CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, FEBRUARY 24, 2026 - 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

REGULAR AGENDA PART I

700. Election for Chairperson of the Code Enforcement Board for Calendar Year 2026

701. Election for Vice-Chairperson of the Code Enforcement Board for Calendar Year 2026

INFORMATIONAL

100. Code Compliance Monthly Report - January 2026
Code Compliance Monthly Report - January 2026.pdf

CONSENT AGENDA

200. Approval of the Minutes: Tuesday, August 26, 2025 Code Enforcement Board Regular Meeting
2025 08 26 Code Enforcement Board Regular Meeting Minutes.pdf

201. Approval of the Minutes: Tuesday, September 23, 2025 Code Enforcement Board Regular Meeting
2025 09 23 Code Enforcement Board Regular Meeting Minutes.pdf

PUBLIC HEARINGS : CONTINUED CASES

300. Not Used

PUBLIC HEARINGS : REPEAT CASES

400. Not Used

PUBLIC HEARINGS : NEW CASES

500. Case# 2025CE000642
Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson
Address: 1112 Arbor Glen Cir.
Violation(s):IPMC Section 304.8 – *Decorative Features*
Presentation.pdf
Additional Case Information.pdf

501. Case # 2026CE000121
Respondent(s): Nicole Commesso

Address: 1454 King Ct
Violation(s): WS City Ord. 13-2(c)-Prohibitions
WS City Ord. 13-2(e)- Prohibitions
IPMC 2024 Sec. 302.7-Accessory Structures
IPMC 2024 Sec. 303.2-Enclosures

Presentation-2026CE000121
Additional Information- 2026CE000121

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. Not Used

REGULAR AGENDA - PART II

702. 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*.

REGULAR AGENDA PART I ITEM 700

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Election for Chairperson of the Code Enforcement Board for Calendar Year 2026

SUMMARY

Pursuant to City Code, Section 2-41(h), "Unless otherwise provided by state or federal law, each board and committee shall be responsible to elect, by majority vote of the members of each board or committee, a chairperson and vice-chairperson. The election shall occur annually at the first meeting held in January, unless there is no January meeting, then the next meeting held. All newly established boards and committees shall make such elections at their regularly held meeting and then annually as stated above. Alternate members (as provided below) shall not be elected to positions of chairperson or deputy-chairperson."

The Chairperson for 2025 was Stephen Gildea.

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board discuss and elect a Chairperson for calendar year 2026.

REGULAR AGENDA PART I ITEM 701

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Election for Vice-Chairperson of the Code Enforcement Board for Calendar Year 2026

SUMMARY

Pursuant to City Code, Section 2-41(h), "Unless otherwise provided by state or federal law, each board and committee shall be responsible to elect, by majority vote of the members of each board or committee, a chairperson and vice-chairperson. The election shall occur annually at the first meeting held in January, unless there is no January meeting, then the next meeting held. All newly established boards and committees shall make such elections at their regularly held meeting and then annually as stated above. Alternate members (as provided below) shall not be elected to positions of chairperson or deputy-chairperson."

The Vice-Chairperson for 2025 was Miguel Martin.

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board discuss and elect a Vice-Chairperson for calendar year 2026.

INFORMATIONAL ITEM 100

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Code Compliance Monthly Report - January 2026

SUMMARY

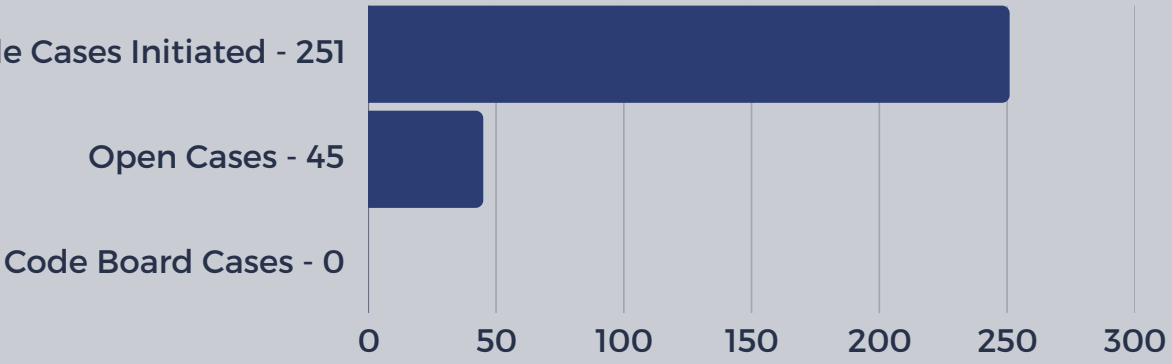
FUNDING SOURCE

RECOMMENDATION

Informational

JANUARY 2026

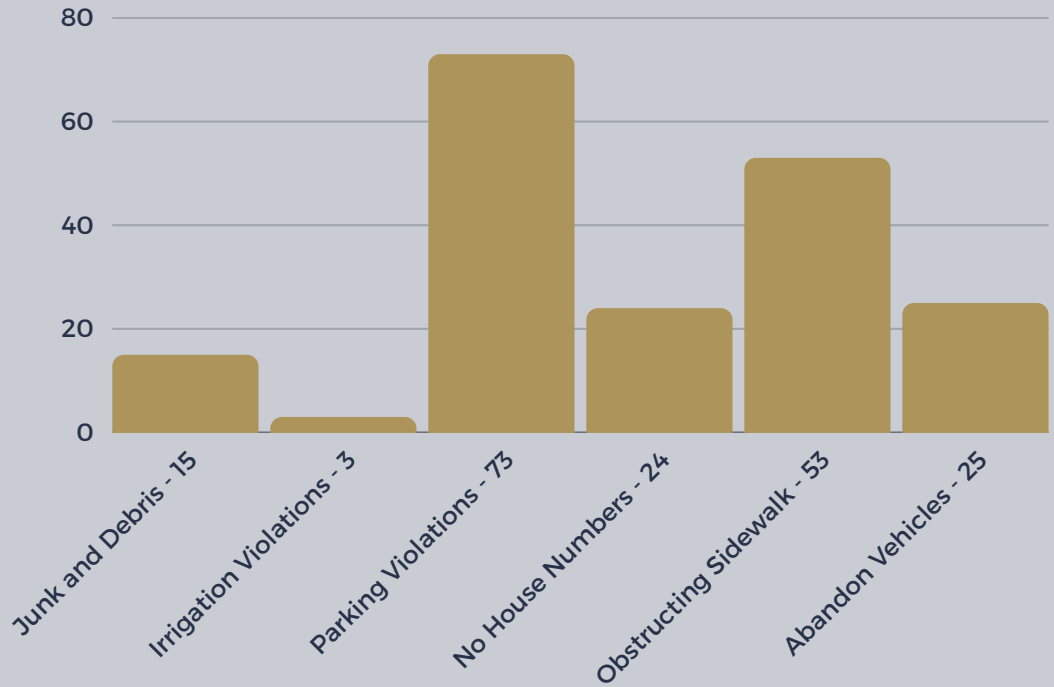
CODE COMPLIANCE MONTHLY REPORT





101

Signs Removed
from Right-of-Way



IF YOU SEE AN ISSUE WITHIN YOUR AREA THAT YOU FEEL CODE COMPLIANCE SHOULD INVESTIGATE, COMPLETE OUR CODE COMPLAINT EFORM, BY USING THE QR CODE BELOW.

CONSENT AGENDA ITEM 200

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Approval of the Minutes: Tuesday, August 26, 2025 Code Enforcement Board Regular Meeting

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Board approve the Tuesday, August 26, 2025 Code Enforcement Board Regular Meeting Minutes as presented.

CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES
AUGUST 26, 2025

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, August 26, 2025, 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:
Chair Stephen Gildea, present
Vice Chair Miguel Martin, present
Board Member Art Gallo, present
Board Member Maurice Kaprow, present
Board Member Joanne Krebs, present
Board Member Karen Owens, present
Board Attorney Amelia Ulmer, present
City Clerk Christian Gowan, present

Also Present:
Deputy Chief Kevin Presley, Winter Springs Police Department (WSPD)
Mr. Chris Elbon, Code Compliance Inspector, WSPD
Mr. Carlos DeFoe, Code Compliance Inspector, WSPD

A moment of silence was held followed by the Pledge of Allegiance.

Deputy Chief Presley noted that items 503 and 504 were being removed from the agenda as they had come into compliance.

City Clerk Christian Gowan swore in those who would be providing testimony.

INFORMATIONAL AGENDA
100.) Code Compliance Monthly Report – July 2025

No discussion.

CONSENT AGENDA
200) Approval of the Minutes from the Tuesday, July 22, 2025 Code Enforcement Board Regular Meeting

"I MAKE A MOTION THAT THE MINUTES BE APPROVED WITH THE MENTIONED CORRECTIONS." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER GALLO. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); KREBS (AYE); OWENS (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

UNAPPROVED

PUBLIC HEARINGS: CONTINUED CASES
300. Not Used

PUBLIC HEARINGS: REPEAT CASES
400) Not Used

PUBLIC HEARINGS: NEW CASES
500) Case #2025CE000444
Address: 300 S Edgemon Avenue
Respondent: Vanessa O. Celi Aguilera
Violation: FBC Section 105.1 – *Permits, Required*

Note: The Respondent was not present.

Inspector Elbon 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. Officer Elbon recommended a compliance date of September 25, 2025 and a fine of up to $250 per day violation if this was not met.

Discussion followed on communications with property owner, occupancy of the property, communication with permitting staff, and the difference between accessory structures and accessory dwelling units.

