



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, FEBRUARY 28, 2023 - 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

AWARDS AND PRESENTATIONS

100. Code Enforcement Board Training/Presentation

CONSENT AGENDA

200. Approval of the Tuesday, January 24, 2023 Code Enforcement Board Regular Meeting Minutes

[*2023 01 24 Code Enforcement Board Regular Meeting Minutes.pdf*](#)

PUBLIC HEARINGS – CONTINUED CASES

300. Not Used

PUBLIC HEARINGS – REPEAT CASES

400. Not Used

PUBLIC HEARINGS – NEW CASES

500. **Case#: 2022CE001647**

1271 Belle Ave
Winter Springs Florida 32708
BK Sports Enterprises Inc.
WS City Ord. 6-2
Florida Building Code 105.1
[*Additional Case Information*](#)
[*Presentation*](#)

501. **Case#: 2022CE002184**

602 Casa Park Court Unit M
Suzanne Demins
IPMC 304.6 Exterior Walls
IPMC 304.2 Protective Treatment
[*Additional Case Information*](#)
[*Presentation*](#)

502. **Case#: 2022CE001796**

706 Sailfish Rd
Robert Ford
Kathleen Ford
WS City Ord. 13-2(c) Overgrown Yard
WS City Ord. 20-438 Vehicle Parked on Front Yard
WS City Ord. 12-53 Inoperable Vehicle
IPMC 302.1 Sanitation
IPMC 605.1 Installation
[Additional Case Information](#)
[Presentation](#)

503. **Case#: 2022CE001445**

Mark A Oxley
Nancy J Oxley
208 Mockingbird Ln
WS City Ord. 20-411 Boat and Trailer Trailer and camper
WS City Ord. 20-438 Vehicle parked on front yard
[Additional Case Information](#)
[Presentation](#)

PUBLIC HEARINGS – NON-COMPLIANCE CASES

600. Not Used

REGULAR AGENDA

700. Not Used

ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based" - per Section 286.0105 *Florida Statutes*.



CONSENT AGENDA ITEM 200

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 28, 2023 REGULAR
MEETING

TITLE

Approval of the Tuesday, January 24, 2023 Code Enforcement Board Regular Meeting Minutes

SUMMARY

RECOMMENDATION

Staff recommends the Board approve the minutes as presented.

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
CODE ENFORCEMENT BOARD
REGULAR MEETING
JANUARY 24, 2023

CALL TO ORDER

Chairperson Maurice Kaprow called to Order the Tuesday, January 24, 2023 Regular Meeting of the Code Enforcement Board at 5:30 p.m., in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708.

Roll Call:

Chairperson Maurice Kaprow, present
Vice-Chairperson Michael Burns, present
Board Member Stephen Gildea, present
Board Member Howard Parsons, present
Board Member Dennis Robinson, present
Board Member Harold Thomson, present
Senior City Attorney Jennifer Nix, present
City Clerk Christian Gowan, present

Mr. Gowan, City Clerk sworn in those that would be providing testimony.

Captain Kevin Presley asked that Item 601 be pulled from the agenda as it had come into compliance, and asked that the order of the agenda be discussed as follows: Item 500, Item 600, Item 502, Item 501, and Item 503. There was no objection.

REGULAR AGENDA – PART I

**700. Election for Chairperson of the Code Enforcement Board for
Calendar Year 2023**

Chairperson Kaprow opened nominations for Chairperson of the Code Enforcement Board for the calendar year 2023.

Board Member Robinson nominated Board Member Maurice Kaprow to be the Chairperson. Board Member Michael Burns seconded the nomination. Board Member Kaprow accepted the nomination and no other nominations were made.

**VOTE: BURNS (AYE); GILDEA (AYE); KAPROW (AYE); PARSONS (AYE); ROBINSON (AYE);
THOMSON (AYE)**
MOTION CARRIED 6-0.

MAURICE KAPROW WAS ELECTED AS THE CHAIRPERSON

701. Election for Vice-Chairperson of the Code Enforcement Board for Calendar Year 2023

Chairperson Kaprow opened nominations for Vice- Chairperson of the Code Enforcement Board for the calendar year 2023.

Board Member Parsons nominated Board Member Michael Burns to be the Vice-Chairperson. Board Member Gildea seconded the nomination. Board Member Burns accepted the nomination and no other nominations were made.

VOTE: BURNS (AYE); GILDEA (AYE); KAPROW (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE)
MOTION CARRIED 6-0.

MICHAEL BURNS WAS ELECTED AS THE VICE-CHAIRPERSON

AWARDS AND PRESENTATIONS

100. Not Used

CONSENT AGENDA

200) Approval of the Tuesday, October 25, 2022 Code Enforcement Regular Meeting Minutes.

No discussion.

“I MOVE TO APPROVE THE MINUTES.” MOTION BY BOARD MEMBER GILDEA. SECONDED BY BOARD MEMBER THOMSON. DISCUSSION.

VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE); BURNS (AYE); KAPROW (AYE)

MOTION CARRIED 6-0.

PUBLIC HEARINGS – CONTINUED CASES

300. Not Used

PUBLIC HEARINGS – REPEAT CASES

400. Not Used

PUBLIC HEARINGS – NEW CASES

500) Case# 2022CE001647

1271 Belle Avenue

BK SPORTS ENTERPRISES, INC

Florida Building Code 105.1 Permit Required

WS City Ord 6-4

Note: The Respondent was present.

Ms. Mariah Quinn, Code Enforcement Specialist, Winter Springs Police Department introduced the case, offered testimony on the procedures of notice and the present violations, and showed photos from the “Presentation.” The Board accepted the packet as published into evidence without objection. Ms. Quinn recommended a compliance date of March 10, 2023 and a two-hundred and fifty dollar (\$250) per day fine if this was not met.

Ms. Lorna Bradley, Permitting Manager, Community Development Department testified about discussions with the owner and educating him about the permitting process.

Mr. Bobby Coleman, Building Official, Universal Engineering testified about the structure and safety concerns.

Mr. Rich Boyd, 1271 Belle Avenue, Winter Springs offered testimony and stated that he hadn't received notice and would apply for a permit.

Discussion followed on an appropriate timeframe to achieve compliance.

"I MOVE TO FIND RESPONDENT IN VIOLATION OF THE WINTER SPRINGS CITY ORDINANCE 6-4 BUILDING WITHOUT A PERMIT, BASED ON THE TESTIMONY PRESENTED, AND ORDER THAT RESPONDENT BE GIVEN UNTIL MARCH 10, 2023 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE A FINE IN THE AMOUNT OF TWO-HUNDRED AND FIFTY DOLLARS (\$250.00) A DAY SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."

MOTION BY BOARD MEMBER GILDEA. SECONDED BY BOARD MEMBER BURNS.
DISCUSSION.

VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE) BURNS (AYE); KAPROW (AYE)
MOTION CARRIED 6-0.

❖❖ AGENDA NOTE: THE FOLLOWING AGENDA ITEMS WERE DISCUSSED NEXT, IN THE ORDER DOCUMENTED. ❖❖

PUBLIC HEARINGS – NON-COMPLIANCE CASES

600) Case# 2022CE000200

1271 Belle Avenue
BK SPORTS ENTERPRISES, INC
WS City Ord. 9-241 Storm Water Management
WS City Ord 8-33 Development Permit Required

Note: The Respondent was present.

Ms. Quinn introduced the case, offered testimony on the procedures of notice and the present violations, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Ms. Quinn recommended the Board find the respondent in non-compliance and the \$250 per day fine be imposed consistent with the Board's previous September 12, 2022 order.

Ms. Lorna Bradley, Permitting Manager, Community Development Department testified about communication with the respondent's engineer and a request for more time from Mr. Dave Hamstra from Pegasus Engineering.

Discussion followed on the requested extension, anticipated time for completion, and an appropriate timeframe to achieve compliance.

Attorney Nix noted that the Board had the option to extend the previous compliance date.

"I MOVE TO AMEND THE COMPLIANCE DATE TO MARCH 24, 2023 BASED ON THE TESTIMONY ORIGINALLY HEARD [AUGUST 30, 2022] AND TONIGHT [JANUARY 24, 2023]."

MOTION BY BOARD MEMBER GILDEA. SECONDED BY BOARD MEMBER PARSONS. DISCUSSION.

VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE) BURNS (AYE); KAPROW (AYE)
MOTION CARRIED 6-0.

PUBLIC HEARINGS – NEW CASES

502) Case# 2022CE001662
161 Rosette Drive
Jun Zhuang
Bingju Zhuang
IPMC 301.1 General Exterior Structure
IPMC 304.10 Stairways, Decks, Porches, and Balconies
IPMC 304.12 Handrails and Guards

Note: The Respondent was not present.

Ms. Terri Sanchez, Code Enforcement Specialist, Winter Springs Police Department introduced the case, offered testimony on the procedures of notice and the present violations, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Ms. Sanchez recommended a compliance date of February 24, 2023 and a two-hundred and fifty dollar (\$250) per day fine if this was not met.

Mr. Coleman testified that he advised a demolition permit be pulled, the shoring, and stated that the structure was not at risk of collapse.

"I MOVE TO FIND RESPONDENT IN VIOLATION OF INTERNATIONAL PROPERTY MAINTENANCE CODE 304.1 GENERAL EXTERIOR STRUCTURE; INTERNATIONAL PROPERTY MAINTENANCE CODE 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES; INTERNATIONAL PROPERTY MAINTENANCE CODE 304.12 HANDRAILS AND GUARDS BASED ON THE TESTIMONY AND EVIDENCE PRESENTED AND ORDER THAT RESPONDENT BE GIVEN UNTIL FEBRUARY 24, 2023 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE A FINE IN THE AMOUNT OF TWO-HUNDRED AND FIFTY DOLLARS (\$250.00) A DAY SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."

MOTION BY BOARD MEMBER GILDEA. SECONDED BY BOARD MEMBER ROBINSON. DISCUSSION.

VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE) BURNS (AYE); KAPROW (AYE)
MOTION CARRIED 6-0.

501) Case# 2021CE003535
698 Brown Bear Court

Jodie Norwood
Jason Norwood
IPMC 304.7 Roofs and Drainage

Note: The Respondent was present.

Ms. Sanchez introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Ms. Sanchez recommended a compliance date of April 17, 2023 and a two-hundred and fifty dollar (\$250) per day fine if this was not met.

Ms. Jodie Norwood, 698 Brown Bear Court, Winter Springs testified that litigation was in process and she was awaiting a court date.

Discussion followed on an appropriate timeline for compliance.

"I MOVE TO FIND RESPONDENT IN VIOLATION OF INTERNATIONAL PROPERTY MAINTENANCE CODE 304.7 ROOFS AND DRAINAGE BASED ON THE TESTIMONY AND EVIDENCE PRESENTED AND ORDER THAT RESPONDENT BE GIVEN UNTIL SEPTEMBER 25, 2023 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE A FINE IN THE AMOUNT OF TWO-HUNDRED AND FIFTY DOLLARS (\$250.00) A DAY SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."

MOTION BY BOARD MEMBER GILDEA. SECONDED BY BOARD MEMBER BURNS.
DISCUSSION.

VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE) BURNS (AYE); KAPROW (AYE)
MOTION CARRIED 6-0.

503) Case# 2022CE001662
1037 Antelope Trail
Gary K. Soreno
Karen A. Soreno
WS City Ord. 13-2(C) Grass Height/Overgrown Yard

Note: The Respondent was present.

Ms. Sanchez introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Ms. Sanchez recommended a compliance date of February 24, 2023 and a two-hundred and fifty dollar (\$250) per day fine if this was not met.

Respondent, Ms. Karen Soreno, 1037 Antelope Trail, Winter Springs testified about what she said was a shared fence, privacy concerns, and submitted documents and photographs into evidence.

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
CODE ENFORCEMENT BOARD
REGULAR MEETING – JANUARY 24, 2023
PAGE 6 OF 6

Complainant, Ms. Grace Corn, 1035 Antelope Trail, Winter Springs testified and entered photographs into evidence to show damage to her fence that she associated with overgrown bamboo.

Mr. Tim Corn, 727 South Endeavor Drive, Winter Springs testified about his relation to the complainant, water runoff, the impact of the bamboo and deterioration of the fence.

"I MOVE TO FIND RESPONDENT IN VIOLATION OF WINTER SPRINGS ORDINANCE 13.2(C) GRASS HEIGHT/OVERGROWN YARD BASED ON THE TESTIMONY AND EVIDENCE PRESENTED AND ORDER THAT RESPONDENT BE GIVEN UNTIL FEBRUARY 24, 2023 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE A FINE IN THE AMOUNT OF TWO-HUNDRED AND FIFTY DOLLARS (\$250.00) A DAY SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."

MOTION BY BOARD MEMBER PARSONS. SECONDED BY BOARD MEMBER GILDEA. DISCUSSION.

VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (NAY); THOMSON (NAY) BURNS (AYE); KAPROW (AYE)

MOTION CARRIED 4-2.

PUBLIC HEARINGS – NON-COMPLIANCE CASES

601) Case# 2022CE001717
325 Riunite Circle
US Bank National Assn
C/O Ocwen PHH MTG Corp.
W.S. City Ord.13-2(E) Stagnant Pool
W.S. City Ord. 13-2(C) Overgrown Yard
IPMC 302.1 Sanitation

This case was pulled from the agenda.

REGULAR AGENDA – PART II

702. Not Used

ADJOURNMENT

Chairperson Kaprow adjourned the meeting at 7:19 PM

RESPECTFULLY SUBMITTED:

CHRISTIAN D. GOWAN
CITY CLERK

NOTE: These Minutes were approved at the _____ Code Enforcement Board Regular Meeting.



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

CITY OF WINTER SPRINGS,
PETITIONER,

vs.

