



# **CODE ENFORCEMENT BOARD**

## REGULAR MEETING AGENDA

**TUESDAY, OCTOBER 24, 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 August 22, 2023 Code Enforcement Board Regular Meeting Minutes  
[2023 08 22 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# 2023CE000632**  
131 N Cortez Ave.  
June M Weiser  
WS City Ord. 20-413 No Chickens  
WS City Ord. 6-195 Maintenance of Fences  
WS City Ord. 13-2(b) Outdoor storage  
WS City Ord. 13-2(c) Overgrown Yard  
IPMC 304.2 Protective Treatment  
IPMC 304.8 Decorative Features  
[Additional Case Information.pdf](#)  
[Presentation](#)

501. **Case# 2023CE000815**  
315 Birch Ter  
Arvin J Meyer  
WS City Ord. 13-2(c) Overgrown Grass  
WS City Ord. 13-2(b) Trash in Yard  
IPMC 302.1 Sanitation  
[Additional Case Information.pdf](#)  
[Presentation](#)

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

600. Not Used

## **REGULAR AGENDA**

700. Not Used

## **ADJOURNMENT**

### **PUBLIC NOTICE**

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

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

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



## **CONSENT AGENDA ITEM 200**

CODE ENFORCEMENT BOARD AGENDA | OCTOBER 24, 2023 REGULAR MEETING

### **TITLE**

Approval of the August 22, 2023 Code Enforcement Board Regular Meeting Minutes

### **SUMMARY**

### **FUNDING SOURCE**

### **RECOMMENDATION**

Staff recommends the Board approve the August 22, 2023 Code Enforcement Board Regular Meeting Minutes as presented.



CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**CODE ENFORCEMENT BOARD**  
REGULAR MEETING  
AUGUST 22, 2023

**CALL TO ORDER**

Chairperson Michael Burns called to Order the Tuesday, August 22, 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 Michael Burns, present  
Board Member Art Gallo, present  
Board Member Stephen Gildea, present  
Board Member Howard Parsons, present  
Board Member Dennis Robinson, present  
Board Member Harold Thomson, present  
Senior Attorney Jennifer Nix, present  
City Clerk Christian Gowan, present

**Also Present:**

Captain Kevin Presley, Winter Springs Police Department (WSPD)  
Lieutenant Brad Heath, WSPD  
Ms. Terri Sanchez, Code Enforcement Specialist, WSPD  
Mr. Chris Elbon, Code Enforcement Specialist, WSPD

Captain Presley noted there were no changes to the agenda.

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

**REGULAR AGENDA - PART I**

**700) Election for Vice-Chairperson of the Code Enforcement Board for the remainder of Calendar Year 2023**

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Chairperson Burns opened nominations for Vice-Chairperson.

**BOARD MEMBER GILDEA NOMINATED BOARD MEMBER ART GALLO TO SERVE AS VICE-CHAIRPERSON FOR THE REMAINDER OF CALENDAR YEAR 2023.**

Board Member Gallo accepted the nomination. No other nominations were made and Chairperson Burns closed nominations.

**VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE); BURNS (AYE); GALLO (AYE)**

**MOTION CARRIED 6-0**

Art Gallo was elected as Vice-Chairperson for the remainder of Calendar Year 2023.

**AWARDS AND PRESENTATIONS**

**100. Not Used**

**CONSENT AGENDA**

**200) Approval of the Minutes from the Tuesday, July 25, 2023 Code Enforcement Board Regular Meeting**

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**"I MAKE A MOTION THAT WE APPROVE THE MINUTES AS PRESENTED." MOTION BY BOARD MEMBER ROBINSON. SECONDED BY BOARD MEMBER THOMSON.**

**VOTE: GILDEA (AYE); PARSONS (AYE); ROBINSON (AYE); THOMSON (AYE); GALLO (AYE); BURNS (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# 2023CE000173**

**857 Leopard Trail**

**Rodrigo I Moreira**

**Esperanza Moreira**

**WS City Ord. 6-186 Permit Required for Fence**

**F.B.C 105.1 Building Permit Required**

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*Note: The Respondent was present.*

Ms. Sanchez introduced the case, offered testimony on the procedures of notice and the violation, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Ms. Sanchez recommended a compliance date of September 20, 2023 and a two-hundred and fifty dollars (\$250) per day fine if this was not met.

Discussion followed on certain definitions related to the violation, the respondent's communications with Code Enforcement, and safety concerns related to a pool.

*Mr. Rodrigo Moreira, 857 Leopard Trail, Winter Springs testified that he understood the issue and was working to come into compliance.*

Further discussion followed on sufficient time to complete the permitting process and complete the necessary work.

**"BASED UPON THE EVIDENCE AND TESTIMONY PRESENTED BY CODE OFFICER TERRI SANCHEZ AND THE PHOTOGRAPHS TAKEN FEBRUARY 23, APRIL 12, AND MAY 3 WHICH CLEARLY DOCUMENT THE VIOLATION, I MOVE TO FIND THE RESPONDENTS IN VIOLATION OF WINTER SPRINGS CITY ORDINANCE 6-186 PERMIT REQUIRED (NO FENCE PERMIT) AND FLORIDA BUILDING CODE 105.1 BUILDING PERMIT REQUIRED AND ORDER THE RESPONDENT BE GIVEN UNTIL OCTOBER 20, 2023 TO ESTABLISH COMPLIANCE. IN THE EVENT THE VIOLATION(S) FAIL TO COMPLY BY THIS DATE A FINE OF TWO HUNDRED AND FIFTY DOLLARS (\$250.00)**

**A DAY SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER."**

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

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

**PUBLIC HEARINGS: NON-COMPLIANCE CASES**

**600) Case #2023CE000260**  
**713 Thistle Place**  
**Libya R Midgette**  
**Joseph Ocasio**  
**WS City Ord. 6-186 Permit Required (No Fence Permit)**  
**Original Hearing Date: June 27, 2023**

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*Note: The Respondent was not present.*

Ms. Sanchez introduced the case, offered testimony on the procedures of notice and the present violations, and showed photos from the "Presentation." The Board accepted the packet as published and additional photographs into evidence without objection. Ms. Sanchez recommended the Board find the respondent in non-compliance and the \$250 per day fine be imposed consistent with the Board's order dated July 12, 2023.