"I MOVE TO FIND THE PHOTOGRAPHS AND TESTIMONY OF CODE OFFICER CHRISTOPHER ELBON CLEARLY SHOW THAT THERE IS SUFFICIENT SUPPORT TO SUBSTANTIATE THE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO A VIOLATION OF FLORIDA BUILDING CODE, FBC CODE SECTION 105.1, PERMITS REQUIRED AND ORDER THAT THE RESPONDENT BE GIVEN UNTIL SEPTEMBER 25, 2025 TO ESTABLISH COMPLIANCE. IN THE EVENT THE VIOLATION IS NOT CORRECTED, A FINE OF ONE HUNDRED AND FIFTY DOLLARS ($150) SHALL BE IMPOSED PER DAY UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY THE CITY CODE ENFORCEMENT." MOTION BY BOARD MEMBER GALLO. SECONDED BY BOARD MEMBER KREBS. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); KREBS (AYE); OWENS (AYE) MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

501) Case #2025CE000445
Address: 300 S Edgemon Avenue
Respondent: Vanessa O. Celi Aguilera
Violation: WSCO Section 20-182 – *Uses Permitted*

Note: The Respondent was not present.

Inspector Elbon 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. Officer Elbon recommended a compliance date of September 5, 2025 and a fine of up to $250 per day violation if this was not met.

UNAPPROVED

Discussion followed on zoning requirements and what was allowed in different zoning classifications and safety concerns associated with unpermitted conversions to single-family residences.

"I MOVE TO FIND THAT, BASED ON THE INSPECTOR'S TESTIMONY, THE PHOTOGRAPHS AND ALL OF THE EVIDENCE THAT WAS PRESENTED, SHOWS THAT THERE ARE, IN FACT, VIOLATIONS OF WINTER SPRINGS CODE SECTION 20-182, USES PERMITTED IN THAT THIS PROPERTY IS BEING USED FOR THREE AIRBNB RENTALS IN A SINGLE FAMILY ZONE, AND THAT THE RESPONDENT IS IN VIOLATION OF THE CITY CODE. I MOVE THAT THE RESPONDENT BE GIVEN UNTIL SEPTEMBER 5, 2025 TO CORRECT THE VIOLATIONS. IN THE EVENT THAT RESPONDENT FAILS TO COMPLY BY THIS DAY, A FINE IN THE AMOUNT OF TWO HUNDRED AND FIFTY DOLLARS ($250) SHALL BE IMPOSED PER DAY UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY CITY CODE ENFORCEMENT." MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER OWENS. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); KREBS (AYE); OWENS (AYE) MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

502) Case #2025CE000446
Address: 300 S Edgemon Avenue
Respondent: Vanessa O. Celi Aguilera
Violation: WSCO Section 6-84(a) – *Accessory Buildings, General*

Note: The Respondent was not present.

Inspector Elbon 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. Officer Elbon recommended a compliance date of September 25, 2025 and a fine of up to $250 per day violation if this was not met.

Discussion followed on what was required to convert the structure in question back to an approved accessory structure rather than an accessory dwelling unit.

"I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY OF OUR INSPECTOR SHOW THAT THERE ARE ACTUAL FINDINGS OF A VIOLATION OF WINTER SPRINGS, CODE OF ORDINANCE, SECTION 6-84(A) AND THAT THE RESPONDENT BE GIVEN UNTIL SEPTEMBER 25, 2025 TO BRING THE PROPERTY INTO COMPLIANCE WITH SAID SECTION. IF NOT BROUGHT INTO COMPLIANCE, A DAILY FINE OF TWO HUNDRED DOLLARS ($200) A DAY SHALL BE ASSESSED UNTIL BROUGHT INTO COMPLIANCE." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER KAPROW. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); KREBS (AYE); OWENS (AYE) MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 6-0.

UNAPPROVED

503) Case #2025CE001138
Address: 848 Benchwood Court
Respondent(s): FKH SFR PROPCO B-HLD, LP
Violation: IPMC Section 302.7 – *Accessory Structures*

**As noted, this item was pulled from the agenda.*

504) Case #2025CE001139
Address: 848 Benchwood Court
Respondent(s): FKH SFR PROPCO B-HLD, LP
Violation: WSCO Section 20-439(a) – *Parking Areas on Residential Lots; Design Requirements*

**As noted, this item was pulled from the agenda.*

PUBLIC HEARINGS: NON-COMPLIANCE CASES
600) Not Used

REGULAR AGENDA
700. Not Used

ADJOURNMENT
Chair Gildea adjourned the meeting at 6:34 PM

RESPECTFULLY SUBMITTED:

_____
CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the Tuesday, February 24, 2026 Code Enforcement Board Regular Meeting.

CONSENT AGENDA ITEM 201

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Approval of the Minutes: Tuesday, September 23, 2025 Code Enforcement Board Regular Meeting

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Board approve the Tuesday, September 23, 2025 Code Enforcement Board Regular Meeting Minutes as presented.

CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES
SEPTEMBER 23, 2025

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

UNAPPROVED

CALL TO ORDER
Chair Stephen Gildea called to Order the Tuesday, September 23, 2025, 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:
Chair Stephen Gildea, present
Vice Chair Miguel Martin, present
Board Member Art Gallo, present
Board Member Maurice Kaprow, absent - excused
Board Member Joanne Krebs, absent - excused
Board Member Karen Owens, present
Board Member Jonathan Obear, present
Board Attorney Amelia Ulmer, present
City Clerk Christian Gowan, present

Also Present:
Deputy Chief Kevin Presley, Winter Springs Police Department (WSPD)
Lieutenant Keith Whitmore, WSPD
Mr. Chris Elbon, Code Compliance Inspector, WSPD
Mr. Carlos DeFoe, Code Compliance Inspector, WSPD

A moment of silence was held followed by the Pledge of Allegiance.

Deputy Chief Presley noted that item 502 was being removed from the agenda as the property had come into compliance.

City Clerk Christian Gowan swore in those who would be providing testimony.

INFORMATIONAL AGENDA
100.) Code Compliance Monthly Report – August 2025

No discussion.

CONSENT AGENDA
200. Not Used

PUBLIC HEARINGS: CONTINUED CASES
300. Not Used

PUBLIC HEARINGS: REPEAT CASES
400) Not Used

PUBLIC HEARINGS: NEW CASES

500) Case #2025CE001153
Address: 401 N US Hwy 17-92
Respondent(s): Reeco Properties, LLLP
Violation: FBC Section 105.1 – Permits, Required

Note: The Respondent was present.

Inspector Elbon 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. Inspector Elbon recommended a compliance date of October 23, 2025 and a fine of $250 per day if this was not met.

Discussion followed on communications with the property owner.

Brian Reece and Rodrigo Moreira, Respondents, testified regarding permits that had been issued, noted potential confusion due to addressing, and provided a document for the record[1].

Further discussion followed with Board Members expressing they would like more information about the status of permits before making any final decision on the case.

"I MOVE TO CONTINUE THIS CASE UNTIL THE NEXT REGULAR CODE ENFORCEMENT MEETING." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER OWENS. DISCUSSION.

VOTE: GALLO (AYE); OBEAR (AYE); OWENS (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

501) Case# 2025CE001429
Respondent(s): Waldbauer, Brian; Waldbauer Jessica
Address: 75 S Cortez Ave.
Violation(s): WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024- Sec 308.1 Accumulation of Rubbish or Garbage

Note: The Respondent was not present.

Inspector DeFoe 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 as well as four additional photos provided by the inspector. Inspector DeFoe recommended a compliance date of October 23, 2025 and a fine of up to $250 per day per violation if this was not met.

Brief discussion followed on communication efforts and what was needed for the property to come into compliance.

"I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY OF CODE OFFICER CARLOS DEFOE CLEARLY SHOWS THERE IS SUFFICIENT SUPPORT TO SUBSTANTIATE THE ISSUES

[1] The noted document is attached to the end of these minutes.

UNAPPROVED

PRESENT WITH PROPERTY AS IT RELATES TO A VIOLATION OF WINTER SPRINGS CITY ORDINANCE 20-438, PARKING VEHICLES IN RESIDENTIAL FRONT YARDS AND ON SIDEWALKS AND INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) 308.1, ACCUMULATION OF RUBBISH OR GARBAGE AND ORDER THAT THE RESPONDENTS BE GIVEN UNTIL OCTOBER 23, 2025 TO ESTABLISH COMPLIANCE. IN THE EVENT THE VIOLATION IS NOT CORRECTED, A FINE OF ONE HUNDRED AND FIFTY DOLLARS ($150) PER DAY SHALL BE IMPOSED FOR THE VIOLATION OF WINTER SPRINGS CITY ORDINANCE 20-438 AND A FINE OF FIFTY DOLLARS ($50) PER DAY SHALL BE IMPOSED FOR VIOLATION OF IPMC 308.1 UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY CITY CODE ENFORCEMENT." MOTION BY BOARD MEMBER GALLO. SECONDED BY VICE-CHAIR MARTIN. DISCUSSION.

VOTE: GALLO (AYE); OBEAR (AYE); OWENS (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

502) Case# 2025CE001019
Respondent(s): DUFAULT, ANGELA M; DUFAULT, GERARD P
Address: 122 N Alderwood St
Violation(s): IPMC 2024 Sec. 302.4- Weeds
IPMC 2024 Sec. 308.1- Accumulations of Rubbish or Garbage
WS City Ord. 20-438- Parking vehicles in residential front yards and on sidewalks prohibited
IPMC 2024 Sec. 302.7- Accessory Structures

**As noted, this item was pulled from the agenda.*

503) Case# 2025CE001347
Respondent(s): GABRIELE, ALLEN J
Address: 915 Puma Trl
Violation(s): WS City Ord. 12-53- Abandonment of motor vehicles prohibited
IPMC 2024- 302.4 - Weeds

Note: The Respondent was present

Inspector DeFoe 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 including four additional photographs that were presented by the inspector. Inspector DeFoe recommended a compliance date of October 23, 2025 and a fine of up to $250 per day per violation if this was not met.