RESPONDENT

PARCEL OWNER:

BK SPORTS ENTERPRISES INC
1271 BELLE AVE
WINTER SPRINGS, FL 32708

COMPLAINT NO: 2022CE001647

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 28, 2022 the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 1271 BELLE AVE, WINTER SPRINGS, FL 32708

Property Owner Name: BK SPORTS ENTERPRISES INC

Property Mailing Owner Address: 1271 BELLE 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 Section 162.06, Florida Statutes.

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to \$250.00 per day for each day the violation continues and up to \$500 per day for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose 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 and First class on 01/03/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Professionally,

A handwritten signature in black ink that reads "Mariah Quinn".

Code Officer Mariah Quinn

Certified mailing: 7022 0410 0002 6742 6173



WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

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



AFFIDAVIT OF POSTING

The following properties have been posted with the
NOTICE OF CODE BOARD HEARING

1271 BELLE AVE.
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number
2022CE001647

Posted on the following date:

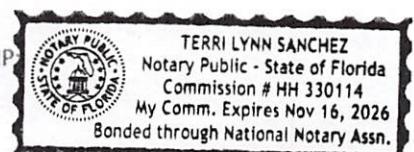
February 16, 2023

The undersigned swears and affirms that the property has been posted:

Code Officer Mariah Quinn

NOTARY SIGNATURE 2/24/23 DATE

STAMP





WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



November 1, 2022

BK SPORTS ENTERPRISES INC.
1271 BELLE AVE
WINTER SPRINGS, FL 32708

CERTIFIED MAIL & Regular Mail

Case #: 2022CE001647

Address of Parcel in Violation: 1271 BELLE AVE, WINTER SPRINGS FL 32708

NOTICE OF CODE VIOLATIONS

THIS NOTICE OF CODE VIOLATION(S) requires your immediate attention. The above mentioned property has been inspected on the dates below and has revealed a violation(s) of the Winter Springs City Code.

Inspector
CODE OFFICER MARIAH QUINN

Date
October 30, 2022

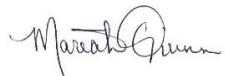
| Violation Description | Comments/Corrections Needed |
|-----------------------------|---|
| WS City Ord. 6-2 | <p>Structural supports and alterations to the former screened in patio need to have an approved permit.</p> <p>** This patio enclosure needs to have engineered drawings submitted with a permit application or the entire framework/walls/windows need to be removed and the structure brought back to its original state.**</p> <p>Contact Permitting at 407-327-1800 or stop by the office located at City Hall.</p> <p>Before any alterations or repairs are done please check with permitting first to verify no permits are required for the work.</p> <p>The City of Winter Springs is working with residents and business owners through November 30, 2022 by waiving permitting fees for some repairs caused by hurricane Ian.</p> |
| Florida Building Code 105.1 | Permits must be obtained before any construction on a structure commences. |

Failure to correct the violation(s) by the due date specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Section 162.09, 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. In the event violation fines and costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes. To schedule an inspection, or should you require additional information regarding this Notice, please contact the Code Enforcement Division at 407-327-1000.

| Corrective Action | Comments | Due Date |
|--------------------------|--|-------------------|
| Notice of Code Violation | See specific correction comments provided. | December 15, 2022 |

| Municipal Code | Code Text |
|-----------------------------|--|
| WS City Ord. 6-2 | <p>(a) No building or structure shall hereafter be constructed, altered, repaired or removed, nor shall the equipment of a building, structure or premises be constructed, installed, altered, repaired or removed, except in conformity with the provisions of this chapter.</p> <p>(b) No building or structure shall be altered in any manner that would be in violation of the provisions of this chapter or any authorized rule or approval of the building inspector made and issued pursuant to this chapter.</p> |
| Florida Building Code 105.1 | Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or 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 done, shall first make application to the building official and obtain the required permit. |

Professionally,



Code Officer Mariah Quinn

Certified Mailing Number: 7022 0410 0002 6742 6173



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

**The following properties have been posted with the
NOTICE OF CODE VIOLATION**

1271 Belle Ave
WINTER SPRINGS, FL 32708

City Of Winter Springs Case Number
2022CE001647

Posted on the following date:

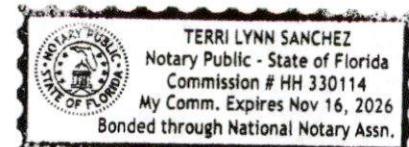
January 8, 2023

The undersigned swears and affirms that the property has been posted:



SIGNATURE

OFC Mariah Quinn





NOTARY SIGNATURE DATE 1/17/23

STAMP:



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

300 North Moss Road - Winter Springs, FL 32708
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WINTER SPRINGS, FL 32708

City Of Winter Springs Case Number
2022CE001647

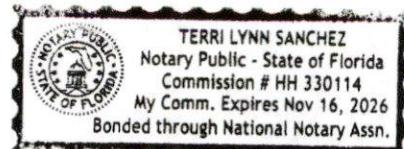
Posted on the following date:

January 8, 2023

The undersigned swears and affirms that the property has been posted:

SIGNATURE

OFC Mariah Quinn



STAMP:

NOTARY SIGNATURE

DATE



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

CITY OF WINTER SPRINGS,
PETITIONER,

vs.

RESPONDENT

PARCEL OWNER:

BK SPORTS ENTERPRISES INC
1271 BELLE AVE
WINTER SPRINGS, FL 32708

COMPLAINT NO: 2022CE001647

NOTICE OF CODE BOARD HEARING

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Property Owner Name: BK SPORTS ENTERPRISES INC

Property Mailing Owner Address: 1271 BELLE 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 Section 162.06, Florida Statutes.

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to \$250.00 per day for each day the violation continues and up to \$500 per day for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose 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 and First class on 01/03/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Professionally,

Code Officer Mariah Quinn

Certified mailing: 70212720 0002 5041 5312



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



November 1, 2022

BK SPORTS ENTERPRISES INC.
1271 BELLE AVE
WINTER SPRINGS, FL 32708

CERTIFIED MAIL & Regular Mail

Case #: 2022CE001647

Address of Parcel in Violation: 1271 BELLE AVE, WINTER SPRINGS FL 32708

NOTICE OF CODE VIOLATIONS

THIS NOTICE OF CODE VIOLATION(S) requires your immediate attention. The above mentioned property has been inspected on the dates below and has revealed a violation(s) of the Winter Springs City Code.

Inspector
CODE OFFICER MARIAH QUINN

Date
October 30, 2022

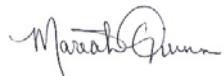
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| WS City Ord. 6-2 | <p>Structural supports and alterations to the former screened in patio need to have an approved permit.</p> <p>** This patio enclosure needs to have engineered drawings submitted with a permit application or the entire framework/walls/windows need to be removed and the structure brought back to its original state.**</p> <p>Contact Permitting at 407-327-1800 or stop by the office located at City Hall.</p> <p>Before any alterations or repairs are done please check with permitting first to verify no permits are required for the work.</p> <p>The City of Winter Springs is working with residents and business owners through November 30, 2022 by waiving permitting fees for some repairs caused by hurricane Ian.</p> |
| Florida Building Code 105.1 | Permits must be obtained before any construction on a structure commences. |

Failure to correct the violation(s) by the due date specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Section 162.09, 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. In the event violation fines and costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes. To schedule an inspection, or should you require additional information regarding this Notice, please contact the Code Enforcement Division at 407-327-1000.

| Corrective Action | Comments | Due Date |
|--------------------------|--|--------------------------|
| Notice of Code Violation | See specific correction comments provided. | December 15, 2022 |

| Municipal Code | Code Text |
|-----------------------------|--|
| WS City Ord. 6-2 | <p>(a) No building or structure shall hereafter be constructed, altered, repaired or removed, nor shall the equipment of a building, structure or premises be constructed, installed, altered, repaired or removed, except in conformity with the provisions of this chapter.</p> <p>(b) No building or structure shall be altered in any manner that would be in violation of the provisions of this chapter or any authorized rule or approval of the building inspector made and issued pursuant to this chapter.</p> |
| Florida Building Code 105.1 | Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or 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 done, shall first make application to the building official and obtain the required permit. |

Professionally,



Code Officer Mariah Quinn

**Certified Mailing Number: 7021 2720 0002 5041 5220 &
Hand delivered to 1271 Belle Ave**

Property Record Card



**SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA**

Parcel 04-21-30-511-0B00-0010

Property Address 1271 BELLE AVE WINTER SPRINGS, FL 32708

Parcel Location



Site View



0421305110B000010 03/18/2022

Parcel Information

| | |
|-------------------|---|
| Parcel | 04-21-30-511-0B00-0010 |
| Owner(s) | BK SPORTS ENTERPRISES INC |
| Property Address | 1271 BELLE AVE WINTER SPRINGS, FL 32708 |
| Mailing | 1271 BELLE AVE WINTER SPGS, FL 32708-2965 |
| Subdivision Name | JOHNSONS POULTRY FARMS |
| Tax District | W1-WINTER SPRINGS |
| DOR Use Code | 21-RESTAURANT |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 2 | 2 |
| Depreciated Bldg Value | \$74,310 | \$71,687 |
| Depreciated EXFT Value | \$40,681 | \$39,578 |
| Land Value (Market) | \$339,410 | \$339,410 |
| Land Value Ag | | |
| Just/Market Value | \$454,401 | \$450,675 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$0 | \$2,312 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$454,401 | \$448,363 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$7,078.93 2022 Tax Savings with Exemptions

\$23.69

2022 Tax Bill Amount

\$7,055.24

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 2 & 3 (LESS RD) BLK
B
JOHNSONS POULTRY FARMS
PB 6 PG 8

Taxes

| TAXES | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| SJWM(Saint Johns Water Management) | \$454,401 | \$0 | \$454,401 |
| CITY WINTER SPRINGS | \$454,401 | \$0 | \$454,401 |
| FIRE FUND | \$454,401 | \$0 | \$454,401 |
| COUNTY GENERAL FUND | \$454,401 | \$0 | \$454,401 |
| Schools | \$454,401 | \$0 | \$454,401 |

Sales

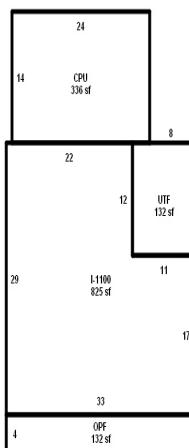
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|----------------------|------------|-------|------|-----------|-----------|----------|
| TRUSTEE DEED | 09/25/2020 | 09724 | 1385 | \$650,000 | No | Improved |
| CERTIFICATE OF TITLE | 05/01/1997 | 03240 | 0380 | \$100 | No | Improved |
| WARRANTY DEED | 07/01/1986 | 01752 | 0856 | \$360,000 | No | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET | | | 51348 | \$6.61 | \$339,410 |

Building Information

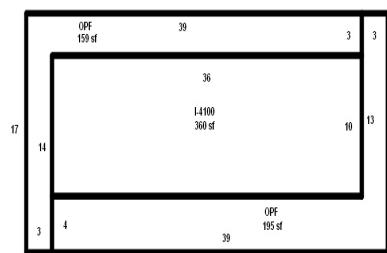
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages |
|---|--------------------|--------------------------------|---------|----------|---|-----------|------------|--------------------|
| 1 | MASONRY PILASTER . | 1975/1985 | 1 | 825.00 | WOOD SIDING WITH WOOD OR METAL STUDS | \$41,386 | \$71,049 | Description |



Sketch by Enay Medina

Building 1 - Page 7

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | | | | | | |
|------------------------|--------------------|--------------------------------|---------|----------|-----------------------------|-----------|------------|---|-------------|------|------------------------|--------|------------------------|--------|
| 2 | MASONRY PILASTER . | 1989 | 1 | 360.00 | CONCRETE BLOCK - MASONRY | \$32,924 | \$52,054 | <table border="1"> <thead> <tr> <th>Description</th><th>Area</th></tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td><td>159.00</td></tr> <tr> <td>OPEN PORCH FINISHED</td><td>195.00</td></tr> </tbody> </table> | Description | Area | OPEN PORCH FINISHED | 159.00 | OPEN PORCH FINISHED | 195.00 |
| Description | Area | | | | | | | | | | | | | |
| OPEN PORCH FINISHED | 159.00 | | | | | | | | | | | | | |
| OPEN PORCH FINISHED | 195.00 | | | | | | | | | | | | | |



