CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, APRIL 28, 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

INFORMATIONAL

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

CONSENT AGENDA

200. Approval of the Minutes: Tuesday, March 24, 2026 Code Enforcement Board Regular Meeting
2026 03 24 Code Enforcement Board Regular Meeting Minutes.pdf

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

400. Case# 2026CE000542
Address: 31 N Cortez Ave
Owner(s): Ronald G Lesage and/or Corey A Folan
Violation(s): IPMC Section 308.1 – Accumulation of Rubbish or Debris
Presentation
Additional case information

PUBLIC HEARINGS : NEW CASES

500. Case# 2026CE000227
Respondent(s): NEILEN, SHARYON L; NEILEN, ROBIN A
Address: 1033 NORTHERN WAY
Violation(s): WS City Ord. 13-2(b)-Prohibitions
WS City Ord. 20-434- Authorized commercial vehicles in residential areas
IPMC 2024 Sec. 304.7- Roofs and Drainage
Presentation
Additional case information

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. 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 - Compliance Hearing.pdf
Additional Case Information - Compliance Hearing.pdf

REGULAR AGENDA

700. Board Training

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*.

INFORMATIONAL ITEM 100

CODE ENFORCEMENT BOARD AGENDA | APRIL 28, 2026 REGULAR MEETING

TITLE

Code Compliance Monthly Report - March 2026

SUMMARY

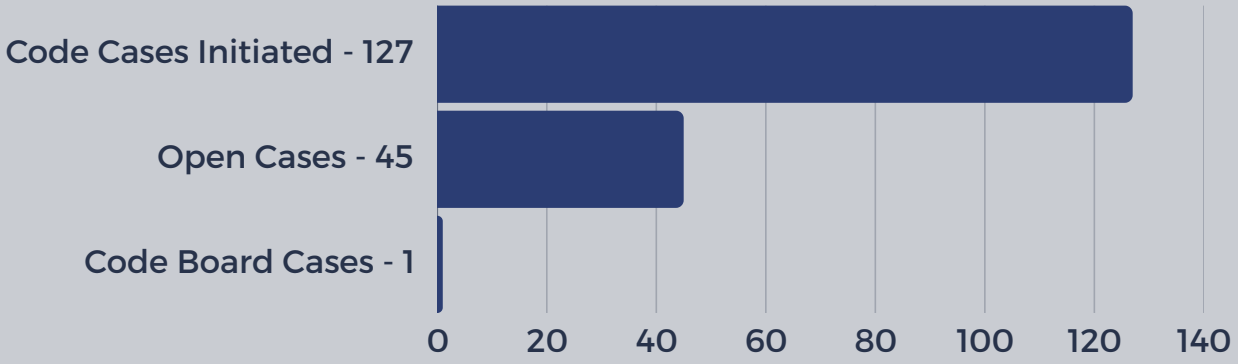
FUNDING SOURCE

RECOMMENDATION

Informational

MARCH 2026

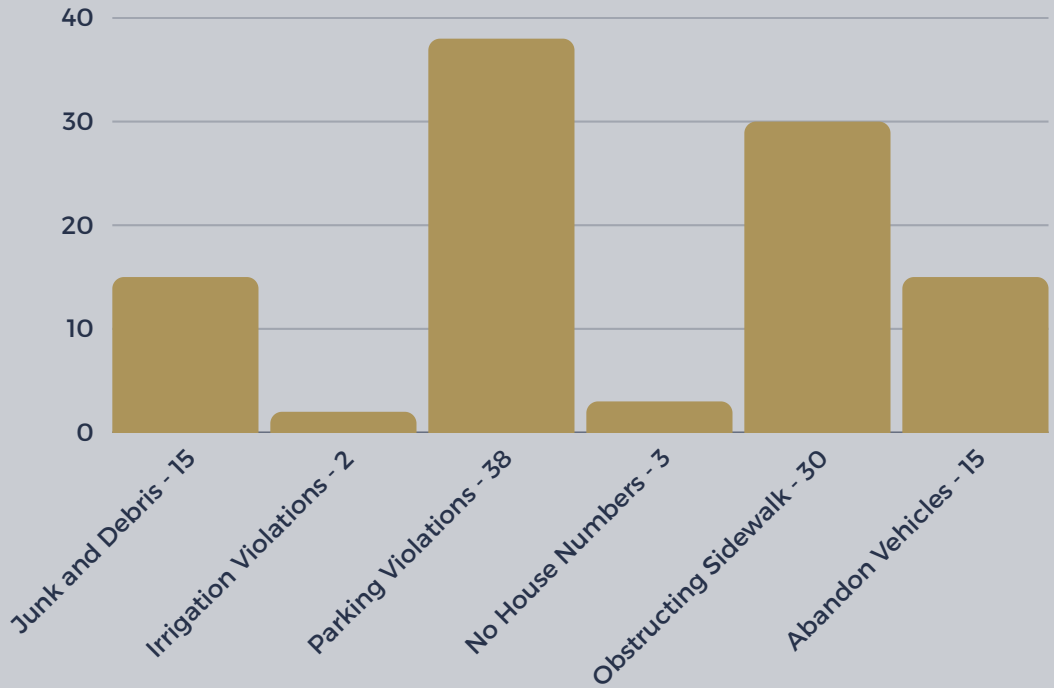
CODE COMPLIANCE MONTHLY REPORT





22

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 | APRIL 28, 2026 REGULAR MEETING

TITLE

Approval of the Minutes: Tuesday, March 24, 2026 Code Enforcement Board Regular Meeting

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Board review and approve the Tuesday, March 24, 2026 Code Enforcement Board Regular Meeting Minutes as presented.