**"I MOVE TO FIND THE PHOTOGRAPHS AND TESTIMONY OF CODE OFFICER TERRI SANCHEZ CLEARLY SHOW THERE WAS SUFFICIENT SUPPORT TO SUBSTANTIATE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO FAILURE TO COME INTO COMPLIANCE BY OBTAINING A REQUIRED PERMIT FOR THE CONSTRUCTION OF A FENCE AS REQUIRED BY CITY ORDINANCE 6-186 AND THAT THE PENALTY SET FORTH IN THE BOARD'S PREVIOUS ORDER, DATED JULY 12, 2023, SHALL BE IMPOSED BEGINNING JULY 27, 2023 CONSISTENT WITH THAT ORDER."**

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

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

**601) 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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**Original Hearing Date: May 23, 2023**

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*Note: The Respondent was not present.*

Ms. Sanchez introduced the case, offered testimony on the procedures of notice and the present violations, and showed photos from the "Presentation." The Board accepted the packet as published into evidence without objection. Ms. Sanchez recommended the Board find the respondent in non-compliance and the \$250 per day fine be imposed consistent with the Board's order dated May 31, 2023.

*Ms. Keon Higgins, 5 Sycamore Court, Apartment 206, Winter Springs testified that the condition was the same as depicted in the December 2022 photos, noted hurricane damage, and repeated efforts by herself and Code Enforcement to have the property owner address issues.*

Brief discussion on the appropriate fine amount and if this would classify as a repeat violation.

**"BASED ON THE TESTIMONY OF THE TENANT AND EVIDENCE PRESENTED BY CODE ENFORCEMENT OFFICER TERRI SANCHEZ WHICH CONFIRMS ORIGINAL ISSUES DOCUMENTED IN THE REGULAR CODE ENFORCEMENT MEETING HELD MAY 23, 2023 I MOVE TO FIND THE RESPONDENTS IN VIOLATION OF CITY CODE, 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 AND THAT THE PENALTY SET FORTH IN THE BOARD'S PREVIOUS ORDER, DATED MAY 31, 2023, SHALL BE IMPOSED CONSISTENT WITH THAT ORDER FOR A FINE OF TWO HUNDRED AND FIFTY DOLLARS (\$250) BEGINNING AS OF JUNE 24, 2023 UNTIL THE PROPERTY COMES INTO COMPLIANCE."**

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

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

**REGULAR AGENDA - PART II**

701. Not Used

**ADJOURNMENT**

Chairperson Burns adjourned the meeting at 6:13 PM

*RESPECTFULLY SUBMITTED:*

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CHRISTIAN D. GOWAN, MPA  
CITY CLERK

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

UNAPPROVED

# PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | OCTOBER 24, 2023 REGULAR MEETING

## TITLE

**Case# 2023CE000632**

131 N Cortez Ave.

June M Weiser

WS City Ord. 20-413 No Chickens

WS City Ord. 6-195 Maintenance of Fences

WS City Ord. 13-2(b) Outdoor storage

WS City Ord. 13-2(c) Overgrown Yard

IPMC 304.2 Protective Treatment

IPMC 304.8 Decorative Features

## SUMMARY

## FUNDING SOURCE

## RECOMMENDATION

Staff recommends, based upon the photo evidence and testimony presented, the respondent be given no more than 90 days (1/24/2024) to establish compliance. In the event the violation(s) are not corrected a fine of two hundred and fifty dollars (\$250.00) a day shall be imposed.



**WINTER SPRINGS POLICE DEPARTMENT  
CODE ENFORCEMENT DIVISION**

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



April 5, 2023

JUNE M WEISER  
131 N CORTEZ AVE.  
WINTER SPRINGS, FL 32708

Case #: 2023CE000632

Service Address: 131 N CORTEZ AVE. 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 NO CHICKENS	REMOVE CHICKENS FROM PROPERTY. CHICKENS ARE NOT ALLOWED IN R-1, R-1A AND R—1AA ZONED AREAS. CLEAN UP CHICKEN WASTE.
WS CITY ORD. 6-195 MAINTENANCE OF FENCES	REPAIR ALL FENCE SLATS AND PANELS. PERMIT IS REQUIRED WHEN JOB COSTS OVER \$100.00. OR REMOVE FENCE. ONE PRODUCT IS TO BE USED ON FENCE NOT MULTIPLE.
WS CITY ORD. 13-2(B) OUTDOOR STORAGE	REMOVE ITEMS PILED UP UNDER THE CARPORT AREA. OLD REFRIDGERATORS, FURNITURE, BOXES, TOYS, SHELIVING. REMOVE BOXES, BUCKETS, SCRAP METAL FROM SIDE OF HOUSE.REMOVE OLD CHAIN LINK FENCE THAT IS WRAPPED UP NEAR FENCE. REMOVE OLD NEWS PAPERS.
IPMC 304.2 PROTECTIVE TREATMENT	CLEAN AND PAINT ALL AREAS UNDER THE CARPORT WHERE THE PAINT IS CHIPPING OFF.
WS CITY ORD. 13-2(C) OVER GROWN YARD	CUT AND MAINTAIN FRONT AND BACK YARD. CUT BUSHES BACK THAT GROWING ONTO THE ROOF. CUT BACK TREE LIMBS GROWING ONTO THE ROOF. REMOVE OLD BRANCHES AND BUCKETS ON OTHER SIDE OF HOUSE.
IPMC 304.8 DECORATIVE FEATURES	CLEAN LATTICE AREA. REMOVE LATTICE UNDER CARPORT OR REPLACE BROKEN PIECE.