Allen Gabrielle, Respondent, 915 Puma Trail, Winter Springs testified about the status of the vehicles in question, medical issues that had prevented him from addressing the overgrowth and asked for 60 days to remedy the violations.

Discussion followed on the necessary actions to come into compliance, a recommendation to stay in contact with code compliance to ensure actions taken are sufficient, and an appropriate timeline for compliance.

"I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY FROM OFFICER DEFOE SHOW THAT THERE ARE ACTUAL FINDINGS THAT THE RESPONDENT IS IN CURRENT VIOLATION OF WINTER SPRING CITY ORDINANCE 12-53, ABANDONMENT OF MOTOR

UNAPPROVED

VEHICLES, AND IPMC VERSION 2024, SECTION 302.4, WEEDS. I MOVE THAT THE RESPONDENT BE GIVEN 60 DAYS [UNTIL NOVEMBER 22, 2025] TO CORRECT THE VIOLATION. IN THE EVENT THAT THE RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF TWENTY-FIVE DOLLARS ($25) PER DAY PER VIOLATION SHALL BE IMPOSED UNTIL THOSE VIOLATIONS COME INTO COMPLIANCE AND ARE REPORTED TO AND VERIFIED BY CITY CODE ENFORCEMENT." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER GALLO. DISCUSSION.

VOTE: GALLO (AYE); OBEAR (AYE); OWENS (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

PUBLIC HEARINGS: NON-COMPLIANCE CASES

600) Case #2025CE000238
Address: 206 Cottonwood Dr
Respondent(s): Isabella Borini and/or Joseph Ariola
Violation: FBC Section 105.1 – Permits, Required

Note: The Respondent was present

Inspector Elbon introduced the case, offered testimony on the procedures of notice and the violation, and reviewed the "Presentation." The Board accepted the packet as published into evidence without objection. Inspector Elbon recommended the Board's previous order be imposed with a fine of $200 per day from August 1, 2025 and continuing until the violation was corrected.

Joseph Ariola, Respondent, 206 Cottonwood Drive testified that a professional drawing and sealed plans were outstanding on the permit and noted that he had received them today. He further testified about efforts to come into compliance and difficulties related to his work schedule and asked for a brief extension to avoid any fines.

Discussion followed on available options the Board could consider including extending the original compliance date, the necessary amount of time to come into compliance, and the need for the permit to be issued to meet compliance.

"I MOVE TO ADJUST THE ORIGINAL ORDER DATE THAT WAS LISTED ON THE NOTICE SIGNED ON JUNE 9TH TO HAVE A COMPLIANCE DATE OF OCTOBER 1ST, 2025. IN THE EVENT THAT HE [RESPONDENT] DOES NOT COMPLY BY THAT DATE, THE ORIGINAL FINES THAT WERE IN THAT ORDER ARE TO BE ACCRUED." MOTION BY VICE-CHAIR MARTIN. SECONDED BY BOARD MEMBER GALLO. DISCUSSION.

VOTE: GALLO (AYE); OBEAR (AYE); OWENS (AYE); MARTIN (AYE); GILDEA (AYE)
MOTION CARRIED 5-0.

REGULAR AGENDA
700. Not Used

UNAPPROVED

ADJOURNMENT
Chair Gildea adjourned the meeting at 6:57 PM

RESPECTFULLY SUBMITTED:

_____
CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the Tuesday, February 24, 2026 Code Enforcement Board Regular Meeting.

C A G
Architectural
Design Build Inc

COMMENTS AND RESPONSE

Date: September 15, 2025

To: City of Winter Springs Building Department – Brenda Paz, Glenn Pereno

From: CAG Architectural Design Build Inc

Subject: 409 N US HWY 17-92 , LONGWOOD, FL, 32750
Permit #: COMM-2025-0433

CAGDB JOB No: DB25-033

The following are the review comments repeated and our responses to those comments:

Fire Review:

Comment 1. Please add/correct NFPA 1 and NFPA 101 (Florida Fire Prevention Code) edition to 2021 - 8th Edition.

RESPONSE 1.

Comment 2. Kitchen shall be calculated at 100 sq. ft per person based on NFPA 101, Table 7.3.1.2.

RESPONSE 2.

Comment 3. Please verify that new exit leading to rear parking lot meets the requirements of exit discharge by providing a good and unobstructed path of travel to a public way. NFPA 101, 3.3.88.

RESPONSE 3.

Comment 4. Info - Separate permit and review shall be provided if any fire protection system work is conducted (such as hood suppression system in the kitchen).

RESPONSE 4.

Comment 5. Additional comments may be generated based on resubmittal..

RESPONSE 5.

Building Review:

Comment 1. PERMIT APPLICATION; FLORIDA STATUTE 713.135(7)(A), NOT VALID. PROVIDE REVISED APPLICATION TO INCLUDE ALL APPLICABLE SUBCONTRACTOR(S); ELECTRICAL, MECHANICAL, PLUMBING, ETC., PER FBC SECTION [A] 105, FLORIDA STATUTE 553.79. DOCUMENTS REQUIRED, LICENSE(S), LIABILITY/WC INSURANCE (CERTIFICATE HOLDER; CITY OF WINTER SPRINGS; FS440), AND POA FOR ALL SUBCONTRACTOR(S).

RESPONSE 1.

Comment 2. PROVIDE MINIMUM 2 EXITS; MEANS OF EGRESS PER FBC CHAPTER 10.
RESPONSE 2.

Comment 3. PER FBC "EXISTING" CHAPTER 8, AREA OF IMPROVEMENT INCREASES THE OCCUPANT LOAD, PROVIDE MINIMUM 2 ACCESSIBLE RESTROOM(S) 1 MALE AND 1 FEMALE IN ACCORDANCE WITH FABC CHAPTER 4 AND CHAPTER 6.
RESPONSE 3.

Comment 4. ENERGY DESIGN AND CALCULATIONS PER FBC ENERGY CONSERVATION SECTION C4 AND C5.
RESPONSE 4.

Comment 5. SLAB; NEW PLUMBING, INFILL DETAILS PER FBC SECTION [A] 107.3.5.
RESPONSE 5.

Comment 6. ELECTRICAL RISER DIAGRAM; NEW SERVICE AND 400AMP DISCONNECT PER FBC SECTION [A] 107.2.1 IN ACCRDANCE WITH NFPA70/NEC2020.
RESPONSE 6.

Comment 7. SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED AREAS OF IMPROVEMENTS; PUBLIC WAY; FBC CHAPTER 10, FFE/SURROUNDING ELEVATIONS; FBC SECTION [A] 107.3.5, REQUIRED PARKING BASED ON INCREASE OF SEATING; FBC "EXISTING" AND FABC, AND WINTER SPRINGS CODE OF ORDINANCES.
RESPONSE 7.

Please do not hesitate in contacting me if you have any questions or need any additional information. Thank you for your time and review comments.

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2025076288 Book:10873 Page:764; (1 PAGES) RCD: 8/5/2025 1:04:38 PM
REC FEE $10.00

CERTIFIED COPY - GRANT MALOY
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
SEMINOLE COUNTY, FLORIDA
BY _____ DEPUTY CLERK
Date AUG 05 2025

THIS INSTRUMENT PREPARED BY:
Name: Patricia Ferrara
Address: 1250 W. Eau Gallie Blvd., Ste F
Melbourne, FL 32935

NOTICE OF COMMENCEMENT

Permit Number: _____

Parcel ID Number: 33-20-30-503-0000-0196

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (Legal description of the property and street address if available)
SLY 165 FT OF WLY 165 FT OF LOT 19 ENTZMINGER FARMS ADD NO 3
PB 6 PG 27
– 409 N US HWY 17-92 LONGWOOD, FL 32750
2. GENERAL DESCRIPTION OF IMPROVEMENT:
Remodel of an existing restaurant area
3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:
Name and address: Reece Properties LLLP - PO BOX 640 Winter Park, FL 32790-0640
Interest in property: OWNER
Fee Simple Title Holder (if other than owner listed above) Name: N/A
Address: N/A
4. CONTRACTOR: Name: CAG Architectural Design Build Inc Phone Number: 321-622-6900
Address: 1250 W. Eau Gallie Blvd. Ste F Melbourne FL 32935
5. SURETY (If applicable, a copy of the payment bond is attached): Name: N/A
Address: N/A Amount of Bond: N/A
6. LENDER: Name: N/A Phone Number: N/A
Address: N/A
7. Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.
Name: _____ Phone Number: _____
Address: _____
8. In addition, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____
9. Expiration Date of Notice of Commencement (The expiration is 1 year from date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Brian C Reece
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

Brian C Reece Owner
(Print Name and Provide Signatory's Title/Office)

State of Florida County of Seminole

The foregoing instrument was acknowledged before me this 30th day of June, 2025

by Brian Reece (Name of person making statement). Who is personally known to me ☐ OR

who has produced identification ☑ Type of identification produced: Fl. Driver's License

HELEN K. ALLEN
Notary Public - State of Florida
Commission # HH 538484
My Comm. Expires Jul 7, 2028

Helen K. Allen
Notary Signature

THIS INSTRUMENT PREPARED BY:
Name: Patricia Ferrara
Address: 1250 W. Eau Gallie Blvd., Ste F
Melbourne, FL 32935

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2025076288 Bk:10873 Page:764(1Pgs)
REC: 08/05/2025 1:04:38 PM by hdevore
RECORDING FEES $10.00

