBON
USPS #	9414811898765462527014
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:50 pm on May 23, 2024 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, May 22, 2024, 10:03 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/22/2024 Departed USPS Regional Facility, May 21, 2024, 9:24 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 21, 2024, 7:40 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 21, 2024, 6:25 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/20/2024, 3:15 pm, WINTER SPRINGS, FL 32708

Electronic Delivery Confirmation Report © 2024 Certified Mail Envelopes, Inc. All rights reserved.

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Date Verified: 05/24/2024 06:17:15 (UTC)

May 25, 2024

Dear Reference NOH 2024CE000619 ELBON:

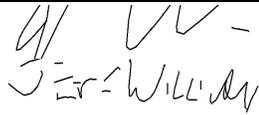
The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8118 9876 5462 5270 14.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	May 23, 2024, 12:50 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	WILLIAMS HEATHER S

Recipient Signature

Signature of Recipient:



Address of Recipient:

700 COTTONTAIL CT, WINTER
SPRINGS, FL 32708

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

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

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

Property Record Card



Parcel 12-21-30-5HN-0000-5300

Property Address 700 COTTONTAIL CT WINTER SPRINGS, FL 32708

Parcel Location

Site View



1221305HN00005300 03/21/2022

Parcel Information

Value Summary

Parcel	12-21-30-5HN-0000-5300
Owner(s)	WILLIAMS, HEATHER S
Property Address	700 COTTONTAIL CT WINTER SPRINGS, FL 32708
Mailing	700 COTTONTAIL CT WINTER SPGS, FL 32708-5140
Subdivision Name	OAK FOREST UNIT 5
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$251,852	\$252,901
Depreciated Other Features	\$28,000	\$27,600
Land Value (Market)	\$90,000	\$90,000
Land Value Agriculture		
Just/Market Value	\$369,852	\$370,501
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$41,487	\$71,987
P&G Adjustment	\$0	\$0
Assessed Value	\$328,365	\$298,514

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$5,782.52** 2023 Tax Savings with Non-Hx Cap **\$736.38**
 2023 Tax Bill Amount **\$5,046.14**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

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

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD		MILLAGE CODE
12-21-30-5HN-0000-5300	0802	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

N

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

LOT 530 OAK FOREST UNIT 5 PB 31 PGS
89 & 90
PAD: 700 COTTONTAIL CT

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	ASSESSED VALUE	EXEMPTION (s)	TAXABLE VALUE	TAXES LEVIED	
COUNTY	4.8751	298,514	0	298,514	1,455.29	
FIRE	2.7649	298,514	0	298,514	825.36	
SCHOOL	5.3780	370,501	0	370,501	1,992.55	
ST JOHNS WATER MANAGEMENT	0.1793	298,514	0	298,514	53.52	
WINTER SPRINGS	2.4100	298,514	0	298,514	719.42	
PAY ONLINE WWW.SEMINOLECOUNTY.TAX						
TOTAL MILLAGE		15.6073	TOTAL AD VALOREM TAXES		\$5,046.14	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
WS OAK FOREST MAINTENANCE	VARIES/BU	60.00
TOTAL NON-AD VALOREM ASSESSMENTS		\$60.00

COMBINED TAXES AND ASSESSMENTS					\$5,106.14	See reverse side for important information.
PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00		

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD		MILLAGE CODE
12-21-30-5HN-0000-5300	0802	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

PLEASE DETACH AND RETURN THIS ORIGINAL STUB WITH PAYMENT

N

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

LOT 530 OAK FOREST UNIT 5 PB 31 PGS
89 & 90
PAD: 700 COTTONTAIL CT

FOR PROCESSING PURPOSES, PLEASE DO NOT WRITE ON THIS NOTICE.
PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR • P.O. BOX 630 • SANFORD, FL 32772-0630

PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00		
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PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PUBLIC HEARINGS : NON-COMPLIANCE CASES ITEM 600

CODE ENFORCEMENT BOARD AGENDA | JUNE 25, 2024 REGULAR
MEETING

TITLE

Case #2023CE002556

Address: 964 Papaya Ln

Owner: Kevin R Burch

Violations: 2006 IPMC Section 307.1 – *Accumulation of Rubbish or Garbage*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find that the Respondent had not complied with the Order issued by the Code Enforcement Board on March 26, 2024; impose a fine of \$250.00 per day for the violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, of the 2006 International Property Maintenance Code, beginning on April 10, 2024, and continuing until the violation is corrected.