CODE ENFORCEMENT BOARD

REGULAR MEETING MINUTES
MARCH 24, 2026

CITY HALL – COMMISSION CHAMBERS
CITY OF WINTER SPRINGS, FLORIDA

CALL TO ORDER
Vice Chair Miguel Marting called to Order the Tuesday, March 24, 2026, 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, absent - excused
Vice Chair Miguel Martin, present
Board Member Art Gallo, present
Board Member Maurice Kaprow, present
Board Member Joanne Krebs, present
Board Member Jonathan Obear, absent
Board Attorney Amelia Ulmer, present
City Clerk Christian Gowan, present

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

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

Vice Chair Martin asked that a New Business Item be discussed under the Regular Agenda. There was no objection and the agenda was adopted.

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

INFORMATIONAL AGENDA
100.) Code Compliance Monthly Report – February 2026

Board members thanked Deputy Chief Presley and asked for a status update on a similar permit report. City Clerk Christian Gowan noted that he continued to work with staff and would have an update at the next meeting.

CONSENT AGENDA
200. Approval of the Minutes: Tuesday, February 24, 2026 Code Enforcement Board Regular Meeting

Brief discussion followed on two typographical errors.

MOTION TO APPROVE THE MINUTES WITH THE NOTED CHANGES. MOTION BY BOARD MEMBER GALLO. SECONDED BY BOARD MEMBER KAPROW. MOTION PASSED WITH UNANIMOUS CONSENT.

UNAPPROVED

PUBLIC HEARINGS: CONTINUED CASES
300. Not Used

PUBLIC HEARINGS: REPEAT CASES
400) Not Used

PUBLIC HEARINGS: NEW CASES
500) Case #2026CE000065
Address: 535 Saddlewood Lane
Respondent(s): Kevin J West
Violation: WS City Ord. 12-53
WS City Ord. 13-2(b)
WS City Ord. 13-2(c)

Note: The Respondent was present.

Code Compliance Inspector Carlos 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 as well as additional photos presented by Inspector DeFoe without objection. Inspector DeFoe recommended a compliance date of April 8, 2026 and a fine of up to $250 per day if this was not met.

Kevin West, Respondent testified that he was in violation, noted his efforts to come into compliance, and asked for thirty (30) days to remedy the violations.

Discussion followed on the appropriate amount of time, previous violations at this address and a previous Board Order[1] that had been issued.

"I MOVE TO FIND THAT THE PHOTOGRAPHS AND TESTIMONY OF CODE INSPECTOR CARLOS DEFOE CLEARLY SHOWS THERE IS SUFFICIENT SUPPORT TO SUBSTANTIATE THE ISSUES PRESENT WITH THE PROPERTY AS IT RELATES TO A VIOLATION OF WINTER SPRINGS CITY ORDINANCE 12-53, ABANDONED AUTOMOBILES; WINTER SPRINGS CITY ORDINANCE 13-2(B), PROHIBITIONS; AND WINTER SPRINGS CITY ORDINANCE 13-2(C), PROHIBITIONS AND ORDER THAT THE RESPONDENTS BE GIVEN UNTIL APRIL 30, 2026 TO ESTABLISH COMPLIANCE. IN THE EVENT THE VIOLATIONS ARE NOT CORRECTED, A FINE OF FIFTY DOLLARS ($50.00) PER VIOLATION PER DAY SHALL BE IMPOSED UNTIL COMPLIANCE IS REPORTED TO AND VERIFIED BY CITY CODE ENFORCEMENT."

MOTION BY BOARD MEMBER KAPROW. SECONDED BY BOARD MEMBER KREBS. DISCUSSION.

VOTE: GALLO (AYE); KAPROW (AYE); KREBS (AYE); MARTIN (AYE)
MOTION CARRIED 4-0.

[1] The referenced Board Order is attached to the end of these minutes.

UNAPPROVED

PUBLIC HEARINGS: NON-COMPLIANCE CASES
600. Not Used

REGULAR AGENDA
700. New Business

Board Member Gallo asked that the Board be provided training following the addition of new members. Board Attorney Amelia Ulmer noted that she would be prepared to present at the April Code Board meeting.

ADJOURNMENT
Vice Chair Martin adjourned the meeting at 5:59 p.m.

RESPECTFULLY SUBMITTED:

_____
CHRISTIAN D. GOWAN, MPA, CMC
CITY CLERK

UNAPPROVED

NOTE: These Minutes were approved at the Tuesday, April 28, 2026 Code Enforcement Board Regular Meeting.

CITY OF WINTER SPRINGS, FLORIDA

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

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Petitioner,

v.

KEVIN J. WEST

Respondent,
_____/

Case # 2024CE002866

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

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on January 28, 2025, to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, and having reviewed the record and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

Findings of Fact

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

1. That the property at issue in this matter is located at 535 Saddlewood Lane, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 35-20-30-5MM-0000-1140. The Property is owned by Kevin J. West ("Respondent").

2. That the Respondent was provided a Notice of Violation in accordance with Sections 2-60 and 2-61 of the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. Such Notice of Violation alleged a violation of Section 308.1 Accumulation of Rubbish or Garbage, *International Property Maintenance Code (IPMC)* and required corrective actions relating to the Property.

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

4. That the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

5. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board, in accordance with the City Code and consistent with sections 162.06 and 162.12, Florida Statutes. The Respondent, Mr. Kevin West, was present and provided sworn testimony.

6. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of an accumulation of rubbish and debris in the front yard area (Exhibits 1-10). The Respondent provided sworn testimony indicating that he was aware of the violation and had been in communication with the City concerning his efforts to correct the violation, and indicated that he would endeavor to correct the violation expeditiously.

Conclusions of Law

7. Proper notice of the violation and notice of hearing was provided to Respondent.

8. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting an accumulation of rubbish and debris in the front yard area (Section 308.1, *IPMC*), which remains beyond the compliance date set forth in the Notice of Violation, Respondent violated Section(s) 308.1 Accumulation of Rubbish or Garbage, *IPMC.*

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

1. Respondent shall correct the violations cited herein on or before **March 15, 2025.** It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **TWENTY FIVE DOLLARS ($25) per violation per day related to violations of Section(s) 308.1 Accumulation of Rubbish or Garbage, *IPMC*** beginning on **March 16, 2025**, and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein

shall be binding upon the Respondent, any subsequent purchasers, successors in interest, or assigns. If this Order is recorded and is complied with by the date specified herein, an Order acknowledging compliance shall likewise be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance with the original order.

