



# **CODE ENFORCEMENT BOARD**

## **REGULAR MEETING AGENDA**

**TUESDAY, JUNE 27, 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. Not used

## **CONSENT AGENDA**

200. Approval of the Minutes from the Tuesday, May 23, 2023 Code Enforcement Board Regular Meeting

[2023 05 23 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# 2023CE000260**

713 Thistle Place

Libya R Midgette

Joseph Ocasio

WS City Ord. 6-186 Permit Required (No Fence Permit)

[Additional Case Information](#)

[Presentation](#)

501. **Case# 2023CE000263**

219 Holiday Lane

Elaine Koshel

John J Koshel

WS City Ord. 6-195 MAINTENANCE OF FENCES

[Additional Case Information](#)

[Presentation](#)

502. **Case# 2023CE000275**

401 Boxwood Circle

Eunice V. Sears

WS City Ord. 20-434 COMMERCIAL VEHICLES

[Additional Case Information](#)

[Presentation](#)

503. **Case# 2023CE000598**

1120 Winter Springs Blvd.

Janice S. Harvey

WS CITY ORD. 13-2(c) Unsafe/Unsanitary Matter leading to infestation of wild animals; Accumulation of stagnant water

[Additional Case Information](#)

[Presentation](#)

## **PUBLIC HEARINGS – NON-COMPLIANCE CASES**

600. **Case# 2022CE001993**

473 Lancers Drive

ARP 2014-1 BORROWER LLC

WS City Ord. 13-2(B) Junk and Debris

WS City Ord. 6-186 Permit Required (No Fence Permit)

Original Hearing Date: March 28, 2023

[Additional Case Information](#)

[Presentation](#)

## **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 | JUNE 27, 2023 REGULAR  
MEETING

## **TITLE**

Approval of the Minutes from the Tuesday, May 23, 2023 Code Enforcement Board Regular Meeting

## **SUMMARY**

## **RECOMMENDATION**

Staff recommends the Board approved the Minutes from the May 23, 2023 Code Enforcement Board Regular Meeting as presented.

CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**CODE ENFORCEMENT BOARD**  
REGULAR MEETING  
MAY 23, 2023

**CALL TO ORDER**

Chairperson Maurice Kaprow called to Order the Tuesday, May 23, 2023 Regular Meeting of the Code Enforcement Board at 5:30 p.m., in the Commission Chambers (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708.)

**Roll Call:**

Chairperson Maurice Kaprow, present  
Vice-Chairperson Michael Burns, present  
Board Member Art Gallo, present  
Board Member Stephen Gildea, absent  
Board Member Howard Parsons, present  
Board Member Dennis Robinson, present  
Board Member Harold Thomson, present  
Attorney Debra Babb-Nutcher, present  
City Clerk Christian Gowan, present

Also Present:

Captain Kevin Presley, Winter Springs Police Department  
Ms. Terri Sanchez, Code Enforcement Specialist, Winter Springs Police Department

Captain Kevin Presley, Winter Springs Police Department noted there were no changes to the agenda.

Mr. Gowan swore in all those in attendance who would be providing testimony.

**AWARDS AND PRESENTATIONS**

100. Not Used

**CONSENT AGENDA**

**200) Approval of the Tuesday, April 25, 2023 Code Enforcement Regular Meeting Minutes.**

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**“I MAKE A MOTION THAT WE APPROVE THE MINUTES.”**

**MOTION BY BOARD MEMBER GALLO. SECONDED BY BOARD MEMBER THOMSON. DISCUSSION.**

**VOTE: GALLO (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#: 2022CE002182**

5 Sycamore Court #206

We Park at Laurel Oaks LLC & We Chimney Top Palo LLC

IPMC 304.10 STAIRWAY, DECKS, PORCHES AND BALCONIES

IPMC 304.7 ROOFS AND DRAINAGE

IPMC 302.3 SIDEWALKS AND DRIVEWAYS

IPMC 304.2 PROTECTIVE TREATMENT

IPMC 305.3 INTERIOR SURFACES

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*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 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 June 23, 2023 and a two-hundred and fifty dollars (\$250) per day fine if this was not met.

Discussion followed on the photographs and communication efforts made by the Code Officer.

Attorney Babb-Nutcher asked for clarification regarding the last inspection of the property. Ms. Sanchez noted the photos in the “Presentation” were from the last inspection.

**“I MOVE TO FIND THE PHOTOGRAPHS AND TESTIMONY OF CODE OFFICER TERRI SANCHEZ CLEARLY SHOW SUFFICIENT SUPPORT TO SUBSTANTIATE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO MISSING SIDING FROM WALLS, CHIPPING PAINT, SEPARATING FLOORING FROM JOISTS, POOLING WATER, WATER DAMAGE STAINS ON FLOORS AND CEILINGS, AND SIDEWALK CRACKS, AND THAT THE RESPONDENTS VIOLATED INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC): IPMC 304.10 - STAIRWAY, DECKS, PORCHES AND BALCONIES, IPMC 304.7 - ROOFS AND DRAINAGE, IPMC 302.3 - SIDEWALKS AND DRIVEWAYS, IPMC 304.2 - PROTECTIVE TREATMENTS, IPMC 305.3 - INTERIOR SURFACES. I MOVE TO ORDER THAT THE RESPONDENT BE GIVEN UNTIL JUNE 23, 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) SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER.”**

**MOTION BY BOARD MEMBER GALLO. SECONDED BY VICE-CHAIRPERSON BURNS.  
DISCUSSION.**

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

**501) Case#: 2022CE002192**

6 Loblolly Court #103  
We Park at Laurel Oaks LLC & We Chimney Top Palo LLC  
IPMC 304.15 DOORS  
IPMC 305.3 INTERIOR SURFACES  
IPMC 607.1 GENERAL DUCT SYSTEM  
IPMC 304.2 PROTECTIVE TREATMENT  
IPMC 302.3 SIDEWALKS AND DRIVEWAYS

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*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 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 June 23, 2023 and a two-hundred and fifty dollars (\$250) per day fine if this was not met.

Discussion followed to clarify definitions of IPMC 304.15 and 302.3 and whether they should be included as violations. Further discussion on the “Presentation” and cited violations.

**"I MOVE TO FIND THE PHOTOGRAPHS AND TESTIMONY OF CODE OFFICER TERRI SANCHEZ CLEARLY SHOW SUFFICIENT SUPPORT TO SUBSTANTIATE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO: WOOD ABOVE THE FRONT DOOR NEEDS PAINTING; CABINETS ARE IN DISREPAIR/FALLING APART AND ARE DAMAGED, AND MAY HAVE BEEN EXPOSED TO WATER; CEILING HAS VISIBLE CRACKS; CLOSET DOOR NEEDS TO BE PROPERLY INSTALLED; NUMEROUS VENTS AS WELL AS THE HANDLING UNIT HAVE A BLACK GROWTH COMING OUT OF THEM; WALL IS CRACKED BEHIND BATHROOM TOILET; FLUSHING THE TOILET CAUSES WATER PRESSURE TO NOTICEABLY DECREASE; LARGE HOLE IN THE GROUND ADJACENT TO THE SIDEWALK AND THAT THE RESPONDENTS VIOLATED INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC): IPMC 305.3 - INTERIOR SURFACES, IPMC 607.1 - GENERAL DUCT SYSTEM, IPMC 304.2 - PROTECTIVE TREATMENT, IPMC 302.3 - SIDEWALKS AND DRIVEWAYS OF THE CITY CODE. I MOVE TO ORDER THAT THE RESPONDENT BE GIVEN UNTIL MAY 30, 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) SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."**

**MOTION BY BOARD MEMBER GALLO. SECONDED BY BOARD MEMBER PARSONS.  
DISCUSSION.**

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

**PUBLIC HEARINGS – NON-COMPLIANCE CASES**

600. Not Used

**REGULAR AGENDA**

700. Not Used

**ADJOURNMENT**

Chairperson Kaprow adjourned the meeting at 6:08 PM

*RESPECTFULLY SUBMITTED:*

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CHRISTIAN D. GOWAN, MPA  
CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the \_\_\_\_\_, 2023 Code Enforcement Board Regular Meeting.



CITY OF WINTER SPRINGS, FLORIDA  
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,  
PETITIONER,  
VS.  
RESPONDENT

PARCEL OWNER:  
LIBYA R MIDGETTE  
JOSEPH OCASIO  
4802 TERNSTONE AVE.  
ORLANDO, FL 32812-1543

COMPLAINT NO: 2023000260

**NOTICE OF CODE BOARD HEARING**

Please take notice that at 5:30 P.M. on JUNE 27, 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: 713 THISTLE PL. WINTER SPRINGS, FL 32708

Property Owner Name: LIBYA R MIDGETT & JOSPEH OCASIO

Property Mailing Owner Address: 4802 TERNSTONE AVE. ORLANDO, FL 32812-1543

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 06/09/2023, 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 "Terri Sanchez".

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Code Officer Terri Sanchez  
407-327-7965

Certified mailing: 7020 0640 0001 8018 8029 & 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



03/02/2023

LIBYA R MIDGETTE  
OCASIO MIDGETTE  
4802 TERNSTONE AVE  
ORLANDO, FL 32812-1543

Case #: 2023CE000260

Address of Parcel in Violation: 713 THISTLE PL. 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

February 08, 2023

Violation Description	Comments/Corrections Needed
WS CITY ORD. 6-186 PERMIT REQUIRED FOR FENCE	PERMIT IS REQUIRED FOR FENCE THAT COSTS OVER 100.00 OBTAIN PERMIT FROM CITY HALL 407-327-1800

Failure to correct the violation(s) by **APRIL 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 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	REGARDING FENCE	APRIL 4, 2023

Municipal Code	Code Text
WS CITY ORD. 6-195	Plans showing the location of any proposed fence or wall in excess of one hundred dollars (\$100.00) cumulative value and the type of construction shall be submitted to the building official and a permit obtained therefore from the building official.

Professionally,



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Code Officer Terri Sanchez  
407-327-7965

**Certified Mailing Number: 7020 0640 0001 8018 7794  
& FIRST CLASS**

**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:**

Libya R Midgette  
Occasio Midgette  
4802 Terinstone Ave  
Orlando FL 32812-1543



9590 9402 7635 2122 2724 09

**2. Article Number (Transfer from service label)**

7020 0640 0001 8018 7794

**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

fail

fail Restricted Delivery

(0)

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 2724 09

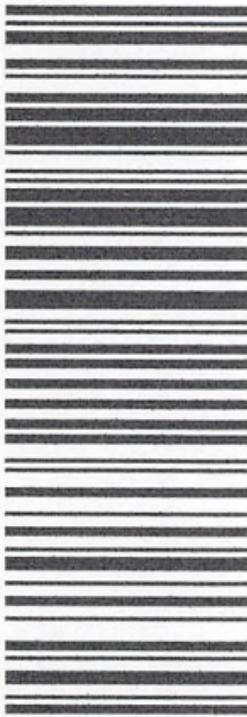
United States  
Postal Service

• 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

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

**CERTIFIED MAIL®**



7020 0640 00001 8018 7794  
7020 0640 00001 8018 7794

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

NC 00230000000

For delivery information, visit our website at [www.usps.com](http://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

Laura + Ocooid Midgette

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

48012 Tealstone Ave

City, State, ZIP+4®

Duluth, NC 32812-1543

Postmark  
Here

14

## 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.

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:**

Libya R Midsette  
OCasio Midsette  
4802 Ternstone Ave  
Orlando FL 32812-1543



9590 9402 7635 2122 2724 09

**2. Article Number (Transfer from service label)**

7020 0640 0001 8018 7794

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

X

 Agent Addressee**B. Received by (Printed Name)**

Libya R Midsette

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

If YES, enter delivery address below:

 Yes 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

fail  
fail Restricted Delivery

16

**USPS TRACKING#**



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

**9590 9402 7635 2122 2724 09**

**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  
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**

713 THISTLE  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**  
2023CE000260

**Posted on the following date:**

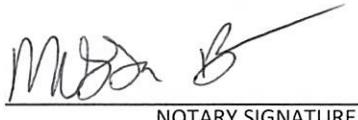
JUNE 9, 2023

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

  
SIGNATURE

CODE OFFICER TERRI SANCHEZ



  
NOTARY SIGNATURE

  
DATE

STAMP:

**Property Record Card**[Printer Friendly](#)[Email Property Card](#)[Tax Estimator](#)[2022 Tax Bill](#)[Comparable Sales](#)[Show GIS Map](#)**Parcel Information****Parcel #**

28-20-30-5DL-0000-0420

**Owners**MIDGETTE, LIBYA R - Tenants in Common  
OCASIO, JOSEPH - Tenants in Common**Property Address**

713 THISTLE PL WINTER SPRINGS FL 32708

**Mailing**4802 TERNSTONE AVE  
ORLANDO, FL 32812-1543[Request Mailing Address Change](#)**Subdivision**

WILDWOOD

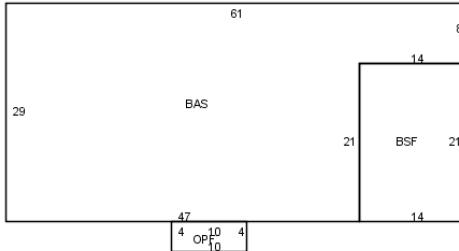
**Tax District****W1-WINTER SPRINGS****DOR Use Code**

01-SINGLE FAMILY

**Exemptions**

None - Apply For Homestead Online

**AG Classification**No - Additional Information (<https://www.scpafl.org/Agricultural/>)



Footprint: Building 1 Page 1 - View in New Window (/Footp...

Value Summary	Legal Description	Land	Building Information	Permits	Extra Features	Taxes	<b>Sales</b>	Zoning	Utility/School
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## Sales

Description	Date	Amount	Vac/Imp	Book	Page
WARRANTY DEED	7/1/2016	\$176,500	Improved	08740 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8740&amp;page=51">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8740&amp;page=51</a> )	0051 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8740&amp;page=51">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8740&amp;page=51</a> )
WARRANTY DEED	12/1/2013	\$90,000	Improved	08194 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8194&amp;page=1775">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8194&amp;page=1775</a> )	1775 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8194&amp;page=1775">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=8194&amp;page=1775</a> )
WARRANTY DEED	7/1/2004	\$150,900	Improved	05411 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=5411&amp;page=651">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=5411&amp;page=651</a> )	0651 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=5411&amp;page=651">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=5411&amp;page=651</a> )
WARRANTY DEED	5/1/1994	\$74,500	Improved	02778 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=2778&amp;page=1849">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=2778&amp;page=1849</a> )	1849 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=2778&amp;page=1849">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=2778&amp;page=1849</a> )
WARRANTY DEED	11/1/1978	\$34,000	Improved	01198 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1198&amp;page=915">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1198&amp;page=915</a> )	0915 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1198&amp;page=915">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1198&amp;page=915</a> )
WARRANTY DEED	1/1/1975	\$27,800	Improved	01069 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1069&amp;page=48">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1069&amp;page=48</a> )	0048 ( <a href="https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1069&amp;page=48">https://recording.seminoleclerk.org/DuProcessWebInquiry/?book=1069&amp;page=48</a> )

[View Sales in this Subdivision](#)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Libya R. Maitte  
Joseph Ocasio  
4802 Turnstone Ave  
Orlando FL 32812-1543



9590 9402 7635 2122 2708 87

**2. Article Number (Transfer from service label)**

7720 0640 0001 8018 8029

**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

Restricted Delivery

PSN 7530-02-000-9053

2023 DEC 05 260

Domestic Return Receipt

USPS TRACKING#



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

9590 9402 7635 2122 2708 87

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**



## 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.

# Property Record Card



SEMINOLE COUNTY  
PROPERTY APPRAISER  
DAVID JOHNSON, CFA

Parcel 28-20-30-5DL-0000-0420

Property Address 713 THISTLE PL WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



## Parcel Information

Parcel	28-20-30-5DL-0000-0420
Owner(s)	MIDGETTE, LIBYA R - Tenants in Common :50 MIDGETTE, OCASIO - Tenants in Common :50
Property Address	713 THISTLE PL WINTER SPRINGS, FL 32708
Mailing	4802 TERNSTONE AVE ORLANDO, FL 32812-1543
Subdivision Name	WILLOWOOD
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	\$225,426	\$208,570
Depreciated EXFT Value	\$25,800	\$19,600
Land Value (Market)	\$55,000	\$55,000
Land Value Ag		
Just/Market Value	\$306,226	\$283,170
Portability Adj		
Save Our Homes Adj	\$0	\$128,514
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$306,226	\$154,656

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions

**\$4,447.86**

**2022 Tax Savings with Exemptions**

**\$2,667.49**

2022 Tax Bill Amount

**\$1,780.37**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 42  
WILLOWOOD  
PB 19 PGS 7 TO 10

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$306,226	\$0	\$306,226
CITY WINTER SPRINGS	\$306,226	\$0	\$306,226
FIRE FUND	\$306,226	\$0	\$306,226
COUNTY GENERAL FUND	\$306,226	\$0	\$306,226
Schools	\$306,226	\$0	\$306,226

# Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2016	08740	0051	\$176,500	Yes	Improved
WARRANTY DEED	12/01/2013	08194	1775	\$90,000	No	Improved
WARRANTY DEED	07/01/2004	05411	0651	\$150,900	Yes	Improved
WARRANTY DEED	05/01/1994	02778	1849	\$74,500	Yes	Improved
WARRANTY DEED	11/01/1978	01198	0915	\$34,000	Yes	Improved
WARRANTY DEED	01/01/1975	01069	0048	\$27,800	No	Improved

# Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$55,000.00	\$55,000

# Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1974/1990	3	2.0	6	1,475	1,809	1,769	SIDING GRADE 3	\$225,426	\$262,123	<table border="1"> <tr> <td>Description</td> <td>Area</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>40.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td>294.00</td> </tr> </table>	Description	Area	OPEN PORCH FINISHED	40.00	BASE SEMI FINISHED	294.00
Description	Area																	
OPEN PORCH FINISHED	40.00																	
BASE SEMI FINISHED	294.00																	
61																		
8																		
14																		
29																		
BAS																		
21																		
BSF																		
21																		
47																		
4    OPF 10    4																		

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

# Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00593	FOUNDATION REPAIR-STEEL UNDERPINNING	Winter Springs	\$5,000		4/1/2001
00027	COMPACTION GROUTING	Winter Springs	\$48,300		1/1/2001
01337	INSTALL SOLAR PANELS	Winter Springs	\$2,300		8/1/1999
01637	REMOVE STUCCO & INSULATION BOARD & REPLACE W/STUCCO & PLYWOOD	Oviedo	\$1,000		11/1/2001
01262	RE-PIPE	Winter Springs			4/18/2017
02598	REROOF	Winter Springs	\$8,278		8/11/2017

# Extra Features

Description	Year Built	Units	Value	New Cost
COVERED PATIO 1	06/01/1981	1	\$1,000	\$2,500
SCREEN ENCL 2	06/01/1990	1	\$3,400	\$8,500
SOLAR HEATER	02/01/1999	1	\$0	
POOL 1	10/01/1981	1	\$21,000	\$35,000
PATIO 1	10/01/1981	1	\$400	\$1,000

# Zoning

Zoning		Zoning Description		Future Land Use		Future Land Use Description							
PUD		Medium Density Residential											
<b>Utility Information</b>													
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler					
24.00	DUKE	CENTURY LINK	WINTER SPRINGS	CITY OF WINTER SPRINGS	NA	NA	NA	NA					
<b>Political Representation</b>													
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		28							
<b>School Information</b>													
Elementary School District	Middle School District			High School District									
Highlands	South Seminole			Winter Springs									

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# City of Winter Springs Code Enforcement Division

June 27, 2023

713 THISTLE PL  
LIBYA R MIDGETTE  
JOSEPH OCASIO

I am requesting the Code Enforcement Board find the Respondent in  
violation of: **WS CITY ORD. 6-186 NO FENCE PERMIT**



2023CE000260



# WS CITY ORDINANCE

## 6-186 PERMIT REQUIRED

Plans showing the location of any proposed fence or wall in excess of one hundred dollars (\$100.00) cumulative value and the type of construction shall be submitted to the building official and a permit obtained therefore from the building official.