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:

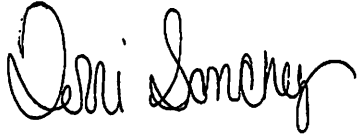
Corrective Action	Comments	Due Date
Notice of Code Violation		MAY 5, 2023

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 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.  (Ord. No. 2000-02, § 1, 2-28-00; Ord. No. 2012-15,
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.
IPMC 304.2	Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay- resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and sur- faces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
WS CITY ORD. 13-2(C)	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely 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.
IPMC 304.8	Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Professionally,



Code Officer Terri Sanchez

**Certified Mailing Number: 7020 0640 0001 8018 7923  
& Regular First Class Mail**

PX 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



April 5, 2023

JUNE M WEISER  
131 N CORTEZ AVE.  
WINTER SPRINGS, FL 32708

Case #: 2023CE000632

Service Address: 131 N CORTEZ AVE. 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 NO CHICKENS	REMOVE CHICKENS FROM PROPERTY. CHICKENS ARE NOT ALLOWED IN R-1, R-1A AND R—1AA ZONED AREAS. CLEAN UP CHICKEN WASTE.
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WS CITY ORD. 13-2(B) OUTDOOR STORAGE	REMOVE ITEMS PILED UP UNDER THE CARPORT AREA. OLD REFRIDGERATORS, FURNITURE, BOXES, TOYS, SHELIVING. REMOVE BOXES, BUCKETS, SCRAP METAL FROM SIDE OF HOUSE.REMOVE OLD CHAIN LINK FENCE THAT IS WRAPPED UP NEAR FENCE. REMOVE OLD NEWS PAPERS.
IPMC 304.2 PROTECTIVE TREATMENT	CLEAN AND PAINT ALL AREAS UNDER THE CARPORT WHERE THE PAINT IS CHIPPING OFF.
WS CITY ORD. 13-2(C) OVER GROWN YARD	CUT AND MAINTAIN FRONT AND BACK YARD. CUT BUSHES BACK THAT GROWING ONTO THE ROOF. CUT BACK TREE LIMBS GROWING ONTO THE ROOF. REMOVE OLD BRANCHES AND BUCKETS ON OTHER SIDE OF HOUSE.
IPMC 304.8 DECORATIVE FEATURES	CLEAN LATTICE AREA. REMOVE LATTICE UNDER CARPORT OR REPLACE BROKEN PIECE.

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		July 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 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.  (Ord. No. 2000-02, § 1, 2-28-00; Ord. No. 2012-15,
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.
IPMC 304.2	Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
WS CITY ORD. 13-2(C)	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely 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.
IPMC 304.8	Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Professionally,



Code Officer Terri Sanchez

**Certified Mailing Number: 7020 0640 0001 8018 7923  
& Regular First Class Mail**

PX 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



**AFFIDAVIT OF POSTING**

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

131 N CORTEZ AVE.  
WINTER SPRINGS, FL 32708


**City Of Winter Springs Case Number**

2023CE000632

**Posted on the following date:**

May 23, 2023

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

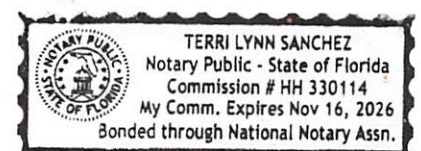
  
SIGNATURE

CAPTAIN KEVIN PRESLEY

  
NOTARY SIGNATURE

  
DATE

STAMP:





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

CITY OF WINTER SPRINGS,  
PETITIONER,  
VS.  
RESPONDENT

COMPLAINT NO: 2023CE000632

PARCEL OWNER:  
JUNE M WEISER  
131 N CORTEZ AVE.  
WINTER SPRINGS, FL 32708

**NOTICE OF CODE BOARD HEARING**

**Please take notice that at 5:30 P.M. on October 24, 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: 131 N CORTEZ AVE. WINTER SPRINGS, FL 32708

Property Owner Name: JUNE M WEISER

Property Mailing Owner Address: 131 N CORTEZ AVE. WINTER SPRINGS, FL 32708

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

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

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

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

I certify a copy of this document was sent by Certified and First class on 09/27/2023, 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 8005 & FIRST CLASS[



**WINTER SPRINGS POLICE DEPARTMENT  
CODE ENFORCEMENT DIVISION**

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



**AFFIDAVIT OF POSTING**

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

131 N CORTEZ AVE.  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**

2023CE000632


**Posted on the following date:**

September 27, 2023

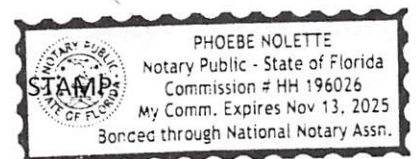
**The undersigned swears and affirms that the property has been posted:**