4. Any future recurrence(s) of any violation(s) addressed herein, after same have been corrected, may result in a finding of repeat violation as defined in section 162.04(5), Florida Statutes, and may result in the imposition of fines up to Five Hundred Dollars ($500.00) a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Officer.

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

DONE AND ORDERED at Winter Springs, Florida, this 31 day of January, 2025.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 9589 0710 5270 1771 4709 69

Kevin J. West
535 Saddlewood Lane
Winter Springs, Florida 32708-6166

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 3rd day of February, 2025.

Christian D. Gowan, Board Secretary

PUBLIC HEARINGS : REPEAT CASES ITEM 400

CODE ENFORCEMENT BOARD AGENDA | APRIL 28, 2026 REGULAR MEETING

TITLE

Case# 2026CE000542
Address: 31 N Cortez Ave
Owner(s): Ronald G Lesage and/or Corey A Folan
Violation(s): IPMC Section 308.1 – Accumulation of Rubbish or Debris

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends that, based on the photographic evidence and testimony presented, the Code Enforcement Board find that the Respondent(s) committed a repeat violation of Section 308.1 – Accumulation of Rubbish or Garbage, of the 2024 International Property Maintenance Code, beginning on March 3, 2026, and that the violation has continued. Staff further recommends that the Board consider the imposition of a fine of up to $500.00 per day until the property is brought into compliance.

City of Winter Springs
Code Compliance Division

Code Enforcement Board

April 28, 2026

Respondent(s): Ronald G Lesage and/or Corey A Folan

Address: 31 N Cortez Ave

Violation(s): IPMC Section 308.1 – *Accumulation of Rubbish or Debris*

Case No. 2026CE000542

IPMC Section 308.1 – Accumulation of Rubbish or Debris

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Case No. 2026CE000542

Case Summary

March 3, 2026 – While conducting an area patrol of N Cortez Ave, I observed an accumulation of rubbish and garbage on the property of 31 N Cortez Ave. At the time of observation individuals were observed moving materials in different areas of the property. A follow up will be conducted to verify if violation remain. *(Exhibits 1-4)*.

Case No. 2026CE000542



Exhibit 1
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 3, 2026



Exhibit 2
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 3, 2026



Exhibit 3
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 3, 2026



Exhibit 4
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 3, 2026

Case Summary

March 17, 2026 – A follow up inspection was performed and verified accumulations of rubbish or garbage remained on the property. *(Exhibits 5-10)*

March 18, 2026- A repeat notice of violation and notice of hearing was mailed by USPS Certified Mail with return receipt requested.

March 26, 2026- USPS tracking indicated delivery of notices and return receipt received.



Exhibit 5
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 17, 2026



Exhibit 6
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 17, 2026



Exhibit 7
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 17, 2026



Exhibit 8
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 17, 2026



Exhibit 9
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 17, 2026



Exhibit 10
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: March 17, 2026

Case Summary

April 8, 2026 – A follow up inspection was performed and verified some corrections were made but violation remained on the property. *(Exhibits 11-13)*.



Exhibit 11
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: April 8, 2026



Exhibit 12
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: April 8, 2026



Exhibit 13
Address: 31 N Cortez Ave
Case No. 2026CE000542
Date Taken: April 8, 2026

Staff Recommendation

Staff recommends that, based on the photographic evidence and testimony presented, the Code Enforcement Board find that the Respondent(s) committed a repeat violation of Section 308.1 – Accumulation of Rubbish or Garbage, of the 2024 International Property Maintenance Code, beginning on March 3, 2026, and that the violation has continued. Staff further recommends that the Board consider the imposition of a fine of up to $500.00 per day until the property is brought into compliance.

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **34-20-30-504-2400-0130**
Property Address: **31 N CORTEZ AVE WINTER SPRINGS, FL 32708**
Owners: **LESAGE, RONALD G; FOLAN, COREY A**

2026 Market Value $194,287 Assessed Value $65,455 Taxable Value $25,000
2025 Tax Bill $476.80 Tax Savings with Exemptions $2,690.81
The 2 Bed/1 Bath Single Family property is 1,008 SF and a lot size of 0.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	34-20-30-504-2400-0130
Property Address	31 N CORTEZ AVE WINTER SPRINGS, FL 32708
Mailing Address	31 N CORTEZ AVE WINTER SPGS, FL 32708-2415
Subdivision	NORTH ORLANDO 1ST ADD
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
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	$80,881	$82,289
Depreciated Other Features	$23,406	$23,384
Land Value (Market)	$90,000	$90,000
Land Value Agriculture	$0	$0
Just/Market Value	$194,287	$195,673
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$128,832	$131,939
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$65,455	$63,734

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$3,167.61
Tax Bill Amount	$476.80
Tax Savings with Exemptions	$2,690.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LESAGE, RONALD G - Tenants in Common Husband Wife
FOLAN, COREY A - Tenants in Common Husband Wife

WINTER SPRINGS POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

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

March 18, 2026

LESAGE, RONALD G AND/OR FOLAN, COREY A
31 N CORTEZ AVE
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION - REPEAT

PROPERTY ADDRESS: 31 N CORTEZ AVE, WINTER SPRINGS, FL 32708 **CASE NO:** 2026CE000542
PARCEL NO: 34-20-30-504-2400-0130
OWNER(S): LESAGE, RONALD G AND/OR FOLAN, COREY A

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 repeat violation(s) of the City of Winter Springs Code of Ordinances. Attached is the ordinance section for your reference. As this is a repeat violation, no time shall be given to correct the violation and the case shall be presented to the Code Enforcement Board (See attached Notice of Hearing).