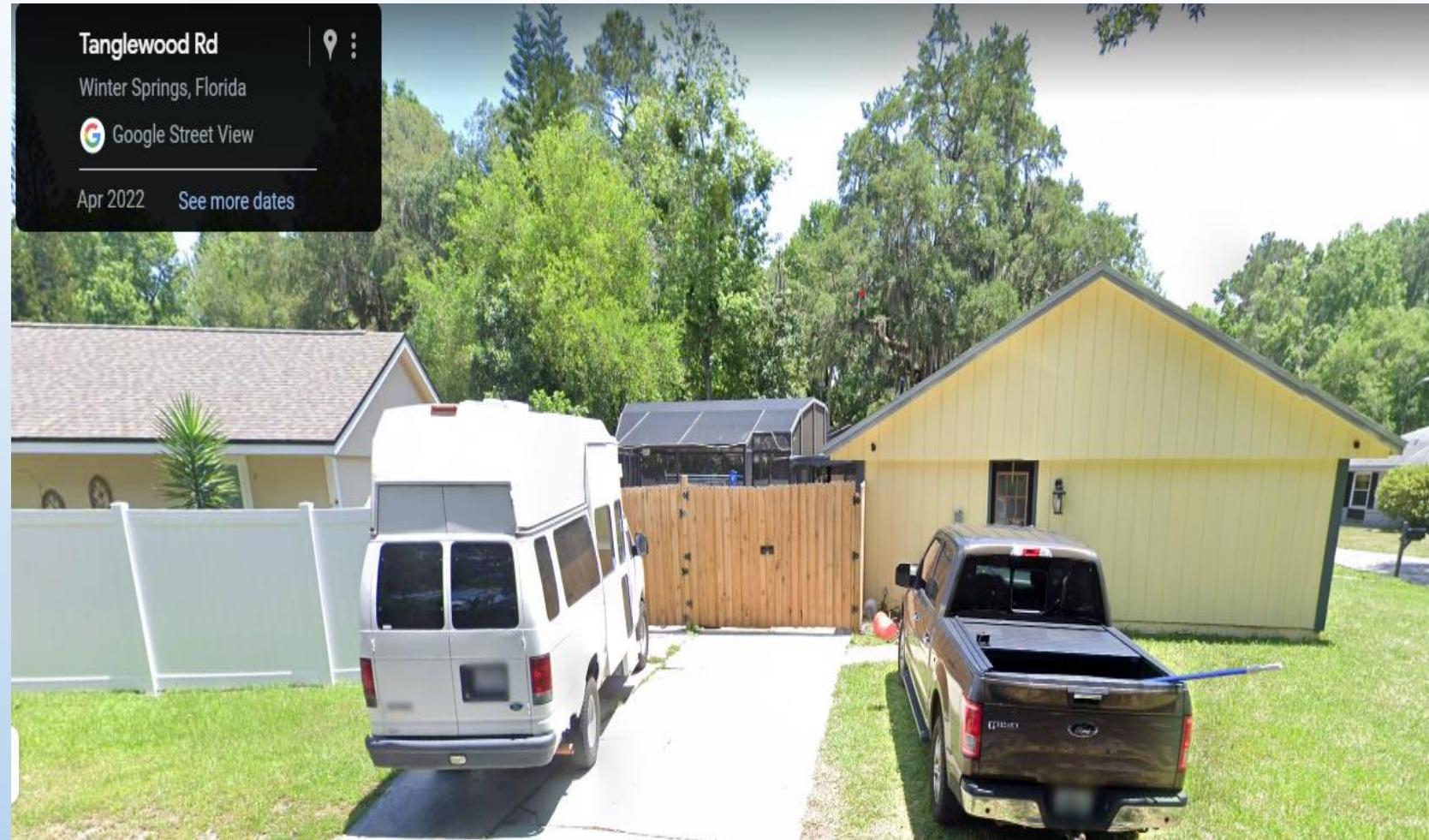
2023CE000260



# 713 THISTLE PL

## Photo 1

Findings: Original fence that was up.  
Google earth pic from April 2022



2023CE000260



# 713 THISTLE PL.

## Photo 2

Findings: Original fence from Google Earth April 2022



2023CE00260



# 713 THISTLE PL.

## Photo 3

Findings: New vinyl fence up with no permit.

Pictures taken 6/13/23

WS City Ord. 6-186 no permit fence



2023CE000260



# 713 THISTLE PL.

## Photo 4

Findings: New vinyl fence put up.

Pictures taken 6/13/23

WS City Ord. 6-186 no permit fence.



2023CE000260





Public Search

Permit Type

Permit Number

Service Address  
713 THISTLE PL  
WINTER SPRINGS, FL  
32708

Permit Number	Application Number	Status	Address
ELECTRICAL RESIDENTIAL <a href="#">2016-00001985</a>		Permit Completed	713 THISTLE PL WINTER SPRINGS, FL 32708
ELECTRICAL RESIDENTIAL <a href="#">2016-00001999</a>		Permit Completed	713 THISTLE PL WINTER SPRINGS, FL 32708
PLUMBING RESIDENTIAL <a href="#">2017-00001262</a>		Permit Completed	713 THISTLE PL WINTER SPRINGS, FL 32708
ROOF <a href="#">200503402</a>	ROOF 200503402	Permit Completed	713 THISTLE PL WINTER SPRINGS, FL 32708
ROOF <a href="#">2017-00002598</a>		Permit Completed	713 THISTLE PL WINTER SPRINGS, FL 32708

| 1 | Permits found: 5

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2023CE000260



713 THISTLE PL.  
LIBYA R MIDGETTE  
JOSEPH OCASIO

## **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 (July 27, 2023) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2023CE000260





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

**CITY OF WINTER SPRINGS,  
PETITIONER,  
VS.  
RESPONDENT**

**COMPLAINT NO: 2023000263**

**PARCEL OWNER:**

ELAINE KOSHEL  
JOHN J KOSHEL  
219 HOLIDAY LN.  
WINTER SPRINGS, FL 32708

**NOTICE OF CODE BOARD HEARING**

**Please take notice that at 5:30 P.M. on JUNE 27, 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: 219 HOLIDAY LN WINTER SPRINGS, FL 32708

Property Owner Name: ELAINE KOSHEL & JOHN J KOSHEL

Property Mailing Owner Address: 219 HOLIDAY LN. 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 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 06/09/2023, 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 8036 & 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



April 5, 2023

ELAINE KOSHEL  
JOHN J KOSHEL  
219 HOLIDAY LN.  
WINTER SPRINGS, FL 32708

Case #: 2023CE000263

Service Address: 219 HOLIDAY LN. WINTER SPRINGS, FL 32708

### NOTICE OF CODE VIOLATIONS

The above mentioned property has been inspected on the dates below. Please note the most recent date for the following violations:

**Inspector**  
CODE OFFICER TERRI SANCHEZ

**Date**  
APRIL 5, 2023

Violation Description	Comments/Corrections Needed
WS City Ord. 20-413	REMOVE CHICKENS FROM PROPERTY. CHICKENS ARE NOT ALLOWED IN R-1, R-1A AND R—1AA ZONED AREAS
WS CITY ORD. 6-195 MAINTENANCE OF FENCES	REPAIR ALL FENCE SLATS AND PANELS. PERMIT IS REQUIRED WHEN JOB COSTS OVER \$100.00.
WS CITY ORD. 13-2(B) EQUIPMENT SS	CLEAN UP DEBRIS NEXT TO THE GARAGE.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you 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.

Please note the date to have the cited violations corrected:

Corrective Action	Comments	Due Date
Notice of Code Violation		MAY 5, 2023

Municipal Code	Code Text
WS City Ord. Sec.20-413	No one shall keep the following animals in R-1, R-1A and R-1AA residential zone areas: Horses, cows, pigs, chickens, geese, goats or any other fowl or livestock, other than
WS CITY ORD.6-195	All fences and walls and accessories thereto shall be maintained in good order and in a condition equal to that which was originally approved by the building official at

	<p>the time a permit was issued. If for any reason the fence or wall was erected without a permit, said wall or fence shall be maintained in accordance with the conditions and requirements necessary for obtaining a fence or wall permit from the building official under this article. Within thirty (30) days receipt of written notice by the city that a wall or fence does not comply with the requirements of this section, a property owner shall bring such fence or wall in compliance with this section within thirty (30) days of receipt of such notice. The thirty-day period may be extended an additional thirty-day period by the city manager or the city manager's designee for good cause shown.</p> <p>(Ord. No. 2000-02, § 1, 2-28-00; Ord. No. 2012-15,</p>
WS CITY ORD. 13-2(B)	<p>It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, or any unused abandoned vehicle, or abandoned parts, machinery or machinery parts, garbage, trash or other waste materials to be in or upon any yard, garden, lawn, outbuildings or premises owned, rented, leased or otherwise occupied by him/her in the city unless in connection with a business enterprise lawfully situated and licensed for the same.</p>

Professionally,



Code Officer Terri Sanchez

PX 407-327-7965

**Certified Mailing Number: 7020 0640 0001 8018 7916**  
**& Regular First Class Mail**

**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:

ELAINE + John Koszel  
219 Holiday LN.  
Winter Springs FL 32708



9590 9402 7635 2122 2715 49

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7916

**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

all  
all Restricted Delivery

- 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**

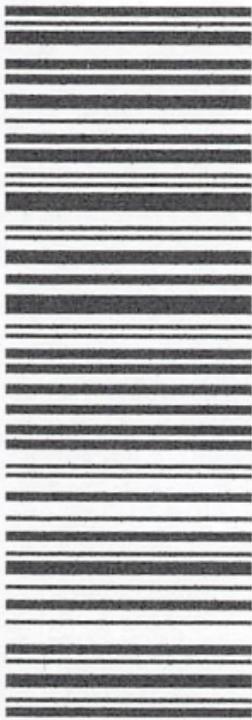
**9590 9402 7635 2122 2715 49**

**United States  
Postal Service**

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

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

**CERTIFIED MAIL®**



7020 0640 0001 8018 7916  
7020 0640 0001 8018 7916

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

NCU 2023 CED900 263

For delivery information, visit our website at [www.usps.com](http://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**

Elaine & John Kosher

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

219 Holiday Ln.

City, State, ZIP+4®

Winter Springs Fl 32708

**Postmark  
Here**

**41**

## Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
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  - 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.

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**1. Article Addressed to:**

ELAINE + John Koschel  
219 Holiday LN.  
Winter Springs FL 32708

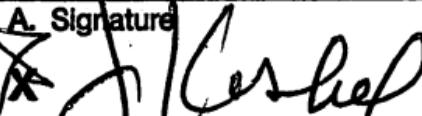


9590 9402 7635 2122 2715 49

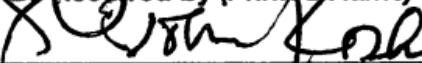
**2. Article Number (Transfer from service label)**

7020 0640 0001 8018 7916

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



 Agent Addressee**B. Received by (Printed Name)**



**C. Date of Delivery**

4/12/23

**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

all  
all Restricted Delivery

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

43

**USPS TRACKING #**



A vertical stack of five thick, dark vertical bars, likely representing a barcode or a series of vertical lines in a document.

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

9590 9402 7635 2122 2715 49

# 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**



**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

Elaine + John Koschel  
219 Holiday Lane.  
Winter Springs FL 32708



9590 9402 7635 2122 2708 94

2. Article Number (Transfer from service label)

7020 0640 0001 8018 8036

**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
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- Registered Mail™
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- Signature Confirmation Restricted Delivery

Restricted Delivery

(over \$500)

**USPS TRACKING #**



**First-Class Mail  
Postage & Fees Paid  
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**9590 9402 7635 2122 2708 94**

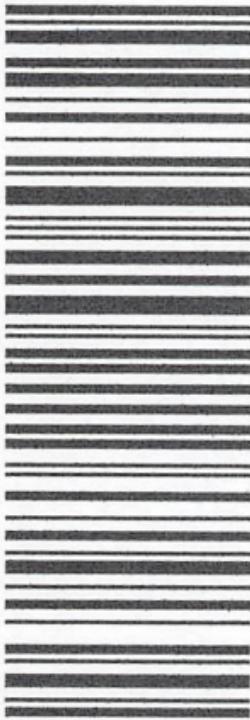
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**Winter Springs Police Department  
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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



7020 0640 0001 8018 8036  
7020 0640 0001 8018 8036

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://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**

ELAINE & John Koskel

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

219 Holiday Ln.

City, State, ZIP+4®

Winter Springs FL 32708

47

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  - 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.**



**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**

219 HOLIDAY LN  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**

2023CE000263

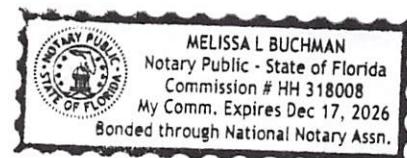
**Posted on the following date:**

JUNE 9, 2023

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

  
SIGNATURE

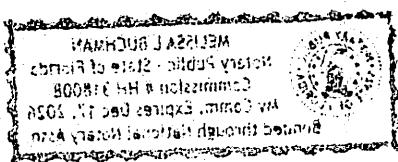
CODE OFFICER TERRI SANCHEZ



  
NOTARY SIGNATURE

6-13-23  
DATE

STAMP:



# Property Record Card

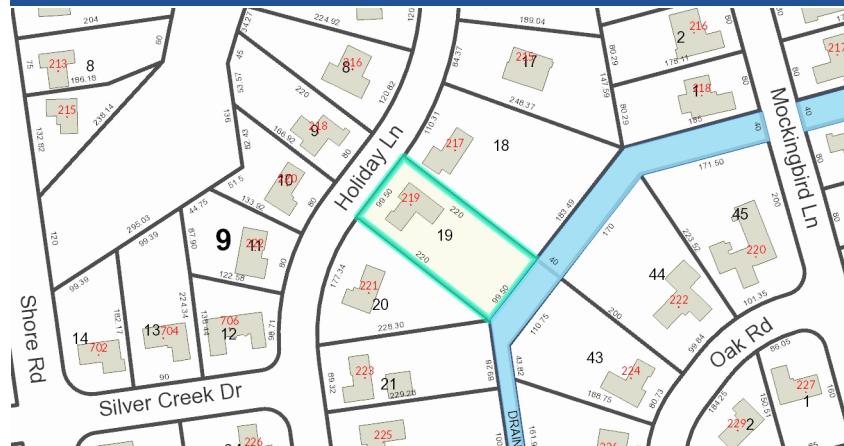


SEMINOLE COUNTY  
PROPERTY APPRAISER  
DAVID JOHNSON, CFA

Parcel 02-21-30-501-0800-0190

Property Address 219 HOLIDAY LN WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



## Parcel Information

Parcel	02-21-30-501-0800-0190
Owner(s)	KOSHEL, ELAINE - Tenancy by Entirety KOSHEL, JOHN J - Tenancy by Entirety
Property Address	219 HOLIDAY LN WINTER SPRINGS, FL 32708
Mailing	219 HOLIDAY LN WINTER SPGS, FL 32708-3203
Subdivision Name	NORTH ORLANDO RANCHES SEC 10
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2008)
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	\$196,389	\$181,728
Depreciated EXFT Value	\$23,000	\$16,800
Land Value (Market)	\$70,000	\$70,000
Land Value Ag		
Just/Market Value	\$289,389	\$268,528
Portability Adj		
Save Our Homes Adj	\$142,794	\$126,203
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$146,595	\$142,325

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$4,217.88 2022 Tax Savings with Exemptions \$2,631.19

2022 Tax Bill Amount

\$1,586.69

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 19 BLK 8  
NORTH ORLANDO RANCHES SEC 10  
PB 13 PG 33

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$146,595	\$50,000	\$96,595
CITY WINTER SPRINGS	\$146,595	\$50,000	\$96,595
FIRE FUND	\$146,595	\$50,000	\$96,595
COUNTY GENERAL FUND	\$146,595	\$50,000	\$96,595
Schools	\$146,595	\$25,000	\$121,595

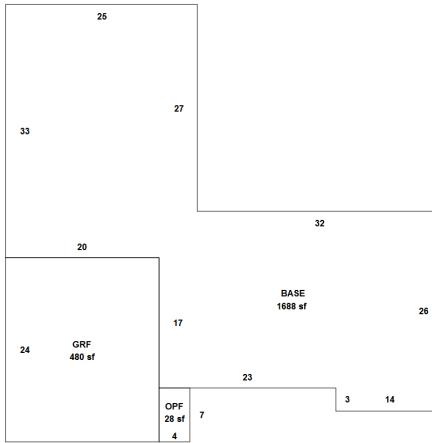
# Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/2007	06731	0561	\$270,000	Yes	Improved
WARRANTY DEED	09/01/2000	03939	1164	\$115,000	Yes	Improved
WARRANTY DEED	06/01/1999	03703	1376	\$116,000	Yes	Improved
WARRANTY DEED	02/01/1994	02734	0536	\$88,400	Yes	Improved
SPECIAL WARRANTY DEED	10/01/1982	01419	1511	\$71,300	Yes	Improved
WARRANTY DEED	06/01/1981	01344	1661	\$1,288,000	No	Vacant

# 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	1982	3	2.0	6	1,688	2,196	1,688	CB/STUCCO FINISH	\$196,389	\$245,486	<table border="1"> <tr> <td>Description</td> <td>Area</td> </tr> <tr> <td>GARAGE FINISHED</td> <td>480.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>28.00</td> </tr> </table>	Description	Area	GARAGE FINISHED	480.00	OPEN PORCH FINISHED	28.00
Description	Area																	
GARAGE FINISHED	480.00																	
OPEN PORCH FINISHED	28.00																	
Sketch by Agen Sketch																		
Building 1 - Page 1																		
																		

\*\* Year Built (Actual / Effective)

# Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00199	POOL	Winter Springs	\$10,000		3/1/1996
00049	ADD SCREEN ROOM ON EXISTING SLAB	Winter Springs	\$3,000	2/21/1996	2/1/1996
01438	REROOF	Winter Springs	\$1,250		4/1/2003

# Extra Features

Description	Year Built	Units	Value	New Cost
SCREEN PATIO 2	06/01/1996	1	\$2,000	\$5,000
POOL 1	06/01/1996	1	\$21,000	\$35,000

# Zoning

Zoning		Zoning Description		Future Land Use		Future Land Use Description							
R-1A		Low Density Residential			Single Family-9000								
<b>Utility Information</b>													
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					
<b>Political Representation</b>													
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							
<b>School Information</b>													
Elementary School District	Middle School District			High School District									
Layer	Indian Trails			Winter Springs									

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# City of Winter Springs Code Enforcement Division

June 27, 2023

219 HOLIDAY LN.  
ELAINE KOSHEL  
JOHN J KOSHEL

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 6-195 MAINTENANCE OF FENCES**



2023CE000263



# City of Winter Springs Code Enforcement Division

June 27, 2023

219 HOLIDAY LN.  
ELAINE KOSHEL  
JOHN J KOSHEL

WS CITY ORD. 20-413 CHICKENS NOT ALLOWED IN R-1, R-1A,R-1AA  
WS CITY ORD. 13-2(B) JUNK & DEBRIS



2023CE000263



# WS CITY ORDINANCE

## 6-195 MAINTENANCE OF FENCES

All fences and walls and accessories thereto shall be maintained in good order and in a condition equal to that which was originally approved by the building official at the time a permit was issued. If for any reason the fence or wall was erected without a permit, said wall or fence shall be maintained in accordance with the conditions and requirements necessary for obtaining a fence or wall permit from the building official under this article. Within thirty (30) days receipt of written notice by the city that a wall or fence does not comply with the requirements of this section, a property owner shall bring such fence or wall in compliance with this section within thirty (30) days of receipt of such notice. The thirty-day period may be extended an additional thirty-day period by the city manager or the city manager's designee for good cause shown.



2023CE000263



# 219 HOLIDAY LN.

## Photo 1

Findings: Fence in disrepair.

Photo taken 2/8/23 by neighbor

Debra James.

WS City Ord. 6-195 maintenance of fences.