Sketch by Alex Medina

Building 2 - Page

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---|----------------|---------|---------|-------------|
| 00949 | CONSTRUCT GO CART | Winter Springs | \$0 | | 7/1/1996 |
| 00528 | INSTALL VINYL SIDING ON EXTERIOR; GATE GAS | Winter Springs | \$2,600 | | 3/1/1998 |
| 00483 | REPAIR EXISTING ROOF | Winter Springs | \$0 | | 3/1/1998 |
| 26489 | SIGN 895 434 SR W | Winter Springs | \$0 | | 2/1/1995 |
| 24961 | MOBILE SIGN 895 ST RD 434 W | Winter Springs | \$500 | | 9/1/1994 |
| 18429 | POLE SIGN 895 HWY 434 W | Winter Springs | \$2,744 | | 1/1/1992 |
| 02977 | INSTALL 5' GREASE HOOD | Winter Springs | \$5,000 | | 10/2/2003 |
| 03911 | INSTALL 3/4" SHUT-OFF VALVES (QUANTITY 3) | Winter Springs | \$500 | | 11/11/2003 |
| 04063 | INSTALL FIRE SYSTEM IN EXHAUST HOOD | Winter Springs | \$1,700 | | 12/5/2003 |
| 01408 | ELECTRICAL - INSTALL 30 AMP CIRCUIT TO LIFT STATION | Winter Springs | \$985 | | 4/1/2003 |
| 00477 | DUMPSTER ENCLOSURE | Winter Springs | \$2,375 | | 2/25/2004 |
| 01790 | REROOF W/SHINGLES | Winter Springs | \$2,126 | | 7/28/2008 |
| 24292 | SIGN 895 ST RD 434 W | Winter Springs | \$380 | | 5/1/1994 |
| 04730 | INSTALL NEW 60 AMP SERVICE FOR IRRIGATION SYSTEM | Winter Springs | \$750 | | 10/4/2005 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-----------------------------------|------------|-------|----------|----------|
| FACE BLOCK WALL | 10/01/2004 | 228 | \$811 | \$1,544 |
| PATIO CONC COMM | 10/01/1989 | 6,708 | \$10,867 | \$27,167 |
| CANOPY AVG COMM | 10/01/1979 | 625 | \$3,055 | \$7,638 |
| WOOD UTILITY BLDG | 10/01/1989 | 414 | \$1,490 | \$3,726 |
| COMM: ALUM SCREEN PORCH W/CONC FL | 03/01/1999 | 264 | \$1,097 | \$2,743 |
| 12' CHAIN LINK FENCE | 10/01/1989 | 408 | \$3,316 | \$8,291 |
| COMMERCIAL ASPHALT DR 2 IN | 10/01/1979 | 3,528 | \$2,879 | \$7,197 |
| WALKS CONC COMM | 10/01/1989 | 1,185 | \$1,920 | \$4,799 |
| COMMERCIAL ASPHALT DR 2 IN | 10/01/1989 | 3,956 | \$3,228 | \$8,070 |
| POLE LIGHT STEEL 1 ARM | 12/01/1989 | 4 | \$4,712 | \$4,712 |
| POLE LIGHT STEEL 4 ARM | 12/01/1989 | 1 | \$6,886 | \$6,886 |
| COMMERCIAL CONCRETE DR 4 IN | 10/01/2004 | 196 | \$420 | \$800 |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| C-2 | | Commercial | Retail Commercial |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|---------------------|----------------|---------|------------|--------|
| 24.00 | DUKE | CENTURY LINK | WINTER SPRINGS | CITY OF CASSELBERRY | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 46 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Winter Springs | Milwee | Winter Springs |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

BK Sports Enterprises Inc
1271 Belle AVE
Winter Springs FL
32708

7021 2720 0002 5041 5220

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X M. J.

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ *1.88*
 Return Receipt (electronic) \$ *1.88*
 Certified Mail Restricted Delivery \$ *1.88*
 Adult Signature Required \$ *1.88*
 Adult Signature Restricted Delivery \$ *1.88*

Postage

\$

Total Postage and Fees

\$

1.88

7021 2720 0002 5041 5220

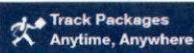
RECEIVED

*Postmark
Here*

7021 2720 0002 5041 5220

RECEIVED

7021 2720 0002 5041 5220



Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

Tracking Number:

70212720000250415312

Remove X



Copy



 Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before January 23, 2023 or your item will be returned on January 24, 2023. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking



USPS Tracking Plus®

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before January 23, 2023

January 14, 2023

Notice Left (No Authorized Recipient Available)

WINTER SPRINGS, FL 32708

WINTER SPRINGS, FL 327
January 9, 2023, 11:18 am

See All Tracking History



Winter Springs Police Department

CODE VIOLATION WARNING

To: RESIDENT/PROPERTY OWNER

ADDRESS: 1271 Belle Aire

This courtesy notice is to make you aware that the following condition is a violation of the requirements of the Code of the City of Winter Springs.

- OBSTRUCTION OF SIDEWALK / RIGHT OF WAY:** 17-1
- ACCUMULATION OF TRASH AND DEBRIS:** 13-2
Remove trash and debris from property.
- BOAT/RV/TRAILER STORED IN FRONT YARD:** 20-411 / 20-431
Required to be stored behind front line of structure.
- INTERNATIONAL PROPERTY MAINTENANCE CODE:** _____
See description of violation below.
- COMMERCIAL USE OF RESIDENTIAL AREA:** 20-434
Remove commercial vehicle or equipment.
- FENCE IN NEED OF REPAIR:** 6-195
Repairs over \$100 require permit.
- INOPERABLE/UNLICENSED VEHICLE:** 12-53
Repair, store in garage or remove from property.
- OVERGROWN YARD:** 13-2(c)
Cut and maintain yard, remove yard waste.
- PARKING VIOLATION:**
 - Parking on the street is prohibited. 12-65
 - Parking on front yard. Designated parking area. 20-438
 - Left wheels to curb 12-65
- POOL:**
 - Stagnant Pool. 13-2(e)

OTHER: 116-53 - Sign Permit
No-4 Building Permit Required
COMMENTS: Obtain permits before
any more work is done. Permit
flag signs or remove - next step citation

PLEASE CORRECT VIOLATION ON OR BEFORE: 10/30/22

- HOMEOWNER MUST NOTIFY OFFICER WHEN THE VIOLATION IS CORRECTED.**

If you have any questions on the proper remedy for this violation, please contact the listed officer.

(407) 327-1000 Ext: 416b

OFFICER: Quinn DATE: 10/30/22

CASE NUMBER: 2022CED01647

EVENT NUMBER: 20223030870 25

Building Division Inspector – Detach and retain for City record

Location:

1271 Belle Ave

Date Stopped:

10/30/22

Correction Required:

Building Permits for Patio Enclosure

Official Stopping Work:

Marath Quinn

Print Name

MQ

Initial

Property Record Card



**SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA**

Parcel 04-21-30-511-0B00-0010

Property Address 1271 BELLE AVE WINTER SPRINGS, FL 32708

Parcel Location



Site View



0421305110B000010 03/18/2022

Parcel Information

| | |
|-------------------|---|
| Parcel | 04-21-30-511-0B00-0010 |
| Owner(s) | BK SPORTS ENTERPRISES INC |
| Property Address | 1271 BELLE AVE WINTER SPRINGS, FL 32708 |
| Mailing | 1271 BELLE AVE WINTER SPGS, FL 32708-2965 |
| Subdivision Name | JOHNSONS POULTRY FARMS |
| Tax District | W1-WINTER SPRINGS |
| DOR Use Code | 21-RESTAURANT |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 2 | 2 |
| Depreciated Bldg Value | \$74,310 | \$71,687 |
| Depreciated EXFT Value | \$40,681 | \$39,578 |
| Land Value (Market) | \$339,410 | \$339,410 |
| Land Value Ag | | |
| Just/Market Value | \$454,401 | \$450,675 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$0 | \$2,312 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$454,401 | \$448,363 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$7,078.93 2022 Tax Savings with Exemptions

\$23.69

2022 Tax Bill Amount

\$7,055.24

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 2 & 3 (LESS RD) BLK
B
JOHNSONS POULTRY FARMS
RR 6 PC 8

Taxes

| Taxes | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | | | |
| SJWM(Saint Johns Water Management) | \$454,401 | \$0 | \$454,401 |
| CITY WINTER SPRINGS | \$454,401 | \$0 | \$454,401 |
| FIRE FUND | \$454,401 | \$0 | \$454,401 |
| COUNTY GENERAL FUND | \$454,401 | \$0 | \$454,401 |
| Schools | \$454,401 | \$0 | \$454,401 |

Sales

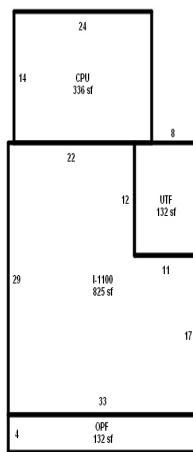
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|----------------------|------------|-------|------|-----------|-----------|----------|
| TRUSTEE DEED | 09/25/2020 | 09724 | 1385 | \$650,000 | No | Improved |
| CERTIFICATE OF TITLE | 05/01/1997 | 03240 | 0380 | \$100 | No | Improved |
| WARRANTY DEED | 07/01/1986 | 01752 | 0856 | \$360,000 | No | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET | | | 51348 | \$6.61 | \$339,410 |

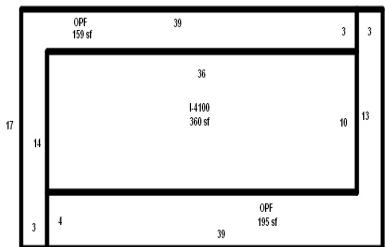
Building Information

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages |
|---|--------------------|--------------------------------|---------|----------|--------------------------------------|-----------|------------|------------|
| 1 | MASONRY PILASTER . | 1975/1985 | 1 | 825.00 | WOOD SIDING WITH WOOD OR METAL STUDS | \$41,386 | \$71,049 | |



Building 1 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages |
|---|--------------------|--------------------------------|---------|----------|--------------------------|-----------|------------|------------|
| 2 | MASONRY PILASTER . | 1989 | 1 | 360.00 | CONCRETE BLOCK - MASONRY | \$32,924 | \$52,054 | |



Building 2 - Page 1

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---|----------------|---------|---------|-------------|
| 00949 | CONSTRUCT GO CART | Winter Springs | \$0 | | 7/1/1996 |
| 00528 | INSTALL VINYL SIDING ON EXTERIOR; GATE GAS | Winter Springs | \$2,600 | | 3/1/1998 |
| 00483 | REPAIR EXISTING ROOF | Winter Springs | \$0 | | 3/1/1998 |
| 26489 | SIGN 895 434 SR W | Winter Springs | \$0 | | 2/1/1995 |
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| 18429 | POLE SIGN 895 HWY 434 W | Winter Springs | \$2,744 | | 1/1/1992 |
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| 04063 | INSTALL FIRE SYSTEM IN EXHAUST HOOD | Winter Springs | \$1,700 | | 12/5/2003 |
| 01408 | ELECTRICAL - INSTALL 30 AMP CIRCUIT TO LIFT STATION | Winter Springs | \$985 | | 4/1/2003 |
| 00477 | DUMPSTER ENCLOSURE | Winter Springs | \$2,375 | | 2/25/2004 |
| 01790 | REROOF W/SHINGLES | Winter Springs | \$2,126 | | 7/28/2008 |
| 24292 | SIGN 895 ST RD 434 W | Winter Springs | \$380 | | 5/1/1994 |
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Extra Features

| Description | Year Built | Units | Value | New Cost |
|-----------------------------------|------------|-------|----------|----------|
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| WOOD UTILITY BLDG | 10/01/1989 | 414 | \$1,490 | \$3,726 |
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| 12' CHAIN LINK FENCE | 10/01/1989 | 408 | \$3,316 | \$8,291 |
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| POLE LIGHT STEEL 1 ARM | 12/01/1989 | 4 | \$4,712 | \$4,712 |
| POLE LIGHT STEEL 4 ARM | 12/01/1989 | 1 | \$6,886 | \$6,886 |
| COMMERCIAL CONCRETE DR 4 IN | 10/01/2004 | 196 | \$420 | \$800 |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| C-2 | | Commercial | Retail Commercial |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|---------------------|----------------|---------|------------|--------|
| 24.00 | DUKE | CENTURY LINK | WINTER SPRINGS | CITY OF CASSELBERRY | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 46 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Winter Springs | Milwee | Winter Springs |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

BK Sports Enterprises Inc
1271 Belle AVE
Winter Springs FL
32708

7021 2720 0002 5041 5220

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X M. J.

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ BA
 Return Receipt (electronic) \$ 10
 Certified Mail Restricted Delivery \$ 2022
 Adult Signature Required \$ 1
 Adult Signature Restricted Delivery \$ 1

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To
Street and Apt. No., or PO Box No.

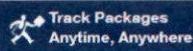
1271 Belle AVE

City, State, Zip+4®

Winter Springs FL 32708

PS Form 3800, April 2015 PSN 7530-01-000-9047

See Reverse for Instructions



Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

Tracking Number:

70212720000250415312

[Remove X](#)

[Copy](#) [Schedule a Redelivery](#)

Latest Update

This is a reminder to arrange for redelivery of your item before January 23, 2023 or your item will be returned on January 24, 2023. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

[Get More Out of USPS Tracking:](#)

[USPS Tracking Plus®](#)

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before January 23, 2023

January 14, 2023

Notice Left (No Authorized Recipient Available)

WINTER SPRINGS, FL 32708

January 9, 2023, 11:18 am

[See All Tracking History](#)



Winter Springs Police Department

CODE VIOLATION WARNING

To: RESIDENT/PROPERTY OWNER

ADDRESS: 1271 Belle Aire

This courtesy notice is to make you aware that the following condition is a violation of the requirements of the Code of the City of Winter Springs.

- OBSTRUCTION OF SIDEWALK / RIGHT OF WAY:** 17-1
- ACCUMULATION OF TRASH AND DEBRIS:** 13-2
Remove trash and debris from property.
- BOAT/RV/TRAILER STORED IN FRONT YARD:** 20-411 / 20-431
Required to be stored behind front line of structure.
- INTERNATIONAL PROPERTY MAINTENANCE CODE:** _____
See description of violation below.
- COMMERCIAL USE OF RESIDENTIAL AREA:** 20-434
Remove commercial vehicle or equipment.
- FENCE IN NEED OF REPAIR:** 6-195
Repairs over \$100 require permit.
- INOPERABLE/UNLICENSED VEHICLE:** 12-53
Repair, store in garage or remove from property.
- OVERGROWN YARD:** 13-2(c)
Cut and maintain yard, remove yard waste.
- PARKING VIOLATION:**
 - Parking on the street is prohibited. 12-65
 - Parking on front yard. Designated parking area. 20-438
 - Left wheels to curb 12-65
- POOL:**
 - Stagnant Pool. 13-2(e)

OTHER: 116-53 - Sign Permit
No-4 Building Permit Required
COMMENTS: Obtain permits before
any more work is done. Permit
flag signs or remove - next step citation

PLEASE CORRECT VIOLATION ON OR BEFORE: 10/30/22

HOMEOWNER MUST NOTIFY OFFICER WHEN THE VIOLATION IS CORRECTED.