Inspector	Date of Inspection
C DeFoe	March 3, 2026 & March 17, 2026

Municipal Code	Violation/Corrective Action
IPMC Sec. 308.1 – Accumulation of Rubbish or Garbage	Property fails to be maintained free from accumulations of rubbish, junk, trash, and debris. Remove and properly dispose of all accumulations of rubbish, junk, trash, and/or debris from the entire property.

Municipal Code	Description
IPMC Sec. 308.1 – Accumulation of Rubbish or Garbage	**Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.**

PLEASE NOTE: The violation(s) listed above must be corrected and the property maintained in a manner which will not allow violation(s) to recur. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. The City of Winter Springs Code Enforcement Board 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.

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

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

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

Petitioner,

vs.

LESAGE, RONALD G AND/OR
FOLAN, COREY A
Respondent(s) /

CASE NO. 2026CE000542

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on April 28, 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: 31 N CORTEZ AVE WINTER SPRINGS, FL 32708

PARCEL NO: 34-20-30-504-2400-0130

OWNER(S): LESAGE, RONALD G; FOLAN, COREY A

MAILING ADDRESS: 31 N CORTEZ AVE WINTER SPGS, FL 32708-2415

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.

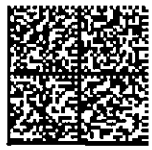
An aggrieved party, including the City of Winter Springs, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court as provided by the general law of the State of Florida. Any such appeal must be filed within thirty (30) days of the execution of the order to be appealed. 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 Mail, Return Receipt Requested as per Florida State Statute 162.

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

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Mar 18 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275



endicia

063S0010937441

USPS CERTIFIED MAIL



9414 8118 9876 5431 9667 38

LESAGE, RONALD G FOLAN, COREY A
31 N CORTEZ AVE
WINTER SPGS FL 32708-2415



NOH 2026CE000542 DeFoe

FOLD ALONG THIS LINE

Electronic Delivery Confirmation™

USPS CERTIFIED MAIL™

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Mar 18 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275

endicia

063S0010937441

USPS CERTIFIED MAIL

9414 8118 9876 5431 9667 38

LESAGE, RONALD G FOLAN, COREY A
31 N CORTEZ AVE
WINTER SPGS FL 32708-2415

Reference	NOH 2026CE000542 DeFoe
USPS #	9414811898765431966738
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to an individual at the address at 1:59 pm on March 26, 2026 in WINTER SPRINGS, FL 32708.
USPS History	Delivered, Left with Individual, WINTER SPRINGS, FL 32708, March 26, 2026, 1:59 pm Arrived at USPS Facility, LAKE MARY FL DISTRIBUTION CENTER, March 25, 2026, 11:02 pm Arrived at USPS Facility, ORLANDO FL DISTRIBUTION CENTER, March 24, 2026, 10:58 pm Arrived at USPS Facility, LAKE MARY FL DISTRIBUTION CENTER, March 22, 2026, 12:13 am Arrived at USPS Facility, ORLANDO FL DISTRIBUTION CENTER, March 20, 2026, 9:47 pm Departed Post Office, WINTER SPRINGS, FL 32708, March 19, 2026, 6:35 pm USPS picked up item, WINTER SPRINGS, FL 32708, March 19, 2026, 12:35 pm Shipping Label Created, WINTER SPRINGS, FL 32708, March 18, 2026, 4:31 pm

Electronic Delivery Confirmation Report © 2026 Certified Mail Envelopes, Inc. All rights reserved.
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UNITED STATES POSTAL SERVICE

March 26, 2026

Dear Reference NOH 2026CE000542 DeFoe:

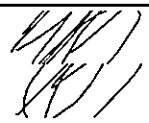
The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5431 9667 38.**

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 26, 2026, 1:59 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	LESAGE RONALD G FOLAN COREY A

Recipient Signature

Signature of Recipient:



Address of Recipient: 31 N CORTEZ AVE, WINTER SPRINGS, FL 32708

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

CITY OF WINTER SPRINGS, FLORIDA

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

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Petitioner,

v.

RONALD G LESAGE
COREY A FOLAN

Respondent,
_____/

Case # 2023CE001864

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

THIS CAUSE having come on for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on January 23, 2024 to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, and having reviewed the record and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

Findings of Fact

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

1. That the property at issue in this matter is located at 31 N Cortez Avenue, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 34-20-30-504-2400-0130. The Property is owned by Ronald G. Lesage and Corey A. Folan ("Respondent").

2. That the Respondent was provided a Notice of Violation which alleged violations of Section 302.4 Weeds, *International Property Maintenance Code ("IPMC")*; Section 302.7 Accessory Structures, *IPMC;* and Section 307.1 Accumulation of Rubbish or Garbage, *IPMC,* and required corrective actions relating to the Property.

3. That the Respondent was provided a reasonable time to correct said violations prior to this hearing. The City alleged that the Respondent did not correct such violations within the reasonable time period provided in the Notice of Violation.

4. That the Respondent was provided a Notice of Hearing before the Code Enforcement Board. The Respondent, Mr. Ronald Lesage was present and offered testimony admitting to the violations.

5. The City's power point presentation, photographs, notices, additional case information, and other evidence presented are admitted into evidence and incorporated into this Order. City code enforcement officer Chris Elbon provided sworn testimony and photographs relative to the violations, including photos of overgrown weeds on the property (Exhibit 2-5), a fence in disrepair (Exhibit 3, 11, 16, 18), and a variety of rubbish and garbage across the front of the property (Exhibit 1-4, 6-10, 12-15, 17).