2023CE000263



# 219 HOLIDAY LN.

## Photo 2

Findings: Fence falling apart.

Pictures taken 2/8/23 by Debra James

WS City Ord. 6-195 maintenance of fences.



2023CE000263



# 219 HOLIDAY LN.

## Photo 3

Findings: Fence falling apart

Pictures taken 02/08/23

By Debra James

WS City Ord. 6-195 maintenance of fences.



2023CE000263



# 219 HOLIDAY LN.

## Photo 4

Findings: Fence falling apart.

Pictures taken 6/2/23 by Capt. Presley

WS City Ord. 6-195 maintenance of fences.



2023CE000263

Jun 2, 2023 at 10:41:21 AM  
221 Holiday Ln  
Winter Springs FL 32708  
United States



# 219 HOLIDAY LN.

## Photo 5

Findings: Fence falling apart.

Pictures taken 6/2/23 by Capt. Presley

WS City Ord. 6-195 maintenance of fences



2023CE000263

Jun 2, 2023 at 10:44:01 AM  
221 Holiday Ln  
Winter Springs FL 32708  
United States



219 HOLIDAY LN.  
ELAINE KOSHEL  
JOHN J KOSHEL

## **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 (July 27, 2023) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2023CE000263





CITY OF WINTER SPRINGS, FLORIDA  
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,  
PETITIONER,  
VS.  
RESPONDENT

COMPLAINT NO: 2023000275

PARCEL OWNER:  
EUNICE V SEARS  
P.O. BOX 521369  
LONGWOOD, FL 32752-1369

**NOTICE OF CODE BOARD HEARING**

Please take notice that at 5:30 P.M. on JUNE 27, 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: 401 BOXWOOD CIR. WINTER SPRINGS, FL 32708

Property Owner Name: EUNICE V SEARS

Property Mailing Owner Address: P.O. BOX 521369

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 06/09/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Professionally,

Code Officer Terri Sanchez  
407-327-7965



## WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



03/03/2023

EUNICE V SEARS  
P.O. BOX 521369  
LONGWOOD, FL 32752-1369

Case #: 2023CE000275

Address of Parcel in Violation: 401 BOXWOOD CIR. 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  
February 09, 2023

Violation Description	Comments/Corrections Needed
WS CITY ORD. 6-186 NO FENCE PERMIT	NEW FENCE WAS INSTALLED WITHOUT A PERMIT. OBTAIN PERMIT FROM PERMITTING 407-327-1800.
WS CITY ORD. 20-434 COMMERCIAL VEHICLES	LARGE COMMERCIAL VEHICLES ARE NOT ALLOWED IN RESIDENTIAL AREA. REMOVE TOW TRUCK IN DRIVEWAY REMOVE FLATBED ROLLBACK FROM BACKYARD.
WS CITY ORD. 13-2(B) OUTDOOR STORAGE	REMOVE ITEM FROM FRONT OF HOUSE UNDER TARP. REMOVE TREE BRANCHES AND YARD WASTE FROM FRONT YARD.

Failure to correct the violation(s) by **March 16, 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 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	REGARDING FENCE	APRIL 4, 2023
Notice of Code Violation	VEHICLES/ITEM UNDER TARP FRONT OF	IMMEDIATELY

	HOUSE. CLEAN UP TREE DEBRIS IN THE FRONT YARD.	
--	--	--

Municipal Code	Code Text
WS CITY ORD. 6-186	Plans showing the location of any proposed fence or wall in excess of one hundred dollars (\$100.00) cumulative value and the type of construction shall be submitted to the building official and a permit obtained therefore from the building official.
WS CITY ORD. 20-434	<p>(a) One (1) commercial vehicle per dwelling unit may be parked in residentially zoned districts of the city provided:</p> <p>(1) Said vehicle is not a semi-trailer truck tractor or semi-trailer truck trailer;</p> <p>(2) Said vehicle is not a stake body or flat bed truck;</p> <p>(3) Said vehicle is not construction-related equipment such as a backhoe, front-end loader, utility tractor, etc.;</p> <p>(4) Said vehicle is not a vehicle of any type used to transport hazardous materials as defined by law;</p> <p>(5) Said vehicle is not a utility trailer of more than twelve (12) feet in length, inclusive of tool boxes and other storage areas, however exclusive of the tongue hitch;</p> <p>(6) Said vehicle is not a single or dual rear wheeled vehicle in excess of ten thousand eight hundred (10,800) pounds gross vehicle weight, or twenty-two (22) feet in length, or in excess of eight (8) ft. in height.</p>
WS CITY ORD. 13-2(B)	It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, or any unused abandoned vehicle, or abandoned parts, machinery or machinery parts, garbage, trash or other waste materials to be in or upon any yard, garden, lawn, outbuildings or premises owned, rented, leased or otherwise occupied by him/her in the city unless in connection with a business enterprise lawfully situated and licensed for the same.

Professionally,



Code Officer Terri Sanchez  
407-327-7965

Certified Mailing Number: 7020 0640 0001 8018 7800



**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**

401 BOXWOOD CIR.  
WINTER SPRINGS, FL 32708

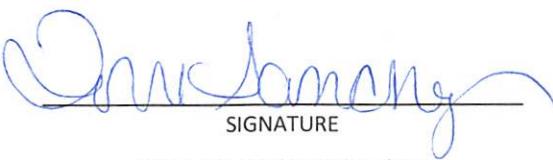
**City Of Winter Springs Case Number**

2023CE000275

**Posted on the following date:**

MARCH 9, 2023

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

  
\_\_\_\_\_  
SIGNATURE

CODE OFFICER TERRI SANCHEZ

  
\_\_\_\_\_  
NOTARY SIGNATURE

3.10.2023

DATE

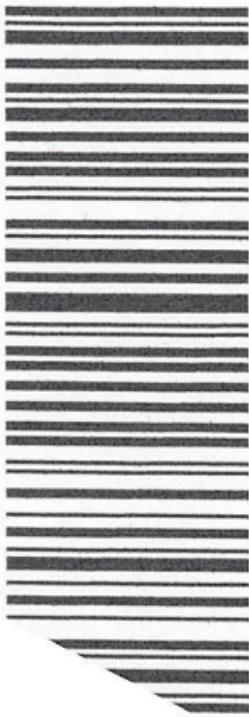
STAMP:



STICKER AT TOP OF ENVELOPE TO THE RIGHT

RETURN ADDRESS, FOLD AT DOTTED LINE

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Nov 2023 DECO 2025

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**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**

Calice U Seoro  
Street and Apt. No., or PO Box No.

PO Box 521369

City, State, ZIP+4®

Lakewood FL 32752

Postmark  
Here

67

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- 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.

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.

NCL 2023 CE0006275

**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:

Eunice V Seoro  
 P.O. Box 521369  
 Longwood FL 32752



9590 9402 7635 2122 2724 30

2. Article Number (*Transfer from service label*)

7020 0640 0001 8018 7800

**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 Restricted Delivery

**USPS TRACKING #**



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USPS  
Permit No. G-10

**9590 9402 7635 2122 2724 30**

**United States  
Postal Service**

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



69699-23426  
WINTER SPRINGS POLICE DEPARTMENT

300 North Moss Road • Winter Springs, FL 327708  
Business (407) 327-1000 • Fax (407) 327-6652

7020

Erica V Seano

P.O. Box 521369

041M11458700  
ZIP 32708  
03/07/2023



8 MAR 2023 PM 4 L US POSTAGE \$008.10

6666868544 FIRST-CLASS MAIL

6666868544 FIRST-CLASS MAIL

00.60<sub>0</sub>

NEOPOST 07/2023

ZIP 32708  
M11458700

**RETURN TO SENDER**



UNDELIVERABLE AS ADDRESSED  
 ATTEMPTED NOT KNOWN  
 INSUFFICIENT ADDRESS  
 NO MAIL RECEPTACLE  
 TEMPORARILY AWAY  
 VACANT  
 NO SUCH NUMBER  
 REFUSED  
 NO SUCH STREET  
 DECEASED  
 IN DISPUTE  
 ILLEGIBLE  
 BOX CLOSED  
 X UNCLAIMED  
 MLNA - UNABLE TO FORWARD

NIXIE 33913 04/13/2023

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNCLAIMED  
SORT IN MANUAL ONLY NO AUTOMATION  
BC: 5699899955



1000023606075

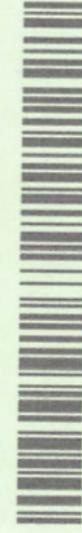
**SENDER: COMPLETE THIS SECTION**

- 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:

Erica V. Sando  
PO. Box 521369  
Longwood FL 32752



2. Article Number (Transfer from service label)

7020 0640 0001 8018 7000

**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?  
If YES, enter delivery address below:  
 Yes  
 No

- 3. Service Type

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

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**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:**

UNICE V SEARS  
P.O. Box 521369  
Longwood FL 32752



9590 9402 7635 2122 2713 03

**2. Article Number (Transfer from service label)**

7020 0640 0001 8018 8012

**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  
(0)

- 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 2713 03**

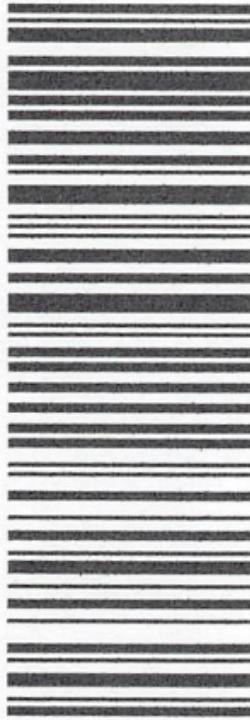
**United States  
Postal Service**

• 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**

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

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**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**

*Funice U Sears*

*PO Box 521369*

*Longwood FL 32752-1369*

*City, State, ZIP+4®*

*Longwood FL 32752-1369*

**75**

## 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.



**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**

401 BOXWOOD CIR.  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**  
2023CE000275

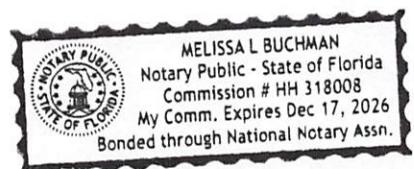
**Posted on the following date:**

JUNE 9, 2023

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

  
SIGNATURE

CODE OFFICER TERRI SANCHEZ



  
NOTARY SIGNATURE

6-13-23  
DATE

STAMP:

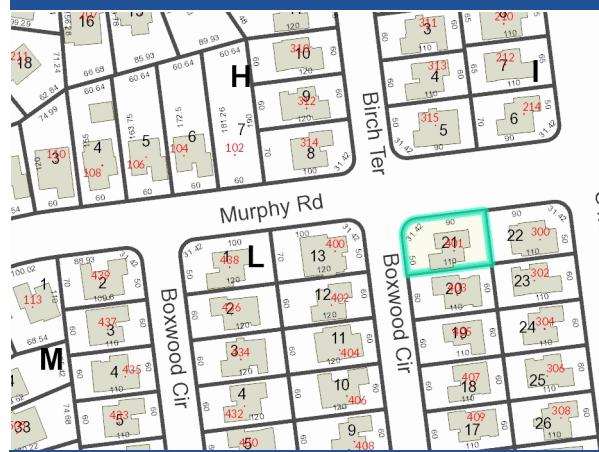
# Property Record Card



Parcel 03-21-30-502-0M00-0210

Property Address 401 BOXWOOD CIR WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



## Parcel Information

Parcel	03-21-30-502-0M00-0210
Owner(s)	SEARS, EUNICE V
Property Address	401 BOXWOOD CIR WINTER SPRINGS, FL 32708
Mailing	PO BOX 521369 LONGWOOD, FL 32752-1369
Subdivision Name	NORTH ORLANDO TERRACE UNIT 1 SEC 1
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	\$176,863	\$142,054
Depreciated EXFT Value	\$1,600	\$1,400
Land Value (Market)	\$70,000	\$57,000
Land Value Ag		
Just/Market Value	\$248,463	\$200,454
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$52,506	\$22,311
P&G Adj	\$0	\$0
Assessed Value	\$195,957	\$178,143

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$3,148.61

2022 Tax Savings with Exemptions

2022 Tax Bill Amount

\$2,919.98

\$228.63

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 21 BLK M  
NORTH ORLANDO TERRACE UNIT  
1 SEC 1  
PB 16 PG 63

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$195,957	\$0	\$195,957
CITY WINTER SPRINGS	\$195,957	\$0	\$195,957
FIRE FUND	\$195,957	\$0	\$195,957
COUNTY GENERAL FUND	\$195,957	\$0	\$195,957
Schools	\$248,463	\$0	\$248,463

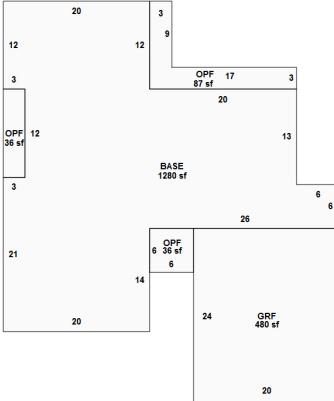
# Sales

Description		Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED		12/01/1986	01803	0555	\$100	No	Improved
WARRANTY DEED		07/01/1980	01286	1213	\$40,800	Yes	Improved
WARRANTY DEED		04/01/1979	01218	0037	\$31,200	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	1972/1980	3	2.0	6	1,280	1,919	1,280	CB/STUCCO FINISH	\$176,863	\$226,748	<table border="1"> <tr> <td>Description</td> <td>Area</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>87.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>36.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>36.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td>480.00</td> </tr> </table>	Description	Area	OPEN PORCH FINISHED	87.00	OPEN PORCH FINISHED	36.00	OPEN PORCH FINISHED	36.00	GARAGE FINISHED	480.00
Description	Area																					
OPEN PORCH FINISHED	87.00																					
OPEN PORCH FINISHED	36.00																					
OPEN PORCH FINISHED	36.00																					
GARAGE FINISHED	480.00																					
																						
Sketch by Aper Sketch																						

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
01180	REPIPE	Winter Springs	\$2,300		7/5/2000
00066	REROOF	Winter Springs	\$1,500		1/1/2002
01035	REPLACE 40 GALLON HOT WATER HEATER W/NEW 40 GALLON HOT WATER HEATER	Winter Springs	\$283		3/1/2003
02804	REROOF SHINGLES	Winter Springs	\$6,150		11/6/2012
24636	REROOF SHINGLE AREA 401 BOXWOOD CIR	Winter Springs	\$1,100	7/11/1994	7/1/1994

## Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 1	06/01/1972	1	\$400	\$1,000
SCREEN PATIO 1	06/01/1979	1	\$1,200	\$3,000

# Zoning

Zoning		Zoning Description			Future Land Use		Future Land Use Description							
R-1					Medium Density Residential		Single Family-8400							
<b>Utility Information</b>														
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						
<b>Political Representation</b>														
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		46								
<b>School Information</b>														
Elementary School District	Middle School District			High School District										
Winter Springs	Indian Trails			Winter Springs										

Copyright 2023 © Seminole County Property Appraiser

# City of Winter Springs Code Enforcement Division

June 27, 2023

401 BOXWOOD CIR.  
EUNICE V SEARS

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 20-434 COMMERCIAL VEHICLES**



2023CE000275



# City of Winter Springs Code Enforcement Division

June 27, 2023

401 BOXWOOD CIR.  
EUNICE V SEARS

WS CITY ORD. 6-186 FENCE PERMIT  
WS CITY ORD. 13-2(B) OUTDOOR STORAGE



2023CE000275



# WS CITY ORDINANCE

## 20-434 COMMERCIAL VEHICLES

(a) One (1) commercial vehicle per dwelling unit may be parked in residentially zoned districts of the city provided:

- (1) Said vehicle is not a semi-trailer truck tractor or semi-trailer truck trailer;
- (2) Said vehicle is not a stake body or flat bed truck;
- (3) Said vehicle is not construction-related equipment such as a backhoe, front-end loader, utility tractor, etc.;
- (4) Said vehicle is not a vehicle of any type used to transport hazardous materials as defined by law;
- (5) Said vehicle is not a utility trailer of more than twelve (12) feet in length, inclusive of tool boxes and other storage areas, however exclusive of the tongue hitch;
- (6) Said vehicle is not a single or dual rear wheeled vehicle in excess of ten thousand eight hundred (10,800) pounds gross vehicle weight, or twenty-two (22) feet in length, or in excess of eight (8) ft. in height.



2023CE000275



# 401 BOXWOOD CIR.

## Photo 1

Findings: flatbed tow truck in back yard.

Photo taken on 2/9/23

WS City Ord. 20-434 commercial vehicles



2023CE000275



# 401 BOXWOOD CIR.

## Photo 2

Findings: tow truck in driveway

Photo taken 2/9/23

WS City Ord. 20-434 commercial  
vehicles



2023CE000275



# 401 BOXWOOD CIR.

## Photo 3

Findings: tow truck in driveway.

Picture taken 3/9/23

WS City Ord. 20-434 commercial  
vehicles



2023CE000275



# 401 BOXWOOD CIR.

## Photo 4

Findings: both tow trucks in backyard after tenants advising they had another place to store the commercial vehicles.

Pictures taken 6/8/23

WS City Ord. 20-434 commercial vehicles



2023CE000275



Jun 8, 2023 at 12:08:43 PM  
315 Birch Terr  
Winter Springs FL 32708  
United States

# 401 BOXWOOD CIR.

## Photo 5

Findings: tow trucks in backyard.

Pictures taken 6/8/23

WS City Ord. 20-434 commercial vehicles



2023CE000275



Jun 8, 2023 at 12:06:32 PM  
214 S Moss Rd  
Winter Springs FL 32708  
United States

401 BOXWOOD CIR.  
EUNICE V SEARS

## **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 (July 27, 2023) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2023CE000275





## WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

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



June 15, 2023

HARVEY, JANICE S  
1120 WINTER SPRINGS BLVD  
WINTER SPGS, FL 32708-3719

CERTIFIED MAIL & Regular Mail

Case #: 2023CE000598

Address of Parcel in Violation: 1120 WINTER SPRINGS BLVD, WINTER SPRINGS, FL,

### 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  
Captain Kevin L. Presley

Date  
June 8, 2023

Violation Description	Comments/Corrections Needed
WS City Ord. 13-2(c) Unsafe/Unsanitary Matter leading to infestation of wild animals; Accumulation of stagnant water	Remove food scraps, bones, and egg shells from the property and stop providing food to the vultures and wildlife. Remove and clean containers filled with stagnant water on the property.

Failure to correct the violation(s) **Immediately** 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 407-327-7954.

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	See specific correction comments provided.	Immediately

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.

