



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

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

"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

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

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

Original Hearing Date: May 23, 2023

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:

CHRISTIAN D. GOWAN, MPA
CITY CLERK

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
CODE ENFORCEMENT BOARD
REGULAR MEETING – AUGUST 22, 2023
PAGE 5 OF 5

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, SHELVING. 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 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 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.
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

PX 407-327-7965

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



**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
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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, SHELVING. 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	<p>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.</p> <p>(Ord. No. 2000-02, § 1, 2-28-00; Ord. No. 2012-15,</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.	
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 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 or	

	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

PX 407-327-7965

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



**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:

Capt. K. Presley #2

SIGNATURE

CAPTAIN KEVIN PRESLEY

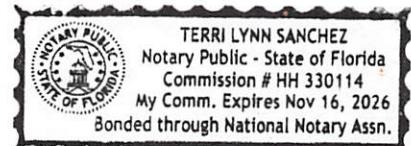
Terri Lynn Sanchez

NOTARY SIGNATURE

5/23/2023

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,

A handwritten signature in black ink that reads "Terri Sanchez".

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

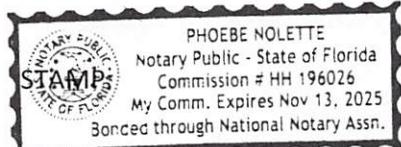
The undersigned swears and affirms that the property has been posted:

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:

Alene 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

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 2715 32

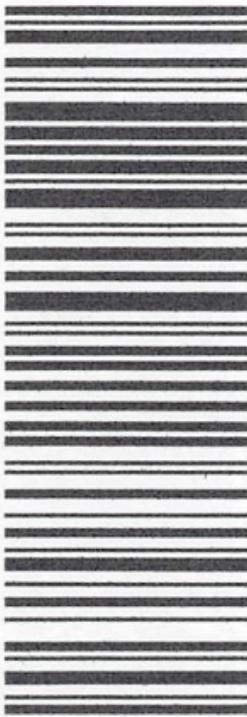
**United States
Postal Service**

• 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 202304200632

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

John M. Walker

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

13107 College 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

A standard 1D barcode is positioned vertically on the left. To its right, the text 'ORLANDO FL 32814-3514' is printed vertically, followed by '10 APR 2023 P 0514' on the next line.

卷之三

ZIP 32708
041M11458700

ATTN
Anne M. Weiser
131 N. Coates Ave
Winter Springs FL 32702

131 N Carter Ave
Winter Springs FL 32702
32702-2414 NC
32702-2510

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32798-2414
32768412510
UNC

UENRICHED 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:

June M Weiser
131 W Center Ave
Winter Haven FL 32788



2. Article Number (Transfer from service label)

7020 0640 0001 0018 7923
PS Form 3811, July 2020 PSN 7530-02-000-9053 NCV 2023060622

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

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> 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 Colterz 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** 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

(over \$500)

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

26

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 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



SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA

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

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

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					
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 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.



2023CE000632



131 N Cortez Ave.

Photo 1

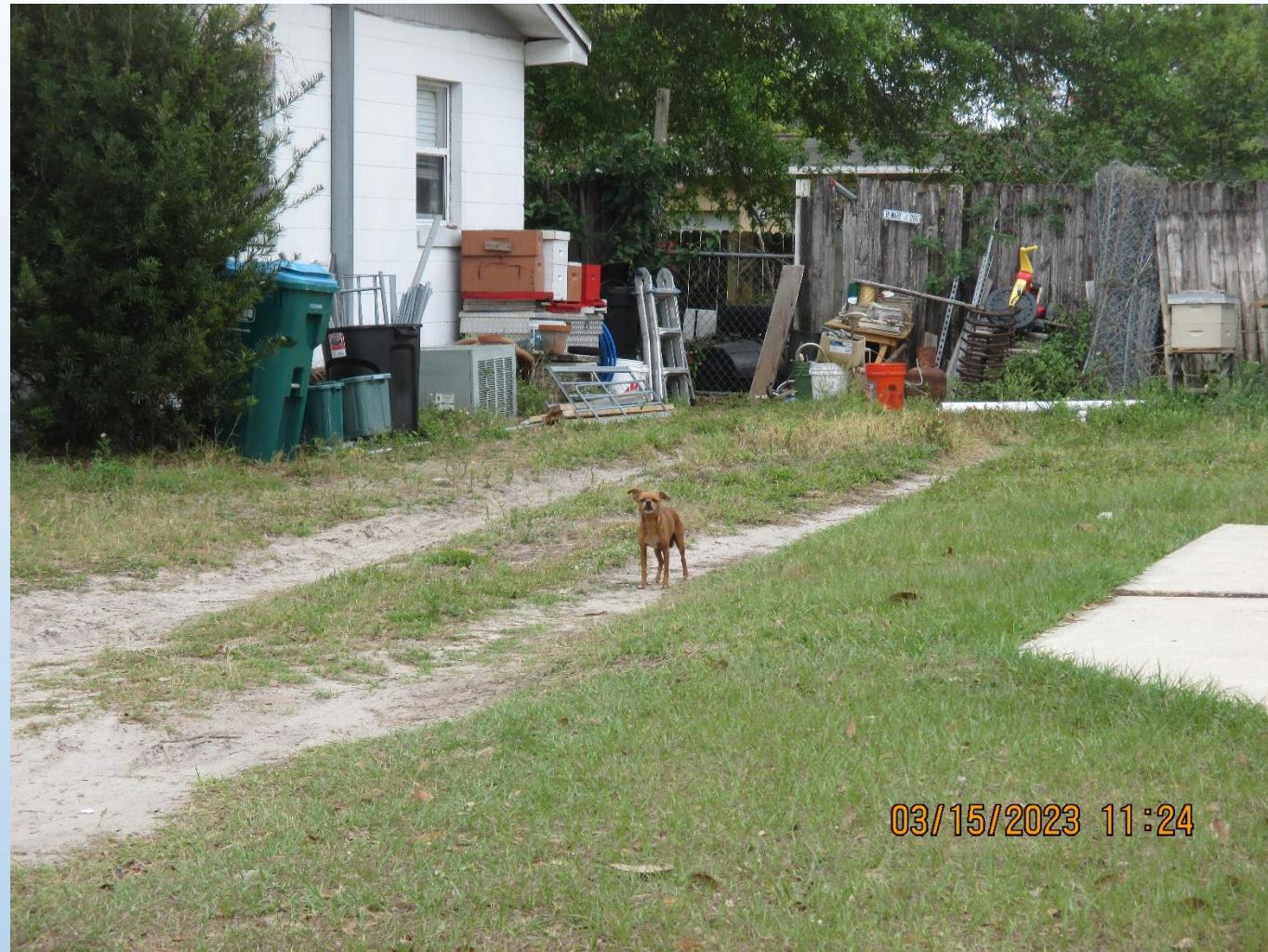
Findings: Debris all over the side and backyard. Fence was falling apart. weeds and grass overgrown.