NOTICE OF COMMENCEMENT

Permit Number: _____

Parcel ID Number: 33-20-30-503-0000-0196

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (Legal description of the property and street address if available)
SLY 165 FT OF WLY 165 FT OF LOT 19 ENTZMINGER FARMS ADD NO 3 PB 6 PG 27
- 409 N US HWY 17-92 LONGWOOD, FL 32750
2. GENERAL DESCRIPTION OF IMPROVEMENT:
Remodel of an existing restaurant area
3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:
Name and address: Reece Properties LLLP - PO BOX 640 Winter Park, FL 32790-0640
Interest in property: OWNER
Fee Simple Title Holder (if other than owner listed above) Name: N/A
Address: N/A
4. CONTRACTOR: Name: CAL Architectural Design Build Inc Phone Number: 321-622-6900
Address: 1250 W. Eau Gallie Blvd., Ste F Melbourne FL 32935
5. SURETY (If applicable, a copy of the payment bond is attached): Name: N/A
Address: N/A Amount of Bond: N/A
6. LENDER: Name: N/A Phone Number: N/A
Address: N/A

7. Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.
Name: _____ Phone Number: _____
Address: _____
8. In addition, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____
9. Expiration Date of Notice of Commencement (The expiration is 1 year from date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Brian C Reece — Brian C Reece Owner
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Print Name and Provide Signatory's Title/Office)

State of Florida County of Seminole

The foregoing instrument was acknowledged before me this 30th day of June, 2025
by Brian Reece (Name of person making statement). Who is personally known to me ☐ OR
who has produced identification ☑ type of identification produced: Fl. Driver's License

HELEN K. ALLEN
Notary Public - State of Florida
Commission # HH 538484
My Comm. Expires Jul 7, 2028

Helen K. Allen
Notary Signature

Grant Maloy Clerk of the Circuit Court & Comptroller Seminole County
P.O. Box 8099
Sanford FL 32772
Phone:407-665-4411

Customer:
REECO PROPERTIES

Tran: 5737808 - 23152002
Receipt # 2459446
Receipt Date 08/05/2025

Account No: 855254 **Account Balance: 0.00**

1	**NOTICE OF COMMENCEMENT**		
	Inst# 2025076288 BK/PG 10873/764	NOTICE OF COMMENCEMENT	**$13.00**
	COUNTY RECORDING FEES		10.00
	COPIES		1.00
	CERTIFICATION		2.00
2	**NOTICE OF COMMENCEMENT**		
	Inst# 2025076289 BK/PG 10873/765	NOTICE OF COMMENCEMENT	**$13.00**
	COUNTY RECORDING FEES		10.00
	COPIES		1.00
	CERTIFICATION		2.00
	Receipt Total:		**$26.00**

Paid By:

CREDIT CARD 15907637	26.00
Credit Card Service Fee:	0.91
Total Tendered	**$26.91**

HAVE A NICE DAY
HOW ARE WE DOING?
PLEASE VISIT SEMINOLECLERK.ORG

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Case# 2025CE000642
Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson
Address: 1112 Arbor Glen Cir.
Violation(s):IPMC Section 304.8 – *Decorative Features*

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before March 26, 2026 (30 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

February 24, 2025

Respondent(s): Victoria E Castro, Jose A Castro, and/or Jessica L Dawson

Address: 1112 Arbor Glen Cir

Violation(s): IPMC Section 304.8 – *Decorative Features*

Case No. 2025CE000642

IPMC Section 304.8
Decorative Features

Cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage in a safe condition.

Case Summary

April 2, 2025– While CCI Elbon was posting an unrelated Notice of Compliance hearing at the residence, CCI Elbon observed the decorative column wrap surrounding the column adjacent to the front door at the referenced property, which failed to be kept in a proper state of repair. *(Exhibits 1-3)*.



Exhibit 1
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: April 2, 2025



Exhibit 2
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: April 2, 2025



Exhibit 3
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: April 2, 2025

Case Summary

April 15, 2025 – Courtesy Notice sent to the property owner(s) by USPS Regular First-Class Mail.

May 19, 2025 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation *(Exhibits 4-5)*.



Exhibit 4
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: May 19, 2025



Exhibit 5
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: May 19, 2025

Case Summary

May 19, 2025 – Notice of Code Violation sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

May 22, 2025 – Notice of Code Violation delivered to the property owner(s).

June 23, 2025 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation *(Exhibits 6-7)*.



Exhibit 6
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: June 23, 2025



Exhibit 7
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: June 23, 2025

Case Summary

July 31, 2025 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation *(Exhibits 8-9)*.

October 2, 2025 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation *(Exhibits 10-11)*.

November 9, 2025, November 19, 2025, and December 11, 2025 – CCI Elbon conducted a re-inspection of the referenced property and observed that the property remained in violation.



Exhibit 8
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: July 31, 2025



Exhibit 9
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: July 31, 2025



Exhibit 10
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: October 2, 2025



Exhibit 11
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: October 2, 2025

Case Summary

December 15, 2025 – This case was reassigned to CCI Presley. CCI Presley contacted homeowner Jose Castro by phone, who advised that he has scheduled the column repair for January 15, 2026.

January 8, 2026 – CCI Presley contacted Jose Castro by phone for a follow-up, and he informed CCI Presley that the workers had been there today and would be completing the repairs over the next few days.

Case Summary

January 23, 2026 – CCI Presley conducted a re-inspection of the referenced property and observed that the property remained in violation *(Exhibits 12-13)*.



Exhibit 12
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: January 23, 2026



Exhibit 13
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: January 23, 2026

Case Summary

January 23, 2026– Notice of Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

January 23, 2026 – CCI Presley posted Notice of Hearing at the referenced property and at City Hall and executed an Affidavit of Service *(Exhibit 14)*.



Exhibit 14
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: January 23, 2026

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order requiring the violation be corrected and the property brought into compliance on or before March 26, 2026 (30 days), and consider an imposition of a daily fine of up to $250.00 per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

April 15, 2025

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
1112 ARBOR GLEN CIR
WINTER SPRINGS, FL 32708

COURTESY NOTICE

CASE NO: 2025CE000642

PROPERTY ADDRESS: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-508-0000-0370

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

Inspector	**Date of Inspection**
Chris Elbon	April 2, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.8 – Decorative Features	Decorative column wrap surrounding the column adjacent to the front door fails to be maintained in good repair. Repair decorative column wrap in a workmanlike manner.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **May 18, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **May 18, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE000642

PROPERTY ADDRESS: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 304.8 – Decorative Features	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.

Thank you for your attention and cooperation,

Chris Elbon

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

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

May 19, 2025

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
1112 ARBOR GLEN CIR
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE000642

PROPERTY ADDRESS: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-508-0000-0370

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

Inspector	**Date of Inspection**
Chris Elbon	April 2, 2025 May 19, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.8 – Decorative Features	Decorative column wrap surrounding the column adjacent to the front door fails to be maintained in good repair. Repair decorative column wrap in a workmanlike manner.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **June 19, 2025,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **June 19, 2025,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE000642

PROPERTY ADDRESS: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 304.8 – Decorative Features	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.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765447519874

Electronic Delivery Confirmation™



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

$8.16 US POSTAGE
FIRST-CLASS IMI
May 19 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275



063S0011485640

USPS CERTIFIED MAIL



9414 8118 9876 5447 5198 74

CASTRO, VICTORIA E AND/OR CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS FL 32708-3700



Reference	NOV - 2025CE000642 - ELBON
USPS #	9414811898765447519874
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:26 pm on May 22, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Arrived at USPS Regional Facility, May 21, 2025, 11:20 pm, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 05/21/2025 Arrived at USPS Regional Facility, May 20, 2025, 9:21 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 20, 2025, 8:06 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 05/19/2025, 1:07 pm, WINTER SPRINGS, FL 32708

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Report Design Copyright 2025 Certified Mail Envelopes, Inc. www.Certified-Mail-Labels.com www.Certified-Mail-Envelopes.com
Date Verified: 05/23/2025 06:22:28 (UTC)

UNITED STATES POSTAL SERVICE

May 24, 2025

Dear Reference NOV 2025CE000642 ELBON:

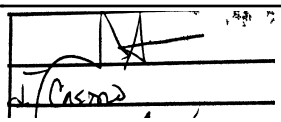
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5447 5198 74**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	May 22, 2025, 1:26 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	DAWSON JESSICA L CASTRO VICTORIA E AND OR CASTRO

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

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

Region: W | CSA: WE0 | Grid:

CODE ENFORCEMENT REPORT
Winter Springs Police Department

For the public: Yes | Agency Report #:
Juvenile: No | 2025CE000642
Domestic Violence: No | Event #:
Dating Violence: No

Agency ORI: FL0590600

Reported Day/Date:	Time Dispatched:	Time Arrived:	Time Completed:	Date Occurred From:	Date Occurred To:
Fri 4/11/2025 15:09					

Subdivision:	Forced Entry:	Occupancy:	Type of Weapon:	Location Type:	Municipality:
	N/A				

Incident Address: 1112 ARBOR GLEN CIR WINTER SPRINGS FL 32708

Dispatch Address:

#Offenses:	#Victims:	#Offenders:	#Prem. Ent:	#Arrested:	Drug Related:	Alcohol Related:	Call Disposition:	Signal Code:	Clearance:
01	00	00	0	00					Open

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/ Commit	Warrant #	DVR	Drug Activity
1	WS CITY ORDINANCE - OTHER	77-777	9800	Yes	C		No	

NARRATIVES

Rpt Date:	04/11/2025 15:10	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	O
Mod By:	WINTERSPRINGS\celbon	Mod Date:	04/11/2025 15:30	Related Case #			

On 04/02/2025, while posting a Notice of Compliance Hearing to the referenced property for an unrelated violation under Case #2024CE001363, CCI Elbon observed that the decorative column wrap surrounding the column adjacent to the front door failed to be maintained in good repair.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	04/11/2025 15:35	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	04/11/2025 15:35	Related Case #			

On 04/15/2025, CCI Elbon sent Courtesy Notice to the property owner(s) by USPS Regular First-Class Mail.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	05/19/2025 13:59	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	05/19/2025 13:59	Related Case #			