  
\_\_\_\_\_  
SIGNATURE

CODE OFFICER CHRISTOPHER ELBON

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

09/28/2023  
\_\_\_\_\_  
DATE



**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:

Aune M Weiser  
131 W Cortez Ave  
Winter Springs FL 32708



9590 9402 7635 2122 2715 32

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7923

**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

/mail

/mail Restricted Delivery

(0)



**USPS TRACKING #**



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

9590 9402 7635 2122 2715 32

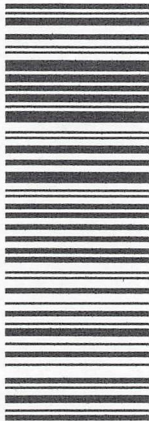
**United States  
Postal Service**

• 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 0001 8018 7923

7020 0640 0001 8018 7923

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

Domestic Mail Only

NCV 202300200032

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 | \$ | _____ |

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

OLIVE M WOODEN

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

131 W Cortez Ave

City, State, ZIP+4®

Winter Springs FL 32708

22

## 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

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

4/12

June M Lewis

131 N Coates Ave

Winter Springs FL 32708

CERTIFIED MAIL



NEOPOST

FIRST-CLASS MAIL

10 APR 2023 PM 5:11

4/06/2023

US POSTAGE \$008.10

7020 0640 0001 8018 7923



ZIP 32708  
041M11458700

NIXIE

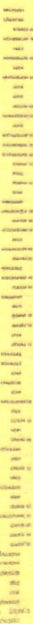
339 DE 1

0005/12/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32708251000

\*0574-01447-10-44



32708-241731  
32708-2510

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

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

Jane M Weiser  
131 W Cortez Ave  
Winter Spgs FL 32708



9590 9402 7635 2122 2715 32

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7923

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

**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

Mail Restricted Delivery

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:

QUINCE M WEISER  
131 N Cortez Ave.  
Winter Springs FL 32708



9590 9402 7635 2122 2719 38

2. Article Number (Transfer from service label)

7020 0640 0001 8018 8005

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

*[Handwritten Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/30/03

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

fail

fail Restricted Delivery

(over \$500)

26

10020230000632

**USPS TRACKING #**



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

9590 9402 7635 2122 2719 38

**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** 34-20-30-504-2300-0140

**Property Address** 131 N CORTEZ AVE WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



34203050423000140 03/22/2022

## Parcel Information

<b>Parcel</b>	34-20-30-504-2300-0140
<b>Owner(s)</b>	WEISER, JUNE M
<b>Property Address</b>	131 N CORTEZ AVE WINTER SPRINGS, FL 32708
<b>Mailing</b>	131 N CORTEZ AVE WINTER SPGS, FL 32708-2417
<b>Subdivision Name</b>	NORTH ORLANDO 1ST ADD
<b>Tax District</b>	W1-WINTER SPRINGS
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	00-HOMESTEAD(2006)
<b>AG Classification</b>	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>	\$91,211	\$80,577
<b>Depreciated EXFT Value</b>	\$1,200	\$1,000
<b>Land Value (Market)</b>	\$70,000	\$58,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$162,411	\$139,577
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$104,019	\$82,886
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$58,392	\$56,691

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$2,192.39 **2022 Tax Savings with Exemptions** \$1,763.17  
**2022 Tax Bill Amount** \$429.22

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 14 BLK 23  
NORTH ORLANDO 1ST ADD  
PB 12 PG 24

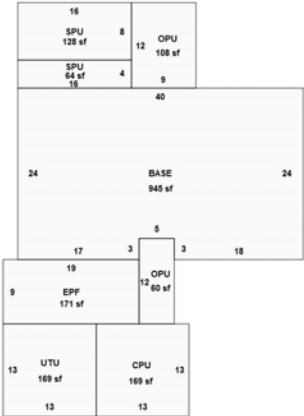


Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$58,392	\$33,392	\$25,000
CITY WINTER SPRINGS	\$58,392	\$33,392	\$25,000
FIRE FUND	\$58,392	\$33,392	\$25,000
COUNTY GENERAL FUND	\$58,392	\$33,392	\$25,000
Schools	\$58,392	\$25,000	\$33,392

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/01/2005	05691	0928	\$130,000	Yes	Improved
WARRANTY DEED	04/01/1994	02770	1413	\$46,500	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	1959	4	1.0	3	945	1,814	1,116	CONC BLOCK	\$91,211	\$169,695	<div> <div>Description</div> <div>Area</div> <div>SCREEN PORCH UNFINISHED</div> <div>64.00</div> <div>SCREEN PORCH UNFINISHED</div> <div>128.00</div> <div>OPEN PORCH UNFINISHED</div> <div>108.00</div> <div>OPEN PORCH UNFINISHED</div> <div>60.00</div> <div>ENCLOSED PORCH FINISHED</div> <div>171.00</div> <div>UTILITY UNFINISHED</div> <div>169.00</div> <div>CARPORT UNFINISHED</div> <div>169.00</div> </div>



Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
00245	REROOF W/SHINGLES DUE TO STORM DAMAGE	Winter Springs	\$1,580		1/18/2005

Extra Features				
Description	Year Built	Units	Value	New Cost
SCREEN PATIO 1	06/01/1990	1	\$1,200	\$3,000