City of Winter Springs Code Compliance Division

Code Enforcement Board

June 25, 2024

Respondent: Kevin R Burch

Address: 964 Papaya Ln

Violations: IPMC Section 307.1 – Accumulation of
Rubbish or Garbage



Case No. 2023CE002556



Case Summary

March 26, 2024 – A public hearing was held before the City of Winter Springs Code Enforcement Board in which the Respondent was found to be in violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, of the 2006 International Property Maintenance Code and issued an Order requiring the Respondent correct the violation on or before April 9, 2024, or a fine of \$250.00 per day would be imposed for the violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, beginning on April 10, 2024, and continuing until the violation is corrected.



Case No. 2023CE002556



Case Summary

April 17, 2024 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, remained (*Exhibits 1 and 2*).



Case No. 2023CE002556





Exhibit 1
Address: 964 Papaya Ln
Case No. 2023CE002556
Date Taken: April 17, 2024



Exhibit 2
Address: 964 Papaya Ln
Case No. 2023CE002556
Date Taken: April 17, 2024

Case Summary

May 20, 2024 – Notice of Hearing sent to the property owner by USPS Certified Mail with Return Receipt Requested.

May 24, 2024 – Notice of Hearing delivered to the property owner.

June 13, 2024 – CCI Elbon conducted a re-inspection of the referenced property and found that the violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, remained (*Exhibits 3 and 4*).



Case No. 2023CE002556





Exhibit 3
Address: 964 Papaya Ln
Case No. 2023CE002556
Date Taken: June 13, 2024



Exhibit 4
Address: 964 Papaya Ln
Case No. 2023CE002556
Date Taken: June 13, 2024

Staff Recommendation

Staff recommends the Code Enforcement Board find that the Respondent had not complied with the Order issued by the Code Enforcement Board on March 26, 2024; impose a fine of \$250.00 per day for the violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, of the 2006 International Property Maintenance Code, beginning on April 10, 2024, and continuing until the violation is corrected.



Case No. 2023CE002556





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,

Case # 2023CE002556

Petitioner,

v.

KEVIN R. BURCH

Respondent,

**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 March 26, 2024 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 964 Papaya Lane, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 12-21-30-5HN-0000-5590. The Property is owned by Kevin R. Burch (“Respondent”).
2. That the Respondent was provided a Notice of Violation which alleged violations of Section 307.1 Accumulation of Rubbish or Garbage, *International Property Maintenance Code (“IPMC”)(2006)* and required corrective actions relating to the Property.
3. That the Respondent was provided a reasonable time to correct said violations prior to this hearing. The City alleged that the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

4. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board. The Respondent, Mr. Kevin Burch, was present at the hearing and offered testimony admitting to the violation.

5. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of a trailer in front of the house with rubbish or garbage and an accumulation of rubbish or garbage on the side of the house (Exhibit 1-19).

Conclusions of Law

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

7. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting rubbish or garbage in front and on the side of the home (Section 307.1, *IPMC (2006)*), all of which remain beyond the compliance date set forth in the Notice of Violation, Respondent violated Section 307.1 Accumulation of Rubbish or Garbage, *IPMC (2006)*.

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

1. Respondent shall correct the violations cited herein on or before **April 9, 2024**. It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **TWO HUNDRED AND FIFTY DOLLARS (\$250) per day related to violations of Sections 307.1 Accumulation of Rubbish or Garbage, *IPMC (2006)*** beginning on **April 10, 2024** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

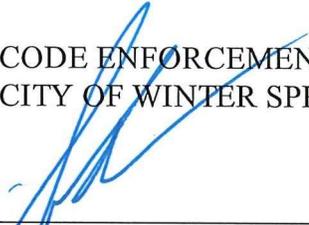
3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein shall be binding upon the Respondent, any subsequent purchasers, successors in interest, or assigns. If this Order is recorded and is complied with by the date specified herein, an Order acknowledging compliance shall likewise be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance with the original order.

4. Any future recurrence(s) of any violation(s) addressed herein, after same have been

corrected, may result in a finding of repeat violation as defined in section 162.04(5), Florida Statutes, and may result in the imposition of fines up to Five Hundred Dollars (\$500.00) a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Officer.