Conclusions of Law

6. Proper notice of the violation and notice of hearing was provided to Respondent.

7. Based on the testimony and evidence presented, as well as photographs presented by the code enforcement officer depicting overgrown weeds on the property (Section 302.4, *IPMC*), a fence in disrepair (Section 302.7, *IPMC*), and a variety of rubbish and garbage across the front of the property (Section 307.1, *IPMC*), all of which remain beyond the compliance date set forth in the Notice of Violation, Respondent violated Section 302.4 Weeds, *IPMC*; Section 302.7 Accessory Structures, *IPMC;* and Section 307.1 Accumulation of Rubbish or Garbage, *IPMC.*

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

1. Respondent shall correct the violations cited herein on or before **March 7, 2024.** It shall be Respondent's responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondent fails to correct the violations within the time period set forth herein, the Code Enforcement Officer shall schedule a compliance hearing before the Code Enforcement Board and Respondent shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **FIFTY DOLLARS ($50) per violation, per day** beginning on **March 8, 2024** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department verifies such compliance. **The Respondent shall be responsible to provide notice of such violations being corrected to the Code Enforcement Officer.**

3. The Clerk of the Code Enforcement Board may be directed to record a certified copy of this Order in the public records for Seminole County, Florida, which shall constitute notice to any subsequent purchasers, successors in interest, or assigns of the subject property, and the findings herein shall be binding upon the Respondent, any subsequent purchasers, successors in interest, or assigns. If this Order is recorded and is complied with by the date specified herein, an Order acknowledging

compliance shall likewise be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance with the original order.

4. Any future recurrence(s) of any violation(s) addressed herein, after same have been corrected, may result in a finding of repeat violation as defined in section 162.04(5), Florida Statutes, and may result in the imposition of fines up to Five Hundred Dollars ($500.00) a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Officer.

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

DONE AND ORDERED at Winter Springs, Florida, this 30th day of January, 2024.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 7017 2400 0000 4978 2430

Ronald G Lesage
Corey A Folan
31 N Cortez Avenue
Winter Springs, Florida 32708-2415

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 30th day of January, 2024.

Christian Gowan, Board Secretary

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2025040194 Book:10813 Page:1824-1826; (3 PAGES) RCD: 4/28/2025 4:34:44 PM
REC FEE $27.00

CITY OF WINTER SPRINGS, FLORIDA

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

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Case #2025CE000323

Complainant,

v.

Ronald G. Lesage
Corey A. Folan

Owner(s) of the Property located at:
31 N. Cortez Avenue
Winter Springs, Florida 32708-2415
Parcel: 34-20-30-504-2400-0130

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER ON REPEAT VIOLATION

THIS CAUSE having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on April 22, 2025, to determine whether the above-referenced Property is currently in compliance with the City of Winter Springs Code of Ordinances ("City Code"), and whether an order imposing penalty on repeat violation should be entered against the Respondent. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the records and being otherwise fully advised, finds and orders as follows:

Findings of Fact

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

1. That the property at issue in this matter is located at 31 N. Cortez Avenue, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 34-20-30-504-2400-0130. The Property is owned by Ronald G. Lesage and Corey A. Folan ("Respondent").

2. The Respondent were provided with a Notice of Repeat Code Violation and a Notice of Code Enforcement Board Hearing on February 25, 2025.

3. Respondent have previously been found in violation of International Property Maintenance Code (2006) ("IPMC") Sections 302.7 *Accessory Structures*, and 307.1 *Accumulation of*

Rubbish or Garbage, in the past five (5) years. Respondent's prior violation(s) of Sections 302.7 *Accessory Structures*, IPMC (2006) and 307.1 *Accumulation of Rubbish or Garbage*, IPMC (2006) are memorialized in the May 1, 2024, Finding of Fact, Conclusion of Law and Order (First Violation) of the Code Enforcement Board.

4. The May 1, 2024, Finding of Fact, Conclusion of Law and Order (First Violation) of the Code Enforcement Board references IPMC section 307.1 from the 2006 version of the IPMC, which was the version of the IPMC incorporated in the City Code at the time of the May 1, 2024, Order. Since the May 1, 2024, Order, the current 2021 version of the IPMC has been incorporated into the City Code in lieu of the 2006 IPMC. Section 307.1 (2006) was renumbered to Section 308.1 (2021) in between versions of the IPMC. The content of Sections 307.1, *Accumulation of Rubbish or Garbage*, (2006) and 308.1, *Accumulation of Rubbish or Garbage*, (2021) remains substantively the same.

5. The Property was inspected by a City Code Compliance Inspector on February 20, 2025 and March 20, 2025. The Code Compliance Inspector testified that on all such dates, the Property was in repeat violation of Section 308.1 *Accumulation of Rubbish or Garbage*, IPMC (2021) (renumbered) as evidenced by an accumulation of rubbish, vegetative debris, and other discarded materials upon the Property. Photographs provided from all aforementioned dates depict such conditions. The Code Compliance Inspector inspected the Property again on March 26, 2025, and the Property was found to be in compliance with Section 308.1 *Accumulation of Rubbish or Garbage*, IPMC (2021) (renumbered).

6. Respondent was present at the April 22, 2025, Code Enforcement Board hearing and did provide testimony as to the condition of the Property.

7. The City's power point presentation, photographs, notice, and other evidence presented are admitted into evidence. Respondent's testimony is admitted into evidence.

Conclusions of law

1. Proper notice of the violation and notice of hearing was provided to Respondent.

2. Based on the testimony and evidence presented by the Code Compliance Inspector, including but not limited to the aforementioned photographs showing a variety of rubbish and garbage in a trailer and across the front of the property, a repeat violation of Section 308.1 *Accumulation of Rubbish or Garbage*, IPMC (2021) (renumbered), existed upon the Property for 34 days from February 20, 2025 until March 25, 2025.

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

1. That the Respondent pay to the City of Winter Springs a daily fine in the amount of **FIFTY DOLLARS ($50.00)** for the period of 34 days (from February 20, 2025, until March 25, 2025) in which the violation(s) existed upon the Property, an amount totaling **ONE THOUSAND SEVEN HUNDRED DOLLARS AND 00/100 ($1,700.00).**

2. That the Clerk of the Code Enforcement Board is directed to record a certified copy of this Order in the public records for Seminole County, Florida, which, pursuant to section 162.09(3), Florida Statutes, shall serve as a lien against the Property and any other real or personal property owned by the Respondent.