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
R-1A				Low Density Residential		Single Family-9000		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
24.00	DUKE	AT&T	WINTER SPRINGS	CITY OF WINTER SPRINGS	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 2 - Jay Zembower		Dist 7 - Cory Mills		Dist 28 - David "Dave" Smith		Dist 9 - Jason Brodeur		28
School Information								
Elementary School District			Middle School District			High School District		
Highlands			Indian Trails			Winter Springs		
Copyright 2023 © Seminole County Property Appraiser								

# City of Winter Springs Code Enforcement Division

October 24, 2023

131 N Cortez Ave.  
June M Weiser

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 13-2(b) Outdoor Storage**  
**WS CITY ORD. 13-2(c) Overgrown Yard**



2023CE000632



# City of Winter Springs Code Enforcement Division

WS City Ord. 20-413 No Chickens  
WS City Ord. 6-195 Maintenance of Fences  
IPMC 304.2 Protective Treatment  
IPMC 304.8 Decorative Features



2023CE000632



# WS CITY ORDINANCE

## 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.



2023CE000632



# WS City Ordinance

## 13-2(c)

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



2023CE000632





# 131 N Cortez Ave.

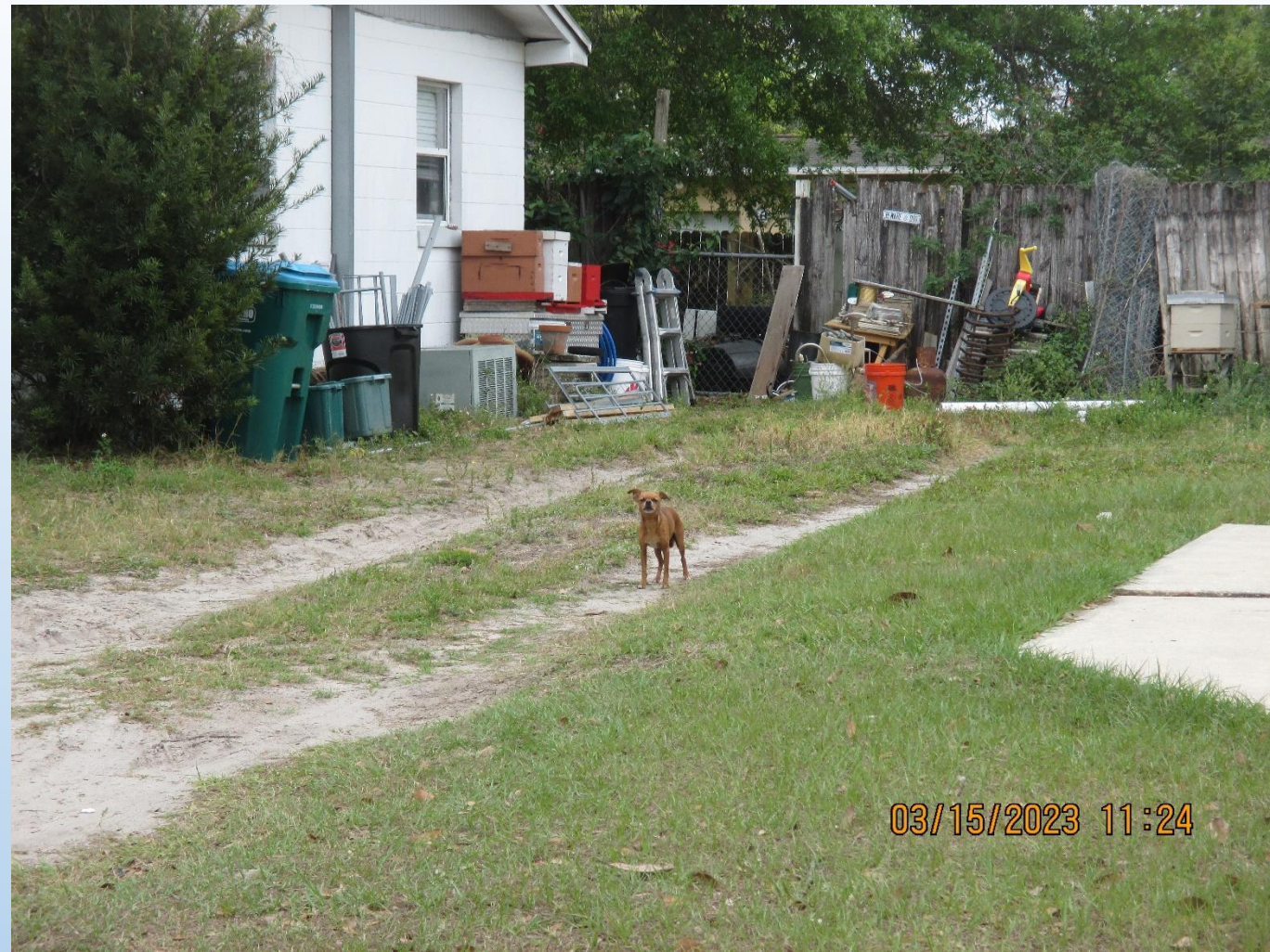
## Photo 1

Findings: Debris all over the side and backyard. Fence was falling apart. weeds and grass overgrown.

Photo Taken: 3/15/23

WS City Ord. 13-2(b) Outdoor Storage  
WS City Ord. 6-195 Maintenance of  
fences.

WS City Ord. 13-2(c) Overgrown yard



2023CE000632





# 131 N Cortez Ave.

## Photo 2

Findings: More debris in backyard.  
Chickens are being stored in backyard  
as well.