Professionally,



Captain Kevin L. Presley  
407-327-7954

Certified Mailing Number: 7022 0410 0002 6741 6822



CITY OF WINTER SPRINGS, FLORIDA  
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,  
PETITIONER,  
Vs.  
RESPONDENT

COMPLAINT NO: 2022CE00058

PARCEL OWNER:  
JANICE S. HARVEY  
1120 WINTER SPRINGS BLVD.  
WINTER SPRINGS, FL 32708

**NOTICE OF CODE BOARD HEARING**

Please take notice that at 5:30 P.M. on June 27, 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: 1120 WINTER SPRINGS BLVD., WINTER SPRINGS, FL 32708

Property Owner Name: Janice S. Harvey

Property Mailing Owner Address: 1120 WINTER SPRINGS BLVD., WINTER SPRINGS, FL 32708

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the property of the Respondent(s) as set forth in the Notice of Violation, attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to 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 06/15/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Professionally,

*Capt. KP#2*

Captain Kevin L. Presley  
407-327-7954

Certified mailing: 7022 0410 0002 6741 6822 and FIRST CLASS



## WINTER SPRINGS POLICE DEPARTMENT

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

**CERTIFIED MAIL®**



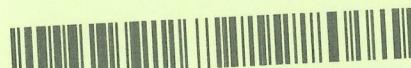
7022 0410 0002 6741 6822

Janice S. Harvey  
1120 Winter Springs Blvd.  
Winter Springs, FL 32708

### 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:



9590 9402 7635 2122 2709 62

7022 0410 0002 6741 6822

### 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

PS Form 3811, July 2020 PSN 7530-02-000-9053

2023CE 000598

Domestic Return Receipt



**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**

1120 WINTER SPRINGS BLVD.  
WINTER SPRINGS, FL 32708

**City Of Winter Springs Case Number**

2023CE000598

**Posted on the following date:**

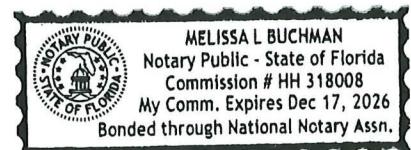
June 15, 2023

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

*Capt. K. Presley*

SIGNATURE

CAPTAIN KEVIN PRESLEY



*Mussa B*  
NOTARY SIGNATURE

*6-15-23*  
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



## AFFIDAVIT OF POSTING

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

1120 WINTER SPRINGS BLVD.  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**

2023CE000598

**Posted on the following date:**

June 15, 2023

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

*Capt. KLP#2*

SIGNATURE

CAPTAIN KEVIN L. PRESLEY



*Melissa B*

NOTARY SIGNATURE

*6-15-23*

DATE

STAMP:

# Living with Vultures



Turkey Vulture - USFWS,  
courtesy Roy W. Lowe

## General information

Vultures are often referred to as “nature’s custodians,” because of their usefulness in maintaining healthy ecosystems. They play a key role in our environment because they eat other deceased animals. These large raptors

can locate food from long distances through keen eyesight and a well-developed sense of smell. Elevated acidic pH levels in their stomachs allow vultures to digest food that would make most other wildlife ill. The featherless heads of vultures allow them to be completely submerged inside carcasses without damaging their head feathers. Hooked bills are adapted to pick and pull every strand of flesh away, leaving the remaining bones clean. The removal of carcasses by vultures has multiple benefits to the ecosystem. By consuming remains, they reduce noxious odors that many find unpleasant. Because carcasses attract a variety of wildlife and insects that reproduce rapidly, early removal by vultures reduces the number of insects and rodents produced and reduces the potential for disease transmission. There are two native species of vultures in Florida, the black vulture and the turkey vulture.



Black Vulture - Tim Donovan, FWC

**Turkey Vultures** are widespread throughout the United States and can be identified by their solid red heads. Turkey vultures have light colored flight feathers that give the wing a two-toned appearance when observed from below. They are approximately two feet tall with a wingspan of nearly six feet. Turkey vultures are one of the few birds with an extraordinary sense of smell, which helps them find deceased animals.

**Black Vultures** are found in the Southeastern portion of the United States, parts of Texas, and Central and South America. Approximately two feet tall with a wingspan just under five feet, they can be identified by their featherless black or grey heads. The black vulture has dark wings with lighter colors only at the tip. Unlike turkey vultures, black vultures rely on keen eyesight to locate carrion. They have been reported to follow turkey vultures to feeding sites.



Black Vulture - Tim Donovan, FWC

## What can be done to prevent problems with vultures?

Vultures can exhibit unwanted behaviors that can negatively impact people and can potentially cause property damage. Large groups of vultures sometimes congregate on roofs or in yards and can pull up shingles, tear patio screens, unearth wiring, rip out caulk, regurgitate on personal property and produce large amounts of corrosive feces. Discouraging vultures from roosting on homes and structures can reduce conflicts.



Turkey Vulture © FotoRequest/Shutterstock.com



Black Vulture - Tim Donovan, FWC

Methods for deterring vultures from roosting in a location can include:

- Installing a taut wire approximately 8 inches above the pitch of house to prevent loafing/roosting
- Placing a wire grid system over small areas of open land that prevents vultures from landing.
- Ensuring that food sources that would attract vultures are removed or buried. Turkey vultures can locate and uncover carcasses placed under light debris. Therefore, ensure that remains are thoroughly covered.
- Spraying vultures with a water hose.
- Installing a motion activated deterrent device such as a motion-activated water sprinkler.
- Utilizing auditory repellents such as air horns or starter guns.
- Using a model (or effigy) of a vulture to discourage the presence of vultures. Some studies suggest hanging effigies upside down approximately 8 inches above where vultures are congregating.

These methods should be applied consistently and often for maximum effectiveness.

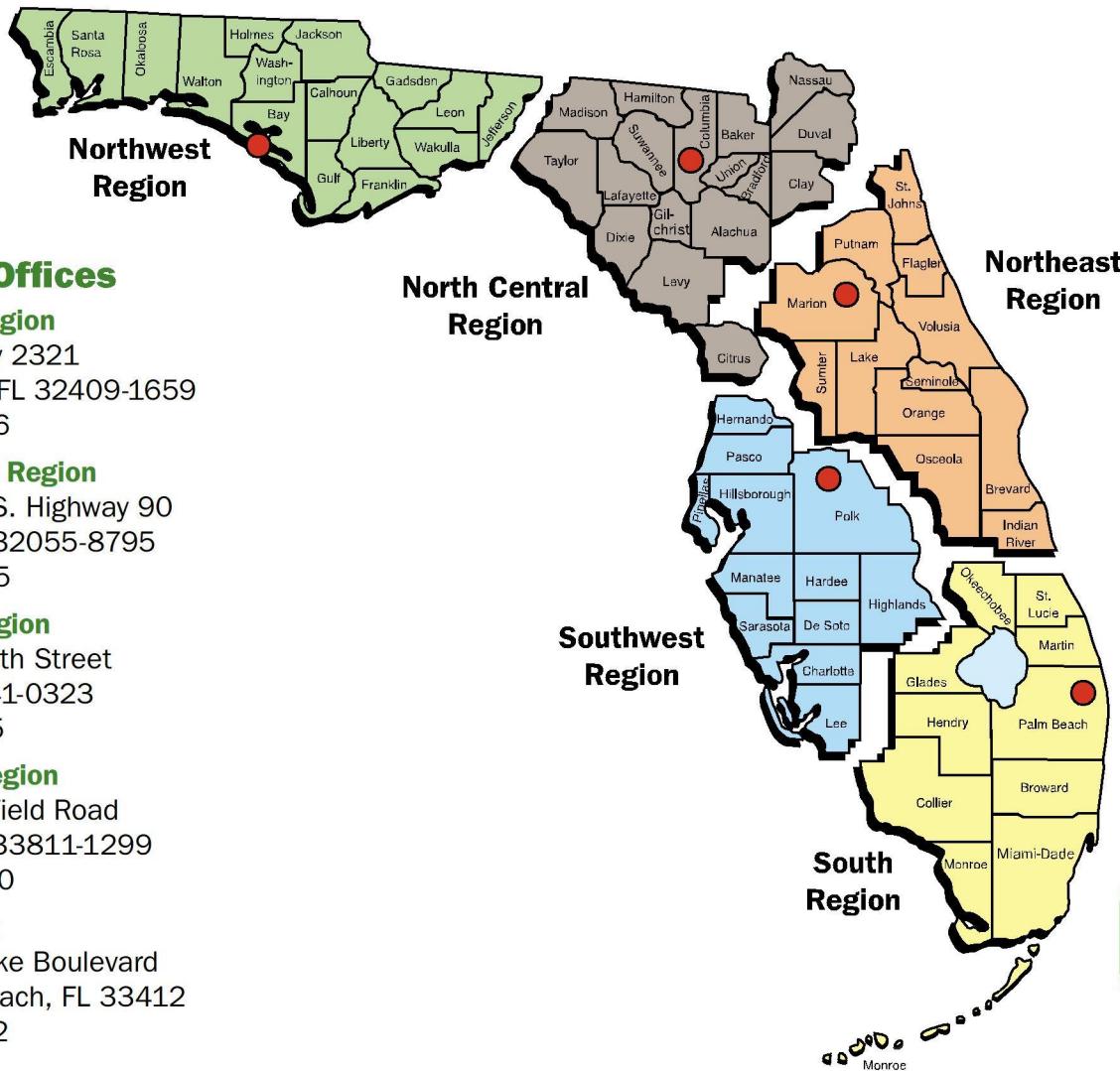
## Regulatory status

Black vultures and turkey vultures are protected under the Migratory Bird Treaty Act (MBTA) and state protected by Florida's adoption of the MBTA (Florida Rule [68A-16](#)) and general prohibition for nest take (Florida Rule 68A-4.001). It is illegal for anyone to "take, possess, import, export, transport, sell, purchase, or offer for sale, purchase, or barter any migratory bird, or the parts, nests, or eggs of such a bird." Required permits to trap, relocate, kill or handle vultures or their eggs are available from the United States Department of Agriculture or Animal and Plant Health Inspection Service. The US Fish and Wildlife Service processes all permits and requires evidence that deterrent methods have been applied beforehand and have failed to work.

## Who can I contact for additional assistance?

Call your FWC regional office and ask to speak to a wildlife assistance biologist for more information.

## Florida Fish and Wildlife Conservation Commission Regional Offices



# Vultures

## Michael L. Avery

Supervisory Research Wildlife Biologist  
USDA-APHIS-Wildlife Services  
National Wildlife Research Center  
Gainesville, Florida

## Martin Lowney

State Director  
USDA-APHIS-Wildlife Services  
Lakewood, Colorado



Figure 1. Black vultures (*Coragyps atratus*) are very social with an extended period of parent-offspring interaction.

## Human-Wildlife Conflicts

### Quick Links

<a href="#">Human-Wildlife Conflicts</a>	1
<a href="#">Damage Identification</a>	3
<a href="#">Management Methods</a>	3
<a href="#">Economics</a>	8
<a href="#">Species Overview</a>	9
<a href="#">Legal Status</a>	13
<a href="#">Glossary &amp; Key Words</a>	14
<a href="#">Resources</a>	15
<a href="#">Appendix</a>	17

Black and turkey vultures cause problems in several ways. The most common problems associated with vultures are structural damage, loss of aesthetic value and property use related to offensive odors and appearance, depredation to livestock and pets, and air traffic safety.

Management of these diverse problems often can be addressed by targeting the source of the birds causing the problem, namely the roost where the birds spend the night. Often the roost itself is the problem, such as when birds roost on a

communication tower and foul the equipment with their feces or when they roost in a residential area. There, droppings and regurgitations create odors and their presence is perceived as a threat by the homeowners. Several methods are available for roost dispersal. As in many other situations, roost dispersal might best be accomplished through the integrated use of more than one damage management method.

The details of the situation will dictate which management approach is the most



Figure 2. Livestock producers must be vigilant because black vultures are known to kill and injure vulnerable animals, especially newborns and those giving birth.

appropriate, and experience has shown that best results are obtained if the source roost can be dispersed.

#### *Livestock and Pets*

Livestock losses to black vultures are a major concern for many producers. Black vulture depredation of livestock involves killing or injuring animals that are sick, weak, or otherwise unable to defend themselves.

This usually involves newborn calves, piglets or lambs and the associated heifers, sows, and ewes (Figure 2). Black vultures are opportunistic and readily recognize and take advantage of vulnerable animals. Because black vultures are social, the feeding behavior of one or two birds usually attracts many more and they can easily overwhelm the affected prey animal.

At a cattle ranch in central Florida, both species of vultures focused their activities in pastures where active calving was occurring. The vultures were frequently observed feeding on afterbirth as well as fresh droppings from calves.

#### *Structures*

Property damage, especially from black vultures, includes tearing and removing window caulking, screen enclosures, roof shingles, vinyl seat covers from boats and tractors,

windshield wipers and door seals on cars, and plastic flowers at cemeteries (Figure 3).

Droppings of turkey and black vultures create nuisance conditions, especially when the birds loaf on roofs of houses, office buildings, communication towers, and electrical transmission structures (Figure 4). The accumulation of droppings on electrical transmission towers causes arcing and power outages.

#### *Human Health and Safety*

Vultures pose hazards to aircraft, especially when landfills, roosts, or other congregating sites are located near approaching or departing flight paths (Figure 5).

The Federal Aviation Administration considers putrescible waste landfills within 10,000 feet of an airport with jet aircraft incompatible with aircraft operations because these landfills are attractive to birds that are hazardous for aviation.

In addition, vultures can cause human health and safety problems by contaminating water sources with their droppings. Contamination has occurred when coliform bacteria from droppings entered water towers or springs from which residences drew water.



Figure 3. Damage by black vultures to structures, vehicles and other property is a common occurrence.

### Nuisance Problems

Citizens frequently have health concerns because of the accumulation of droppings from roosts and loafing areas near their homes (Figure 6). Many people consider vultures a nuisance because of the white-wash effect their droppings leave on trees and structures at roost sites, the ammonia odor emanating from roost sites, and a general feeling of doom when vultures congregate nearby.

### Damage Identification

Vultures are large, obvious animals that travel in groups. Their presence is indicated by copious amounts of whitish fecal matter giving a characteristic ammonia odor to the surroundings. In open areas, shed feathers and regurgitated pellets also will be obvious (Figure 6). Damage to materials and surfaces is indicated by tears, scratches, and gouges.

### Management Methods

Management of vultures is most effective when a variety of control methods is used.

#### Habitat Modification

Vultures are attracted to roost sites for reasons largely unknown. Altering the vegetation structure of a given roost may affect the thermodynamic properties of the site. Therefore, thinning branches on trees within the roost or removing some trees to open up the roost site could reduce the attractiveness of the site for roosting birds. This method likely will be difficult to apply in most cases, as preservation of trees is frequently an important goal in communities. Furthermore, there are no proven guidelines for how best to thin or modify roost vegetation to discourage vultures. Vultures may repeatedly be attracted to a site due to the abundance of a stable food supply. The proper disposal of dead livestock and removal of other human-made foods may reduce vulture use of some areas.



Figure 4. Vultures frequently loaf or roost on buildings and other structures where accumulations of droppings create nuisance and health concerns.



Figure 5. Vultures represent major safety hazards to civil and military aircraft.



Figure 6. Fecal material from vulture roosting and loafing can render facilities such as playgrounds unsafe and unappealing. Fecal accumulation, feathers, and regurgitated pellets signify presence of a vulture roost.



Figure 7. The Coyote Roller® can be an effective device for preventing vulture perching.

Vultures may use a site for multiple reasons, however, and the removal of a food source might be insufficient to disperse vultures roosting or loafing at a site.

#### Exclusion

Various techniques have been developed to prevent vultures from perching on window ledges, roofs, and other areas where they are not wanted. Many of the various bird spikes that are commercially available will not deter vultures. In many cases, the birds are able to place their feet in the spaces between the spikes, and they readily bend the longer, more pliable spikes down to create a hospitable perching substrate. The spikes that work best against vultures are short, sharp, tightly spaced, and resistant to bending. Wires suspended above a roof or ledge do not have long-term effectiveness as vultures can avoid such obstacles when they land and either perch beside the wires or directly on top of them.

Coyote Roller® is a commercially available device that can create an unstable perch for vultures. As birds try to land on the devices, the cylinder rotates and the birds spin off. This could be particularly effective on the ridge line of a roof or on a narrow ledge or railing where the availability of perch sites is limited (Figure 7).

Perhaps even more effective is the use of commercially available electric tracks that can be assembled to any desired length. These can be affixed to roofs, chimneys,

ledges, or wherever perching is likely to occur. Solar-powered electric fence chargers are available so access to a power outlet is not necessary. A bird that contacts the track receives an unpleasant, but harmless, shock and leaves the site.

Black vulture depredations to livestock can be minimized by locating lambing, pigging, and calving activities in sheds or buildings, or by using paddocks close to barns or buildings with human activity so that birthing animals can be monitored closely.

#### Scare Devices

##### Effigies

In most roost situations, whether in trees or on a structure, birds can be dispersed quickly and efficiently by proper installation of a vulture carcass or effigy. An effigy can be either a taxidermic preparation or an artificial device designed and constructed to look like a dead vulture.

Regardless of the type, proper installation is crucial. Display the carcass or effigy from a high, prominent location so that birds using the roost notice it. Hang the stimulus upside down by its feet, far enough from branches or other points of contact to prevent entanglement. Hire a professional to install the carcass or effigy on a tower



Figure 8. Installation of an effigy is effective for dispersing a vulture roost.

(Figure 8). To suspend a carcass or effigy at a tree roost, use a modified bow and arrow rig to launch the line up and over a branch in a prominent location.

Vulture carcasses and taxidermic vulture effigies have been effective in resolving a variety of roost problems involving property damage, communication towers, crop and livestock protection, and aircraft safety. Generally, vultures that encounter a hanging carcass or taxidermic effigy vacate their roost within 5 days and do not return as long as the stimulus is in place. In some cases, vultures do not return even when the carcass or effigy is removed.

Despite good results, this roost dispersal method is not universally effective. Where vultures occupy mixed-species roosts with wading birds, cormorants, and anhingas, installation of a vulture carcass or taxidermic vulture effigy has been ineffective. It is not clear why vultures in multi-species roosts are unresponsive to the effigy approach. Perhaps the birds sense greater security with the other species present. Whatever the reason, other methods need to be applied to disperse mixed-species roosts.

Effigies have been used with mixed success to discourage vulture use of houses and other facilities during the day. Black vultures have been reported to tear effigies when used at daytime loafing sites but are repelled from roost sites where effigies are hung. It is unclear why vultures respond to effigies at roosting locations but occasionally show no dispersal response from daytime loafing sites. Also, effigies have not reliably dispersed vultures from multi-story buildings, or from small animal parks and zoos. At this time, researchers do not understand why effigies are not effective in some of these situations.

Dispersal of vulture roosts near a livestock operation can help reduce the likelihood of depredations. Dispersal is often best accomplished by suspending a vulture carcass or taxidermic effigy in the roost, but other roost dispersal options, such as pyrotechnics, could produce a similar result. Roost dispersal is not always an effective option, however, as vultures are capable of using various roost sites within a given area. Thus, dispersal at one main roost location might cause birds to relocate to alternate roost sites but might not affect their use of livestock production areas.

Important constraints apply to the general use of a vulture carcass or taxidermic effigy. Both species of vultures are protected by federal laws, and it is unlawful to take or possess a live bird or carcass without a permit from the U.S. Fish and Wildlife Service (USFWS). Permits are not required for effigies made from feathers of domestic fowl. The hanging of a vulture carcass or taxidermic effigy could be distasteful to some members of the public. It might be prudent to contact local conservation or birding groups or local media to explain the use of the carcasses or effigies, so that those hung in areas of high visibility are not mistaken for birds that accidentally became entangled. Prolonged exposure to the weather deteriorates the carcass or effigy.

The development of an effective, durable, readily available artificial effigy is desirable because no permit is needed to use it. To date, the most consistently effective artificial effigy is a decorative vulture statuette made in China and sold on-line (Figure 9).

The likeness is approximately 16.5 inches tall. The body is covered with brown feathers and the head is red. The effigy has been used to disperse vulture roosts from trees, towers, refinery plants, and power plants.



Figure 9. Artificial vulture effigy used for roost dispersal is made in China and can be purchased online.

### Lasers

This tool recently became available for wildlife managers and has been effective in dispersing various bird species. Vultures respond well to low-powered red lasers. Field trials at wooded roosts, as well as on buildings and electric transmission line towers, have repeatedly demonstrated that vultures can be moved from the roost by using the laser from about 30 minutes before sunset, or as soon as it is dark enough for the birds to see it, until about 30 minutes after sunset. Once it becomes too dark and the birds are settled in for the night, the laser often will not make them disperse.

Generally, vultures respond immediately to the bright spot of light and either take flight, or run or hop to a new perch. As soon as the first few birds take off from the roost, others follow so that dozens of birds can be dislodged by directly exposing just a few to the laser light.

Lasers are safe, quiet, and effective over distances of several hundred yards, depending on ambient light. Vultures can be dispersed without disruption to people and from well beyond the effective range of pyrotechnics. One downside is that vultures may habituate to lasers after multiple nights of harassment. Birds will vacate a roost for a given night but then return the next night. It is not known how long laser harassment needs to continue for permanent abandonment of a roost. Lasers can cost up to \$2,000.