3. That any and all future recurrences in the next five (5) years of any violation addressed herein shall necessitate further proceedings before the Code Enforcement Board without necessarily providing Respondent an opportunity to correct such violation(s) and that the Code Enforcement Board, upon finding such repeat violations exist, may impose a fine not to exceed Five-Hundred Dollars ($500.00) per day, beginning on the first day the repeat violation(s) is/are found to exist.

DONE AND ORDERED at Winter Springs, Florida, this 25th day of April 2025.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 9589 0710 5270 1771 4710 10

Ronald G Lesage
Corey A Folan
31 N. Cortez Avenue
Winter Springs, Florida 32708-2415

I hereby certify that a true and correct copy of the above and foregoing Order Imposing Fine on Repeat Violation has been furnished by certified mail to the Respondent on this 28th day of April 2025.

City of Winter Springs Incorporated 1959 Seminole County - Florida

Christian Gowan, Board Secretary

PUBLIC HEARINGS : NEW CASES ITEM 500

CODE ENFORCEMENT BOARD AGENDA | APRIL 28, 2026 REGULAR MEETING

TITLE

Case# 2026CE000227
Respondent(s): NEILEN, SHARYON L; NEILEN, ROBIN A
Address: 1033 NORTHERN WAY
Violation(s): WS City Ord. 13-2(b)-Prohibitions
WS City Ord. 20-434- Authorized commercial vehicles in residential areas
IPMC 2024 Sec. 304.7- Roofs and Drainage

SUMMARY

FUNDING SOURCE

RECOMMENDATION

Staff recommends the Code Enforcement Board find the property in violation and the property brought into compliance on or before June 28, 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

April 28, 2026

Respondent(s): NEILEN, SHARYON L; NEILEN, ROBIN A
Address: 1033 NORTHERN WAY
Violation(s):
WS City Ord. 13-2(b)-Prohibitions
WS City Ord. 20-434- Authorized commercial vehicles in residential areas
IPMC 2024 Sec. 304.7- Roofs and Drainage

Case No. 2026CE000227

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

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

WS City Ord. 20-434- Authorized commercial vehicles in residential areas

(a) One (1) commercial vehicle per dwelling unit may be parked in residentially zoned districts of the city provided:
(1) Said vehicle is not a semi-trailer truck tractor or semi-trailer truck trailer;
(2) Said vehicle is not a stake body or flat bed truck;
(3) Said vehicle is not construction-related equipment such as a backhoe, front-end loader, utility tractor, etc.;
(4) Said vehicle is not a vehicle of any type used to transport hazardous materials as defined by law;
(5) Said vehicle is not a utility trailer of more than twelve (12) feet in length, inclusive of tool boxes and other storage areas, however exclusive of the tongue hitch;
(6) Said vehicle is not a single or dual rear wheeled vehicle in excess of ten thousand eight hundred (10,800) pounds gross vehicle weight, or twenty-two (22) feet in length, or in excess of eight (8) ft. in height.
(b) A homeowners association as defined in the Florida Statutes, apartment complex, or mobile home park may set aside common property, owned by the association, complex, or park, as an area set aside for the storage or parking of commercial and/or recreational vehicles, provided said area is fenced by an opaque fence not less than six (6) feet in height that totally prevents the viewing of said vehicles from surrounding properties and roadways.

IPMC 2024 Sec. 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.

WS City Ord. Sec. 20-432. - Commercial vehicle—Definition.

For purposes of this chapter, commercial vehicles are defined to be all trailers, over sized vehicles, commercially registered vehicles, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver or transport material, supplies, equipment machinery or power plants of all types; all construction related equipment;
and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed.

Florida 320.01

Definitions, general.—As used in the Florida Statutes, except as otherwise provided, the term:

(42) “Utility vehicle” means a motor vehicle designed and manufactured for general maintenance, security, and landscaping purposes, but the term does not include any vehicle designed or used primarily for the transportation of persons or property on a street or highway, or a golf cart, or an all-terrain vehicle as defined in s.. 316.2074.

Case Summary

January 22, 2026- I, CCI DeFoe, observed at the referenced property an accumulation of debris, outdoor storage of materials and a blue tarp on the property structure's roof. A permit search was performed to verify if a roof permit was applied for and issued which none was found. After further inspection I observed multiple commercial vehicles within the front and rear area of the property. *(Exhibits 1-6)*.

Case No. 2026CE000227



Exhibit 1
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: January 22, 2026



Exhibit 2
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: January 22, 2026



Exhibit 3
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: January 22, 2026



Exhibit 4
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: January 22, 2026