If you have any questions on the proper remedy for this violation, please contact the listed officer.

(407) 327-1000 Ext: 416b

OFFICER: Quinn DATE: 10/30/22

CASE NUMBER: 2022CED01647

EVENT NUMBER: 20223030870 32

Building Division Inspector – Detach and retain for City record

Location:

1271 Belle Ave

Date Stopped:

10/30/22

Correction Required:

Building Permits for Patio Enclosure

Official Stopping Work:

Marath Quinn

Print Name

MQ

Initial

City of Winter Springs Code Enforcement Division

February 28, 2023

1271 BELLE AVE
BK SPORTS ENTERPRISES INC

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 6-2, Florida Building Code 105.1**



2022CE001647



WS CITY ORD. 6-2

- (a) No building or structure shall hereafter be constructed, altered, repaired or removed, nor shall the equipment of a building, structure or premises be constructed, installed, altered, repaired or removed, except in conformity with the provisions of this chapter.
- (b) No building or structure shall be altered in any manner that would be in violation of the provisions of this chapter or any authorized rule or approval of the building inspector made and issued pursuant to this chapter.



Florida Building Code 105.1

105.1 Required. Any owner or 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 done, shall first make application to the Building Official and obtain

No permit shall be issued to any owner or authorized agent unless the applicant the applicant is a state certified contractor.



1271 Belle Ave

Photo 1

Findings

Outdoor patio was being enclosed without permits.



1271 Belle Ave

Photo 2

Findings

Outdoor patio was being enclosed without permits.
Stop work order posted.



1271 Belle Ave

Photo 3

Findings

Outdoor patio was being enclosed without permits.



1271 Belle Ave

Photo 4

Findings

Outdoor patio was being enclosed without permits.

Windows are Plexiglas and are caulked into place.



1271 Belle Ave

Photo 5

Findings

Outdoor patio was being enclosed without permits.
Interior view.



Oct 31, 2022 at 11:51:04 AM
895 W SR-434
Winter Springs FL 32708
United States



1271 Belle Ave

Photo 6

Findings

Outdoor patio was being enclosed without permits.
Interior view.



1271 Belle Ave

Photo 7

Findings
Stop work order
issued 10/31/22.
This photo taken
12/19/22 shows the
work continuing to
progress.



1271 Belle Ave

Photo 8

Findings

Stop work order
issued 10/31/22.

This photo taken
12/19/22 shows the
work continuing to
progress.



1271 Belle Ave

Photo 8

Findings
1/8/23 shows the work continuing to progress. Arrow show Notice of Hearing posted on the front door of the restaurant.



1271 Belle Ave

Photo 9

This photo taken 1/8/23 shows the work continuing to progress. Arrows show where structure supports were cut.



1271 Belle Ave

Photo 10

Findings

This photo taken 1/8/23 shows the work continuing to progress. Circle shows where wall was cut to vent a portable AC unit.



1271 Belle Ave

Photo 11

Findings

This photo taken 1/8/23 shows the work continuing to progress. Drywall has been added to the interior.



1271 Belle Ave

Photo 12

Findings

This photo taken 1/8/23 shows the work continuing to progress.



Jan 8, 2023 at 9:33:48 AM
895 W SR-434
Winter Springs FL 32708
United States



1271 Belle Ave

Photo 13

Findings

This was once a two car parking pad and has been converted to additional outdoor seating area and fencing added.



1271 Belle Ave

Photo 14

Findings

11/2019 arial view
showing no outdoor
seating on the west
side of the building.



1271 Belle Ave

Photo 15

Findings

Google Earth Image taken 1/2022 shows enclosed screen porch and wood trellis fencing added.



1271 Belle Ave

Photo 16

Findings
Permit check on
2/19/23 shows no
new permits have
been applied for.

Welcome Page

Public Search

Permit Type

Permit Number

Service Address

| Permit Number | Application Number | Status |
|--|--------------------|------------------|
| FENCE 2020-00001499 | | Permit Completed |



1271 BELLE AVE
BK SPORTS ENTERPRISES INC

Suggested Findings of Fact / Conclusion of Law

Based upon the photo evidence and testimony presented at this hearing I am recommending the respondent be given no more than 60 days (April 29, 2023) to establish compliance by submitting and obtaining a valid permit from The City of Winter Springs Permitting Department. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.





**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

**The following properties have been posted with the
NOTICE OF CODE BOARD HEARING**

602 CASA PARK CT M
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number
2022CE002184

Posted on the following date:

February 15, 2023

The undersigned swears and affirms that the property has been posted:

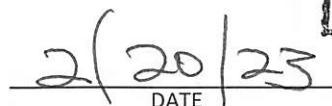


SIGNATURE

Code Officer Terri Sanchez



NOTARY SIGNATURE



DATE





WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



12/8/2022

SUZANNE DEMINS
317 WESTCHESTER DR
ALTAMONTE SPRINGS, FL 32701-6220

Case #: 2022CE002184

Address of Parcel in Violation: 602 CASA PARK CT. M WINTER SPRINGS FL 32708

NOTICE OF CODE VIOLATIONS

THIS NOTICE OF CODE VIOLATION(S) requires your immediate attention. The above mentioned property has been inspected on the dates below and has revealed a violation(s) of the Winter Springs City Code.

Inspector
CODE OFFICER TERRI SANCHEZ

Date
DECEMBER 1, 2022

| Violation Description | Comments/Corrections Needed |
|---------------------------------|--|
| IPMC 304.6 EXTERIOR WALLS | THE EXTERIOR WALL TO THE PROPERTY NEEDS TO BE REPAIRED. A PERMIT WILL BE NEEDED FROM CITY HALL. PERMITTING PHONE NUMBER IS 407-327-1800. |
| IPMC 304.2 PROTECTIVE TREATMENT | ANY PAINT OR PROTECTIVE TREATMENT THAT COMES OFF WHILE REPAIRING WALL HAS TO BE REAPPLIED. |

Failure to correct the violation(s) by **January 9, 2023** specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 per day for repeat offenses per day that the violation remains. In the event violation fines and costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Section 162.09, Florida Statutes. To schedule an inspection, or should you require additional information regarding this Notice, please contact the Code Enforcement Division at 407-327-7965.

u

| Corrective Action | Comments | Due Date |
|--------------------------|----------|-----------------|
| Notice of Code Violation | | JANUARY 9, 2023 |

| Municipal Code | Code Text |
|------------------------------|--|
| IPMC 304.6 EXTERIOR WALLS | Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated |

| | |
|---------------------------------------|--|
| | where required to prevent deterioration. |
| IPMC 304.2 PROTECTIVE TREATMENT | Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. |

Professionally,

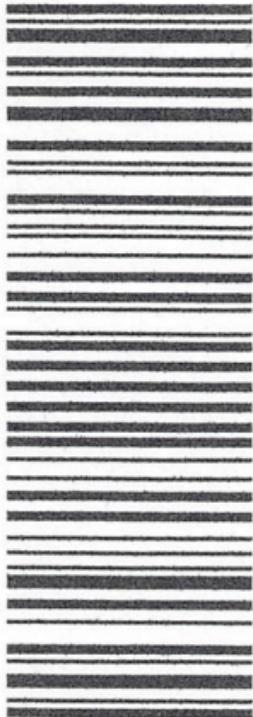


Code Officer Terri Sanchez
407-327-7965

Certified Mailing Number: 7022 0410 0002 6741 6563 &
FIRST CLASS

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



7022 0410 0002 6741 6563
7022 0410 0002 6741 6563

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

NEW 2022 C8002181

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Suzanne Dennis

Street and Apt. No., or PO Box No.

317 Winchester Dr.

City, State, ZIP+4®

Altamonte Springs FL 32708

58

... service provides the following benefits:

- ... portion of the Certified Mail label).
- Unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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.

1. Article Addressed to:

Suzanne Dominis
317 Westchester Dr.
Altamonte Springs Fl 32701
6220



9590 9402 7635 2122 2722 63

2022 0410 0002 6741 6563

2. Article Number (Transfer from service label)

7022 0410 0002 6741 6563

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

Mail
Mail Restricted Delivery
(10)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7635 2122 2722 63

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Winter Springs Police Department
Code Enforcement
300 N. Moss Rd.
Winter Springs, FL 32708**



WINTER SPRINGS POLICE DEPARTMENT

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

NEOPOST
12/08/2022
US POSTAGE \$000.57⁹

ZIP 32708
041M11458700

Suzanne Dennis
602 CASA RIVER PT M
Winter Spring

WHITE

555 DE 1

6001/05/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

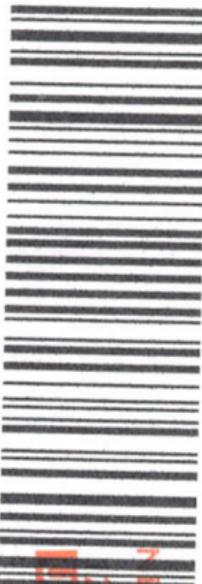
BC: 32708251000

1301-04101-09-42
32708251000>2520



WINTER SPRINGS POLICE DEPARTMENT

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



REPOST

2/08/2022
G DOGT

7/08/2022
U.S. POSTAGE \$007.82!

ZIP 32708
041M11458700

N 7

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

.. 9330090320311838 3270135220 3276842510

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



12/8/2022

SUZANNE DEMINS
317 WESTCHESTER DR
ALTAMONTE SPRINGS, FL 32701-6220

Case #: 2022CE002184

Address of Parcel in Violation: 602 CASA PARK CT. M WINTER SPRINGS FL 32708

NOTICE OF CODE VIOLATIONS

THIS NOTICE OF CODE VIOLATION(S) requires your immediate attention. The above mentioned property has been inspected on the dates below and has revealed a violation(s) of the Winter Springs City Code.

Inspector
CODE OFFICER TERRI SANCHEZ

Date
DECEMBER 1, 2022

| Violation Description | Comments/Corrections Needed |
|---------------------------------|--|
| IPMC 304.6 EXTERIOR WALLS | THE EXTERIOR WALL TO THE PROPERTY NEEDS TO BE REPAIRED. A PERMIT WILL BE NEEDED FROM CITY HALL. PERMITTING PHONE NUMBER IS 407-327-1800. |
| IPMC 304.2 PROTECTIVE TREATMENT | ANY PAINT OR PROTECTIVE TREATMENT THAT COMES OFF WHILE REPAIRING WALL HAS TO BE REAPPLIED. |

Failure to correct the violation(s) by Feb 4, 2023 specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 per day for repeat offenses per day that the violation remains. In the event violation fines and costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Section 162.09, Florida Statutes. To schedule an inspection, or should you require additional information regarding this Notice, please contact the Code Enforcement Division at 407-327-7965.

u

| Corrective Action | Comments | Due Date |
|------------------------------|--|------------------------|
| Notice of Code Violation | | <u>JANUARY 4, 2023</u> |
| Municipal Code | Code Text | <u>Feb 4, 2023</u> |
| IPMC 304.6 EXTERIOR WALLS | Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated | |

| | |
|---------------------------------------|--|
| | where required to prevent deterioration. |
| IPMC 304.2 PROTECTIVE TREATMENT | Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. |

Professionally,



Code Officer Terri Sanchez
407-327-7965

**Certified Mailing Number: 7022 0410 0002 6741 6563 &
FIRST CLASS**



WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

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



AFFIDAVIT OF POSTING

The following properties have been posted with the
NOTICE OF CODE VIOLATION

602 CASA PARK CT M
WINTER SPRINGS, FL 32708

City Of Winter Springs Case Number
2022CE002184

Posted on the following date:

JANUARY 4, 2023

The undersigned swears and affirms that the property has been posted:

SIGNATURE

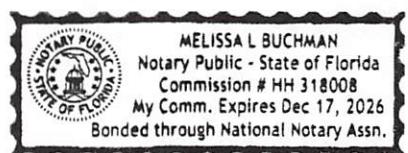
CODE OFFICER TERRI SANCHEZ

NOTARY SIGNATURE

1.5.23

DATE

STAMP:





CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
VS.
RESPONDENT

COMPLAINT NO: 2022CE002184

PARCEL OWNER:
SUZANNE DEMINS
317 WESTCHESTER DR
ALTAMONTE SPRINGS, FL 32701-6220

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 28, 2023 the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 602 CASA PARK M CT. WINTER SPRINGS, FL 32708

Property Owner Name: SUZANNE DEMINS

Property Mailing Owner Address: 317 WESTCHESTER DR. ALTAMONTE SPRINGS, FL 32701-6220

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

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to \$250.00 per day for each day the violation continues and up to \$500 per day for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose 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 and First class on 02/15/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Professionally,

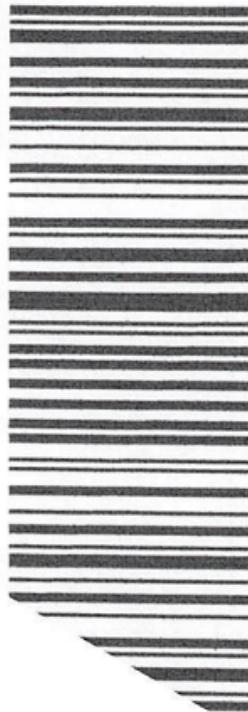
Code Officer Terri Sanchez
407-327-7965

Certified mailing: 7020 0640 0001 8018 7541 AND FIRST CLASS

ENTER AT TOP OF ENVELOPE TO THE RIGHT

TURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



7020 0640 0001 8018 7541
7020 0640 0001 8018 7541

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

CB2200002184

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

| | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

Sent To

Suzanne Demins

307 West Chester Dr.

Hampton Springs FC 32701-6220

City, State, ZIP+4

**Postmark
Here**

69

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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.