### Pyrotechnics

Vultures can be harassed from a roost by pyrotechnics (screamer-sirens and bird bombs) fired from a 15-mm launcher (starter pistol), shellcrackers shot from a 12-gauge shotgun, electronically generated sounds, or propane cannons. Prior to initiating a harassment program in urban areas, consult state, provincial, county, and local ordinances regarding the location of bird sanctuaries, noise ordinances, and the possession and use of firearms and pyrotechnics. Pyrotechnics, launchers, shellcrackers, propane cannons, and other harassment tools can be purchased readily from a variety of commercial sources. Some pyrotechnics require a federal explosives permit

from the U.S. Bureau of Alcohol, Tobacco and Firearms. Commercial vendors can identify pyrotechnics requiring the federal permit prior to purchase.

### Other Harassment

Pyrotechnics and other noisemakers often are not permitted in residential areas, zoos, parks, or business sites. Nevertheless, vultures can be effectively harassed using other methods.

Helium-filled balloons tethered by Mylar® tape and raised into hardwood trees at roost sites have dispersed vultures in the past. Each roost site was in an urban area where either vultures had habituated to noise harassment or local noise ordinances did not allow harassment with pyrotechnics and other auditory scare devices. There were 40 to 100 vultures at each test site. In each instance, the vultures immediately left the roost area but returned 6 to 12 months later when the balloons and Mylar® tape had fallen from the trees. After balloons were used for 2 years at an Appomattox, Virginia, urban roost, vultures habituated and no longer dispersed. If sufficiently dark, lasers can be applied to move vultures. Even during daylight hours, lasers can be used as long as the birds are able to detect it against the ambient light. Alternatively, paintball guns can be employed with good effect on troublesome vultures. The birds are bothered by the sound of projectiles whizzing past and they do not enjoy being struck by a paintball. Eventually the “pop” sound generated by the compressed gas alone is enough to cause birds to take flight. To minimize the chance of injury, birds should not be shot at close range (less than 10 yards). Follow proper firearm safety measures whenever using paintballs. Whatever technique is used, for best results harass birds as soon as they begin to use the site. It must be persistent so that birds do not have opportunities to return.

Another option for harassment is a motion-activated sprinkler (Figure 10). All that is required is a spigot or other source of pressurized water. The sudden onset of a sprinkler triggered by the vultures’ movement startles them and tends to keep them from the site. The sound of the sprinkler, sight of the water stream, and unpredictability of the stimulus all combine to cause a deterrent effect. Such

units have been successful against vultures on roofs of houses, on boat docks, and around backyard patios.

Firing .22-caliber or larger rifle ammunition reportedly will disperse loafing vultures from pastures. Pyrotechnics or shotguns also can be used, but their range is not as great. Such harassment often has only a short-term benefit, as vultures will return to the site within a few hours. Do not kill or wound vultures unless you have a Migratory Bird Depredation permit issued by the USFWS.

Guard dogs are another form of harassment that some producers use with success. While we are not aware of any formal evaluation of this method to protect livestock from black vultures, we have talked to livestock producers whose dogs chase vultures. This method seems like a feasible alternative if the dog is properly trained.

To be most effective, harassment must be diligent and constant, and initiated as soon as the problem is recognized. The use of a variety of harassment tools at the same time increases the likelihood of dispersing vultures. To disperse a roost, begin harassment at dusk as the vultures come to roost and continue until dark. Harassment on several consecutive nights may be required to disperse a roost. Normally, it takes 7 to 9 consecutive nights of harassment to disperse a vulture roost when 15 mm and 12-gauge pyrotechnics are used alone or with propane can-

nons. The number of nights needed to disperse a roost can be shortened to 4 to 5 nights when effigies and lasers are used simultaneously with the pyrotechnics. On some occasions, it may be necessary to shoot some vultures to reinforce harassment with pyrotechnics and reduce habituation to the harassment program.

### *Shooting*

Given increasing population trends for both vulture species and their basic life history attributes, selective lethal control is unlikely to affect the overall population. Selective removal of problem vultures, however, could contribute to resolving local conflicts with vultures.

At three Texas industrial plants, each hosting about 200 birds, shooting with .22-caliber rifles was initiated after other methods had failed to resolve vulture problems. Removal of 5, 25 and 45 vultures resulted in abandonment of the sites for 12 months, 4 months, and 10 weeks, respectively.

Additional documentation is needed to support the assertion that removal of a few vultures from a local population increases the efficacy of harassment programs and prevents habituation to harassment. A Migratory Bird Depredation Permit issued by the USFWS is required before vultures can be killed.

### *Trapping*

Vultures are relatively easy to trap, especially with large baited walk-in traps (Figure 11). Turkey vultures seem inhibited from entering traps already holding black vultures.

For specific targeted individual birds, padded-jaw foothold traps can be used. For example, in Virginia and Maryland, vultures were damaging buildings by pulling latex window gaskets from windows, tearing holes in the rubber membrane of the roof, and disturbing building occupants with persistent daily attacks against their images in the glass. After nonlethal methods failed to stop the damage, the vultures were captured with padded-jaw foothold traps placed around a carcass on the rock ballast roof of the multiple story buildings. Trapped vultures were euthanized and damage ceased.



Figure 10. Motion-activated sprinklers are effective for scaring vultures from rooftops, boat docks, and other places with access to a source of pressurized water.



Figure 11. Baited walk-in traps are effective for capturing large numbers of vultures.

### Translocation

The benefits of translocating trapped vultures are questionable. In Texas, translocating trapped birds did not reduce problems at industrial facilities where the birds were trapped. Furthermore, complaints increased regarding vultures at the release sites. In Florida, four of eight transmitter-equipped vultures released more than 150 miles from the trap site eventually were tracked to within 10 miles of their original roost, indicating that problems at the original site are likely to persist unless the habitat is modified so the original site is less attractive to vultures. Although translocation is a nonlethal control method, little evidence exists that translocating vultures is an effective management tool.

### Disposal

Check your local and state or provincial regulations and USFWS depredation permit regarding carcass disposal.

## Economics

Black vultures and turkey vultures are part of the multi-species scavenging guild which provides valuable ecosystem services, including carrion removal, disease suppression, and nutrient recycling. To our knowledge, the

monetary value of these services has not been estimated but no doubt is considerable. The recent decimation of Old World vulture populations has had profound, unanticipated societal impacts, in addition to disruption of wildlife community functions. By contrast, since their recovery from the deleterious impacts of persistent pesticides, populations of New World vultures have increased and expanded.

While the positive economic benefits (i.e. ecosystem services) of the expanding black and turkey vulture populations have not been quantified, there is information pertinent to the negative side of the vulture balance sheet. In the United States, vultures are among the most costly species in terms of damage to military ( $> \$2.9$  million/year) and civil ( $> \$1.2$  million/year) aircraft (Table 1). Only geese and pelicans have greater economic impacts according to U.S. Air Force bird strike data. The monetary impacts are probably underestimates of the actual costs because not every bird-aircraft collision is reported. These data do not reflect the serious potential costs to human health and safety.

While both vulture species have economic impacts to aircraft, the black vulture can also be an economic detriment for many livestock producers. The most recent data available (2010) from the USDA National Agricultural Statistics Service (NASS) attribute 11,900 cattle and calf deaths valued at \$4.64 million to vultures. NASS estimated the total monetary loss from all cattle/calf predation to be \$98.48 million. Black vulture impacts to livestock extend to pigs, goats, and sheep, but comparable economic data are not available.

Both vulture species cause property damage to vehicles, houses, office buildings, equipment and various other items. Their roosting on cell towers, water towers, buildings, and other tall structures necessitates roost dispersal, cleaning, and repairs. The collective economic impacts of these activities are unknown.

Civil Aircraft (1990-2014)				Military Aircraft (FY1995-FY2014)		
Species	Number of Collisions	Estimated Cost	Cost/Year	Number of Collisions	Estimated Cost	Cost/Year
<b>Black vulture</b>	127	5,599,881	223,995	350	28,072,183	1,403,609
<b>Turkey vulture</b>	585	12,432,485	497,299	439	31,602,775	1,580,139
<b>Vulture species</b>	308	12,339,858	493,594	N/A	N/A	N/A
<b>Total</b>	<b>1,020</b>	<b>30,372,224</b>	<b>1,214,889</b>	<b>789</b>	<b>59,674,958</b>	<b>2,983,748</b>

Table 1. Number of vulture-aircraft collisions and their associated costs involving civil and military aircraft compiled by the Federal Aviation Administration (25 years) and the U.S. Air Force (20 years), respectively. FY denotes the federal fiscal year which runs from October through the following September.

## Species Overview

### Identification

Two species of vultures are common in North America: the turkey vulture (*Cathartes aura*) and the black vulture (*Coragyps atratus*). These species are in the family Cathartidae. Vultures are sometimes known locally as buzzards.

### Physical Description

Turkey vultures are large dark brown birds with 5.7- to 6-foot wing spans and a body mass of 3.5 to 4.4 pounds. Distinguishing characteristics of turkey vultures are a bright red head on adults, the leading edge on the underside of the wing is black while the trailing edge is gray, and a long tail extends well beyond the body when in flight (Figure 12).

In contrast, black vultures have a 4.6- to 5-foot wing span and weigh 3.5 to 4.9 pounds. Adult and juvenile black vultures have a dark grey head (Figure 1), the underside of the wings is dark grey to black with a white area at the end of each wing, and a relatively short tail (Figure 13).

The mode of flight between black and turkey vultures differ due to different wing lengths supporting about the same body mass. Turkey vultures flap their wings a few times

and glide when at low altitudes, whereas black vultures flap frequently, interspersed with brief glides when at low altitudes unless a strong wind blows. At high altitudes both vultures primarily glide when riding thermal wind currents.



Figure 12. Turkey vultures (*Cathartes aura*) are characterized by long, narrow wings, a relatively long tail, and a red head (in adults).



Figure 13. Black vultures have a black head and broad white-tipped wings.

## Range

Turkey vultures occur in all of Mexico, most of the U.S., and the southern tier of Canada (Figure 14). Black vultures are common in South America and Central America and occur throughout the southeastern U.S., Texas, Mexico, and parts of Arizona. Their range has continued to expand into New York and the Great Lake States (Figure 15).

The ranges of both species have expanded northward in the past 50 years. Several possible explanations exist for their range expansions and population growth. The pesticide DDT and its derivative DDE adversely affected vulture fecundity. The U.S. Environmental Protection Agency prohibited the use of DDT in 1972 due to negative environmental impacts to many animal species, and vulture populations in the U.S. have grown steadily in the last 40 years. The recent gradual, overall warming trend in North America might have contributed to these broad-scale northern range expansions. Also, vultures have benefited from fragmentation of the landscape by humans, which creates mosaics of forested and open areas for roosting, nesting, and foraging. Vultures clearly have adapted and thrived in the presence of human activity.

Northern populations of turkey vultures migrate from summer breeding areas to southern wintering areas. Black vultures are considered locally resident, but they engage in short term local movements in advance of bad weather.

## Sign

Nests in structures or abandoned vehicles are found by observing movements of adult birds. Nests on the ground are very shallow scrapes and difficult to find. Roost sites are characterized by a distinctive ammonia-like odor, and by accumulations of droppings, feathers, and regurgitated pellets.

## Voice and Sounds

Black vultures make a low-pitched grunt or “woof,” audible at close range, when disturbed.

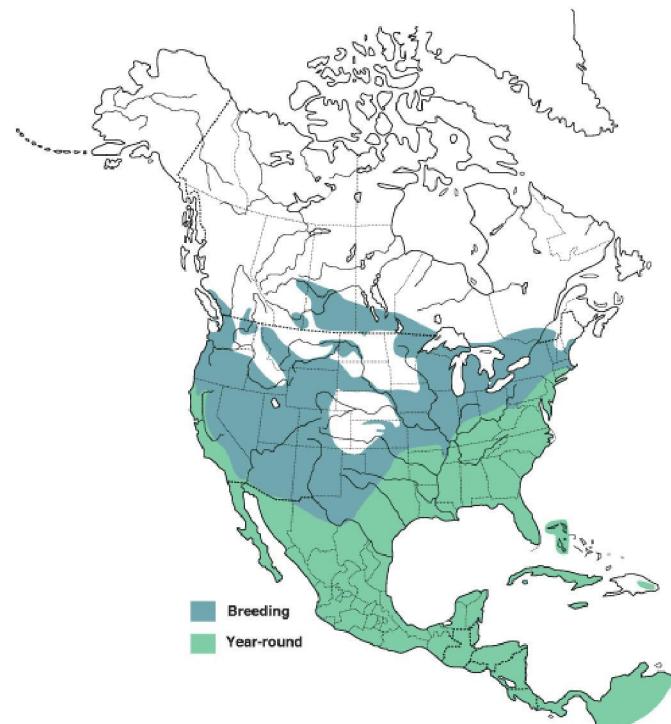


Figure 14. Turkey vulture distribution in North America.



Figure 15. Black vulture distribution in North America.

### Reproduction

Breeding Bird Survey data suggests turkey vulture populations in the U.S. increased at an annual rate of 3.0% from 1999 to 2009. Black vulture population data, mainly from North Carolina, suggest that high rates of survival and fertility, and first breeding at about 5 years of age, combine to produce an annual rate of increase of 10.6%.

It is believed vultures nest annually. Each species normally lays two eggs per clutch. Incubation lasts about 40 days. Adults feed and care for young for 2 to 3 months before fledging. A lengthy period of parental care ensues as the young birds learn to forage.

### Nesting

Vultures nest on the ground in thickets, on rock ledges, in abandoned buildings and vehicles, and in caves and hollow logs. In Florida, black vultures nest as early as January. Vultures congregate in single- or mixed-species

communal roosts, especially during late fall through early spring. Roosting is believed to enhance the ability to find food and might reduce risk of predation. Roosts may contain thousands of vultures.

### Mortality

Turkey vultures have been reported to live for more than 17 years. The most common cause of illness, injury, or death is trauma from collisions or injuries from foothold traps, principally among juveniles.

Black vultures have been reported to live up to 25 years of age. Predation on eggs and flightless chicks may be common and collisions with power lines and shooting for livestock protection are additional sources of mortality. Analysis of the black vulture population in Virginia indicated that 3,500 birds could be culled annually from the population without adversely affecting its long-term sustainability.

### Population Status

Each species shows a widespread, increasing population trend. Using the best available information, the median population estimate for black vultures in Virginia was 91,190 in 2006, but similar estimates are not available for other states.

### Habitat

Both species of vultures inhabit mixed farmland, pasture, and wooded areas. For loafing and foraging, black vultures seem attracted to pond, lake, and other water shorelines (Figure 16).

Vultures roost in various types of trees including pine, cypress, palm, and hardwoods, as well as on communication towers, support structures for transmission lines, water tanks, and buildings. Roost trees typically are larger than average surrounding trees. Both vulture species often occur at sanitary landfills and each are known to loaf on office buildings and houses. Black vultures especially are tolerant of human activities and habituate to being in proximity to people.



Figure 16. Black vultures often roost and forage near water.

### Behavior

Turkey and black vultures fill important ecological roles as scavengers in the environment. Dead animals may have bacteria or viruses that are pathogenic or zoonotic. When feeding on carcasses, vultures consume and destroy large quantities of bacteria before the bacteria form spores resistant to digestion. It is possible, however, that while some bacteria are destroyed in a vulture's digestive tract, some bacteria could be transmitted on the bird's feathers and feet. Thus, while vultures could reduce the spread of most infections in a locality, they also could introduce infections into new areas. The intestinal micro flora of turkey vultures suggests that these birds are reservoirs of intestinal bacterial pathogens.

Vultures have weak feet for grasping but have strong bills for pulling and tearing flesh. Their eyesight is keen, and their sense of smell is highly developed in turkey vultures, but less so in black vultures. Black vultures rely on eyesight to locate sources of food and fly at higher altitudes than turkey vultures. From that vantage point, they can observe behavior of turkey vultures and other scavengers to learn the location of available food. At a carcass, black vultures are dominant over turkey vultures. Turkey vultures tend to specialize on smaller carcasses, which they can quickly ingest before black vultures have time to displace them.

### Food Habits

Turkey and black vultures primarily are scavengers. Their diets include carrion, fish, and invertebrates. Black vultures will kill other animals and tear the animals apart for food, including livestock giving birth and their defenseless offspring. Turkey vultures rarely take live prey. Reports of turkey vultures attacking livestock likely are mistaken identification of black vultures.

Landfills are major feeding sites for turkey and black vultures, where they join crows, gulls, and many other species.

On a smaller scale, black vultures often plunder dumpsters and garbage cans, and they frequent waste transfer stations, zoos, and any place where food scraps are regularly available (Figure 17). Both species are adaptable and capable of exploiting feeding opportunities created by human activity.



Figure 17. Vultures exploit feeding opportunities created by human activity.

## Legal Status

Vultures are protected by the Migratory Bird Treaty Act, and are managed by the federal government. Vultures may be harassed without federal permits, but can be killed only after obtaining a Migratory Bird Depredation Permit from the U.S. Fish and Wildlife Service. State wildlife agencies may require state permits prior to killing migratory birds.

## Acknowledgements

Figure 1. Photo by Martin Lowney, USDA-APHIS-WS  
Figure 2. Photos by Eric Tillman, USDA-APHIS-WS, NWRC  
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Figure 5. Photos USDA  
Figure 6. Photos by John Humphrey (left) and Eric Tillman (right), USDA-APHIS-WS, NWRC  
Figure 7. Photo by Eric Tillman, USDA-APHIS-WS, NWRC  
Figure 8. Photos by USDA-APHIS-WS  
Figure 9. Photo by USDA-APHIS-WS  
Figure 10. Photo by Eric Tillman, USDA-APHIS-WS, NWRC  
Figure 11. Photo by Eric Tillman, USDA-APHIS-WS, NWRC  
Figure 12. Photos by Eric Tillman, USDA-APHIS-WS, NWRC (left) and The Cornell Lab of Ornithology (right)  
Figure 13. Photo by Michael Avery, USDA-APHIS-WS, NWRC  
Figure 14. Map from Kirk and Mossman, 1998 The Birds of North America Online/The Cornell Lab of Ornithology  
Figure 15. Map from Buckley 1999, The Birds of North America Online/The Cornell Lab of Ornithology  
Figure 16. Photos by John Humphrey, USDA-APHIS-WS, NWRC  
Figure 17 Photo by Michael Avery, USDA-APHIS-WS, NWRC

## Glossary

**Effigy:** A likeness of a vulture. An effigy can be an actual vulture carcass, a carcass that has been taxidermically prepared, or an artificial vulture likeness.

**Property Damage:** Includes marring, tearing, scratching, defecation and soiling residential and business structures, vehicles, boats, cell towers, signage, playground equipment, etc.

**Roost:** A site where vultures gather to loaf, rest or spend the night. Vultures typically gather in roosts during all seasons outside the nesting season.

**Zoonotic:** Disease that can be transmitted from animals to people.

## Key Words

Aircraft hazard, black vulture, *Cathartes aura*, *Coragyps atratus*, effigy, laser, livestock damage, property damage, turkey vulture

## Disclaimer

Wildlife can threaten the health and safety of you and others in the area. Use of damage prevention and control methods also may pose risks to humans, pets, livestock, other non-target animals, and the environment. Be aware of the risks and take steps to reduce or eliminate those risks.

Some methods mentioned in this document may not be legal, permitted, or appropriate in your area. Read and follow all pesticide label recommendations and local requirements. Check with personnel from your state wildlife agency and local officials to determine if methods are acceptable and allowed.

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## Appendix

### Damage Management Methods for Vultures

Type of Control	Available Management Options
Exclusion	<ul style="list-style-type: none"> <li>• Electric track</li> <li>• Coyote Roller®</li> <li>• Stout anti-perching spikes</li> </ul>
Frightening Devices	<ul style="list-style-type: none"> <li>• Vulture effigies</li> <li>• Hand-held lasers</li> <li>• Pyrotechnics</li> </ul>
Habitat Modification	No proven guidelines for how best to thin vegetation or modify roost sites
Repellents	None registered
Toxicants	None registered
Trapping	<ul style="list-style-type: none"> <li>• Large baited walk-in traps</li> <li>• Padded-jaw foothold traps with 3-inch jaw spread</li> </ul>
Shooting	Shooting effective for individual troublesome vultures. Type of firearm and ammunition depends on specific circumstances.