Photo Taken: 3/15/23

WS City Ord. 6-186 Maintenance of  
fences

WS City Ord. 20-413 No chickens in this  
zone.

WS City Ord. 13-2(b) Outdoor storage



2023CE00632





# 131 N Cortez Ave.

## Photo 3

Findings: Several items piled up on the porch. Paint worn off from lattice and pieces broken off from lattice.

Photo Taken: 3/15/23

WS City Ord. 13-2(b) Outdoor Storage  
IPMC 304.2 Protective Treatment  
IPMC 304.8 Decorative Features



2023CE00632





# 131 N Cortez Ave.

## Photo 4

Findings: Several items piled up on the porch. Paint worn off from lattice and pieces broken off from lattice.

Photo Taken: 3/15/23

WS City Ord. 13-2(b) Outdoor Storage  
IPMC 304.2 Protective Treatment  
IPMC 304.8 Decorative Features



2023CE00632





# 131 N Cortez Ave.

## Photo 5

Findings: Overgrown yard and yard waste.

Buckets and bins piled on side of house.

Photo Taken: 3/15/23

WS City Ord. 13-2(b) Debris

WS City Ord. 13-2(c) Overgrown yard and yard waste.



2023CE00632





# 131 N Cortez Ave.

## Photo 6

Findings: Debris left in the front yard.  
Yard waste.

Photo Taken: 9/28/23

WS City Ord. 13-2(b) Debris in yard.  
WS City Ord. 13-2(c) Yard waste



2023CE00632





# 131 N Cortez Ave.

## Photo 7

Findings: Outdoor storage. Overgrown yard.

Photo Taken: 9/28/23

WS City Ord. 13-2(b) Outdoor storage.  
WS City Ord. 13-2(c) Overgrown yard.



2023CE00632





# 131 N Cortez Ave.

## Photo 8

Findings: Yard waste

Photo Taken: 10/4/23

WS City Ord. 13-2(c) Yard waste



2023CE00632





# 131 N Cortez Ave.

## Photo 9

Findings: Outdoor storage. Overgrown yard.

Photo taken: 10/4/23

WS City Ord. 13-2(b) Outdoor storage  
WS City Ord. 13-2(c) Overgrown yard.



2023CE00632





# 131 N Cortez Ave.

## Photo 10

Findings: Outdoor storage. Overgrown yard.

Photo taken: 10/4/23

WS City Ord. 13-2(b) Outdoor storage  
WS City Ord. 13-2(c) Overgrown yard.



2023CE00632





131 N Cortez Ave.  
June M Weiser

## 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 that 90 days (1/24/2024) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2023CE000632



# **PUBLIC HEARINGS : NEW CASES ITEM 501**

CODE ENFORCEMENT BOARD AGENDA | OCTOBER 24, 2023 REGULAR MEETING

## **TITLE**

**Case# 2023CE000815**

315 Birch Ter

Arvin J Meyer

WS City Ord. 13-2(c) Overgrown Grass

WS City Ord. 13-2(b) Trash in Yard

IPMC 302.1 Sanitation

## **SUMMARY**

## **FUNDING SOURCE**

## **RECOMMENDATION**

Staff recommends, based upon the photo evidence and testimony presented, the respondent be given no more than 90 days (1/24/2024) to establish compliance. In the event the violation(s) are not corrected a fine of two hundred and fifty dollars (\$250.00) a day shall be imposed.



**WINTER SPRINGS POLICE DEPARTMENT  
CODE ENFORCEMENT DIVISION**

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



05/12/2023

ARVIN J MEYER-ENHANCED LIFE ESTATE  
315 BIRCH TERR  
WINTER SPRINGS, FL 32708

Case #: 2023CE000815

Address of Parcel in Violation: 315 BIRCH TERR 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**  
MAY 4, 2023

Violation Description	Comments/Corrections Needed
WS CITY ORD. 13-2 (C) OVERGROWN GRASS	CUT AND MAINTAIN GASS CUT BACK BUSHES GROWING ON TO THE ROOF. REMOVE WEEDS GROWIG UP THE SIDE OF HOUSE.
WS CITY ORD. 13-2(B) TRASH IN YARD	REMOVE TRASH FROM FRONT AND BACK YARD. CLEAN UP ITEMS PILED BY FRONT DOOR AND IN FRONT OF GARAGE. CLEAN UP BACK YARD.
IPMC 302.1 SANITATION	CLEAN BLACK GROWTH OFF OF THE WALLS AROUND THE RESIDENCE.

Failure to correct the violation(s) by **June 9, 2023** specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 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.

Sec. 13-4 – The property owner is advised that an order will be sought from the code enforcement board for the city to perform or contract work to repair or secure the subject property in order to bring the property into compliance with the cited code violations if the property owner fails to repair the property or comply with the code enforcement board's order. Any costs and expenses incurred by the city for such work shall be lien on the property which may be enforced by law.