1. Article Addressed to:

Suzanne Demins
317 Westchester Dr.
Altamonte Springs FL
32701-6220



9590 9402 7635 2122 2716 93

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7541

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Agent
 Addressee

B. Received by (Printed Name)**C. Date of Delivery**

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

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

ail
ail Restricted Delivery
))

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7635 2122 2716 93

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Winter Springs Police Department
Code Enforcement
300 N. Moss Rd.
Winter Springs, FL 32708**

Property Record Card



Parcel 06-21-31-502-4000-0070

Property Address 602 CASA PARK M CT WINTER SPRINGS, FL 32708

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 06-21-31-502-4000-0070 |
| Owner(s) | DEMINS, SUZANNE |
| Property Address | 602 CASA PARK M CT WINTER SPRINGS, FL 32708 |
| Mailing | 317 WESTCHESTER DR ALTAMONTE SPG, FL 32701-6220 |
| Subdivision Name | CASA PARK VILLAS PH 2 |
| Tax District | W1-WINTER SPRINGS |
| DOR Use Code | 0103-TOWNHOME |
| Exemptions | 00-HOMESTEAD(1994) |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$146,254 | \$135,848 |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$40,000 | \$40,000 |
| Land Value Ag | | |
| Just/Market Value | \$186,254 | \$175,848 |
| Portability Adj | | |
| Save Our Homes Adj | \$128,485 | \$119,762 |
| Amendment 1 Adj | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$57,769 | \$56,086 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$2,762.11

2022 Tax Savings with Exemptions

\$2,336.20

2022 Tax Bill Amount

\$425.91

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7 BLK 40
CASA PARK VILLAS PH 2
PB 30 PGS 97 & 98

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| SJWM(Saint Johns Water Management) | \$57,769 | \$32,769 | \$25,000 |
| CITY WINTER SPRINGS | \$57,769 | \$32,769 | \$25,000 |
| FIRE FUND | \$57,769 | \$32,769 | \$25,000 |
| COUNTY GENERAL FUND | \$57,769 | \$32,769 | \$25,000 |
| Schools | \$57,769 | \$25,000 | \$32,769 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|---------------|------------|-------|------|----------|-----------|----------|
| WARRANTY DEED | 05/01/1985 | 01639 | 0021 | \$57,900 | Yes | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|--------|----------|-------|-------|-------------|------------|
| LOT | | | 1 | \$40,000.00 | \$40,000 |

Building Information

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | | | | | | |
|------------------------------------|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------------|-----------|------------|--|-------------|------|------------------|-------|----------------------|--------|
| 1 | SINGLE FAMILY | 1985 | 2 | 2.5 | 8 | 578 | 1,176 | 1,156 | WD/STUCCO FINISH | \$146,254 | \$177,816 | <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td>Description</td><td>Area</td></tr><tr><td>UTILITY FINISHED</td><td>20.00</td></tr><tr><td>UPPER STORY FINISHED</td><td>578.00</td></tr></table> | Description | Area | UTILITY FINISHED | 20.00 | UPPER STORY FINISHED | 578.00 |
| Description | Area | | | | | | | | | | | | | | | | | |
| UTILITY FINISHED | 20.00 | | | | | | | | | | | | | | | | | |
| UPPER STORY FINISHED | 578.00 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Building 1 - Page 1 | | | | | | | | | | | | | | | | | | |
| ** Year Built (Actual / Effective) | | | | | | | | | | | | | | | | | | |

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|--|----------------|---------|---------|-------------|
| 00640 | REBUILD FRONT WALL | Winter Springs | \$2,400 | | 4/1/1998 |
| 00652 | REPAIR 2 OUTLETS, 1 LIGHT OUTLET, & 3 SWITCHES ON FRT WALL | Winter Springs | \$0 | | 4/1/1998 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
| | | | | |

| Zoning | | | |
|--------|--------------------|--------------------------|-----------------------------|
| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
| PUD | | High Density Residential | |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|------------------------|----------------|---------|------------|--------|
| 26.00 | DUKE | AT&T | WINTER SPRINGS | CITY OF WINTER SPRINGS | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 49 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Keeth | Indian Trails | Winter Springs |

City of Winter Springs Code Enforcement Division

February 28, 2023

602 CASA PARK CT. M
SUZANNE DEMINS

I am requesting the Code Enforcement Board find the Respondent in
violation of: **IPMC 304.6 EXTERIOR WALLS**
IPMC 304.2 PROTECTIVE TREATMENT



2022CE002184



INTERNATIONAL PROPERTY MAINTENANCE CODE

304.6 EXTERIOR WALLS

Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.2 PROTECTIVE TREATMENT

Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.



2022CE002184



602 CASA PARK CT. M

Photo 1

Findings: Large crack outside front wall. Paint chipping off.

Pictures taken 12/1/22

IPMC 304.6

IPMC 304.2



2022CE002184



602 CASA PARK CT. M

Photo 2

Findings: Wall buckled insulation exposed. Paint wearing off.

Pictures taken 12/1/22

IPMC 304.6

IPMC 304.2



2022CE002184



602 CASA PARK CT. M

Photo 3

Findings: Window frame falling

Pictures taken 12/01/22

IPMC 304.6



2022CE002184



CASA PARK CT. M

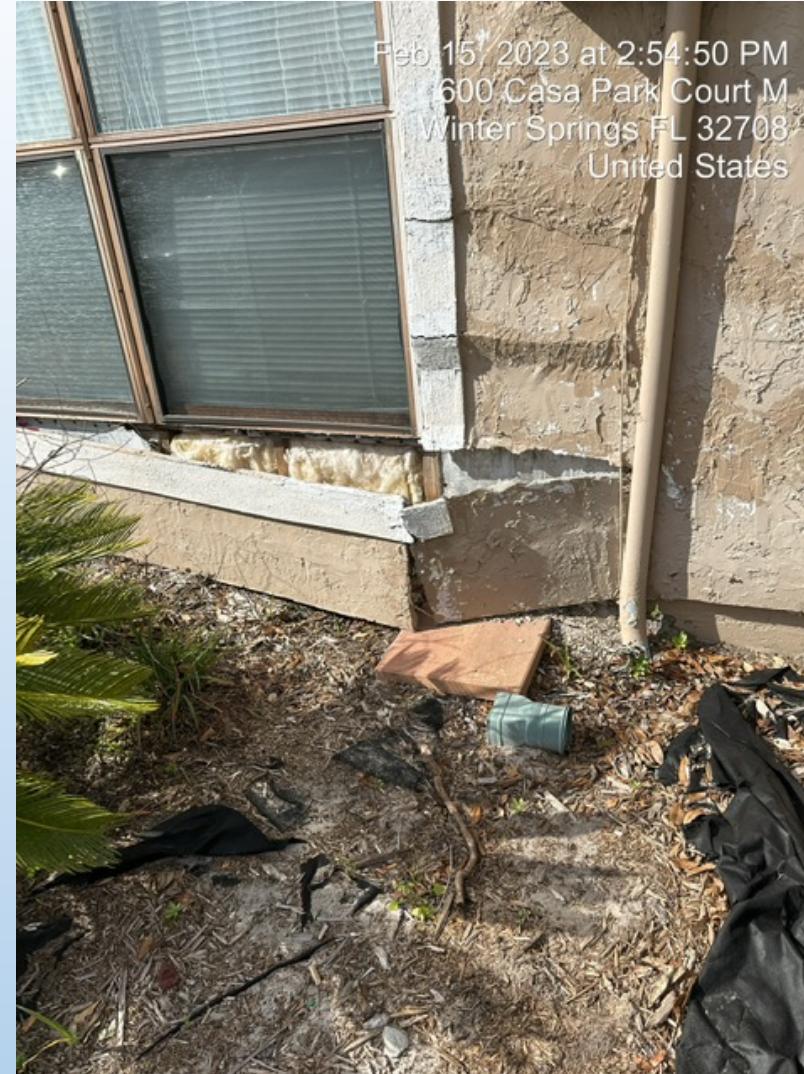
Photo 4

Findings: Exterior wall cracked

Pictures taken 02/15/23

IPMC 304.6

IPMC 304.2



2022CE002184



602 CASA PARK CT M
SUZANNE DEMINS

Suggested Findings of Fact / Conclusion of Law

Based upon the photo evidence and testimony presented at this hearing I am recommending the respondent be given no more than 30 days (March 28, 2023) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2022CE002184





**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

**The following properties have been posted with the
NOTICE OF CODE BOARD HEARING**

706 SAILFISH RD.
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number
2022CE001796

Posted on the following date:

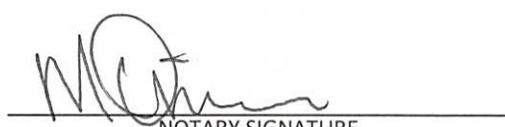
February 15, 2023

The undersigned swears and affirms that the property has been posted:



SIGNATURE

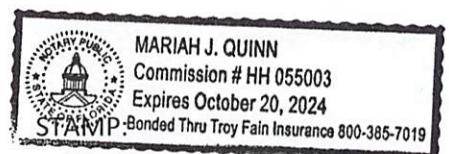
Code Officer Terri Sanchez



NOTARY SIGNATURE



DATE





WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



09/08/2022

ROBERT P FORD
KATHLEEN M FORD
2020 WATERBRIDGE LN.
AIKEN, SC 29803-2010

Case #: 2022CE001796

Address of Parcel in Violation: 706 SAILFISH RD. WINTER SPRINGS FL 32708

NOTICE OF CODE VIOLATIONS

THIS NOTICE OF CODE VIOLATION(S) requires your immediate attention. The above mentioned property has been inspected on the dates below and has revealed a violation(s) of the Winter Springs City Code.

Inspector
CODE OFFICER TERRI SANCHEZ

Date
September 7, 2022

| Violation Description | Comments/Corrections Needed |
|---|--|
| WS City Ord. 13-2(c) Overgrown Yard | CUT AND MAINTAIN GRASS IN FRONT AND BACK YARD. CUT BACK ANY BUSHES GROWING UP THE SIDE OF HOUSE. CUT BACK WEEDS GROWING UP THE ENCLOSURE IN THE BACK OF HOUSE AND THE ON THE OUTSIDE OF HOUSE. CLEAR SIDEWALK OF ALL WEEDS TO PREVENT TRIPPING HAZARD. |
| WS City Ord. 20-438 Parking on Front Yard | WHITE SUV PARKED IN THE FRONT YARD. REMOVE FROM FRONT YARD OR ESTABLISH ANOTHER DESIGNATED PARKING AREA. DESIGNATED PARKING AREA NEEDS A PERMIT FROM PERMITTING 407 327-1800. |
| WS City Ord. 12-53 Inoperable Vehicle | TRUCK IN DRIVEWAY APPEARS TO BE INOPERABLE. THERE ARE STICKS AND YARD WASTE ALL OVER VEHICLE INDICATING IT HASN'T BEEN MOVED IN A LONG TIME. REMOVE TRUCK IF INOPERABLE OR STORE IN THE GARAGE. |
| IPMC 302.1 Sanitation | CLEAN ALL THE GREEN GROWTH OFF HE OUTSIDE OF THE ENCLOSURE. CLEAN GREEN GROWTH OFF OF THE OUTSIDE OF THE HOUSE AS WELL. |
| IPMC 605.1 Installation | FRONT YARD LIGHT APPEARS TO HAVE BEEN HIT BY SOME THING. LIGHT IS LEANING. REPAIR LIGHT OR HAVE IT REMOVED. |

Failure to correct the violation(s) by **September 20, 2022** specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code

Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 per day for repeat offenses per day that the violation remains. In the event violation fines and costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Section 162.09, Florida Statutes. To schedule an inspection, or should you require additional information regarding this Notice, please contact the Code Enforcement Division at 407-327-7965.