## Animal and Plant Health Inspection Service

### Wildlife Services

Wildlife Services, a program within the U.S. Department of Agriculture's (USDA) Animal and Plant Health Inspection Service (APHIS), provides Federal leadership and expertise in managing conflicts between people and wildlife to help protect the Nation's agricultural and natural resources, property and infrastructure, and public health and safety.

If you are experiencing vulture damage, our biologists can help by providing information and advice or working onsite to reduce damage. We also conduct research to develop new methods for resolving these conflicts.

*Vultures have an adaptable nature and show complex behavior. Combined with increasing populations, this leads to a wide range of conflicts.*

## Factsheet

September 2019

# Managing Vulture Damage



## Know Before You Act

Vultures are migratory birds protected by the Migratory Bird Treaty Act, State laws, and regulations. They are managed by the U.S. Fish and Wildlife Service (part of the U.S. Department of the Interior) and State wildlife agencies. The birds, their nests, and eggs cannot be killed or destroyed without a Migratory Bird Depredation Permit. Individual States and localities may have further restrictions on vulture management. For more specific local information, consult with Wildlife Services staff in your State by calling 1-866-4USDA-WS (1-866-487-3297).

## Types of Vultures

Two different vulture species are native to North America: black vultures and turkey vultures. Both raptor species play an important role in the ecosystem, feeding mostly on carrion, or already-dead animals, though black vultures also exhibit predatory behavior toward wildlife and livestock. Physical features of the birds are useful in their role as scavengers: bald heads, sharp beaks, sharp nails, and highly acidic stomach liquids and urine. The latter contributes to damage issues; as a defense, the birds regurgitate a reeking and corrosive vomit. The uric acid kills bacteria on a bird's legs, but it can also be corrosive. Sharp nails and beaks are highly destructive to synthetic surfaces.

Populations of both species have increased in abundance and range in the past 30 years and may continue to do so into the future. Vultures often form large roosts and loafing areas, numbering from a few dozen to hundreds of individual birds.

Vultures have an adaptable nature and show complex behavior. Those traits, combined with their increasing populations and proximity to humans, contribute to a wide range of conflicts between vultures and people. These





*The turkey vulture (left) is the larger of the two species, weighing about 4 pounds with a 6-foot wingspan. The adult's featherless, bright red head is distinctive, and the body feathers are mostly dark brown/black.*

*The black vulture (right) weighs less than 4 pounds with a wingspan of less than 5 feet. It is mostly black with a gray head.*

can occur in agricultural settings, as well as suburban and urban areas. Wildlife Services works closely with farmers, homeowners, State and local governments, and industries to resolve such conflicts.

## Conflicts With People

**Property Damage.** Large groups of vultures may roost or occupy woodlots near homes and can be destructive. Black vultures often damage homes and commercial buildings by tearing window caulking, roof shingles, vent seals, rubber roof liners, and pool covers. They can damage vehicles by scratching paint, removing rubber seals and wipers, and ripping vinyl seat covers from boats and tractors.

Both black and turkey vultures also affect the quality of life for area residents. The birds' feces and vomit can accumulate, especially on roofs of houses, office buildings, communication towers, and electrical transmission structures. When this happens on electrical transmission towers, arcing and power outages may occur, at great expense to utility companies. When this happens on communication towers often used as roosting sites by vultures, it hampers maintenance activities and impacts the longevity of the structure.

**Agricultural Damage.** Both turkey and black vultures normally feed on animal carcasses. Black vultures, however, can also attack and kill calves, lambs, piglets, adult livestock incapacitated while birthing, and other weak animals. This predatory behavior often results in serious injury or death to livestock, as vultures target the eyes and soft tissues. In most cases, affected animals must be euthanized because of their injuries. A 2017 USDA report on cattle and calf losses in the United States reported that vultures were responsible for 10 percent of all calves lost to predators. Before allowing cell towers on their lands, ranchers should be aware that vultures commonly roost on cell or satellite towers. Wildlife specialists can suggest methods to discourage tower use by the birds.

**Health and Safety Concerns.** Accumulations of feces, as well as vulture roosting and soaring behaviors, create health and safety concerns. Droppings near homes and drinking water sources may pose health concerns for individuals and municipalities. Many people find the white-wash stains of vulture droppings and their associated ammonia odors offensive. Additionally, concentrated vulture populations can be hazardous to aircraft, especially when close to airport flight paths, because of the birds' large size characteristic soaring behavior. This behavior increases their chances of being struck by low-flying aircraft.

**Vulture management is complicated and site-specific, so consulting with a wildlife professional is vital to successfully resolving damage.**

## How We Can Help

Vulture management is complicated and site-specific, so consulting with a wildlife professional is vital to successfully resolving damage. Our Wildlife Services staff can help in many ways. This may include giving information on habitat management or strategies and tools for dispersing vultures from areas of conflict. Our biologists can document vulture damage and start the depredation permit application process when necessary. In some cases, we may enter into cooperative service agreements to resolve these conflicts.

We can also evaluate the damage situation and recommend possible techniques for resolving the specific problems. For example, a vulture effigy, hung correctly, will often scatter a roost. Sound- and light-devices (i.e., propane cannons or pyrotechnics and lasers) also may be used to disperse vultures, especially at roost locations at night or as birds return to settle for the night. Motion-activated sprinklers and inflatable air dancers may be useful for dispersing vultures from rooftops. Obvious attractants, such as open garbage, dead livestock and outdoor feeding of domestic or wild animals, can be removed or excluded, although the source of a site's attraction can be unclear. In some situations, selective, lethal removal of birds may be needed to resolve damage effectively.

## Science-Based Solutions

Wildlife Services' National Wildlife Research Center (NWRC) conducts research on a wide variety of wildlife damage issues. Scientists at the NWRC's Florida field station carry out studies to better understand vulture populations and their ecology and behavior in order to develop strategies that help minimize property damage, protect agriculture, and relieve health and safety concerns caused by vultures.



*Integrated techniques for resolving conflicts with vultures may include using real or constructed effigies/models.*

## Learn More

For more information about managing vulture damage, or other Wildlife Services operations, call your State office at 1-866-4USDA-WS (1-866-487-3297) or visit our Web site at [www.aphis.usda.gov/wildlife-damage](http://www.aphis.usda.gov/wildlife-damage).

Wildlife Services is not the only source of wildlife damage management services available to the public. Private-sector wildlife damage management providers may also be available. Wildlife Services does not endorse or recommend any specific private-sector provider or the use of any specific product over another.

USDA is an equal opportunity provider, employer, and lender.

APHIS 11-15-004

Region: **W** CSA: **WE0** Grid:

**CODE ENFORCEMENT REPORT**  
**Winter Springs Police Department**

For the public: **Yes** Agency Report #: **2023CE000598**  
Juvenile: **No** Domestic Violence: **No** Event #: **2023081236**  
Dating Violence: **No**

Agency ORI: **FL0590600**

<u>Reported Day/Date:</u>	<u>Time Dispatched:</u>	<u>Time Arrived:</u>	<u>Time Completed:</u>	<u>Date Occurred From:</u>	<u>Date Occurred To:</u>
Wed 3/29/2023 9:50	3/29/2023 9:50	3/29/2023 9:50	3/29/2023 09:51	Tue 3/28/2023 12:30	Tue 3/28/2023 12:45
<u>Subdivision:</u>	<u>Forced Entry:</u>	<u>Occupancy:</u>	<u>Type of Weapon:</u>	<u>Location Type:</u>	<u>Municipality:</u>
	N/A	N/A	NA	RESIDENCE-OTHER	WS
<u>Incident Address:</u>			<u>Dispatch Address:</u>		
1120 WINTER SPRINGS BLVD WINTER SPRINGS FL 32708			1120 WINTER SPRINGS BLVD WINTER SPRINGS FL 32708		
#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related:			Alcohol Related: Call Disposition: Signal Code: Clearance:		
01	00	00	0	00	N N I 50OR Open

**OFFENSES SECTION**

<u>Off#</u>	<u>Description</u>	<u>Statute#</u>	<u>UCR</u>	<u>Ordinance</u>	<u>Attempt/Commit</u>	<u>Warrant #</u>	<u>DVR</u>	<u>Drug Activity</u>
1	WS CITY ORDINANCE - UNSAFE/UNSANITARY	13-2c	9800	Yes	C		No	

**PERSON SECTION**

Name: <b>BLAKE, CATHY JUDITH</b>	R/S: <b>W/F</b>	DOB: <b>10/26/1948</b>	or Age:	Offense Indicator:
Adult/Juvenile: <b>A</b>	Hgt: <b>502</b>	Wgt:	Hair:	DL State: <b>FL</b>
Person Type: <b>OTHER/ADULT</b>			Eyes:	Place of Birth:
Address: <b>1119 CHEETAH TRL WINTER SPRINGS, FL 32708</b>			City of Birth:	
Email:			OthPhone2:	Phone:
OthPhone1:			NOK:	Cell Phone: <b>407-739-27002</b>
NOK:				
NOK Address:				
Emp. Address:			Job:	NOK Phone:
Comments:				Bus. Phone:

Name: <b>HARVEY, JANICE REILLY</b>	R/S: <b>W/F</b>	DOB: <b>7/6/1955</b>	or Age:	Offense Indicator:
Adult/Juvenile: <b>A</b>	Hgt: <b>508</b>	Wgt:	Hair:	DL State: <b>FL</b>
Person Type: <b>OTHER/ADULT</b>			Eyes:	Place of Birth:
Address: <b>1120 WINTER SPRINGS BLVD WINTER SPRINGS, FL 32708</b>			City of Birth:	
Email:			OthPhone2:	Phone:
OthPhone1:			NOK:	Cell Phone: <b>407-591-2016</b>
NOK:				
NOK Address:				
Emp. Address:			Job:	NOK Phone:
Comments:				Bus. Phone:

Name: <b>IGLER, DAWN MARIE</b>	R/S: <b>W/F</b>	DOB: <b>10/20/1958</b>	or Age:	Offense Indicator:
Adult/Juvenile: <b>A</b>	Hgt: <b>508</b>	Wgt:	Hair:	DL State: <b>FL</b>
Person Type: <b>OTHER/ADULT</b>			Eyes:	Place of Birth:
Address: <b>1117 CHEETAH TRL WINTER SPRINGS, FL 32708</b>			City of Birth:	
Email:			OthPhone2:	Phone:
OthPhone1:			NOK:	Cell Phone: <b>202-714-3091</b>
NOK:				
NOK Address:				
Emp. Address:			Job:	NOK Phone:
Comments:				Bus. Phone:

Name: <b>THORNTON, CLARENCE HOUSTON</b>	R/S: <b>W/M</b>	DOB: <b>8/5/1956</b>	or Age:	Offense Indicator:
Adult/Juvenile: <b>A</b>	Hgt: <b>602</b>	Wgt:	Hair:	DL State: <b>FL</b>
Person Type: <b>OTHER/ADULT</b>			Eyes:	Place of Birth:
Address: <b>1118 WINTER SPRINGS BLVD WINTER SPRINGS, FL 32708</b>			City of Birth:	
Email:			OthPhone2:	Phone:
OthPhone1:			NOK:	Cell Phone: <b>407-212-9928</b>
NOK:				
NOK Address:				
Emp. Address:			Job:	NOK Phone:
Comments:				Bus. Phone:

Region: W CSA: WE0 Grid:

**CODE ENFORCEMENT REPORT**  
**Winter Springs Police Department**

Agency ORI: **FL0590600**

For the public: **Yes** Agency Report #: **2023CE000598**  
Juvenile: **No** Event #: **20230881236**  
Domestic Violence: **No** Event #: **20230881236**  
Dating Violence: **No**

**NARRATIVES**

Rpt Date: <b>03/29/2023 09:53</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>O</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>03/29/2023 09:55</b>		Related Case #	

**Matt,**

The resident is still feeding the vultures at 1120 Winter Springs Blvd. Will you send a patrol call again to discuss the ramifications of feeding vultures? Attached is a photo, when I drove by there last week were 5 vultures outside waiting on the next meal....

Thank you!

**Victoria K. Colangelo**  
Winter Springs City Commissioner, District 2

**Victoria Colangelo**  
Commissioner  
P: (407) 327-7585 F: (407) 327-4753  
A: 1126 East State Road 434  
Winter Springs, Florida 32708

I swear/affirm the above statements are true and correct: Officer's Signature:	Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____ Name/Title of Person Authorized to Administer Oath.
PRESLEY, KEVIN Name and Employee # (Printed)	W00295

Rpt Date: <b>03/29/2023 09:55</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>03/29/2023 09:59</b>		Related Case #	

On March 28, 2023, Chief Tracht forwarded me an email from Commissioner Colangelo, advising that the residence at 11230 Winter Springs Blvd is still feeding the vultures.

On March 28, 2023, I drove by the residence and did not observe any vulture activity. Code Enforcement will continue to spot check the residence and take appropriate action if observed.

I swear/affirm the above statements are true and correct: Officer's Signature:	Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____ Name/Title of Person Authorized to Administer Oath.
PRESLEY, KEVIN Name and Employee # (Printed)	W00295

Rpt Date: <b>03/30/2023 13:17</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>03/30/2023 13:18</b>		Related Case #	

On March 30, 2023, at approximately 1230 hours, I drove by the residence and did not observe any vulture activity.

I swear/affirm the above statements are true and correct: Officer's Signature:	Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____ Name/Title of Person Authorized to Administer Oath.
PRESLEY, KEVIN Name and Employee # (Printed)	W00295

Rpt Date: <b>04/3/2023 12:27</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>04/3/2023 12:28</b>		Related Case #	

On April 3, 2023, at approximately 1111 hours, I drove by the residence and did not observe any vulture activity.

Region: **W** CSA: **WE0** Grid:

**CODE ENFORCEMENT REPORT**  
**Winter Springs Police Department**

For the public: **Yes** Agency Report #: **2023CE000598**  
Juvenile: **No** Domestic Violence: **No** Event #: **20230881236**  
Dating Violence: **No**

Agency ORI: **FL0590600**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

**PRESLEY, KEVIN** W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>04/4/2023 10:05</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>04/4/2023 10:09</b>		Related Case #	

**On April 4, 2023, at approximately 0847 hours, I spoke to Janice Harvey about feeding the vultures. She advised me that she rarely feeds them anymore, and they mostly just come and visit her. I advised her that she cannot feed the birds raw meats and if she does it is a violation of city ordinance under our nuisance ordinance. She advised that she understood and will completely ween them off being fed by her.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

**PRESLEY, KEVIN** W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>04/21/2023 07:38</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>04/21/2023 07:41</b>		Related Case #	

**On April 21, 2023, from approximately 0735 hours to 0745 hours, I watched the residence and did not observe any vulture activity.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

**PRESLEY, KEVIN** W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>04/25/2023 12:34</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>04/27/2023 14:01</b>		Related Case #	

**On April 25, 2023, at approximately 1235 hours, I drove by the residence and did not observe any vulture activity.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

**PRESLEY, KEVIN** W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>04/27/2023 14:04</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>04/27/2023 14:05</b>		Related Case #	

**On April 27, 2023, at approximately 1404 hours, I drove by the residence and did not observe any vulture activity.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

**PRESLEY, KEVIN** W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>04/27/2023 16:00</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>04/27/2023 16:04</b>		Related Case #	

**On April 27, 2023, I made contact with Sawn Igler, Clarence Thornton, and Cathy Blake, who are all neighbors of 1120 Winter Springs Blvd. I advised them all to notify the police department on our non-emergency phone line when it is observed that the residents are feeding the vultures raw chicken. Each advised that they would and are willing to provide a written statement.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

**PRESLEY, KEVIN** W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>05/5/2023 08:46</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
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Region: **W** CSA: **WE0** Grid:

**CODE ENFORCEMENT REPORT**  
**Winter Springs Police Department**

For the public: **Yes** Agency Report #: **2023CE000598**  
Juvenile: **No** Domestic Violence: **No** Event #: **20230881236**  
Dating Violence: **No**

Agency ORI: **FL0590600**

Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>05/5/2023 09:07</b>	Related Case #
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**On May 4, 2023, at approximately 1830 hours, Clarence Thornton called WSPD at 407-327-1000 and was transferred to the Code Enforcement answering machine. He left a message that his neighbor Janice was feeding the vultures.**

**At approximately 1929 hours, Officer Bitikoffer responded to 1120 Winter Springs Blvd. (event# 20231242736) reference a disturbance between neighbors. I viewed the BWC video, and Janice Harvey is recorded stating the neighbor (Clarence Thornton) gets upset because she feeds the birds. I tagged the BWC video with this case number as evidence in our code case.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

PRESLEY, KEVIN W00295  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>05/8/2023 12:01</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
----------------------------------	---------------------------------	---------------	------------------------	--------------------

Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>05/8/2023 12:01</b>	Related Case #
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**On May 8, 2023, at approximately 1201 hours, I drove by the residence and did not observe any vulture activity.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

PRESLEY, KEVIN W00295  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>05/12/2023 07:56</b>	Reporter: <b>PRESLEY, KEVIN</b>	<b>W00295</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
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Mod By: <b>WINTERSPRINGS\kpresley</b>	Mod Date: <b>05/12/2023 07:57</b>	Related Case #
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**On May 12, 2023, at approximately 0755 hours, I drove by the residence and did not observe any vulture activity.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

PRESLEY, KEVIN W00295  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>05/17/2023 11:58</b>	Reporter: <b>HEATH, BRAD</b>	<b>W00821</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
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Mod By: <b>WINTERSPRINGS\bheath</b>	Mod Date: <b>05/17/2023 12:24</b>	Related Case #
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**On 05-17-2023 at approximately 1120 hours, while driving by the rear of 1120 Winter Springs Boulevard, from off of Gazell Trail, I observed two (2) vultures perching on the rear upstairs balcony railing. I decided to pull off the side of Gazell Trail to see what the vultures were doing.**

**As soon as I parked my vehicle, I noticed that one (1) of the vultures leaned its head over the inside of the balcony and appeared to be eating something. That particular vulture then flew on top of the roof of the residence. The second vulture then followed. As the second vulture flew on top of the roof, the first vulture flew off and was followed by the second. A third vulture which was out of my view then flew after the first and second vultures.**

**Due to my position, it was not clear what the vulture was eating. I took two (2) photographs of the vultures before they flew away. These photographs were attached to this report.**

**This concluded the vulture activity at the residence.**

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

HEATH, BRAD W00821  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: <b>05/24/2023 17:18</b>	Reporter: <b>HILERIO, JOSE</b>	<b>W16784</b>	Clearance: <b>Open</b>	Nar Type: <b>S</b>
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Mod By: <b>WINTERSPRINGS\jmhilerio</b>	Mod Date: <b>05/24/2023 17:18</b>	Related Case #
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CODE ENFORCEMENT REPORT  
Winter Springs Police Department

Agency ORI: FL0590600

For the public: Yes Agency Report #: 2023CE000598  
Juvenile: No  
Domestic Violence: No Event #: 20230881236  
Dating Violence: No

On 05/24/2023, at approximately 1637 hours, I, Officer JM Hilerio, responded to 1120 Winter Springs Blvd, regarding an animal complaint. Upon my arrival at the scene, I contacted the complainant, who was identified as Clarence Thorinton, who stated the following:

According to Thorinton, he observed several vultures flying on top of his neighbor's house, which made him believe the homeowner was still feeding the vultures. Thorinton advised that he did not witness anyone feeding the vultures. However, the amount of vultures locate near the residence makes him believe someone is still violating a city ordinance by feeding these birds.

Contact was made with the homeowner's nephew who denied feeding the birds, and stated that the homeowner is not feeding them either since she was not home at the time of this incident. Contact was made with the homeowner over the phone, who advised that she was no longer feeding the vultures, and was currently aware of the consequences of feeding these birds.

No further action was taken by me. My department issued body worn camera was activated during these incident.

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

HILERIO, JOSE W16784  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: 06/1/2023 14:13	Reporter: HEATH, BRAD	W00821	Clearance: Open	Nar Type: S
Mod By: WINTERSPRINGS\bheath	Mod Date: 06/1/2023 14:14	Related Case #		

On 05-31-2023 at approximately 1336 hours, while driving by the rear of 1120 Winter Springs Boulevard, I observed a total of seven (7) vultures. One of the vultures was on the roof of the residence and six (6) were perching on the trees in the backyard. I pulled off to the side of the road so that I could take pictures of the vultures.