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

DONE AND ORDERED at Winter Springs, Florida, this 4th day of April, 2024.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA


Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 7019 0700 0001 1748 2461

Kevin R Burch
964 Papaya Lane
Winter Springs, Florida 32708-5146

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 4th day of April, 2024.



Christian 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. 2023CE002556

Petitioner,

vs.

BURCH, KEVIN R
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 March 26, 2024, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent was found to be in violation of Section 307.1 – *Accumulation of Rubbish or Garbage*, of the 2006 International Property Maintenance 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 on or before April 9, 2024;
3. That on April 17, 2024, a re-inspection was performed at the Respondents' property located at 964 Papaya Ln, 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.

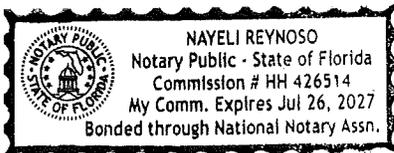
FURTHER AFFIANT SAYETH NOT.

DATED this 21st day of May, 20 24.

State of Florida
County of Seminole

[Signature]
Signature of Compliance Inspector

Sworn to (or affirmed) and subscribed before me this 21 day of May, 20 24, by Christopher Elbon



[Signature]
Signature of Notary Public

Nayeli Reynoso
Name of Notary typed, printed or stamped

Personally Known OR Produced Identification 1

Type of Identification Produced FLDL



**CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD**

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

CASE NO. 2023CE002556

Petitioner,

vs.

BURCH, KEVIN R
Respondent(s) /

NOTICE OF COMPLIANCE (MASSEY) HEARING

Please take notice that at 5:30 P.M. on June 25, 2024, 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: 964 PAPAYA LN, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-5HN-0000-5590

PROPERTY OWNER(S): BURCH, KEVIN R

MAILING ADDRESS: 964 PAPAYA LN, WINTER SPRINGS, FL 32708-2945

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

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

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

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

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

Chris Elbon

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

Certified Mailing Number: 9414811898765462592463

Electronic Delivery Confirmation™



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

\$7.36 US POSTAGE
FIRST-CLASS
May 20 2024
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



USPS CERTIFIED MAIL



9414 8118 9876 5462 5924 63

BURCH, KEVIN R
964 PAPAYA LN
WINTER SPGS FL 32708-5146



Reference	NOH - 2023CE002556 - ELBON
USPS #	9414811898765462592463
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at the post office at 3:33 pm on May 24, 2024 in WINTER SPRINGS, FL 32708.
USPS History	<p>Notice Left (No Authorized Recipient Available), 05/23/2024, 12:59 pm, WINTER SPRINGS, FL 32708</p> <p>Arrived at USPS Regional Facility, May 22, 2024, 10:03 pm, LAKE MARY FL DISTRIBUTION CENTER</p> <p>In Transit to Next Facility, 05/22/2024</p> <p>Departed USPS Regional Facility, May 21, 2024, 9:24 pm, ORLANDO FL DISTRIBUTION CENTER</p> <p>Arrived at USPS Regional Facility, May 21, 2024, 7:40 pm, ORLANDO FL DISTRIBUTION CENTER</p> <p>Accepted at USPS Origin Facility, May 21, 2024, 6:25 pm, WINTER SPRINGS, FL 32708</p> <p>Shipping Label Created, USPS Awaiting Item, 05/20/2024, 2:09 pm, WINTER SPRINGS, FL 32708</p>



May 25, 2024

Dear Reference NOH 2023CE002556 ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8118 9876 5462 5924 63.

Item Details

Status: Delivered, Individual Picked Up at Post Office
Status Date / Time: May 24, 2024, 3:33 pm
Location: WINTER SPRINGS, FL 32708
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: BURCH KEVIN R

Recipient Signature

Signature of Recipient:	
Address of Recipient:	KEVIN R BURCH 964 PAPAYA LN WINTER SPRINGS, FL 32708-5146