Corrective Action	Comments	Due Date
Notice of Code Violation	VIOLATIONS	June 9, 2023

Municipal Code	Code Text
WS CITY ORD. 13-2(c)	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely Effect of health, safety, lives, and/or welfare of the citizens of the city, is hereby prohibited and declared to be a public nuisance and unlawful.
WS CITY ORD. 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.
IPMC 302.1	. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Professionally,



Code Officer Terri Sanchez  
407-327-7965

Certified Mailing Number: 7020 0640 0001 8018 7961  
& FIRST CLASS



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

CITY OF WINTER SPRINGS,  
PETITIONER,  
VS.  
RESPONDENT

COMPLAINT NO: 2023CE000815

PARCEL OWNER:  
ARVIN J MEYER -ENHANCED LIFE ESTATE  
315 BIRCH TER  
WINTER SPRINGS, FL 32708-2938

**NOTICE OF CODE BOARD HEARING**

Please take notice that at 5:30 P.M. on October 24, 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: 315 BIRCH TER WINTER SPRINGS, FL 32708

Property Owner Name: ARVIN J MEYER

Property Mailing Owner Address: 315 BIRCH TER WINTER SPRINGS, FL 32708

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

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

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

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

I certify a copy of this document was sent by Certified and First class on 09/27/2023, 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: 7021 2720 0002 5041 5473 AND 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



05/12/2023

ARVIN J MEYER-ENHANCED LIFE ESTATE  
315 BIRCH TERR  
WINTER SPRINGS, FL 32708

Case #: 2023CE000815

Address of Parcel in Violation: 315 BIRCH TERR 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**  
MAY 4, 2023

Violation Description	Comments/Corrections Needed
WS CITY ORD. 13-2 (C) OVERGROWN GRASS	CUT AND MAINTAIN GASS CUT BACK BUSHES GROWING ON TO THE ROOF. REMOVE WEEDS GROWING UP THE SIDE OF HOUSE.
WS CITY ORD. 13-2(B) TRASH IN YARD	REMOVE TRASH FROM FRONT AND BACK YARD. CLEAN UP ITEMS PILED BY FRONT DOOR AND IN FRONT OF GARAGE. CLEAN UP BACK YARD.
IPMC 302.1 SANITATION	CLEAN BLACK GROWTH OFF OF THE WALLS AROUND THE RESIDENCE.

Failure to correct the violation(s) by **June 9, 2023** specified below and to notify the Winter Springs Code Enforcement Division of the corrections will result in a hearing being requested before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 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.

Sec. 13-4 – The property owner is advised that an order will be sought from the code enforcement board for the city to perform or contract work to repair or secure the subject property in order to bring the property into compliance with the cited code violations if the property owner fails to repair the property or comply with the code enforcement board's order. Any costs and expenses incurred by the city for such work shall be a lien on the property which may be enforced by law.

Corrective Action	Comments	Due Date
Notice of Code Violation	VIOLATIONS	June 9, 2023

Municipal Code	Code Text
WS CITY ORD. 13-2(c)	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely Effect of health, safety, lives, and/or welfare of the citizens of the city, is hereby prohibited and declared to be a public nuisance and unlawful.
WS CITY ORD. 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.
IPMC 302.1	. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Professionally,



Code Officer Terri Sanchez  
407-327-7965

Certified Mailing Number: 7020 0640 0001 8018 7961  
& FIRST CLASS



**WINTER SPRINGS POLICE DEPARTMENT  
CODE ENFORCEMENT DIVISION**

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



**AFFIDAVIT OF POSTING**

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

315 BIRCH TER.  
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434  
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number**

2023CE000815

**Posted on the following date:**

September 27, 2023

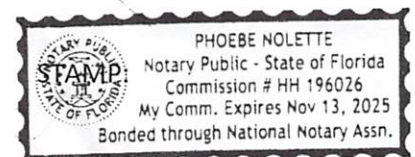
**The undersigned swears and affirms that the property has been posted:**

  
SIGNATURE

CODE OFFICER CHRISTOPHER ELBON

  
NOTARY SIGNATURE

09/28/2023  
DATE





**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:

Arvin J. Meyer  
315 Baker Dr.  
Winter Springs, FL 32708



9590 9402 7635 2122 2714 40

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7961

**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

all  
all Restricted Delivery

**USPS TRACKING #**



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

9590 9402 7635 2122 2714 40

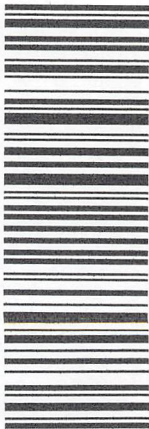
**United States  
Postal Service**

• 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 0001 8018 7961

7020 0640 0001 8018 7961

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

Domestic Mail Only

U2230000815

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 | \$ | _____ |

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent 1

Street address

No., or PO Box No.

City, State, ZIP+4®

Arvin J Meyer  
615 Birch Lane  
Winter Springs FL 32708

55

## 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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arvin J. Meyer  
315 Bitter Ln.  
Winter Springs, FL 32708



9590 9402 7635 2122 2714 40

2. Article Number (Transfer from service label)

7020 0640 0001 8018 7961

# 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

- ☐ 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

all  
all Restricted Delivery

57

**USPS TRACKING #**



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

**9590 9402 7635 2122 2714 40**

**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**

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

**CERTIFIED MAIL®**



7021 2720 0002 5041 5473

7021 2720 0002 5041 5473

# 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

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

City, State, ZIP+4®

Postmark  
Here

Alvin J Meyer  
315 Birch Tern  
Winter Springs FL 32780

59



## Certified Mail service provides the following benefits:

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  - 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).
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- 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.