These photographs were attached to this report.

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

HEATH, BRAD W00821  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: 06/2/2023 13:25	Reporter: PRESLEY, KEVIN	W00295	Clearance: Open	Nar Type: S
Mod By: WINTERSPRINGS\kpresley	Mod Date: 06/2/2023 14:41	Related Case #		

On June 2, 2023, at approximately 1325 hours, I drove by the residence, I observed one vulture fly in and land on the rear roof. The vulture then moved out of my sight onto the second-story rear balcony. I then observed two vultures appear from the balcony onto the wall surrounding it. One vulture went onto the roof, and the other went back out of my sight onto the balcony. At approximately 1330 hours, the vulture on the roof flew off. At 1333 hours, the vulture reappeared on the balcony wall and perched on the edge until it flew off at 1335 hours. Another vulture appeared on the balcony and again flew down into the balcony out of sight.

While utilizing a pair of binoculars from my vehicle parked on Gazell Trail, I could observe a piece of food and bone sitting on the edge of the roof, and I was able to take a picture of it with my camera through the binoculars. At 1342 hours, when I left the area, the vulture remained inside the balcony area.

I swear/affirm the above statements are true and correct:  
Officer's Signature:

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

PRESLEY, KEVIN W00295  
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath.

Rpt Date: 06/9/2023 08:18	Reporter: PRESLEY, KEVIN	W00295	Clearance: Open	Nar Type: S
Mod By: WINTERSPRINGS\kpresley	Mod Date: 06/9/2023 08:42	Related Case #		

**CODE ENFORCEMENT REPORT**  
**Winter Springs Police Department**Agency ORI: **FL0590600**For the public: **Yes** Agency Report #:  
Juvenile: **No** 2023CE000598  
Domestic Violence: **No** Event #:  
Dating Violence: **No** 20230881236

On June 8, 2023, at approximately 1320 hours, Lt. Heath and I met with Janice Harvey at her residence. I advised Janice that we have still been receiving complaints that she is feeding the vultures. I then advised her that we have been watching the residence and have not seen a lot of vulture activity, but on occasion have seen them. She told me that's because they live in her trees. I then informed her that the complaints are that she is feeding the vulture on her second-story back porch, so she can't be seen. I asked if I could walk back there and look on the porch to verify she was not so I could close out my case. She advised us that we could and to be careful because it was a mess. Lt Heath, Janice Harvey, and I walked around the house to the porch stairs. As we walked around the left side of the house, I could observe several bones that appeared to be chicken bones in several states of decomposition, some even being swarmed with flies. I then asked Janice Harvey when the last time she fed the vultures, and she replied that it was a couple of days ago. I asked her why she kept feeding the vultures after I informed her it was a violation. She stated that she has raised them and one of them can not fly very well. She then informed us that she fed the one that doesn't fly well today. I then walked up the porch steps and immediately observed numerous decomposed chicken bones on the stairs and middle landing. As I made it up to the porch, I observed numerous more decomposed bones and several chicken egg shells that had been broken open. I asked Janice why there were eggs on the porch and she advised me that the vultures eat raw eggs as well. I took photographs of the bones and eggshells and the overall condition of the porch. I then spoke with Janice Harvey and advised her that I would be requesting that the Code Board order a Finding of Fact to her that feeding the vultures is in violation of the city code pertaining to unsafe and unsanitary nuisance codes (13-2). She advised she understood.

I have attached photos of my observations on the stairs and porch.

I swear/affirm the above statements are true and correct:  
Officer's Signature:

PRESLEY, KEVIN W00295  
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned

authority, this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_

Name/Title of Person Authorized to Administer Oath.

**ADMINISTRATIVE SECTION**

Was Crime Scene Processed: **No**

Processed By:

Officer Reporting: **W00295 PRESLEY, KEVIN**

Reviewed By: **W00295 PRESLEY, KEVIN**

Assigned To: **W00295 PRESLEY, KEVIN**

Clearance: **Open**

Comments: **FEEDING VULTURES**

Officer Shift: **W** Section: **W2** Unit: **W2**

Date: **03/29/2023**

Review Date: **03/29/2023**

Routed to:

**WS**

Assigned Date: **03/29/2023**

Assigned Dept:

Clearance Date:

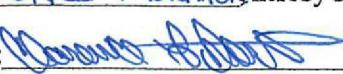
Referred To:

Name: CLARENCE THORNTON	Date of Birth: 08/05/1956
Address: 1118 WINTER SPRING	
Home Phone Number: ( )	Email Address:
Cell Phone Number: (407) 212-9978	Work Phone Number: ( )

ON 5/24/23, I SAW MY NEIGHBOR FEEDING THE VULTURES. @ 1120 WINTER SPRINGS BLVD. VOMITTED ON MY PATIO FURNITURE.

I certify the statement concerning this incident/ offense was voluntarily given. I am aware of the following statute and penalties as provided by F.S.S. 837.05, 775.082, 775.083 to-wit: Whoever knowingly gives false information to any law enforcement officer concerning the alleged commission of any crime is guilty of a misdemeanor of the first degree, punishable by imprisonment not exceeding one year and/or a fine not exceeding \$1000.00. Initials: \_\_\_\_\_

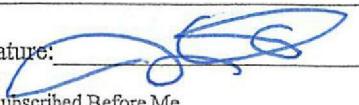
I, CLARENCE THORNTON, hereby state I wish to prosecute and will testify if necessary.

Signature:  Date: 5/24/2023

I, \_\_\_\_\_, hereby state I wish to make a report for informational purposes only and do not wish to prosecute.

Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

I am a witness or have another status of involvement: Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Officer Signature: 	Officer I.D. Number: 151	Date: 05/24/2023
Sworn To and Subscribed Before Me Law Enforcement Officer Conducting Official Investigation		



**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**

1120 WINTER SPRINGS BLVD.  
WINTER SPRINGS, FL 32708

**City Of Winter Springs Case Number**

2023CE000598

**Posted on the following date:**

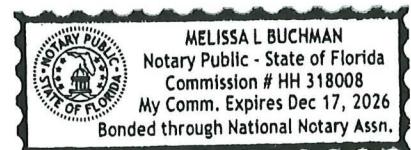
June 15, 2023

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

*Capt. K. Presley*

SIGNATURE

CAPTAIN KEVIN PRESLEY



*Mussa B*  
NOTARY SIGNATURE

*6-15-23*  
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



## AFFIDAVIT OF POSTING

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

1120 WINTER SPRINGS BLVD.  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**

2023CE000598

**Posted on the following date:**

June 15, 2023

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

*Capt. KLP#2*

SIGNATURE

CAPTAIN KEVIN L. PRESLEY



*Melissa B*

NOTARY SIGNATURE

*6-15-23*

DATE

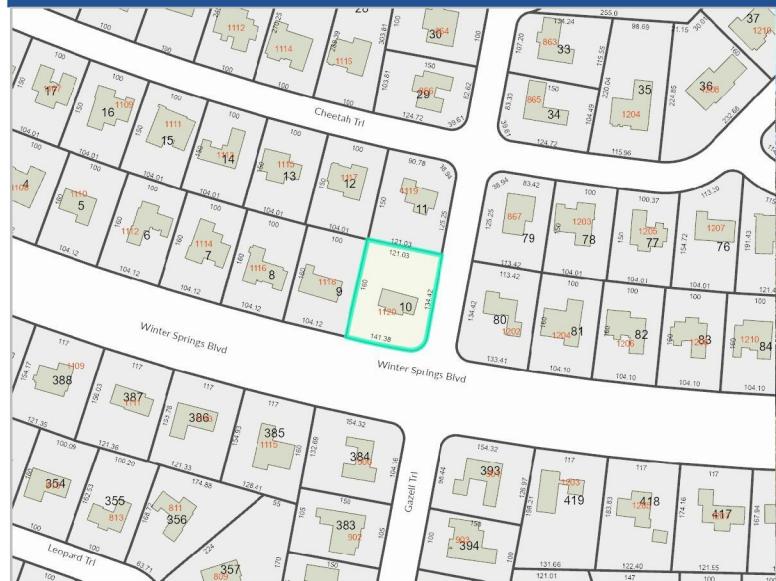
STAMP:

# Property Record Card



Parcel 12-21-30-5EK-0000-0100  
Property Address 1120 WINTER SPRINGS BLVD WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



## Parcel Information

Parcel	12-21-30-5EK-0000-0100
Owner(s)	HARVEY, JANICE S
Property Address	1120 WINTER SPRINGS BLVD WINTER SPRINGS, FL 32708
Mailing	1120 WINTER SPRINGS BLVD WINTER SPGS, FL 32708-3719
Subdivision Name	TUSCAWILLA UNIT 06
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2001)
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	\$352,257	\$299,245
Depreciated EXFT Value	\$400	\$400
Land Value (Market)	\$95,000	\$80,000
Land Value Ag		
Just/Market Value	\$447,657	\$379,645
Portability Adj		
Save Our Homes Adj	\$193,304	\$132,700
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$254,353	\$246,945

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions

**\$5,963.24**

2022 Tax Savings with Exemptions

**\$2,733.25**

2022 Tax Bill Amount

**\$3,229.99**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 10  
TUSCAWILLA UNIT 6  
PB 21 PGS 32 & 33

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$254,353	\$50,000	\$204,353
CITY WINTER SPRINGS	\$254,353	\$50,000	\$204,353
FIRE FUND	\$254,353	\$50,000	\$204,353
COUNTY GENERAL FUND	\$254,353	\$50,000	\$204,353
Schools	\$254,353	\$25,000	\$229,353

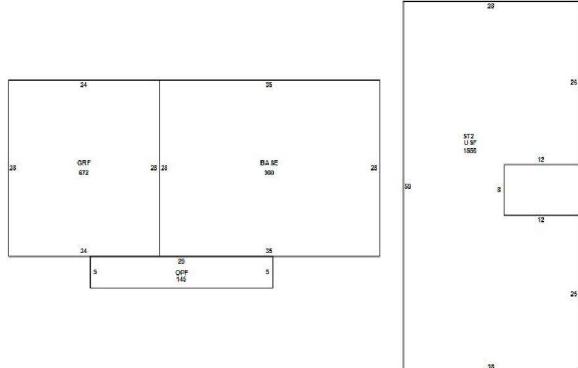
## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/2000	03882	1767	\$200,000	Yes	Improved
WARRANTY DEED	11/01/1996	03166	1929	\$172,500	Yes	Improved
WARRANTY DEED	10/01/1989	02122	0097	\$166,000	Yes	Improved
WARRANTY DEED	02/01/1982	01381	1353	\$120,000	Yes	Improved
WARRANTY DEED	12/01/1978	01205	1573	\$83,000	Yes	Improved
WARRANTY DEED	12/01/1978	01205	1572	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$95,000.00	\$95,000

## Building Information



Building 1 - Page 1

**\*\* Year Built (Actual / Effective)**

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00753	REROOF	Winter Springs	\$7,150		3/13/2019
01409	HVAC	Winter Springs	\$7,200		4/17/2020

## Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 1	10/01/1979	1	\$400	\$1,000

## Zoning

Zoning	Zoning Description			Future Land Use		Future Land Use Description							
PUD	Low Density Residential												
<b>Utility Information</b>													
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler					
26.00	DUKE	CENTURY LINK	WINTER SPRINGS	CITY OF WINTER SPRINGS	NA	NA	NA	NA					
<b>Political Representation</b>													
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		49							
<b>School Information</b>													
Elementary School District	Middle School District			High School District									
Keeth	Indian Trails			Winter Springs									

Copyright 2023 © Seminole County Property Appraiser

# City of Winter Springs Code Enforcement Division

June 27, 2023

1120 WINTER SPRINGS BLVD.  
JANICE S. HARVEY

I am requesting the Code Enforcement Board find the Respondent in violation of: **13-2(c) – Unsafe/Unsanitary matter leading to infestation of wild animals; Accumulation of stagnant water.**



2023CE000598



# WS CITY ORD.

13-2(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 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.



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 1

13-2(C) – UNSAFE / UNSANITARY

Complaint received on April 29, 2023  
with this picture attached



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 2

13-2(C) – UNSAFE / UNSANITARY

Photo Taken May 17, 2023  
by Lt. Heath



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 3

13-2(C) – UNSAFE / UNSANITARY

Photo Taken May 17, 2023  
by Lt. Heath



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 4

13-2(C) – UNSAFE / UNSANITARY

Photo Taken May 31, 2023  
by Lt. Heath



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 5

13-2(C) – UNSAFE / UNSANITARY

Photo Taken May 31, 2023  
by Lt. Heath



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 6 & 7

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 2, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 8

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 2, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

13-2(C) – UNSAFE / UNSANITARY

Florida Fish and Wildlife  
Conservation Commission (FWC)  
Publication – “Living with Vultures”

<https://myfwc.com/wildlifehabitat/s/profiles/birds/raptors-and-vultures/vultures/>

## What can be done to prevent problems with vultures?

Vultures can exhibit unwanted behaviors that can negatively impact people and can potentially cause property damage. Large groups of vultures sometimes congregate on roofs or in yards and can pull up shingles, tear patio screens, unearth wiring, rip out caulking, regurgitate on personal property and produce large amounts of corrosive feces. Discouraging vultures from roosting on homes and structures can reduce conflicts.



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## 13-2(C) – UNSAFE / UNSANITARY

United States Department of Agriculture(USDA) Publication – “Managing Vulture Damage”

### Conflicts With People

**Property Damage.** Large groups of vultures may roost or occupy woodlots near homes and can be destructive. Black vultures often damage homes and commercial buildings by tearing window caulking, roof shingles, vent seals, rubber roof liners, and pool covers. They can damage vehicles by scratching paint, removing rubber seals and wipers, and ripping vinyl seat covers from boats and tractors.

Both black and turkey vultures also affect the quality of life for area residents. The birds' feces and vomit can accumulate, especially on roofs of houses, office buildings, communication towers, and electrical transmission structures. When this happens on electrical transmission towers, arcing and power outages may occur, at great expense to utility companies. When this happens on communication towers often used as roosting sites by vultures, it hampers maintenance activities and impacts the longevity of the structure.

**Health and Safety Concerns.** Accumulations of feces, as well as vulture roosting and soaring behaviors, create health and safety concerns. Droppings near homes and drinking water sources may pose health concerns for individuals and municipalities. Many people find the white-wash stains of vulture droppings and their associated ammonia odors offensive. Additionally, concentrated vulture populations can be hazardous to aircraft, especially when close to airport flight paths, because of the birds' large size characteristic soaring behavior. This behavior increases their chances of being struck by low-flying aircraft.



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 9 & 10

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 11 & 12

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 13 & 14

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 15 & 16

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 17 & 18

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 19 & 20

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



Jun 8, 2023 at 1:29:39 PM  
1120 Winter Springs Blvd  
Winter Springs FL 32708  
United States



Jun 8, 2023 at 1:29:41 PM  
1120 Winter Springs Blvd  
Winter Springs FL 32708  
United States



2023CE000598



# 1120 WINTER SPRINGS BLVD.

## Photo 21 & 22

13-2(C) – UNSAFE / UNSANITARY

Photos Taken June 8, 2023  
by Capt. Presley



2023CE000598



# Florida State Statute

## 162.06(4)

If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the violator and may immediately notify the enforcement board and request a hearing.



2023CE000598



1120 WINTER SPRINGS BLVD.  
JANICE S. HARVEY

## **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 days (JUNE 27, 2023) to establish compliance. In the event the violation(s) are not corrected, a fine of \$250.00 a day be imposed.



2023CE000598





## CITY OF WINTER SPRINGS, FLORIDA

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

## CODE ENFORCEMENT BOARD

**THE CITY OF WINTER SPRINGS,**  
A Florida municipal corporation,

Case # 2022CE001993

Petitioner,

v.

**ARP 2014-1 BORROWER LLC,**

Respondent,

/

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

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on March 28, 2023 to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, and having reviewed the record and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

#### **Findings of Fact and Conclusions of Law**

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

1. That the property at issue in this matter is located at 473 Lancers Drive, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 03-21-30-5KK-0000-0330. The Property is owned by ARP 2014-1 Borrower LLC. ("Respondent").

2. That the Respondent was provided a Notice of Violation in accordance with Sections 2-60 and 2-61 of the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. Such Notice of Violation alleged violations of Section(s) 6-186 Permit Required (No Fence Permit), *City Code* and 13-2(B) Prohibitions (Junk and Debris), *City Code* and required corrective actions relating to the Property.

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

4. That the Respondent either failed or refused to correct such violations within the reasonable time period provided in the Notice of Violation.

5. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board, in accordance with the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. The Respondent was not present at the hearing.

6. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence. City code enforcement officers provided sworn testimony and photographs relative to the violation(s), including a photo of the fence (Photo 1) installed without issuance of approved related permit(s), a screenshot of the City Permit Search webpage showing no fence permit was pulled (Photo 2) and the junk and debris piled behind the fence (Photo 3).

Conclusions of Law

7. That based on the testimony and evidence presented, as well as the testimony and photographs presented by the code enforcement officer, depicting the new fence erected without a permit (Sec. 6-186, *City Code*) and the junk and debris in the backyard (Sec. 13-2(B), *City Code*) all of which remains beyond the compliance date set forth in the Notice of Violation, Respondent violated Sections 6-186 Permit Required (No Fence Permit) and 13-2(B) Prohibitions (Junk and Debris), *City Code*.

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

1. The Respondent be given until **April 28, 2023** to correct the violations of the City Code on the Property. The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. Upon a finding by the Code Enforcement Board that the Property remains in violation, a fine will be entered in the amount of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** per day beginning on **April 28, 2023** and continuing to accrue daily until the violations are brought into compliance.

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

order acknowledging compliance with the original order. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

4. Any and all future recurrence(s) of any violation(s) addressed herein, after same have been corrected, shall necessitate further proceedings before the Board. While the Code Enforcement Officer shall give the Respondent notice of the repeat violation, the Code Enforcement Officer is not required to provide Respondent a reasonable time to correct such repeat violation(s). The Board, upon finding such repeat violation(s) exist(s), may impose a fine not to exceed Five Hundred Dollars (\$500.00) for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Officer.

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

**DONE AND ORDERED** at Winter Springs, Florida, this 10 day of April, 2023.

CODE ENFORCEMENT BOARD OF THE  
CITY OF WINTER SPRINGS, FLORIDA

Maurice Kaprow  
Maurice Kaprow, Chairperson

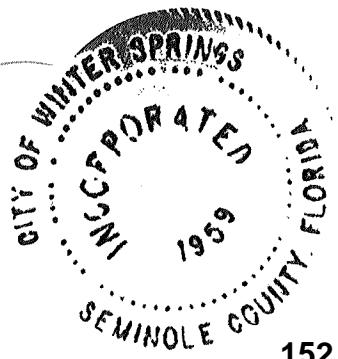
Copies furnished to:

CERTIFIED MAIL 7017 2400 0000 4978 2164

ARP 2014-1 Borrower LLC  
Attn: Property Tax Dept.  
23975 Park Sorrento; Ste. 300  
Calabasas, CA 91302-4015

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 11 day of April, 2023.

Christian Gowan  
Christian Gowan, Board Secretary





CITY OF WINTER SPRINGS, FLORIDA  
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,  
PETITIONER,  
vs.  
RESPONDENT

COMPLAINT NO: 2022CE001993

PARCEL OWNER:

ARP 2014-1 BORROWER LLC  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302-4015

**NOTICE OF NON-COMPLIANCE (MASSEY) HEARING**

Please take notice that at 5:30 P.M. on JUNE 27, 2023 the Code Enforcement Board will hold a NON-Compliance (Massey) hearing.

The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 473 LANCERS DR. WINTER SPRINGS, FL 32708

Property Owner Name: ARP 2014-1 BORROWER LLC ATTN: PROPERTY TAX DEPT.