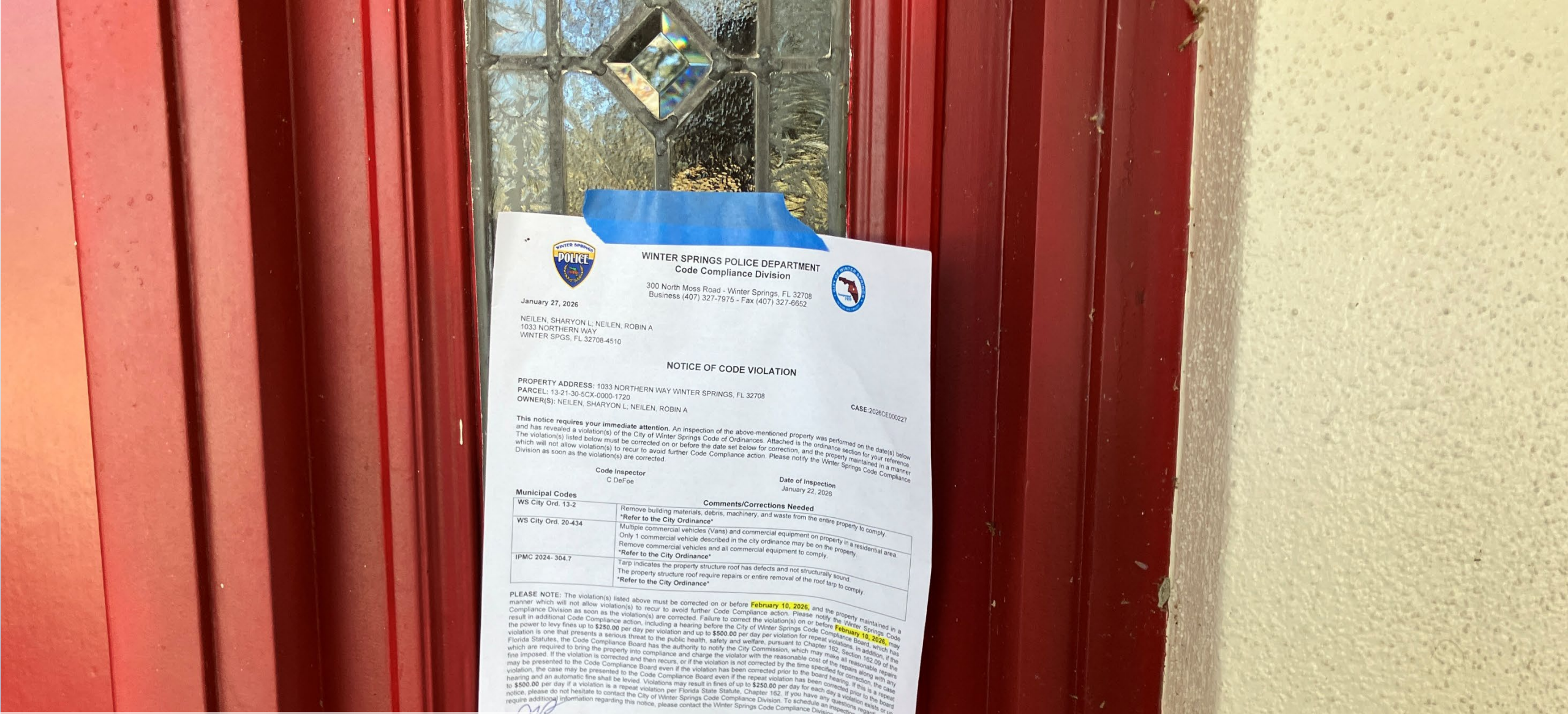


Exhibit 5
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: January 22, 2026

Case Summary

January 27, 2026 - A notice of violation was mailed to the registered property owner by USPS Certified Mail with Return Receipt Requested.

February 2, 2026 – USPS tracking indicated the notice of violation remained in transit. A notice of violation was posted at the referenced property and at City Hall. (Exhibit 6)



WINTER SPRINGS POLICE DEPARTMENT
Code Compliance Division

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

January 27, 2026

NEILEN, SHARYON L; NEILEN, ROBIN A
1033 NORTHERN WAY
WINTER SPGS, FL 32708-4510

NOTICE OF CODE VIOLATION

PROPERTY ADDRESS: 1033 NORTHERN WAY WINTER SPRINGS, FL 32708
PARCEL: 13-21-30-5CX-0000-1720
OWNER(S): NEILEN, SHARYON L; NEILEN, ROBIN A

CASE:2026CE000227

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 Compliance action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Code Inspector	Date of Inspection
C DeFoe	January 22, 2026

Municipal Codes	Comments/Corrections Needed
WS City Ord. 13-2	Remove building materials, debris, machinery, and waste from the entire property to comply. ***Refer to the City Ordinance***
WS City Ord. 20-434	Multiple commercial vehicles (Vans) and commercial equipment on property in a residential area. Only 1 commercial vehicle described in the city ordinance may be on the property. Remove commercial vehicles and all commercial equipment to comply. ***Refer to the City Ordinance***
IPMC 2024- 304.7	Tarp indicates the property structure roof has defects and not structurally sound. The property structure roof require repairs or entire removal of the roof tarp to comply. ***Refer to the City Ordinance***

PLEASE NOTE: The violation(s) listed above must be corrected on or before **February 10, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Compliance 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 **February 10, 2026,** may result in additional Code Compliance action, including a hearing before the City of Winter Springs Code Compliance 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 Compliance 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 Compliance 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 Compliance 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.

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

State of Florida Accredited Agency

Exhibit 6- Notice of Violation Posting
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 2, 2026

Case Summary

February 8, 2026 - Code Compliance Division received a response from the property owner by email with an attached document. (Supplement Doc.)

February 11, 2026 – A follow up inspection was performed and observed the violations remained on the property. *(Exhibits 7-12)*.



Exhibit 7
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 11, 2026



Exhibit 8
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 11, 2026



Exhibit 9
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 11, 2026



Exhibit 10
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 11, 2026

Case Summary

February 23, 2026 – A conversation was held with the property owner's attorney regarding the property litigation for the roof. Documentation were requested by email to verify litigation but were not received.

February 23, 2026 – A follow up inspection was performed and observed the violations remained on the property.

February 27, 2026- A notice of hearing was mailed to the registered property owner by USPS Certified Mail with Return Receipt Requested, posted at the property and at city hall. (Exhibit 11-14)

PARCEL OWNER:
NEILEN, SHARYON L; NEILEN, ROBIN A

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on April 28, 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: 1033 NORTHERN WAY WINTER SPRINGS, FL

PARCEL NO: 13-21-30-5CX-0000-1720

OWNER(S): NEILEN, SHARYON L; NEILEN, ROBIN A

MAILING ADDRESS: 1033 NORTHERN WAY WINTER SPRINGS, FL 32708-4510

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 February 27, 2026, posted on the property, and at Winter Springs City Hall as per Florida State Statute 162.