The Property Owner is hereby notified that, pursuant to Section 13-4 of the Winter Springs City Code, the Winter Springs Code Enforcement Division will seek an order from the Code Enforcement Board for the City to enter the Property and perform work or contract others to perform work to repair or secure the Property. The Code Enforcement Board may render an order requiring the City to perform the repair work. Failure to repair the Property or follow the Code Enforcement Board's orders may result in city work to accomplish the repairs, the cost of which shall be charged as lien against the Property. Upon completion of the work by the City of Winter Springs, the code official shall certify the costs borne by the City in an invoice and shall serve the cost certification upon the property owner by certified mail, return receipt requested. Within fifteen (15) days of receipt of the invoice, the property owner shall have a right to request a hearing before the Code Enforcement Board to show cause, if any, why the costs and charges incurred by the City are excessive or unwarranted or why such costs should not constitute a lien against the property. The Code Enforcement Board would conduct a hearing and render a final order on the amount of costs and charges, if any, that should be imposed against the property as a lien. If the invoice for such final assessable costs is not paid within fifteen (15) days of the invoice date and no code enforcement board hearing is requested on the costs, a lien will be imposed against the property which can result in foreclosure on the property.

| Corrective Action | Comments | Due Date |
|--------------------------|----------------------|--------------------|
| Notice of Code Violation | Regarding grass | September 20, 2022 |
| Notice of Code Violation | All other violations | October 11, 2022 |

| Municipal Code | Code Text |
|----------------------|---|
| WS City Ord. 13-2(c) | (c) The existence of excessive accumulation or unintended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely effect of health, safety, lives, and/or welfare of the citizens of the city, is hereby prohibited and declared to be a public nuisance and unlawful. |
| WS City Ord. 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. (b) The parking of any vehicle on or over any sidewalk adjacent to any residential lot is hereby prohibited. For purposes of this subsection, the term sidewalk shall be as defined in section 316.003, Florida Statutes, and shall include any portion of a sidewalk that traverses a driveway. |

| | |
|--------------------|--|
| | <p>(c)</p> <p>A violation of this section may be prosecuted before the code enforcement board or special magistrate or shall be classified as class I civil citation violation.</p> |
| WS City Ord. 12-53 | <p>(a)</p> <p>No person in charge or in control of any property, public or private within the city, whether an owner, tenant, occupant, lessee, or otherwise, shall allow any derelict, disabled or abandoned vehicle to be placed or remain on any roadway, street, alley, highway, private property, public property, public right-of-way or easement unless such vehicle is within a completely enclosed building, or is on the premises of an automotive repair or storage business for which the owner of the business has a current city occupational license and zoning approval. However, a disabled vehicle may not remain on the premises of an auto repair business or storage business in excess of one hundred eighty (180) days. A vehicle covered with a car cover does not constitute enclosure or storage of disabled vehicle.</p> <p>(b)</p> <p>Evidence. A vehicle will be in violation of this section if it is in a state of evident disuse, neglect or abandonment. Evidence may include, but not limited to, factors such as: at the same location for forty-eight (48) consecutive hours, vehicle being wrecked, and/or inoperative as evidenced by vegetation underneath as high as the vehicle body or frame, refuse or debris collected underneath or the vehicle being used solely for storage purposes, if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, having no valid license tag, or being in any physical state rendering it inoperable or unsightly to the neighborhood.</p> <p>(c)</p> <p>Interpretation of this requirement. Nothing in this part shall be construed as permitting the disassembling, the tearing down or scrapping of a vehicle or to permit one vehicle to be scavenged or stripped for parts for use on another vehicle.</p> <p>(d)</p> <p>Responsibility for compliance. The owner, agent and/or tenant of the property on which the violation occurs and the owner of the disabled vehicle shall be jointly and individually responsible for compliance with the requirements of this section.</p> <p>(e)</p> |

| | |
|--|--|
| | <p>Enforcement. When a disabled or abandoned vehicle is found to be in violation of this section:</p> <p>(1) The code inspector shall place a written notice on the vehicle's window indicating that it is in violation of this section and that it must be removed within ten (10) calendar days or it will be subject to removal by the city. The code inspector shall make every reasonable attempt to ascertain the owner of the vehicle and the owner of the property, and shall notify such owner(s) with a written notice delivered by personal service or mail at their current address, last known address or the address appearing on the certificate of title for the vehicle. Such notice on a vehicle window shall not be less than eight (8) inches by ten (10) inches and shall be fluorescent orange in color, sufficiently weatherproofed to withstand normal exposure to the elements.</p> <p>(2) Within the ten (10) calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his/her designee. The director of code enforcement or his/her designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after said appeal has been finally determined.</p> <p>(3) The property or vehicle owner(s) may appeal the director's or his/her designee's final decision to the code enforcement board or special magistrate for a determination as to whether the property is subject to removal.</p> <p>(4) If no appeal is made and the disabled vehicle remains in violation after the ten (10) calendar day period, the director or his/her designee shall cause such vehicle to be removed to a storage facility approved by the city commission and thereafter disposed of in accordance with applicable state law or city ordinance.</p> <p>(5) The authorization in this section for towing of abandoned and disabled vehicles shall not be construed so as to negate the authority of the code enforcement board or special magistrate to hear and adjudicate appropriate cases.</p> <p>(f) Vehicle on public property. Notwithstanding any of the foregoing, all vehicles which are located on public property shall be towed and disposed of in accordance with notice and sale requirements of Florida Statute 705, as revised in the 1987 legislative session. To the extent that this section 12-53 conflicts</p> |
|--|--|

| | |
|------------|---|
| | with any portion of Florida Statute 705, the latter shall control as to any vehicles located on public property. |
| IPMC 302.1 | Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition |
| IPMC 605.1 | All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. |

Professionally,



Code Officer Terri Sanchez
407-327-7965

**Certified Mailing Number: 7022 0410 0002 6741 6631 &
First Class**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

Robert + Kathleen Ford
2020 Waterbridge LN.
Aiken, SC 29803-
2010

NEW 202202031796

2. Article Number

(Transfer from service label)

7022 0410 0002 6741 6631

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Agent
 Addressee

B. Received by (Printed Name)**C. Date of Delivery****D. Is delivery address different from item 1? Yes**

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

**Winter Springs Police Department
Code Enforcement
300 N. Moss Rd.
Winter Springs, FL 32708**



CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
VS.
RESPONDENT

COMPLAINT NO: 2022CE001796

PARCEL OWNER:
ROBERT P FORD
KATHLEEN M FORD
2020 WATERBRIDGE LN.
AIKEN, SC 29803-2010

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 28, 2023 the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City Code as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 706 SAILFISH RD. WINTER SPRINGS, FL 32708

Property Owner Name: ROBERT P FORD & KATHLEEN M FORD

Property Mailing Owner Address: 2020 WATERBRIDGE LN. AIKEN, SC 29803-2010

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

If the Code Enforcement Board finds your property in violation of the City Code(s) you can be fined up to \$250.00 per day for each day the violation continues and up to \$500 per day for each day a repeat violation continues. You may also be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose 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 and First class on 02/15/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

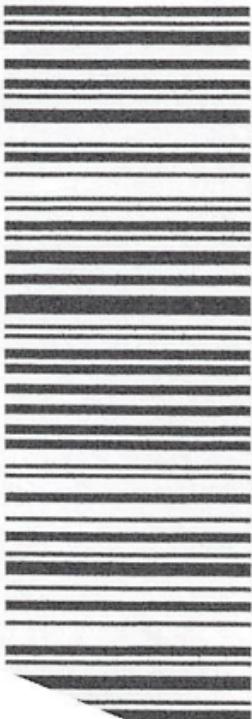
Professionally,

Code Officer Terri Sanchez
407-327-7965

Certified mailing: 7020 0640 0001 8018 7671 & FIRST CLASS

STICKER AT TOP OF ENVELOPE TO THE RIGHT
THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



7020 0640 0001 8018 7671
7020 0640 0001 8018 7671

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

432022CE000796

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Robert + Kathleen Ford
2000 Waterbridge LN.
Aiken SC 29803-2010

92

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

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.

1. Article Addressed to:

Robert P Ford
Kathleen M Ford
2020 Waterbridge Ln.
Aiken, SC 29803-2010



9590 9402 7635 2122 2717 47

? Article Number (Transfer from service label)

7020 0640 0001 8018 7671

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

Agent
 Addressee

B. Received by (Printed Name)**C. Date of Delivery****D. Is delivery address different from item 1?** Yes
If YES, enter delivery address below: No**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

ill
ill Restricted Delivery

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7635 2122 2717 47

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

**Winter Springs Police Department
Code Enforcement
300 N. Moss Rd.
Winter Springs, FL 32708**

Property Record Card



Parcel 02-21-30-501-1100-0130

Property Address 706 SAILFISH RD WINTER SPRINGS, FL 32708

Parcel Location



Site View



Parcel Information

| | |
|-------------------|--|
| Parcel | 02-21-30-501-1100-0130 |
| Owner(s) | FORD, ROBERT P - Trustee FORD, KATHLEEN M - Trustee |
| Property Address | 706 SAILFISH RD WINTER SPRINGS, FL 32708 |
| Mailing | 2020 WATERBRIDGE LN AIKEN, SC 29803-2010 |
| Subdivision Name | NORTH ORLANDO RANCHES SEC 10 |
| Tax District | W1-WINTER SPRINGS |
| DOR Use Code | 01-SINGLE FAMILY |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$216,074 | \$199,201 |
| Depreciated EXFT Value | \$27,953 | \$22,036 |
| Land Value (Market) | \$70,000 | \$70,000 |
| Land Value Ag | | |
| Just/Market Value | \$314,027 | \$291,237 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$20,593 | \$24,479 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$293,434 | \$266,758 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$4,574.58

2022 Tax Savings with Exemptions

2022 Tax Bill Amount

\$4,323.73

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 13 BLK 11
NORTH ORLANDO RANCHES SEC 10
PB 13 PG 33

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| SJWM(Saint Johns Water Management) | \$293,434 | \$0 | \$293,434 |
| CITY WINTER SPRINGS | \$293,434 | \$0 | \$293,434 |
| FIRE FUND | \$293,434 | \$0 | \$293,434 |
| COUNTY GENERAL FUND | \$293,434 | \$0 | \$293,434 |
| Schools | \$314,027 | \$0 | \$314,027 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|-----------|-----------|----------|
| WARRANTY DEED | 07/01/2018 | 09181 | 0995 | \$276,000 | Yes | Improved |
| SPECIAL WARRANTY DEED | 01/01/1984 | 01517 | 0900 | \$75,400 | Yes | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|--------|----------|-------|-------|-------------|------------|
| LOT | | | 1 | \$70,000.00 | \$70,000 |

Building Information

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages |
|----------------------------------|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------|-----------|------------|-----------------------|
| 1 | SINGLE FAMILY | 1984/2000 | 3 | 2.0 | 6 | 1,612 | 2,080 | 1,612 | CONC BLOCK | \$216,074 | \$236,146 | Sketch by Agen Sketch |
| GRF 440 sf | | | | | | | | | | | | |
| GARAGE FINISHED 440.00 | | | | | | | | | | | | |
| OPEN PORCH FINISHED 28.00 | | | | | | | | | | | | |
| BASE 1612 sf | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | |
| 33 | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | |
| 32 | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | |
| OPF 28 sf | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---|----------------|----------|---------|-------------|
| 04236 | REROOF 33 SQ GAF DIMEN SHINGLES W/A PITCH OF 6/12 | Winter Springs | \$5,400 | | 11/25/2003 |
| 00986 | SCREEN ENCLOSURE | Winter Springs | \$11,000 | | 6/5/2014 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-----------------|------------|-------|----------|----------|
| POOL 1 | 10/01/1991 | 1 | \$21,000 | \$35,000 |
| COVERED PATIO 1 | 10/01/1991 | 1 | \$1,000 | \$2,500 |
| SCREEN ENCL 2 | 10/01/2014 | 1 | \$5,953 | \$8,500 |

Zoning

| Zoning | | Zoning Description | | Future Land Use | | Future Land Use Description | | | | | | | |
|---------------------------------|------------------------|------------------------------|----------------|------------------------|--------------------|-----------------------------|------------|--------|--|--|--|--|--|
| R-1A | | Low Density Residential | | | Single Family-9000 | | | | | | | | |
| Utility Information | | | | | | | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler | | | | | |
| 24.00 | DUKE | AT&T | WINTER SPRINGS | CITY OF WINTER SPRINGS | NA | NA | NA | NA | | | | | |
| Political Representation | | | | | | | | | | | | | |
| Commissioner | US Congress | State House | | State Senate | | Voting Precinct | | | | | | | |
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | | Dist 9 - Jason Brodeur | | 47 | | | | | | | |
| School Information | | | | | | | | | | | | | |
| Elementary School District | Middle School District | | | High School District | | | | | | | | | |
| Layer | Indian Trails | | | Winter Springs | | | | | | | | | |

Copyright 2023 © Seminole County Property Appraiser

City of Winter Springs Code Enforcement Division

February 28, 2023

706 SAILFISH RD.
ROBERT FORD
KATHLEEN FORD

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 13-2(C) OVERGROWN YARD**

WS CITY ORD. 20-438 VEHICLES PARKED FRONT YARD

WS CITY ORD. 12-53 INOPERABLE VEHICLE



2022CE001796



City of Winter Springs Code Enforcement Division

February 28, 2023

706 SAILFISH RD.
ROBERT FORD
KATHLEEN FORD

I am requesting the Code Enforcement Board find the Respondent in
violation of: **IPMC 302.1 SANITATION**
IPMC 605.1 INSTALLATION



2022CE001796



WS CITY ORDINANCE

13-2(C) OVERGROWN YARD

The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely affect of health, safety, lives, and/or welfare of the citizens of the city, is hereby prohibited and declared to be a public nuisance and unlawful.



2022CE001796



WS CITY ORDINANCE

20-438 VEHICLES PARKED ON FRONT YARD

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

(b) The parking of any vehicle on or over any sidewalk adjacent to any residential lot is hereby prohibited. For purposes of this subsection, the term sidewalk shall be as defined in section 316.003, Florida Statutes, and shall include any portion of a sidewalk that traverses a driveway.

(c) A violation of this section may be prosecuted before the code enforcement board or special magistrate or shall be classified as class I civil citation violation.



2022CE001796



WS CITY ORDINANCE

12-53 INOPERABLE VEHICLE

(a) No person in charge or in control of any property, public or private within the city, whether an owner, tenant, occupant, lessee, or otherwise, shall allow any derelict, disabled or abandoned vehicle to be placed or remain on any roadway, street, alley, highway, private property, public property, public right-of-way or easement unless such vehicle is within a completely enclosed building, or is on the premises of an automotive repair or storage business for which the owner of the business has a current city occupational license and zoning approval. However, a disabled vehicle may not remain on the premises of an auto repair business or storage business in excess of one hundred eighty (180) days. A vehicle covered with a car cover does not constitute enclosure or storage of disabled vehicle.

(b) Evidence. A vehicle will be in violation of this section if it is in a state of evident disuse, neglect or abandonment. Evidence may include, but not limited to, factors such as: at the same location for forty-eight (48) consecutive hours, vehicle being wrecked, and/or inoperative as evidenced by vegetation underneath as high as the vehicle body or frame, refuse or debris collected underneath or the vehicle being used solely for storage purposes, if it is partially dismantled, having no engine, transmission, or other major and visible parts, having major and visible parts which are dismantled, having no valid license tag, or being in any physical state rendering it inoperable or unsightly to the neighborhood.