On 05/19/2025, CCI Elbon arrived at the referenced property to conduct a re-inspection and observed that the violation remained.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Region: W | CSA: WE0 | Grid:

CODE ENFORCEMENT REPORT
Winter Springs Police Department

For the public: Yes | Juvenile: No | Domestic Violence: No | Dating Violence: No

Agency Report #: 2025CE000642 | Event #:

Agency ORI: FL0590600

Rpt Date:	05/19/2025 14:00	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	05/19/2025 14:07	Related Case #			

On 05/19/2025, CCI Elbon sent Notice of Code Violation to the property owner(s) by USPS Certified Mail with Return Receipt Requested #9414811898765447519874.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	06/23/2025 15:36	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	06/23/2025 15:36	Related Case #			

On 06/23/2025, CCI Elbon arrived at the referenced property to conduct a re-inspection and observed that the violation remained.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	06/23/2025 15:37	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	06/23/2025 15:39	Related Case #			

On 06/23/2025, CCI Elbon sent Notice of Hearing to the property owner(s) by USPS Certified Mail with Return Receipt Requested #9414811898765446024478.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	07/31/2025 14:42	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	07/31/2025 14:43	Related Case #			

On 07/31/2025, CCI Elbon arrived at the referenced property to conduct a re-inspection and observed that the violation remained.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	10/2/2025 14:04	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	10/2/2025 14:04	Related Case #			

On 10/02/2025, CCI Elbon arrived at the referenced property to conduct a re-inspection and observed that the violation remained.

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

ELBON, CHRISTOPHER W16872
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Name/Title of Person Authorized to Administer Oath.
DC #2

Rpt Date:	10/2/2025 14:09	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	10/2/2025 14:15	Related Case #			

On 10/02/2025, CCI Elbon sent Notice of Hearing to the property owner(s) by USPS Certified Mail with Return Receipt Requested #9414811898765478284352.

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

Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025

Region: W CSA: WE0 Grid:

CODE ENFORCEMENT REPORT
Winter Springs Police Department

For the public: Yes
Juvenile: No
Domestic Violence: No
Dating Violence: No

Agency Report #: 2025CE000642
Event #:

Agency ORI: FL0590600

ELBON, CHRISTOPHER W16872 Name and Employee # (Printed)	Name/Title of Person Authorized to Administer Oath. DC #2

Rpt Date:	11/9/2025 14:31	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	11/9/2025 14:31	Related Case #			

On 11/09/2025, CCI Elbon arrived at the referenced property to conduct a re-inspection and observed that the violation remained.

I swear/affirm the above statements are true and correct: Officer's Signature: ELBON, CHRISTOPHER W16872 Name and Employee # (Printed)	Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025 Name/Title of Person Authorized to Administer Oath. DC #2

Rpt Date:	11/19/2025 17:04	Reporter:	ELBON, CHRISTOPHER W16872	Clearance:	Open	Nar Type:	S
Mod By:	WINTERSPRINGS\celbon	Mod Date:	11/19/2025 17:04	Related Case #			

On 11/19/2025, CCI Elbon arrived at the referenced property to conduct a re-inspection and observed that the property remained in violation.

I swear/affirm the above statements are true and correct: Officer's Signature: ELBON, CHRISTOPHER W16872 Name and Employee # (Printed)	Sworn to and subscribed before me, the undersigned authority, this 11th day of December, in the year 2025 Name/Title of Person Authorized to Administer Oath. DC #2

ADMINISTRATIVE SECTION

Was Crime Scene Processed: **No** Processed By:

Officer Reporting: **W16872 ELBON, CHRISTOPHER** Officer Shift: Section: **WS** Unit: Date: **04/11/2025**

Reviewed By: **W16872 ELBON, CHRISTOPHER** Review Date: **04/11/2025** Routed to: **WS**

Assigned To: **W16872 ELBON, CHRISTOPHER** Assigned Date: **04/11/2025** Assigned Dept: **WS**

Clearance: **Open** Clearance Date: Referred To:

Comments:

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
Respondent(s) /

CASE NO. 2025CE000642

NOTICE OF CODE ENFORCEMENT BOARD HEARING

Please take notice that at 5:30 P.M. on February 24, 2026, the Code Enforcement Board will hold a hearing to determine whether you are in violation of the City of Winter Springs Code of Ordinances as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, FL 32708.

ADDRESS OF VIOLATION: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

PARCEL NO: 12-21-30-508-0000-0370

PROPERTY OWNER(S): CASTRO, VICTORIA E AND/OR CASTRO, JOSE A AND/OR DAWSON, JESSICA L

MAILING ADDRESS: 1112 ARBOR GLEN CIR, WINTER SPRINGS, FL 32708

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

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

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

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

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

Kevin Presley
Code Compliance Inspector
City of Winter Springs
(407) 327-7954
kpresley@winterspringsfl.org

Certified Mailing Number: 9407111898765437211703

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

Winter Springs Police Department
Kevin Presley
300 N MOSS RD
WINTER SPGS FL 32708-2510

$6.04 US POSTAGE
FIRST-CLASS IMI
Jan 23 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

063S0010937440

USPS CERTIFIED MAIL

9407 1118 9876 5437 2117 03

CASTRO, VICTORIA E AND/OR CASTRO, JOSE A
AND/OR DAWSON, JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS FL 32708-3700

Reference	NOH - 2025CE000642 - Presley
USPS #	940711189876543721703
USPS Mail Class	Certified with Electronic Delivery Confirmation
USPS Status	This is a reminder to arrange for redelivery of your item or your item will be returned to sender. This is a reminder to arrange for redelivery of your item or your item will be returned to sender.
USPS History	This is a reminder to arrange for redelivery of your item or your item will be returned to sender. Notice Left (No Authorized Recipient Available), 01/26/2026, 3:59 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, January 25, 2026, 12:32 am, LAKE MARY FL DISTRIBUTION CENTER In Transit to Next Facility, 01/24/2026 Arrived at USPS Regional Facility, January 23, 2026, 9:35 pm, ORLANDO FL DISTRIBUTION CENTER Accepted at USPS Origin Facility, January 23, 2026, 8:20 pm, WINTER SPRINGS, FL 32708 Shipping Label Created, USPS Awaiting Item, 01/23/2026, 7:23 am, WINTER SPRINGS, FL 32708

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Date Verified: 02/09/2026 (UTC)

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

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

Petitioner,

vs.

CASTRO, VICTORIA E AND/OR
CASTRO, JOSE A AND/OR
DAWSON, JESSICA L
Respondent(s) /

CASE NO. 2025CE000642

AFFIDAVIT OF SERVICE

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

1. That on January 23, 2026, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by sending Notice of Code Enforcement Board Hearing by USPS Certified Mail with Return Receipt Requested, to the Respondent(s) address listed in the tax collector's office for tax notices.

2. That on January 23, 2026, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting Notice of Code Enforcement Board Hearing at the property upon which the violation is alleged to exist, posting Notice of Code Enforcement Board Hearing at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Enforcement Board Hearing by USPS Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 26th day of January, 2026.

State of Florida
County of Seminole

Signature of Code Compliance Inspector

Sworn to (or affirmed) and subscribed before me this 26 day of January, 2026, by Jennifer Yost

JENNIFER YOST
MY COMMISSION # HH716720
EXPIRES: September 04, 2029

Signature of Notary Public

Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **12-21-30-508-0000-0370**
Property Address: **1112 ARBOR GLEN CIR WINTER SPRINGS, FL 32708**
Owners: **CASTRO, VICTORIA E; CASTRO, JOSE A; DAWSON, JESSICA L**

2026 Market Value $641,093 Assessed Value $641,093 Taxable Value $641,093

2025 Tax Bill $10,413.08

The 4 Bed/4 Bath Single Family property is 3,082 SF and a lot size of 0.41 Acres

Parcel Location



Site View



Parcel Information

Parcel	12-21-30-508-0000-0370
Property Address	1112 ARBOR GLEN CIR WINTER SPRINGS, FL 32708
Mailing Address	1112 ARBOR GLEN CIR WINTER SPGS, FL 32708-3700
Subdivision	TUSCAWILLA PARCEL 90
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$482,701	$486,986
Depreciated Other Features	$33,392	$31,261
Land Value (Market)	$125,000	$125,000
Land Value Agriculture	$0	$0
Just/Market Value	$641,093	$643,247
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$641,093	$643,247

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$10,413.08
Tax Bill Amount	$10,413.08
Tax Savings with Exemptions	$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CASTRO, VICTORIA E - Joint Tenants with right of Survivorship
CASTRO, JOSE A - Joint Tenants with right of Survivorship
DAWSON, JESSICA L - Joint Tenants with right of Survivorship

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

SEMINOLE COUNTY 2025 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Property I.D. Number	Alt Key	Escrow Code		Millage Code
12-21-30-508-0000-0370	151734	CL-0092242	APPLICABLE VALUES AND EXEMPTIONS BELOW	W1

CASTRO, VICTORIA E & CASTRO, JOSE A &
DAWSON,
JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS, FL 32708
3700

1112 ARBOR GLEN CIR

LOT 37 TUSCAWILLA PARCEL 90 PB 43
PGS 57 & 58

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE DOLLARS PER $1,000 OF TAXABLE VALUE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	5.3751	643,247	0	643,247	3,457.52
FIRE	2.7649	643,247	0	643,247	1,778.51
SCHOOL CAPITAL OUTLAY	1.5000	643,247	0	643,247	964.87
SCHOOL DISCRETIONARY(BASIC)	0.7480	643,247	0	643,247	481.15
SCHOOL RLE	3.0010	643,247	0	643,247	1,930.38
WINTER SPRINGS	2.6200	643,247	0	643,247	1,685.31
ST JOHNS WATER MANAGEMENT	0.1793	643,247	0	643,247	115.33

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	16.1883	TOTAL AD VALOREM TAXES	$10,413.07

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$10,413.07	See reverse side for important information.