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

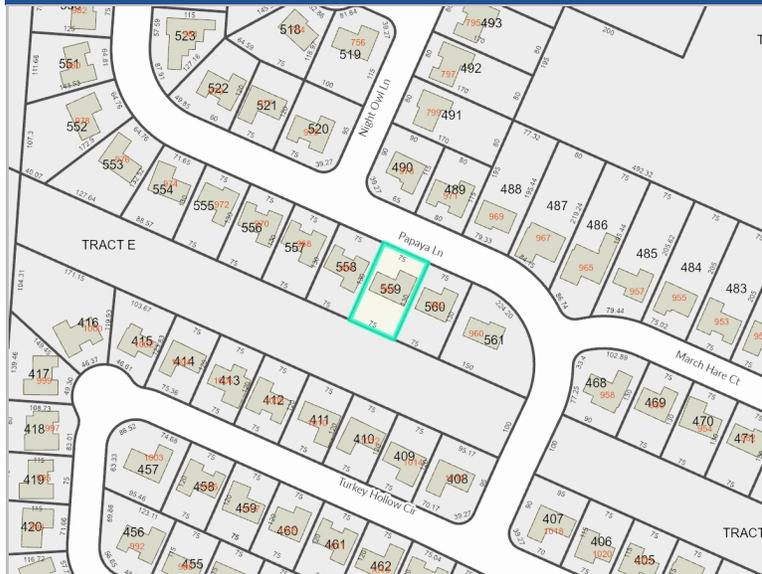


Parcel 12-21-30-5HN-0000-5590

Property Address 964 PAPAYA LN WINTER SPRINGS, FL 32708

Parcel Location

Site View



1221305HN00005590 03/20/2022

Parcel Information

Value Summary

Parcel	12-21-30-5HN-0000-5590
Owner(s)	BURCH, KEVIN R
Property Address	964 PAPAYA LN WINTER SPRINGS, FL 32708
Mailing	964 PAPAYA LN WINTER SPGS, FL 32708-5146
Subdivision Name	OAK FOREST UNIT 5
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2006)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$233,616	\$234,568
Depreciated Other Features		
Land Value (Market)	\$90,000	\$90,000
Land Value Agriculture		
Just/Market Value	\$323,616	\$324,568
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$171,645	\$177,023
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$151,971	\$147,545

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions **\$5,065.63** 2023 Tax Savings with Exemptions **\$3,408.77**
 2023 Tax Bill Amount **\$1,656.86**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 559
 OAK FOREST UNIT 5
 PB 31 PGS 89 & 90

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD		MILLAGE CODE
12-21-30-5HN-0000-5590	0699	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

N

LOT 559 OAK FOREST UNIT 5 PB 31 PGS
89 & 90
PAD: 964 PAPAYA LN

BURCH, KEVIN R
964 PAPAYA LN
WINTER SPGS, FL 32708

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	ASSESSED VALUE	EXEMPTION (s)	TAXABLE VALUE	TAXES LEVIED	
COUNTY	4.8751	147,545	50,000	97,545	475.54	
FIRE	2.7649	147,545	50,000	97,545	269.70	
SCHOOL	5.3780	147,545	25,000	122,545	659.05	
ST JOHNS WATER MANAGEMENT	0.1793	147,545	50,000	97,545	17.49	
WINTER SPRINGS	2.4100	147,545	50,000	97,545	235.08	
PAY ONLINE WWW.SEMINOLECOUNTY.TAX						
TOTAL MILLAGE		15.6073	TOTAL AD VALOREM TAXES		\$1,656.86	

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
WS OAK FOREST MAINTENANCE	VARIES/BU	60.00
TOTAL NON-AD VALOREM ASSESSMENTS		\$60.00

COMBINED TAXES AND ASSESSMENTS					\$1,716.86	See reverse side for important information.
PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00		

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD		MILLAGE CODE
12-21-30-5HN-0000-5590	0699	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

PLEASE DETACH AND RETURN THIS ORIGINAL STUB WITH PAYMENT

N

BURCH, KEVIN R
964 PAPAYA LN
WINTER SPGS, FL 32708

LOT 559 OAK FOREST UNIT 5 PB 31 PGS
89 & 90
PAD: 964 PAPAYA LN

FOR PROCESSING PURPOSES, PLEASE DO NOT WRITE ON THIS NOTICE.
PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR • P.O. BOX 630 • SANFORD, FL 32772-0630

PAY ONLY ONE AMOUNT	BY JUN 30 0.00	BY JUL 31 0.00	BY AUG 31 0.00	BY SEP 30 0.00		
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