(c) Interpretation of this requirement. Nothing in this part shall be construed as permitting the disassembling, the tearing down or scrapping of a vehicle or to permit one vehicle to be scavenged or stripped for parts for use on another vehicle.

(d) Responsibility for compliance. The owner, agent and/or tenant of the property on which the violation occurs and the owner of the disabled vehicle shall be jointly and individually responsible for compliance with the requirements of this section.



2022CE001796



INTERNATIONAL PROPERTY MAINTENANCE CODE

302.1 SANITATION

Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

605.1 INSTALLATION

Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner



2022CE001796



706 SAILFISH RD.

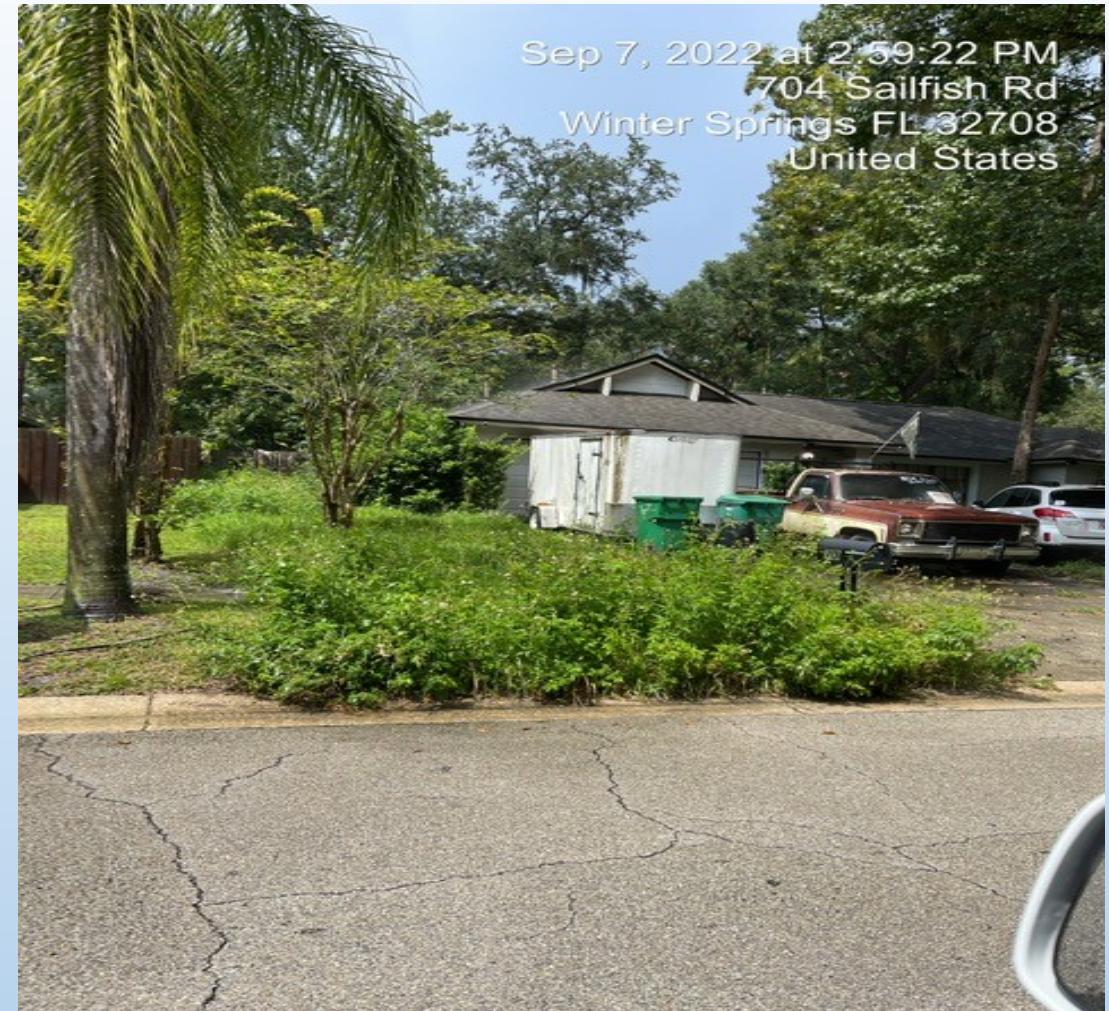
Photo 1

Findings: Grass and bushes overgrown.
Truck in driveway appears to be
inoperable.

Pictures taken 9/7/22

WS City Ord. 13-2(c)

WS City Ord. 20-438



2022CE001796



706 SAILFISH RD.

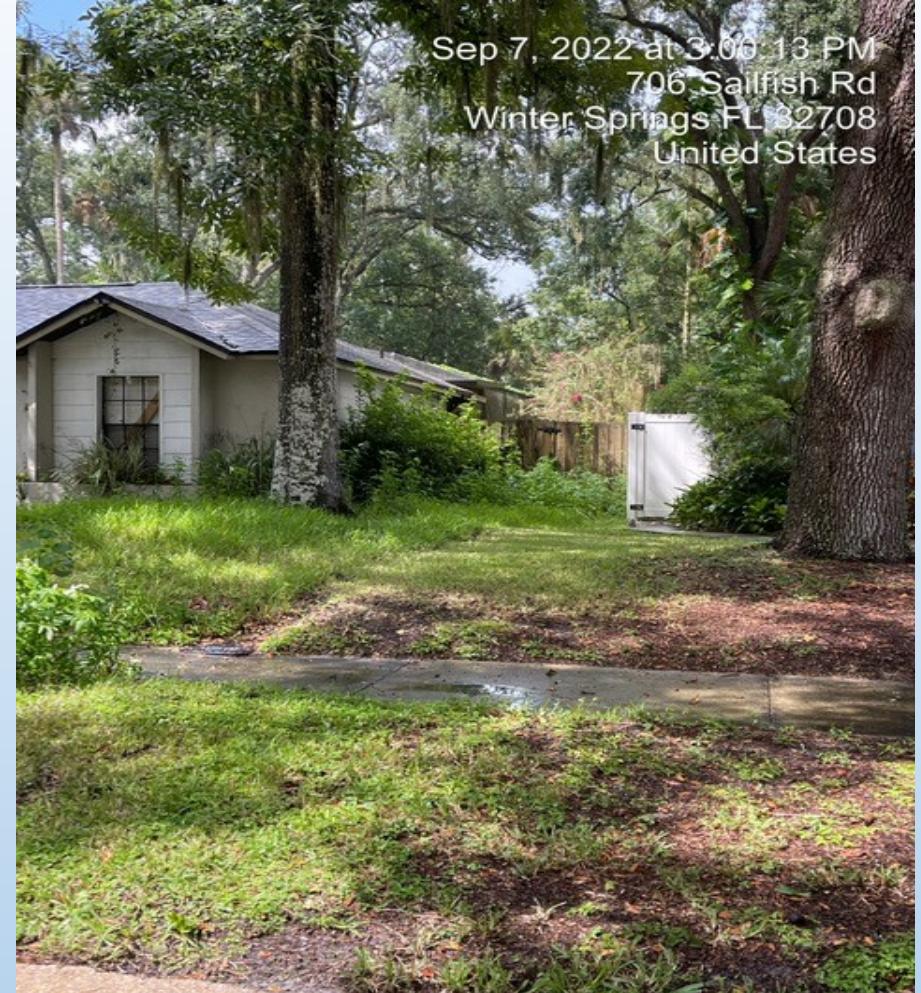
Photo 2

Findings: Bushes growing onto roof.
Weeds growing onto enclosure in back
of house. Clean green growth off of
outside of enclosure also off outside of
house.

Pictures taken 9/7/22

WS City Ord. 13-2(c)

IPMC 302.1



2022CE001796



Sep 7, 2022 at 3:00:13 PM
706 Sailfish Rd
Winter Springs FL 32708
United States

706 SAILFISH RD.

Photo 3

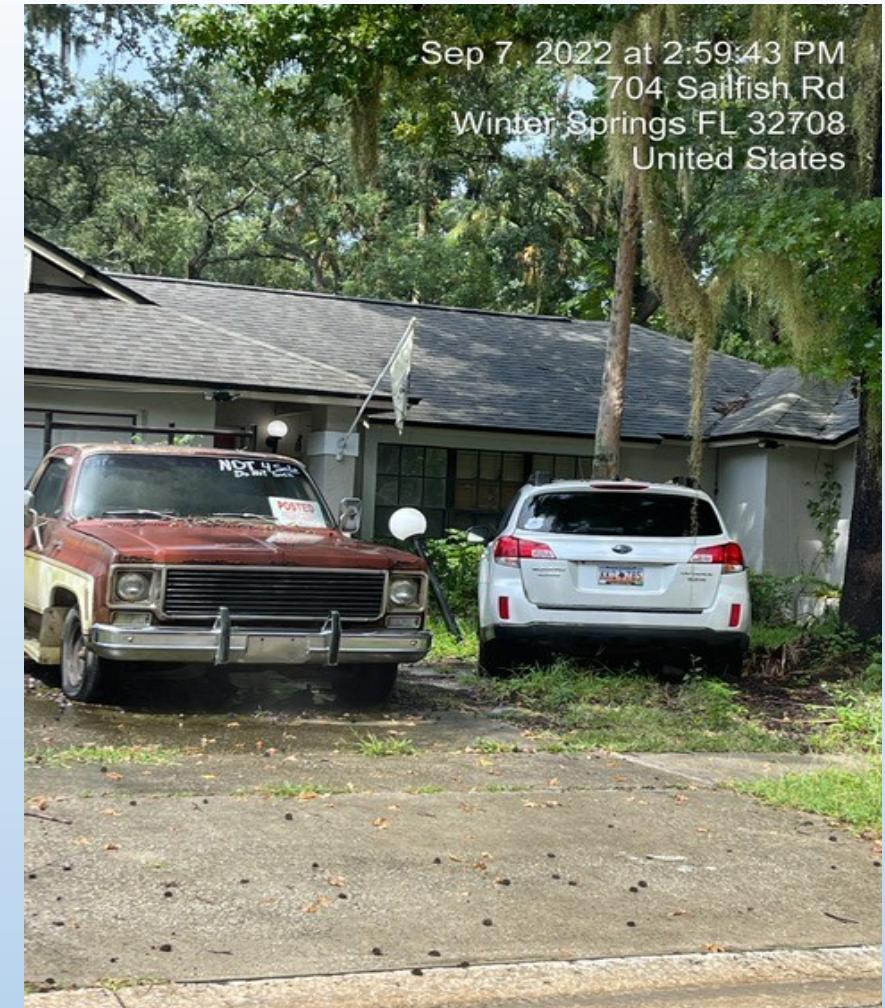
Findings: White suv in front yard. Truck in driveway with debris on it. Does not appear to have been moved. Light in front yard broken.

Pictures taken 9/7/22

WS City Ord. 12-53

WS City Ord. 20-438

IPMC 605.1 Installation



2022CE001796



706 SAILFISH RD.

Photo 4

Findings: Suv in front yard. Light bent sideways in front yard.

Pictures taken 02/15/23

WS City Ord. 20-411

WS City Ord. 20-438



2022CE001796



706 SAILFISH RD.

Photo 5

Findings: Overgrown bushes and grass.

Weeds growing over
sidewalk

Pictures taken 02/15/23

WS City Ord. 13-2(c)



2022CE001796



706 SAILFISH RD.

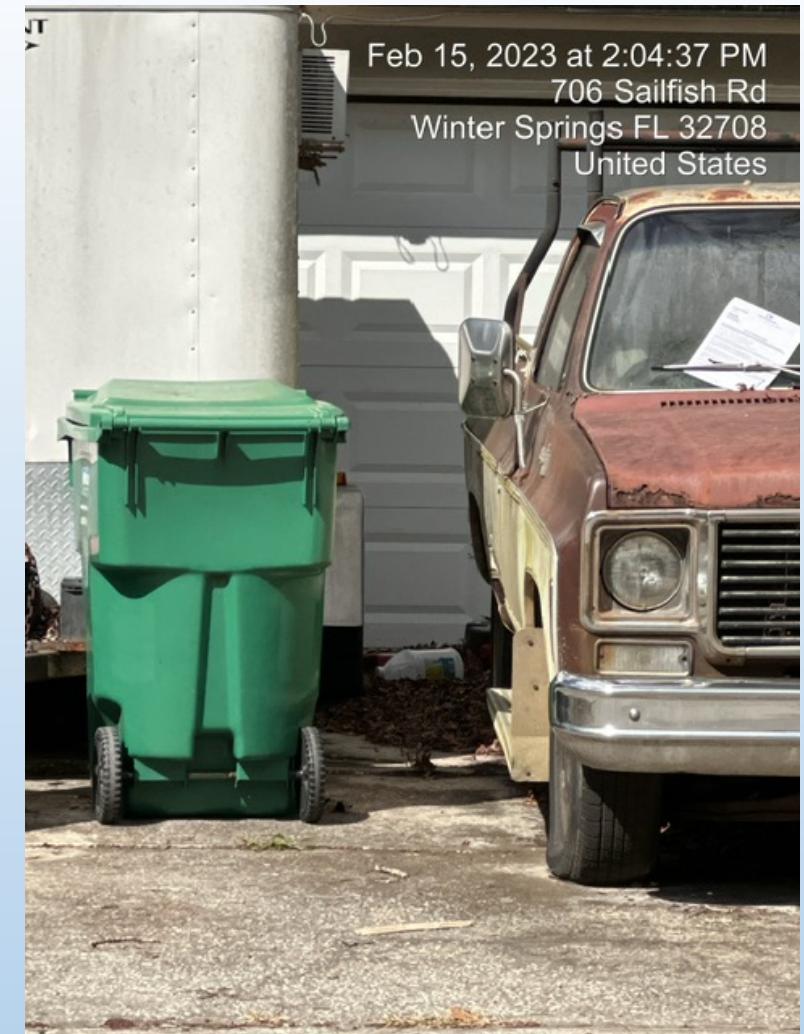
Photo 6

Findings: Trash and yard waste in driveway. Truck still in same place and leaves on it.