If Paid By	Nov 30, 2025				
Please Pay	$0.00				

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

SEMINOLE COUNTY 2025 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Property I.D. Number	Alt Key	Escrow Code		Millage Code
12-21-30-508-0000-0370	151734	CL-0092242	APPLICABLE VALUES AND EXEMPTIONS ABOVE	W1

CASTRO, VICTORIA E & CASTRO, JOSE A &
DAWSON,
JESSICA L
1112 ARBOR GLEN CIR
WINTER SPGS, FL 32708
3700

1112 ARBOR GLEN CIR

LOT 37 TUSCAWILLA PARCEL 90 PB 43
PGS 57 & 58

PAY IN U.S. FUNDS TO J.R. KROLL, SEMINOLE COUNTY TAX COLLECTOR, PO BOX 630, SANFORD, FL 32772-0630

If Paid By	Nov 30, 2025				
Please Pay	$0.00				

11/25/2025 **Receipt # EEX-26-00094803** **$9,996.55 Paid By PHH MORTGAGE**

PUBLIC HEARINGS : NEW CASES ITEM 501

CODE ENFORCEMENT BOARD AGENDA | FEBRUARY 24, 2026 REGULAR MEETING

TITLE

Case # 2026CE000121
Respondent(s): Nicole Commesso
Address: 1454 King Ct
Violation(s): WS City Ord. 13-2(c)-Prohibitions
WS City Ord. 13-2(e)- Prohibitions
IPMC 2024 Sec. 302.7-Accessory Structures
IPMC 2024 Sec. 303.2-Enclosures

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation, issue an Order to abate the property for the violations of IPMC 2024 Sec. 302.7 and WS City Ordinance 13-2(e).

Staff recommends the Code Enforcement Board find the property in violation of the remaining violations of IPMC 2024 Sec. 303.2 and WS City Ordinance 13-2(c) to be corrected, and the property brought into compliance on or before March 26, 2026 (30 days) and consider an imposition of a daily fine of up to $250.00 per violation per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

February 24, 2026

Respondent(s): Commesso, Nicole
Address: 1454 King Ct

Violation(s): WS City Ord. 13-2(c)-Prohibitions
WS City Ord. 13-2(e)- Prohibitions
IPMC 2024 Sec. 302.7-Accessory Structures
IPMC 2024 Sec. 303.2-Enclosures

Case No. 2026CE000121

WS City Ord. 13-2(c)- Prohibitions

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.

WS City Ord. 13-2(e)- Prohibitions

(e) It shall be the duty of the owner of each lot, tract, or parcel of land within the city to reasonably regulate and effectively control excessive growths and accumulations, as enumerated in subsection (c), and/or dead, damaged or diseased trees as enumerated in subsection (d), on the property and on the portion of the adjoining public right-of-way between the property and the street.

It shall also be the duty of the owner to drain, regrade or fill any lot, tract or parcel, including swimming pools thereon, which shall be unwholesome or unsanitary, have stagnant foul water thereon, or be in such other condition as to be susceptible to producing disease or danger to the citizens of the city.

IPMC 2024 Sec. 302.7- Accessory Structures

- Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

IPMC 2024 Sec. 303.2- Enclosures

- Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Case Summary

January 12, 2026- I, CCI DeFoe, was reassigned cases initiated by CCI Elbon on September 8, 2025. Upon review, the cases were consolidated for administrative reasons and assigned a new case number.
(Ref; 2025CE002129, 2025CE002202, 2025CE002204, 2025CE002209)

January 13, 2026- CCI DeFoe conducted an inspection of the referenced property and observed that the property remained in violation *(Exhibits 1-9)*.



Exhibit 1
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 2
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 3
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 4
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 5
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 6
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 7
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 8
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026



Exhibit 9
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026

Case Summary

January 14, 2026 – A notice of violation was mailed to the registered property owner by USPS Certified Mail with Return Receipt Requested, posted at the property where the alleged violation exists, and posted at City Hall *(Exhibit 10)*.

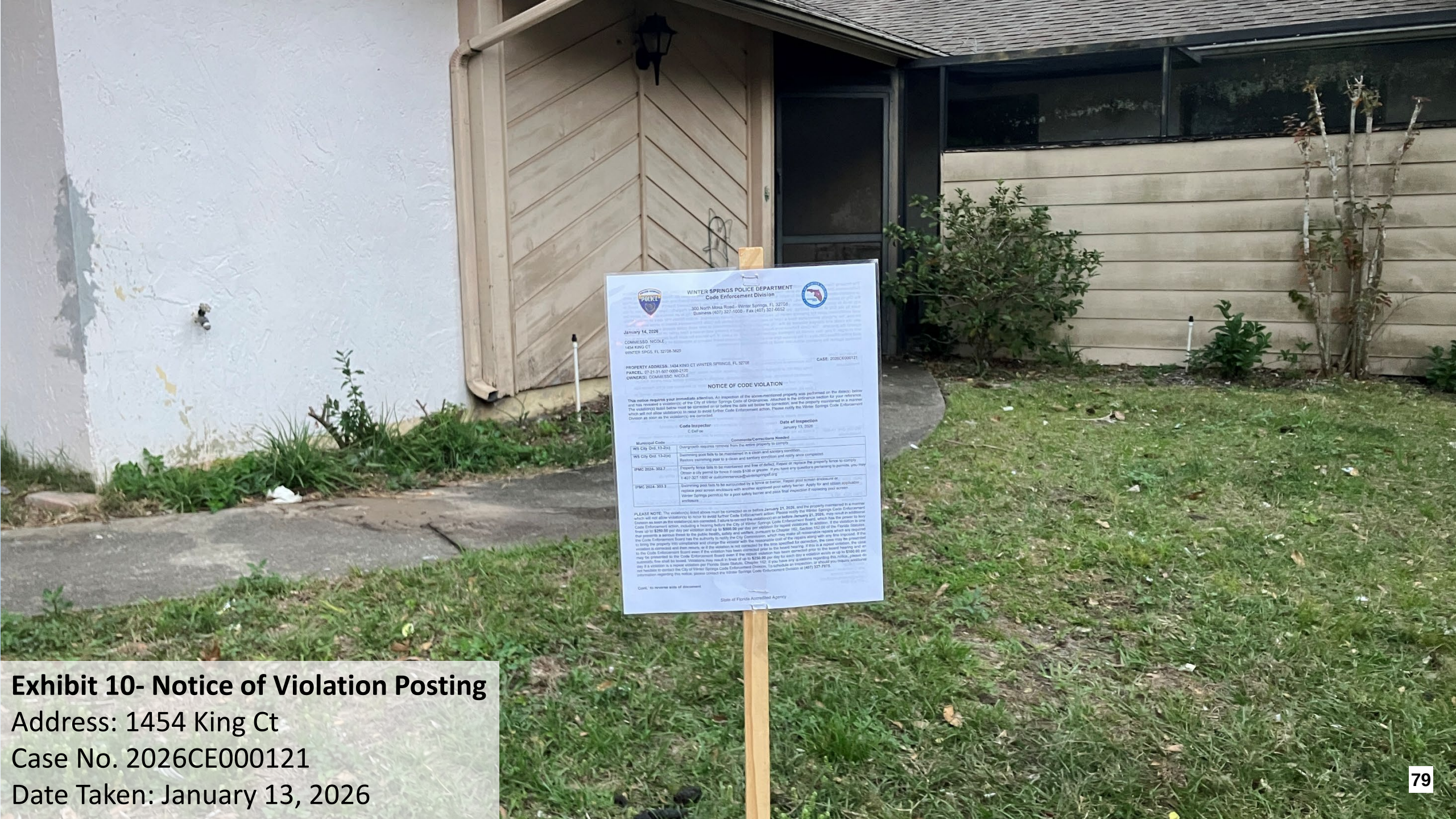


Exhibit 10- Notice of Violation Posting
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 13, 2026

Case Summary

January 20, 2026 - Code Compliance Division received a voicemail from a respondent of the property. A call back was initiated but the call was unanswered, and a voicemail was left for a return call.

January 21, 2026 - CCI DeFoe conducted a re-inspection of the referenced property and observed that the property remained in violation *(Exhibits 11-18)*.



Exhibit 11
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 12
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 13
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 14
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 15
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 16
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 17
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026



Exhibit 18
Address: 1454 King Ct
Case No. 2026CE000121
Date Taken: January 21, 2026

Case Summary

January 21, 2026 - A notice of hearing was mailed to the property owner(s) by USPS Certified Mail with Return Receipt Requested, posted at the referenced property and City Hall *(Exhibit 19)*.

February 11, 2026 – Notice of Violation was unclaimed and returned to sender. Notice of Hearing remains delayed and in transit.