Property Owner Mailing Address: 23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4015

The cited violations are as follows: WS CITY ORD. 13-2(B), WS CITY ORD. 6-186

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the **Findings of Fact, Conclusions of Law and Order (First Violation)**, attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.06, Florida Statutes. If the Code Enforcement Board finds your property in violation of the above referenced City Code you can be fined up to \$250.00 per day for each day the violation continues or up to \$500 per day for each day a repeat violation continues. You can 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. You have the right to present evidence, exhibits, written and oral testimony. 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 mail on 6/9/2023, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Professionally,

A handwritten signature in blue ink that reads "Terri Sanchez".  
Code Officer TERRI SANCHEZ  
407-327-7965

Certified Mail: 7020 0640 0001 8018 8043 & 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 MASSEY CODE BOARD HEARING**

473 LANCERS DR.  
WINTER SPRINGS, FL 32708

AND

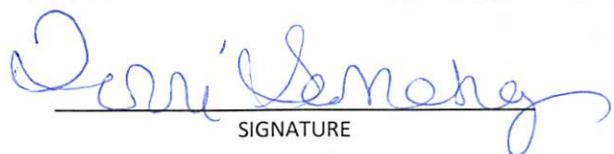
1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**  
2022CE001993

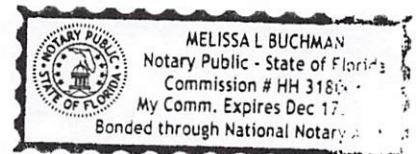
**Posted on the following date:**

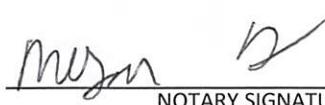
JUNE 9, 2023

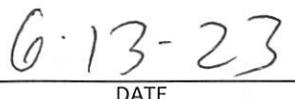
**The undersigned swears and affirms that the property has been posted:**

  
\_\_\_\_\_  
SIGNATURE

CODE OFFICER TERRI SANCHEZ



  
\_\_\_\_\_  
NOTARY SIGNATURE

  
\_\_\_\_\_  
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



10/27/2022

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPT.  
23975 PARK SORRENTO  
STE 300  
CALABASAS, CA 91302-4015

Case #: 2022CE001993

Address of Parcel in Violation: 473 LANCERS DR. 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  
October 19, 2022

Violation Description	Comments/Corrections Needed
WS CITY ORD. 6-186 NO FENCE PERMIT	OBTAIN A PERMIT FOR THE FENCE.
WS CITY ORD. 13-2(B) JUNK & DEBRIS	REMOVE THE OLD FENCE FROM BACKYARD AND NEXT TO THE GARAGE AREA.

Failure to correct the violation(s) by **November 29, 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.

u

Corrective Action	Comments	Due Date
Notice of Code Violation		November 29, 2022

Municipal Code	Code Text
WS CITY ORD. 6-186	Plans showing the location of any proposed fence or wall in excess of one hundred dollars (\$100.00) cumulative value and the type of construction shall be

	submitted to the building official and a permit obtained therefore from the building official.
WS CITY ORD. 13-2(B)	It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, or any unused abandoned vehicle, or abandoned parts, machinery or machinery parts, garbage, trash or other waste materials to be in or upon any yard, garden, lawn, outbuildings or premises owned, rented, leased or otherwise occupied by him/her in the city unless in connection with a business enterprise lawfully situated and licensed for the same.

Professionally,

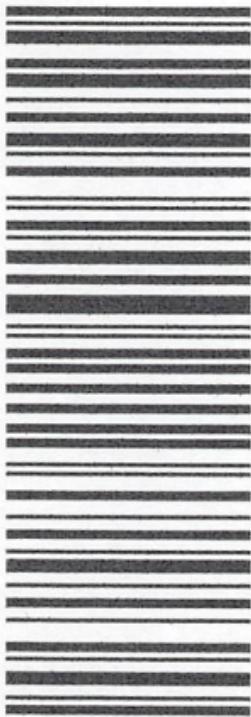


Code Officer Terri Sanchez  
407-327-7965

**Certified Mailing Number: 7020 0640 0001 8018 7619 &  
First Class**

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

**CERTIFIED MAIL®**



# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

NCU 2023CE001993

For delivery information, visit our website at [www.usps.com](http://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**

HRP-2041 Builders LLC

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

23975 PARK Serrano Ste A-157

City, State, ZIP+4®

Chabasos CA 91302

**Postmark  
Here**

## 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:**

ARP- 2014 | Borrower 46  
ATTN: Property Tax Dept.  
23975 Parkamento St #300  
Calabasas, CA 91302



9590 9402 7635 2122 2723 55

**2. Article Number (Transfer from service label)**

7020 0640 0001 8018 7619

**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

II  
II Restricted Delivery

- 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 2723 55**

**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**

**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:

ARP- 2014 | Borrower UC  
ATTN: Property Tax Dept.  
23975 Parkamento St B300  
CALABASAS, CA 91302



9590 9402 7635 2122 2723 55

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7619

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

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

II  
II Restricted Delivery

161

USPS TRACKING #



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

9590 9402 7635 2122 2723 55

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**

84251000



162



CITY OF WINTER SPRINGS, FLORIDA  
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,  
PETITIONER,  
VS.  
RESPONDENT

COMPLAINT NO: 2022CE001993

PARCEL OWNER:  
ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPT.  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302-4015

**NOTICE OF CODE BOARD HEARING**

Please take notice that at 5:30 P.M. on MARCH 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: 473 LANCERS DR. WINTER SPRINGS, FL 32708

Property Owner Name: ARP 2014-1 BORROWER LLC ATTN: PROPERTY TAX DEPT.

Property Mailing Owner Address: 23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4015

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 03/09/2023, 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 "Terri Sanchez".

Code Officer Terri Sanchez  
407-327-7965

Certified mailing: 7020 0640 0001 8018 7862 & FIRST CLASS

TYPE TO THE RIGHT  
AT DOTTED LINE

U MAIL®



J20 0640 0001 8018 7862

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

CB 20200701993

For delivery information, visit our website at [www.usps.com](http://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

ARR-2044-1 Bimawi LLC Dept.

Street and Apt. No. or PO Box No.

23975 One E. Sunset to Suite 164

City, State, ZIP+4

Calabasas CA 91302-4015

Postmark  
Here

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- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.

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- 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;
- 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.

*Receipt*; attach PS Form 3811 to your mailpiece;

**IMPORTANT: Save this receipt for your records**

AB 2022 SEC 01 1993

**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:

ARP 204-1 Borrower LLC  
 ATTN: Property TAX Dept.  
 23975 Park Serrano St. #300  
 Colabedas CA 91302-4015



9590 9402 7635 2122 2716 17

2. Article Number (*Transfer from service label*)

7020 0640 0001 8018 7862

**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?  YesIf 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  
 (00)

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**

**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  
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

473 LANCERS DR.  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number  
2022CE001993

Posted on the following date:

MARCH 9, 2023

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

  
SIGNATURE

Code Officer Terri Sanchez

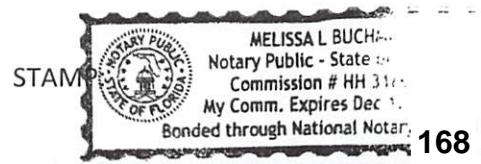


NOTARY SIGNATURE



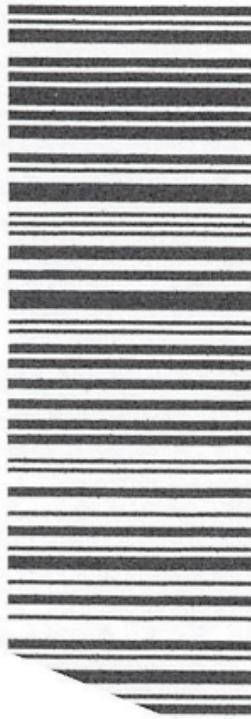


DATE



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

**CERTIFIED MAIL®**



7020 0640 00001 8018 8043  
7020 0640 00001 8018 8043

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://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**

AGP 2014 + Bumaver LLC Tax Dept  
Street and Apt. No., or PO Box No.  
23975 DARK SORRENTO Ste 3x 169  
City, State, ZIP+4®  
California CA 91302-4055

Postmark  
Here

AGP 2014

169

See Reverse for Instructions

## 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.

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- 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:**

ALD 2014-1 Borrower LLC  
ATTN: Tax Property Dept.  
13975 Park Sorrento  
Ste. 300  
Catalina, CA 91302-4015



9590 9402 7635 2122 2710 06

**2. Article Number (Transfer from service label)**

7020 0640 0001 8018 8043

**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
- Domestic Mail

Mail Restricted Delivery  
0)

- 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 2710 06

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**

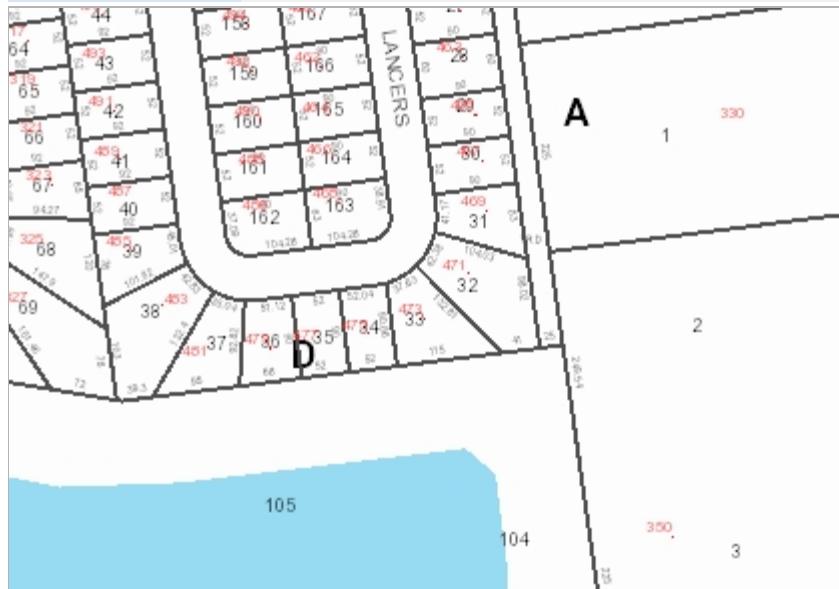
# Property Record Card



**Parcel** 03-21-30-5KK-0000-0330  
**Property Address** 473 LANCERS DR WINTER SPRINGS, FL 32708

## Parcel Information

Parcel	03-21-30-5KK-0000-0330
Owner(s)	ARP 2014-1 BORROWER LLC
Property Address	473 LANCERS DR WINTER SPRINGS, FL 32708
Mailing	Attn: : PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4015
Subdivision Name	MOUNT GREENWOOD UNIT 5 OF
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
Agricultural Classification	No



## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$221,742	\$204,641
<b>Depreciated EXFT Value</b>	\$1,200	\$1,200
<b>Land Value (Market)</b>	\$57,000	\$57,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$279,942	\$262,841
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$36,801	\$41,804
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$243,141	\$221,037
2022 Tax Amount without Exemptions:	\$4,128.55	
2022 Tax Bill Amount:	\$3,700.17	
2022 Tax Savings with Exemptions:	\$428.38	

*\*Does NOT INCLUDE Non Ad Valorem Assessments*

## Legal Description

LOT 33  
UNIT 5 OF MOUNT GREENWOOD  
PB 40 PGS 6 TO 9

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$243,141	\$0	\$243,141
CITY WINTER SPRINGS	\$243,141	\$0	\$243,141
FIRE FUND	\$243,141	\$0	\$243,141
COUNTY GENERAL FUND	\$243,141	\$0	\$243,141
Schools	\$279,942	\$0	\$279,942

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	08/01/2014	08323	0036	\$100	No	Improved
WARRANTY DEED	04/01/2013	08016	0374	\$147,000	Yes	Improved

CERTIFICATE OF TITLE	02/01/2013	07970	1514	\$107,000	No	Improved
QUIT CLAIM DEED	09/01/1998	03515	0590	\$46,000	No	Improved
WARRANTY DEED	09/01/1998	03515	0592	\$92,000	Yes	Improved
FINAL JUDGEMENT	11/01/1997	03327	0236	\$100	No	Improved
WARRANTY DEED	06/01/1994	02792	1124	\$87,200	Yes	Improved
SPECIAL WARRANTY DEED	03/01/1994	02757	1030	\$143,700	No	Vacant
SPECIAL WARRANTY DEED	12/01/1992	02538	1315	\$2,404,000	No	Vacant

## Land

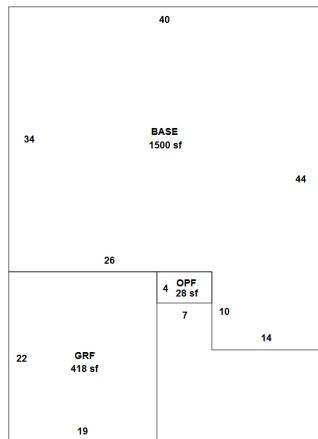
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$57,000.00	\$57,000

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1994	3	2.0	7	1,500	1,946	1,500	CB/STUCCO FINISH	\$221,742	\$250,556	Description Area

GARAGE FINISHED 418.00

OPEN PORCH FINISHED 28.00



Sketch by Aven Sketch

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
01932	VINYL SIDING	Winter Springs	\$3,906		6/23/2006
23970	SINGLE FAMILY DWELLING 473 LANCERS DR	Winter Springs	\$113,977	6/8/1994	4/1/1994
00168	REPLACE PATIO DOOR ON REAR W/FRENCH DOOR	Winter Springs	\$1,686		1/27/2005
01409	REROOF	Winter Springs	\$5,000		6/9/2011

## Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 2	07/01/1994	1	\$1,200	\$3,000

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
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PUD

Medium Density Residential

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
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## 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	Indian Trails	Winter Springs

# City of Winter Springs Code Enforcement Division

June 27, 2023

473 LANCERS DR.  
ARP 2014-1 BORROWER LLC  
**NON-COMPLIANCE**

The original hearing date was March 28, 2023



2022CE001993



The board sited the respondent in violation of:

WS City Ord. 6-186 NO FENCE PERMIT

WS City Ord. 13-2(B) JUNK & DEBRIS



2022CE001993



# 473 LANCERS DR.

## Photo 1

Findings: Fence installed without Permit.

Picture taken 10/19/22

WS CITY ORD. 6-186  
(ORIGINAL)



2022CE001993





Welcome Page

### Public Search

Permit Type

Permit Number

Service Address   
473 LANCERS DR  
WINTER SPRINGS, FL  
32708

No. of permits per page

Permit Number	Application Number	Status	Address
ROOF <a href="#">201101409</a>	ROOF 201101409	Permit Completed	473 LANCERS DR WINTER SPRINGS, FL 32708

| 1 | Permits found: 1

# 473 Lancers Dr. Photo 2

Findings: Fence installed with no permit. City of Winter Springs permit  
Website. No permit showing.

Picture from 03/23/23

WS City Ord.6-186  
(ORIGINAL)



2022CE001993



473 Lancers Dr.

## Photo 3

Findings: Junk & Debris behind fence.

Pictures taken 10/19/22

WS CITY ORD. 13-2(b)  
(ORIGINAL)



10/19/2022 12:43



2022CE001993



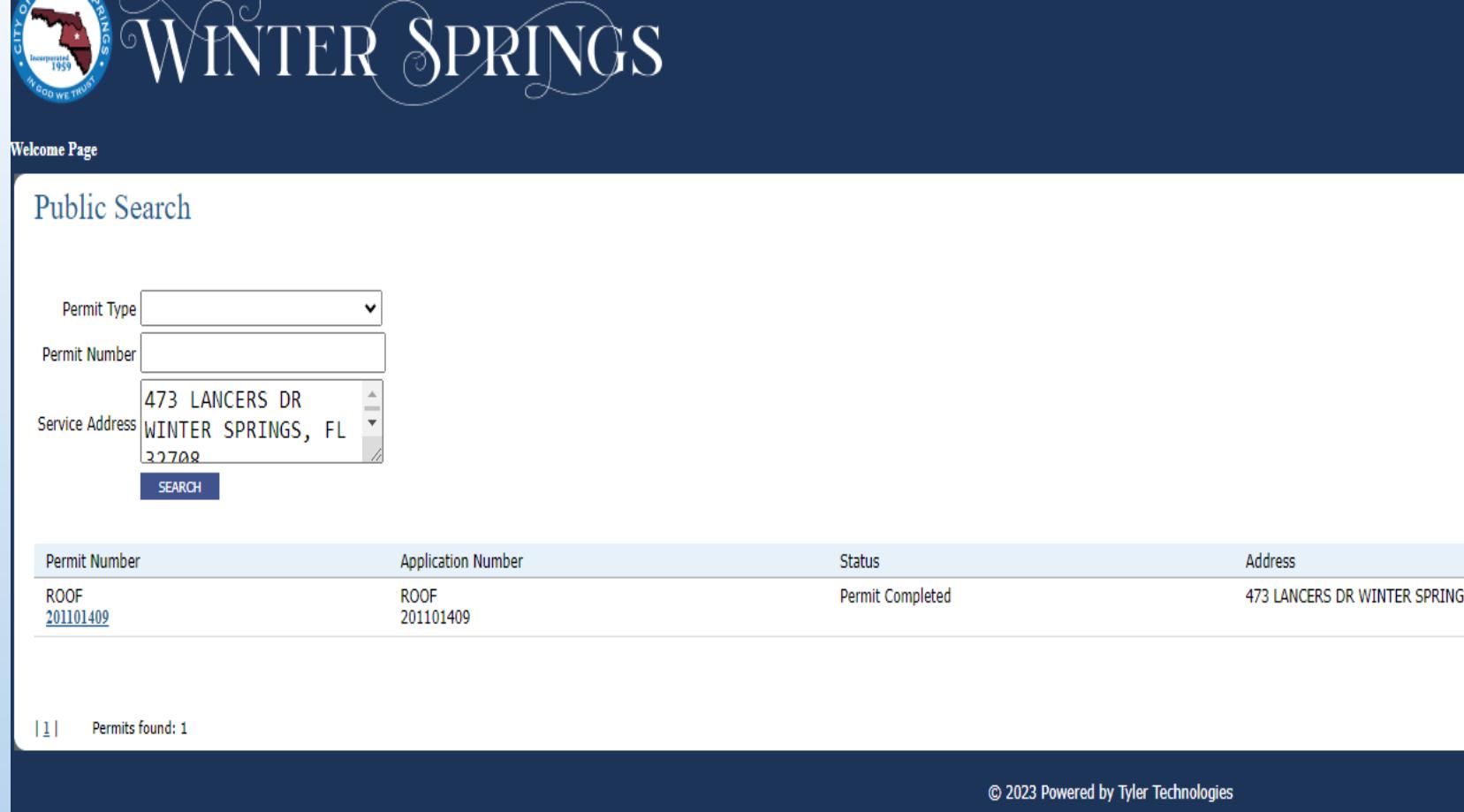
473 Lancers Dr.

## Photo 4

Results from WS website

Pictures taken 06/13/2023

WS CITY ORD. 6-186



The screenshot shows the Winter Springs Public Search interface. At the top, the Winter Springs logo is displayed, followed by the text "Welcome Page" and "Public Search". Below this, there are input fields for "Permit Type" (a dropdown menu), "Permit Number" (an empty input field), and "Service Address" (a dropdown menu containing "473 Lancers Dr", "WINTER SPRINGS, FL", and "32708"). A "SEARCH" button is located below the address field. The main content area displays a table with the following data:

Permit Number	Application Number	Status	Address
ROOF <a href="#">201101409</a>	ROOF 201101409	Permit Completed	473 Lancers Dr WINTER SPRINGS

At the bottom of the table, a message indicates "1 Permits found: 1". The footer of the page includes the text "© 2023 Powered by Tyler Technologies".



2022CE001993



473 LANCERS DR.  
ARP 2014-1 BORROWER LLC

As of this hearing I have had representative's leave messages for me to call them two times. I attempt to call it goes to voicemail. I have left several messages. The respondent was give until April 28, 2023 to come into compliance. I am requesting the boards original order of 250.00 a day be imposed until the violations are corrected.



2022CE001993