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



03/15/2023 11:31



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 than 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 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



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,

A handwritten signature in black ink that reads "Terri Sanchez".

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
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Case #: 2023CE000815

Address of Parcel in Violation: 315 BIRCH TERR WINTER SPRINGS, FL 32708

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CODE OFFICER TERRI SANCHEZ

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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 levied on the property which may be forced 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 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.
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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:

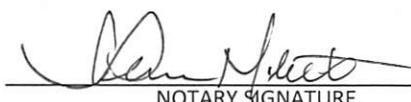
September 27, 2023

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



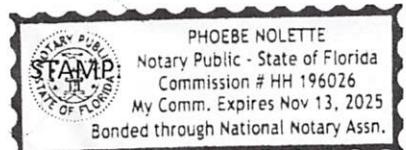
SIGNATURE

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 Birch 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

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery Restricted Delivery	Restricted Delivery

all

all Restricted Delivery

()

USPS TRACKING #



9590 9402 7635 2122 2714 40

**United States
Postal Service**



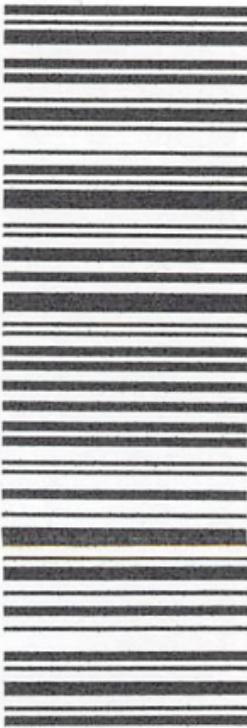
**First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10**

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

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

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

UU202300000015

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Payment and Fees

\$

Sent To

Street address, No., or PO Box No.

615 Birch Dr

City, State, ZIP+4®

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

- 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:

Kevin J. Meyer
315 Birch 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)

DAVON

C. Date of Delivery

5/26/23

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

all
all Restricted Delivery
))

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

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

\$

Send To

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

City, State, ZIP+4®

Postmark
Here

59

Alvin J Meyle
315 Birch Lane
Winter Springs FL 32706

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).

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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:

ARVIN J MEYER
315 Birch Terr.
Winter Springs 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

3. Service Type

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

lail
lail 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 2718 22

United States
Postal Service

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

Winter Springs Police Department
Court Enforcement
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



03213050201000050 01/12/2022

Parcel Information

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

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
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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									

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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 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.



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

May 4, 2023 at 2:41:57 PM
315 Birch Ter
Winter Springs FL 32708
United States



315 Birch Ter.

Photo 2

Findings: Debris in backyard.

Photo Taken: 5/4/23

WS City Ord. 13-2(b) Debris

May 4, 2023 at 2:42:16 PM
315 Birch Terr.
Winter Springs FL 32708
United States



2023CE00815



315 Birch Ter.

Photo 3

Findings: Overgrowth

Photo Taken: 5/4/23

WS City Ord. 13-2(c)



2023CE00815

May 4, 2023 at 2:44:26 PM
313 Birch Terr.
Winter Springs FL 32708
United States



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 than 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