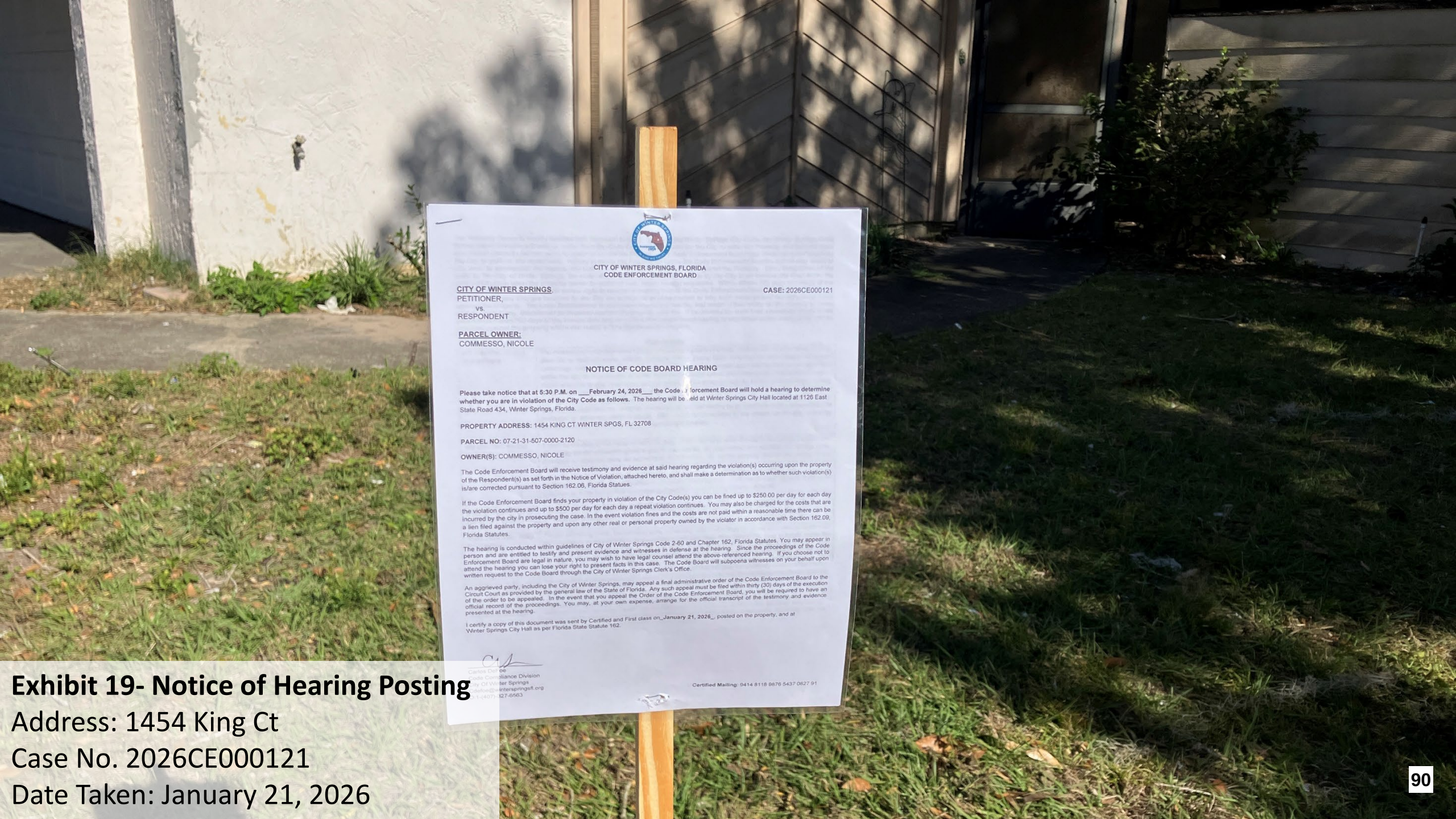


Exhibit 19- Notice of Hearing Posting

Address: 1454 King Ct

Case No. 2026CE000121

Date Taken: January 21, 2026

Staff Recommendation

Staff recommends the Code Enforcement Board find the property in violation, issue an Order to abate the property for the violations of IPMC 2024 Sec. 302.7 and WS City Ordinance 13-2(e).

Staff recommends the Code Enforcement Board find the property in violation of the remaining violations of IPMC 2024 Sec. 303.2 and WS City Ordinance 13-2(c) to be corrected, and the property brought into compliance on or before March 26, 2026 (30 days) and consider an imposition of a daily fine of up to $250.00 per violation per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **07-21-31-507-0000-2120**
Property Address: **1454 KING CT WINTER SPRINGS, FL 32708**
Owners: **COMMESSO, NICOLE**

2026 Market Value $385,786 Assessed Value $217,862 Taxable Value $167,140
2025 Tax Bill $2,741.33 Tax Savings with Exemptions $3,484.40
The 3 Bed/2 Bath Single Family property is 1,612 SF and a lot size of 0.13 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-21-31-507-0000-2120
Property Address	1454 KING CT WINTER SPRINGS, FL 32708
Mailing Address	1454 KING CT WINTER SPGS, FL 32708-3825
Subdivision	WEDGEWOOD TENNIS VILLAS
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2016)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	$248,194	$250,521
Depreciated Other Features	$37,592	$34,061
Land Value (Market)	$100,000	$100,000
Land Value Agriculture	$0	$0
Just/Market Value	$385,786	$384,582
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$167,924	$172,860
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$217,862	$211,722

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$6,225.73
Tax Bill Amount	$2,741.33
Tax Savings with Exemptions	$3,484.40

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
COMMESSO, NICOLE

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

December 9, 2025

COMMESSO, NICOLE
1454 KING CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE002129

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-507-0000-2120

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

Inspector	**Date of Inspection**
Chris Elbon	September 8, 2025 October 23, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 302.7 – Accessory Structures	Accessory structure(s) (pool screen enclosure and fence) fail to be maintained structurally sound and in a state of good repair. Repair or replace accessory structure(s) (pool screen enclosure and fence). Apply for and obtain Winter Springs permit if labor and/or materials exceed $100.00 in cumulative value for replacement of the fence. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any Permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **January 11, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **January 11, 2026,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE002129

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 302.7 – Accessory Structures	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765435893894

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

December 9, 2025

COMMESSO, NICOLE
1454 KING CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE002202

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-507-0000-2120

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

Inspector	**Date of Inspection**
Chris Elbon	September 8, 2025 October 23, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 303.2 – Enclosures	Swimming pool fails to be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Repair pool screen enclosure or replace pool screen enclosure with another approved pool safety barrier. Apply for and obtain applicable Winter Springs permit(s) for a pool safety barrier and pass final inspection if replacing the pool screen enclosure. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **January 11, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **January 11, 2026,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE002202

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 303.2 – Enclosures	Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765435893894

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

December 9, 2025

COMMESSO, NICOLE
1454 KING CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE002204

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-507-0000-2120

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

Inspector	**Date of Inspection**
Chris Elbon	September 8, 2025 October 23, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 303.1 – Swimming Pools	Swimming pool fails to be maintained in a clean and sanitary condition. Restore swimming pool to a clean and sanitary condition and notify once complete.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **January 11, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **January 11, 2026,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE002204

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 303.1 – Swimming Pools	Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765435893894

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

December 9, 2025

COMMESSO, NICOLE
1454 KING CT
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

CASE NO: 2025CE002209

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

PARCEL NO: 07-21-31-507-0000-2120

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

Inspector	**Date of Inspection**
Chris Elbon	September 8, 2025 October 23, 2025

Municipal Code	**Violation/Corrective Action**
IPMC Section 304.7 – Roofs and Drainage	Roof overhang between dwelling and pool enclosure fails to be maintained in a state of good repair and without defects. Roof drains and gutters fail to be maintained in good repair and free from obstructions. Repair roof overhang in a workmanlike manner or remove roof overhang. Repair roof drains and gutters and remove obstructions or remove roof drains and gutters. Apply for and obtain applicable Winter Springs permit(s) prior to repairing the roof overhang if repairing or replacing the roof overhang. Please contact the City of Winter Springs Building Division at (407) 327-5963 or customerservice@winterspringsfl.org for any permit-related questions.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **January 11, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further enforcement action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **January 11, 2026,** may result in additional enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162.

If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Compliance Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Compliance Division at (407) 327-7975.

CASE NO: 2025CE002209

PROPERTY ADDRESS: 1454 KING CT, WINTER SPRINGS, FL 32708

Municipal Code	Code Text
IPMC Section 304.7 – Roofs and Drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Thank you for your attention and cooperation,

Chris Elbon

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

Certified Mailing Number: 9414811898765435893894

Electronic Delivery Confirmation™

Courtesy Notices

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Oct 23 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0010937440

USPS CERTIFIED MAIL

9414 8118 9876 5476 8795 67

COMMESSO, NICOLE
1454 KING CT
WINTER SPGS FL 32708-3825

Reference	NOV - ELBON
USPS #	9414811898765476879567
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 10:48 am on November 24, 2025 in WINTER SPRINGS, FL 32708. Your item was delivered to an individual at the address at 10:48 am on November 24, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Your item was delivered to an individual at the address at 10:48 am on November 24, 2025 in WINTER SPRINGS, FL 32708. Redelivery Scheduled for Next Business Day, 11/22/2025, 8:21 am, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, November 21, 2025, 7:34 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, November 21, 2025, 12:05 pm, ORLANDO FL DISTRIBUTION CENTER In Transit to Next Facility, 11/20/2025 In Transit to Next Facility, 11/19/2025 Arrived at USPS Regional Facility, November 18, 2025, 9:12 pm, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, November 12, 2025, 10:20 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 10/27/2025, 1:47 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, October 26, 2025, 12:27 am, LAKE

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UNITED STATES POSTAL SERVICE

November 25, 2025

Dear Reference NOV ELBON:

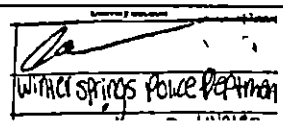
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5476 8795 67.**

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	November 24, 2025, 10:48 am
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	COMMESSO NICOLE

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

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

Electronic Delivery Confirmation™

Notice of Violations

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Dec 01 2025
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0010937442

USPS CERTIFIED MAIL

9414 8118 9876 5435 8938 94

COMMESSO, NICOLE
1454 KING CT
WINTER SPGS FL 32708-3825

Reference	NOV - ELBON
USPS #	9414811898765435893894
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 12:26 pm on December 30, 2025 in WINTER SPRINGS, FL 32708. Your item was delivered to an individual at the address at 12:26 pm on December 30, 2025 in WINTER SPRINGS, FL 32708.
USPS History	Your item was delivered to an individual at the address at 12:26 pm on December 30, 2025 in WINTER SPRINGS, FL 32708. Arrived at USPS Regional Facility, December 29, 2025, 8:26 pm, LAKE MARY FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, December 29, 2025, 9:35 am, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, December 28, 2025, 1:57 am, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, December 26, 2025, 9:22 am, WINTER SPRINGS, FL 32708 Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 12/11/2025, 12:04 pm, WINTER SPRINGS, FL 32708 Arrived at USPS Regional Facility, December 10, 2025, 10:05 pm, LAKE MARY FL DISTRIBUTION CENTER Departed USPS Regional Facility, December 10, 2025, 9:15 pm, ORLANDO FL DISTRIBUTION CENTER Arrived at USPS Regional Facility, December 9, 2025, 11:03 pm,

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Letter production and report formatting were completed by Certified Mail Envelopes, Inc., doing business as www.CertifiedMailLabels.com and www.SendCertifiedMail.com.