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1. Article Addressed to:

ARWIN J MEYER  
315 BIRCH TERR.  
WINTER SPRING FL 32708



9590 9402 7635 2122 2718 22

2. Article Number (Transfer from service label)

7021 2720 0002 5041 5473

**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

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- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

USPS TRACKING #



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

9590 9402 7635 2122 2718 22

United States  
Postal Service

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

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

# Property Record Card



**Parcel** 03-21-30-502-0100-0050

**Property Address** 315 BIRCH TER WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	03-21-30-502-0100-0050
<b>Owner(s)</b>	MEYER, ARVIN J - Enhanced Life Estate
<b>Property Address</b>	315 BIRCH TER WINTER SPRINGS, FL 32708
<b>Mailing</b>	315 BIRCH TER WINTER SPGS, FL 32708-2938
<b>Subdivision Name</b>	NORTH ORLANDO TERRACE UNIT 1 SEC 1
<b>Tax District</b>	W1-WINTER SPRINGS
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	00-HOMESTEAD(2000)
<b>AG Classification</b>	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>	\$214,809	\$172,986
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$70,000	\$57,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$284,809	\$229,986
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$176,497	\$124,829
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$108,312	\$105,157

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$3,612.48 **2022 Tax Savings with Exemptions** \$2,861.22  
**2022 Tax Bill Amount** \$751.26

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 5 BLK I  
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)	\$108,312	\$55,000	\$53,312
CITY WINTER SPRINGS	\$108,312	\$55,000	\$53,312
FIRE FUND	\$108,312	\$55,000	\$53,312
COUNTY GENERAL FUND	\$108,312	\$105,000	\$3,312
Schools	\$108,312	\$30,000	\$78,312

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2016	08741	1295	\$100	No	Improved
WARRANTY DEED	11/01/1999	03754	0752	\$80,000	Yes	Improved
WARRANTY DEED	01/01/1990	02147	0022	\$69,000	Yes	Improved
WARRANTY DEED	01/01/1973	00973	0255	\$31,500	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	1973/1980	3	2.0	6	1,509	2,473	1,509	CB/STUCCO FINISH	\$214,809	\$275,396	<div> <div>Description</div> <div>Area</div> <div>GARAGE FINISHED</div> <div>525.00</div> <div>SCREEN PORCH UNFINISHED</div> <div>374.00</div> <div>OPEN PORCH FINISHED</div> <div>25.00</div> <div>OPEN PORCH FINISHED</div> <div>40.00</div> </div>
<div> <div> <div> <div> <div>4</div> <div>OPF</div> <div>40</div> </div> <div> <div>14</div> <div>10</div> <div>27</div> </div> <div> <div>18</div> <div>5</div> <div>OPF</div> <div>25</div> <div>5</div> <div>11</div> </div> <div> <div>BASE</div> <div>1509</div> </div> <div> <div>44</div> <div>22</div> <div>17</div> <div>13</div> </div> <div> <div>9</div> <div>5</div> <div>11</div> <div>4</div> <div>4</div> <div>21</div> <div>GRF</div> <div>525</div> <div>17</div> <div>25</div> </div> </div> </div> </div>												

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
01212	REROOF	Winter Springs	\$1,620		8/1/1997
01858	REROOF W/SHINGLES	Winter Springs	\$6,400		4/4/2005

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
R-1				Medium Density Residential		Single Family-8400		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
24.00	DUKE	AT&T	WINTER SPRINGS	CITY OF WINTER SPRINGS	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 2 - Jay Zembower		Dist 7 - Cory Mills		Dist 28 - David "Dave" Smith		Dist 9 - Jason Brodeur		46
School Information								
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

October 24, 2023

315 Birch Ter.  
Arvin J Meyer

I am requesting the Code Enforcement Board find the Respondent in violation of: **WS CITY ORD. 13-2(b) Trash in Yard**

**WS CITY ORD. 13-2(c) Overgrown Yard**

**IPMC 302.1 Sanitation**



2023CE000815





# WS CITY ORDINANCE

## 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.



2023CE000815



# WS City Ordinance

## 13-2(c)

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



2023CE000815



# International Property Maintenance Code

## 302.1

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



2023CE000815





# 315 Birch Ter.

## Photo 1

Findings: Weeds and grass overgrown.

Photo Taken: 5/4/23

WS City Ord. 13-2(c) Overgrown yard



2023CE000815





# 315 Birch Ter.

## Photo 2

Findings: Debris in backyard.

Photo Taken: 5/4/23

WS City Ord. 13-2(b) Debris



2023CE00815





# 315 Birch Ter.

## Photo 3

Findings: Overgrowth

Photo Taken: 5/4/23

WS City Ord. 13-2(c)



2023CE00815





# 315 Birch Ter.

## Photo 4

Findings: Several items piled up on the porch. Dark growth front of house. Bushes overgrown.

Photo Taken: 5/4/23

WS City Ord. 13-2(b) Outdoor Storage  
WS City Ord. 13-2(c) Overgrowth  
bushes  
IPMC 302.1 Sanitation



2023CE00815





# 315 Birch Ter.

## Photo 5

Findings: Overgrown bushes.

Photo Taken: 5/4/23

WS City Ord. 13-2(c) Overgrowth



2023CE00815





# 315 Birch Ter.

## Photo 6

Findings: Overgrowth and black growth on the outside of residence.

Photo Taken: 5/4/23

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



2023CE00815





# 315 Birch Ter.

## Photo 7

Findings: Overgrowth and black growth on house.

Photo Taken: 10/4/23

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



2023CE00815





# 315 Birch Ter.

## Photo 8

Findings: Overgrowth and garbage can in yard.

Photo Taken: 10/4/23

WS City Ord. 13-2(c) Overgrowth  
WS City Ord. 13-2(b) Debris



2023CE00815



315 Birch Ter.  
Arvin J Meyer

## 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 that 90 days (1/24/2024) to establish compliance. In the event the violation(s) are not corrected a fine of \$250.00 a day be imposed.



2023CE000815