Pictures taken 02/15/23

WS City Ord. 13-2(c)

WS City Ord. 12-53



2022CE001796



706 SAILFISH RD.

Photo 7

Findings: Weeds and debris on enclosure. Weeds growing over side walk. Black growth on outside of residence needs to be cleaned off.

Pictures taken 02/15/23

WS City Ord. 13-2(c)
IPMC 302.1



2022CE001796



706 Sailfish Rd.
ROBERT P FORD
KATHLEEN M FORD

Suggested Findings of Fact / Conclusion of Law

Based upon the photo evidence and testimony presented at this hearing I am recommending the respondent be given no more than 30 days (March 28, 2023) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2022CE001796





WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

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



AFFIDAVIT OF POSTING

The following properties have been posted with the
NOTICE OF CODE BOARD HEARING

208 MOCKINGBIRD LN.
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number
2022CE001445

Posted on the following date:

February 15, 2023

The undersigned swears and affirms that the property has been posted:


SIGNATURE

Code Officer Terri Sanchez


NOTARY SIGNATURE


DATE



Property Record Card



Parcel 35-20-30-5AX-0800-0060
Property Address 208 MOCKINGBIRD LN WINTER SPRINGS, FL 32708

Parcel Information

| | |
|-----------------------------|---|
| Parcel | 35-20-30-5AX-0800-0060 |
| Owner(s) | OXLEY, MARK A - Tenancy by Entirety OXLEY, NANCY J - Tenancy by Entirety |
| Property Address | 208 MOCKINGBIRD LN WINTER SPRINGS, FL 32708 |
| Mailing | 208 MOCKINGBIRD LN WINTER SPGS, FL 32708-3212 |
| Subdivision Name | NORTH ORLANDO RANCHES SEC 09 |
| Tax District | W1-WINTER SPRINGS |
| DOR Use Code | 01-SINGLE FAMILY |
| Exemptions | 00-HOMESTEAD(2001) |
| Agricultural Classification | No |



Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| SJWM(Saint Johns Water Management) | \$135,709 | \$50,000 | \$85,709 |
| CITY WINTER SPRINGS | \$135,709 | \$50,000 | \$85,709 |
| FIRE FUND | \$135,709 | \$50,000 | \$85,709 |
| COUNTY GENERAL FUND | \$135,709 | \$50,000 | \$85,709 |
| Schools | \$135,709 | \$25,000 | \$110,709 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|---------------|------------|-------|------|-----------|-----------|----------|
| WARRANTY DEED | 02/01/2000 | 03811 | 0914 | \$115,000 | Yes | Improved |
| WARRANTY DEED | 05/01/1995 | 02915 | 1176 | \$96,000 | Yes | Improved |
| WARRANTY DEED | 08/01/1989 | 02108 | 0396 | \$88,000 | Yes | Improved |

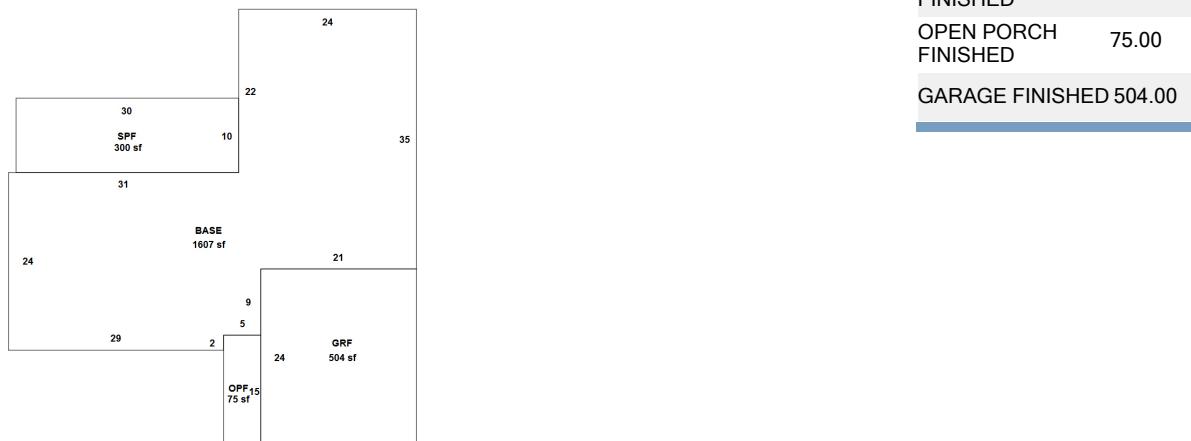
| | | | | | | |
|---------------|------------|-------|------|----------|-----|----------|
| WARRANTY DEED | 06/01/1986 | 01751 | 1593 | \$100 | No | Improved |
| WARRANTY DEED | 05/01/1984 | 01546 | 1494 | \$77,000 | Yes | Improved |
| WARRANTY DEED | 05/01/1979 | 01229 | 0898 | \$54,500 | Yes | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|--------|----------|-------|-------|-------------|------------|
| LOT | | | 1 | \$75,000.00 | \$75,000 |

Building Information

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages |
|---|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------|-----------|------------|------------------|
| 1 | SINGLE FAMILY | 1979 | 3 | 2.0 | 6 | 1,607 | 2,486 | 1,607 | CONC BLOCK | \$188,666 | \$241,879 | Description Area |



Search by Address Search

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|-------------|--------|--------|---------|-------------|
|----------|-------------|--------|--------|---------|-------------|

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|---------|----------|
| PATIO 1 | 06/01/1979 | 1 | \$400 | \$1,000 |
| FIREPLACE 1 | 06/01/1979 | 1 | \$1,000 | \$2,500 |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-------------------------|-----------------------------|
| R-1A | | Low Density Residential | Single Family-9000 |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|------------------------|----------------|---------|------------|--------|
| 24.00 | DUKE | AT&T | WINTER SPRINGS | CITY OF WINTER SPRINGS | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 47 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
|----------------------------|------------------------|----------------------|



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



July 28, 2022

MARK A OXLEY
NANCY J OXLEY
208 MOCKINGBIRD LN.
WINTER SPRINGS, FL 32708

Case #: 2022CE001445

Address of Parcel in Violation: 208 MOCKINGBIRD LN. WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATIONS

THIS NOTICE OF CODE VIOLATION(S) requires your immediate attention. The above mentioned property has been inspected on the dates below and has revealed a violation(s) of the Winter Springs City Code.

Inspector
CODE OFFICER TERRI SANCHEZ

Date
JULY 21, 2022

| Violation Description | Comments/Corrections Needed |
|---|---|
| WS City Ord. 20-411 BOAT AND TRAILER TRAILER, CAMPER | TWO BOATS PARKED ON PROPERTY IN THE YARD. THEY MUST BE STORED BEHIND FACE OF PROPERTY OR IN THE GARAGE. |
| WS CITY ORD. 20-438 VEHICLES PARKED ON FRONT YARD | TRUCK PARKED IN FRONT YARD NEEDS TO BE MOVED TO DRIVEWAY |

Failure to correct the violation(s) by **AUGUST 11, 2022** specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Section 162.09, 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. In the event violation fines and costs are not paid within a reasonable time there can be a lien filed against the property and upon any other real or personal property owned by the violator in accordance with Section 162.09, Florida Statutes. To schedule an inspection, or should you require additional information regarding this Notice, please contact the Code Enforcement Division at 407-327-7965.

| Corrective Action | Comments | Due Date |
|--------------------------|--|-----------------|
| Notice of Code Violation | See specific correction comments provided. | AUGUST 11, 2022 |

| Municipal Code | Code Text |
|---------------------|--|
| WS CITY ORD. 20-411 | <p>(a) No house trailers will be permitted in residential zone areas except for residential zones specifically providing for mobile homes. Except as provided in subparagraph (b), campers, camp trailers and boats and trailers will be permitted if kept in a garage, carport, rear yard or side yard not fronting any street, providing no one occupies them.</p> <p>(b) Campers, camp trailers and boats and trailers may be parked temporarily in the driveway of residential zone areas for a period of time not to exceed forty-eight (48) hours within any ten (10) consecutive day time period for the limited purposes of loading, unloading and general maintenance. For purposes of this section, "driveway" shall mean the private access area designed and approved for the parking of private vehicles.</p> |
| WS CITY ORD. 20-438 | <p>(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 <u>section 20-439</u> of the City Code.</p> <p>(b) The parking of any vehicle on or over any sidewalk adjacent to any residential lot is hereby prohibited. For purposes of this subsection, the term sidewalk shall be as defined in section 316.003, Florida Statutes, and shall include any portion of a sidewalk that traverses a driveway.</p> <p>(c) A violation of this section may be prosecuted before the code enforcement board or special magistrate or shall be classified as class I civil citation violation.</p> |

Professionally,



Code Officer Terri Sanchez
407-327-7965

Certified Mailing Number: 7021 2720 0002 5041 8191
AND FIRST CLASS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

MARK A O'Keeley
Nancy J O'Keeley
208 Mockingbird Lane
Winter Springs FL 32708
NCV 202202001445

2. Article Number

from service label)

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Winter Springs Police Department
Code Enforcement
300 N. Moss Rd.
Winter Springs, FL 32708

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

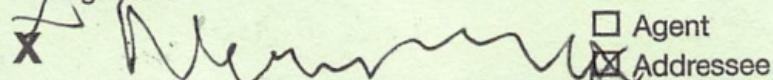
MARK A Oxley
Nancy J Oxley
208 Mockingbird Lane
Winter Springs FL 32708
Nev 2020202001445

2. Article Number

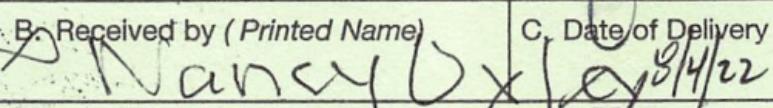
(Transfer from service label)

7021 2720 0002 5041 8191

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

 Agent Addressee

B. Received by (Printed Name)

 Nancy Oxley 3/4/22

C. Date of Delivery**D. Is delivery address different from item 1?**

Yes
 No

If YES, enter delivery address below:

3. Service Type

| | |
|--|---|
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail |
| <input type="checkbox"/> Registered | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. |

4. Restricted Delivery? (Extra Fee)

Yes

121

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

NAV0000000001445

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Mark & Nancy Oxley

Street and Apt. No. or PO Box No.

208 Mockingbird Lane

City, State, ZIP+4®

Winter Springs FL 32708

122

City of Winter Springs Code Enforcement Division

February 28, 2023

208 MOCKINGBIRD LN.

MARK A OXLEY

NANCY J OXLEY

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 20-411 BOAT & TRAILER, TRAILER, CAMPER**
WS CITY ORD. 20-438 VEHICLES PARKED FRONT YARD



2022CE001445



WS CITY ORDINANCE

20-411 BOAT AND TRAILER, TRAILER, CAMPER

(a) No house trailers will be permitted in residential zone areas except for residential zones specifically providing for mobile homes. Except as provided in subparagraph (b), campers, camp trailers and boats and trailers will be permitted if kept in a garage, carport, rear yard or side yard not fronting any street, providing no one occupies them.

(b) Campers, camp trailers and boats and trailers may be parked temporarily in the driveway of residential zone areas for a period of time not to exceed forty-eight (48) hours within any ten (10) consecutive day time period for the limited purposes of loading, unloading and general maintenance. For purposes of this section, "driveway" shall mean the private access area designed and approved for the parking of private vehicles.



2022CE001445



WS CITY ORDINANCE

20-438 VEHICLES PARKED ON FRONT YARD

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

(b) The parking of any vehicle on or over any sidewalk adjacent to any residential lot is hereby prohibited. For purposes of this subsection, the term sidewalk shall be as defined in section 316.003, Florida Statutes, and shall include any portion of a sidewalk that traverses a driveway.

(c) A violation of this section may be prosecuted before the code enforcement board or special magistrate or shall be classified as class I civil citation violation.



2022CE001445



208 MOCKINGBIRD LN.

Photo 1

Findings: Boat being stored in the front yard. Truck parked in the front yard.

Pictures taken 7/20/22

WS City Ord. 20-411

WS City Ord. 20-438



2022CE001445



208 MOCKINGBIRD LN.

Photo 2

Findings: BOAT FRONT YARD

Pictures taken 7/20/22

WS City Ord. 20-411



2022CE001445



208 MOCKINGBIRD LN.

Photo 3

Findings: BOAT IN FRONT YARD

Pictures taken 02/15/23

WS City Ord. 20-411

Feb 15, 2023 at 2:08:46 PM
207 Mockingbird Ln
Winter Springs FL 32708
United States



2022CE001445



208 MOCKINGBIRD LN.

Photo 4

Findings: Truck in front yard
Boat in front yard.

Pictures taken 02/15/23

WS City Ord. 20-411

WS City Ord. 20-438

Feb 15, 2023 at 2:08:52 PM
207 Mockingbird Ln
Winter Springs FL 32708
United States



2022CE001445



208 MOCKINGBIRD LN.
MARK A OXLEY
NANCY J OXLEY

Suggested Findings of Fact / Conclusion of Law

Based upon the photo evidence and testimony presented at this hearing I am recommending the respondent be given no more than 30 days (March 28, 2023) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2022CE001445