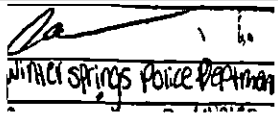
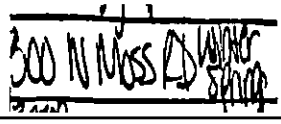
UNITED STATES POSTAL SERVICE

December 31, 2025

Dear Reference NOV ELBON:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5435 8938 94.**

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	December 30, 2025, 12:26 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	COMMESSO NICOLE

Recipient Signature	
Signature of Recipient:	
Address of Recipient:	

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

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

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

WINTER SPRINGS POLICE DEPARTMENT
Code Enforcement Division

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

January 14, 2026

COMMESSO, NICOLE
1454 KING CT
WINTER SPGS, FL 32708-3825

PROPERTY ADDRESS: 1454 KING CT WINTER SPRINGS, FL 32708
PARCEL: 07-21-31-507-0000-2120
OWNER(S): COMMESSO, NICOLE

CASE: 2026CE000121

NOTICE OF CODE VIOLATION

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

Code Inspector	**Date of Inspection**
C DeFoe	January 13, 2026

Municipal Code	Comments/Corrections Needed
WS City Ord. 13-2(c)	Overgrowth requires removal from the entire property to comply.
WS City Ord. 13-2(e)	Swimming pool fails to be maintained in a clean and sanitary condition. Restore swimming pool to a clean and sanitary condition and notify once completed.
IPMC 2024 - 302.7	Property fence fails to be maintained and free of defect. Repair or replace the property fence to comply. Obtain a city permit for fence if costs $100 or greater. If you have any questions pertaining to permits, you may 1-407-327-1800 or customerservice@wintersrpingsfl.org
IPMC 2024- 303.2	Swimming pool fails to be surrounded by a fence or barrier. Repair pool screen enclosure or replace pool screen enclosure with another approved pool safety barrier. Apply for and obtain applicable Winter Springs permit(s) for a pool safety barrier and pass final inspection if replacing for pool screen enclosure.

PLEASE NOTE: The violation(s) listed above must be corrected on or before **January 21, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Enforcement action. Please notify the Winter Springs Code Enforcement Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **January 21, 2026,** may result in additional Code Enforcement action, including a hearing before the City of Winter Springs Code Enforcement Board, which has the power to levy fines up to **$250.00** per day per violation and up to **$500.00** per day per violation for repeat violations. In addition, if the violation is one that presents a serious threat to the public health, safety and welfare, pursuant to Chapter 162, Section 162.09 of the Florida Statutes, the Code Enforcement Board has the authority to notify the City Commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with any fine imposed. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the board hearing. If this is a repeat violation, the case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing and an automatic fine shall be levied. Violations may result in fines of up to **$250.00** per day for each day a violation exists or up to **$500.00** per day if a violation is a repeat violation per Florida State Statute, Chapter 162. If you have any questions regarding this notice, please do not hesitate to contact the City of Winter Springs Code Enforcement Division. To schedule an inspection, or should you require additional information regarding this notice, please contact the Winter Springs Code Enforcement Division at **(407) 327-7975.**

Cont.' to reverse side of document

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

Municipal Code	Descriptions
WS City Ord. 13-2(c) Prohibitions	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.
WS City Ord. 13-2(e) Prohibitions	It shall be the duty of the owner of each lot, tract, or parcel of land within the city to reasonably regulate and effectively control excessive growths and accumulations, as enumerated in subsection (c), and/or dead, damaged or diseased trees as enumerated in subsection (d), on the property and on the portion of the adjoining public right-of-way between the property and the street. It shall also be the duty of the owner to drain, regrade or fill any lot, tract or parcel, including swimming pools thereon, which shall be unwholesome or unsanitary, have stagnant foul water thereon, or be in such other condition as to be susceptible to producing disease or danger to the citizens of the city.
IPMC 2024 Sec.- 302.7 Accessory structures	Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
IPMC 2024 Sec.- 303.2 Enclosures	Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and selflatching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Carlos DeFoe
Code Compliance Division
City of Winter Springs
Cdefoe@winterspringsfl.org
1-407-327-6563

USPS CERTIFIED MAIL™ NCV

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jan 14 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0011718298

USPS CERTIFIED MAIL

9414 8118 9876 5434 1206 18

COMMESSO, NICOLE
1454 KING CT
WINTER SPGS FL 32708-3825

Reference	ITR NCV NOH 2026CE000121 DeFoe
USPS #	9414811898765434120618
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item arrived at our USPS facility in ORLANDO FL DISTRIBUTION CENTER on February 10, 2026 at 9:47 am. The item is currently in transit to the destination.
USPS History	Your item arrived at our USPS facility in ORLANDO FL DISTRIBUTION CENTER on February 10, 2026 at 9:47 am. The item is currently in transit to the destination. In Transit to Next Facility, 02/09/2026 Arrived at USPS Regional Facility, February 8, 2026, 3:37 am, FORT MYERS FL DISTRIBUTION CENTER Unclaimed/Being Returned to Sender, February 4, 2026, 10:55 am, WINTER SPRINGS, FL 32708

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

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

Petitioner,

vs.

COMMESSO, NICOLE
Respondent(s) /

CASE: 2026CE000121

AFFIDAVIT OF SERVICE
(Notice of Code Violation)

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

1. That on **January 14, 2026**, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by posting Notice of Code Violation at the property upon which the violation is alleged to exist, posting a Notice of Code Violation at the primary municipal government office located at Winter Springs City Hall and sending a Notice of Code Violation by USPS Certified Mail with Return Requested to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 10 day of February, 2026. Carlos DeFoe

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 10 day of February, 2026, by Carlos DeFoe.

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

Signature of Notary Public

Melissa Buchman

Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
vs.
RESPONDENT

CASE: 2026CE000121

PARCEL OWNER:
COMMESSO, NICOLE

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on ___February 24, 2026___ 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.

PROPERTY ADDRESS: 1454 KING CT WINTER SPGS, FL 32708

PARCEL NO: 07-21-31-507-0000-2120

OWNER(S): COMMESSO, NICOLE

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

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

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Chapter 162, Florida Statutes. You may appear in person and are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above-referenced hearing. If you choose not to 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**_January 21, 2026_**, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Carlos DeFoe
Code Compliance Division
City Of Winter Springs
Cdefoe@winterspringsfl.org
O:1-(407)-327-6563

Certified Mailing: 9414 8118 9876 5437 0827 91

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

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

Petitioner,

vs.

COMMESSO, NICOLE
Respondent(s) /

CASE: 2026CE000121

AFFIDAVIT OF SERVICE
(Notice of Code Board Hearing)

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

1. That on **January 21, 2026**, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting Notice of Code Enforcement Board Hearing at the property upon which the violation is alleged to exist, posting Notice of Code Enforcement Board Hearing at the primary municipal government office located at Winter Springs City Hall, and sending Notice of Code Enforcement Board Hearing by USPS Regular First-Class Mail to the Respondent(s) address listed in the tax collector's office for tax notices.

FURTHER AFFIANT SAYETH NOT.

DATED this 21st day of Jan, 2026.

Carlos DeFoe
Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 21st day of Jan, 2026, by Carlos DeFoe

MELISSA L BUCHMAN
Notary Public - State of Florida
Commission # HH 318008
My Comm. Expires Dec 17, 2026
Bonded through National Notary Assn.

Melissa B
Signature of Notary Public

Melissa Buchman
Name of Notary typed, printed or stamped

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced _____

← Back ✔ Update & Create Report

USPS CERTIFIED MAIL™ No H

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jan 21 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia
063S0011485645

USPS CERTIFIED MAIL

9414 8118 9876 5437 0827 91

COMMESSO, NICOLE
1454 KING CT
WINTER SPGS FL 32708-3825

Reference	NOH 2026CE000121 DeFoe
USPS #	9414811898765437082791
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item could not be delivered on February 9, 2026 at 11:11 am in WINTER SPRINGS, FL 32708. It was held for the required number of days and is being returned to the sender.
USPS History	Your item could not be delivered on February 9, 2026 at 11:11 am in WINTER SPRINGS, FL 32708. It was held for the required number of days and is being returned to the sender.

USPS CERTIFIED MAIL™

ORLANDO FL 328

15 JAN 2026 PM 4 L

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

USPS CERTIFIED MAIL

9414 8118 9876 5434 1206 18

$8.86 US POSTAGE
FIRST-CLASS IMI
Jan 14 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275

063S0011718298

endicia

RETURN TO SENDER,
UNCLAIMED,
REFUSED

Attempted Delivery
MD
1/17/26

COMMESSO, NICOLE
1454 KING CT
WINTER SPGS FL 32

ITR NCV NOH 2026CE000121 DeFoe

UNC
32708>2510

NIXIE 339 DE 1040 0002/08/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *0474-08075-15-41

112