Carlos DeFoe
Code Compliance Division
Winter Springs
Cdefoe@winterspringsfl.org

Exhibit 11- Notice of Hearing Posting
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 27, 2026



Exhibit 12
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 27, 2026



Exhibit 13
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 27, 2026



Exhibit 14
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: February 27, 2026

Case Summary

February 28, 2026- A permit search was performed and verified an application was applied on February 27, 2026, for a roof and shed permit.
(RESD-2026-5462 & RESD-2026-5463)

March 6, 2026 – A follow up inspection was performed and observed the violations remained on the property. A large pile of yard waste was seen in the rear yard.

April 8, 2026- While conducting an area patrol, I observed the referenced property with two large temporary structures (tents) located in the rear yard with materials and equipment stored inside of the temporary structures. (Exhibits 15-16)



Exhibit 15
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: April 8, 2026



Exhibit 16
Address: 1033 Northern Way
Case No. 2026CE000227
Date Taken: April 8, 2026

Staff Recommendation

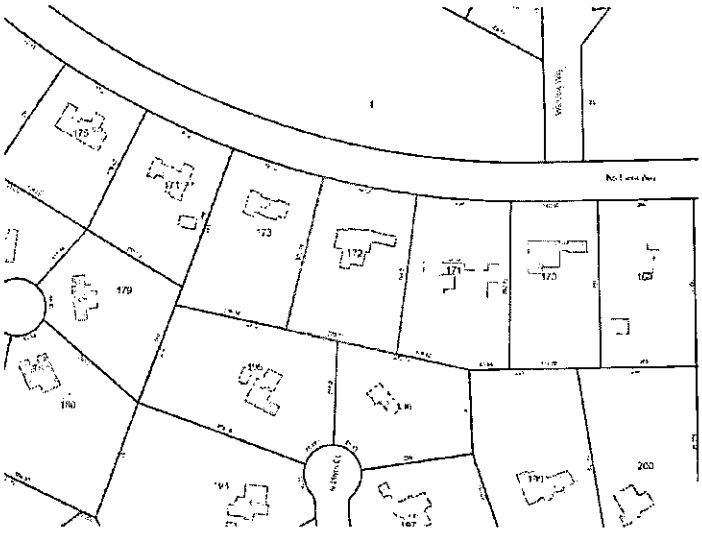
Staff recommends the Code Enforcement Board find the property in violation and the property brought into compliance on or before June 28, 2026 (30 days) and consider an imposition of a daily fine of up to $250.00 per violation per day in the event the requirements of the Order have not been met by the date set for compliance by the Code Enforcement Board.

Property Record Card

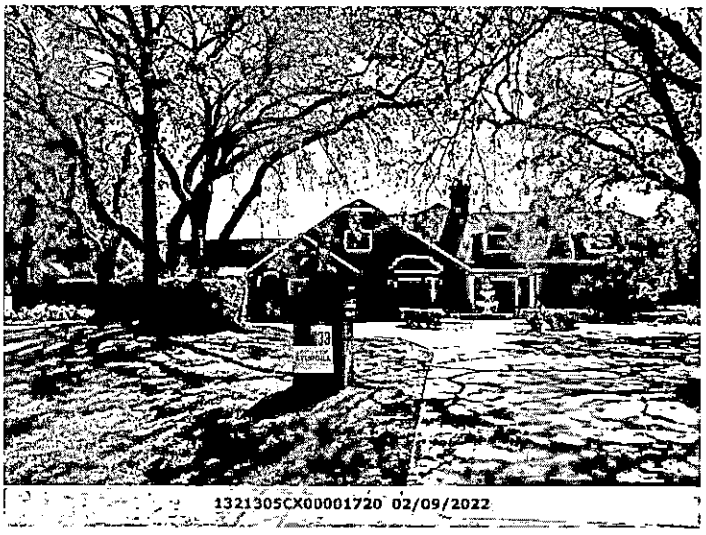
SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **13-21-30-5CX-0000-1720**
Property Address: **1033 NORTHERN WAY WINTER SPRINGS, FL 32708**
Owners: **NEILEN, SHARYON L; NEILEN, ROBIN A**
2026 Market Value $875,123 Assessed Value $875,123 Taxable Value $823,712
2025 Tax Bill $12,868.36 Tax Savings with Non-Hx Cap $1,414.09
The 5 Bed/4 Bath Single Family property is 4,934 SF and a lot size of 1.63 Acres

Parcel Location



Site View



Parcel Information

Parcel	13-21-30-5CX-0000-1720
Property Address	1033 NORTHERN WAY WINTER SPRINGS, FL 32708
Mailing Address	1033 NORTHERN WAY WINTER SPGS, FL 32708-4510
Subdivision	WINTER SPRINGS UNIT 3
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
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	$659,531	$668,209
Depreciated Other Features	$25,592	$24,061
Land Value (Market)	$190,000	$190,000
Land Value Agriculture	$0	$0
Just/Market Value	$875,123	$882,270
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$0	$129,267
P&G Adjustment	$0	$0
Assessed Value	$875,123	$753,003

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$14,282.45
Tax Bill Amount	$12,868.36
Tax Savings with Exemptions	$1,414.09

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
NEILEN, SHARYON L - Tenancy by Entirety
NEILEN, ROBIN A - Tenancy by Entirety

WINTER SPRINGS POLICE DEPARTMENT
Code Compliance Division

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

January 27, 2026

NEILEN, SHARYON L; NEILEN, ROBIN A
1033 NORTHERN WAY
WINTER SPGS, FL 32708-4510

NOTICE OF CODE VIOLATION

PROPERTY ADDRESS: 1033 NORTHERN WAY WINTER SPRINGS, FL 32708 **CASE:**2026CE000227
PARCEL: 13-21-30-5CX-0000-1720
OWNER(S): NEILEN, SHARYON L; NEILEN, ROBIN A

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 Compliance action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected.

Code Inspector	Date of Inspection
C DeFoe	January 22, 2026

Municipal Codes	Comments/Corrections Needed
WS City Ord. 13-2	Remove building materials, debris, machinery, and waste from the entire property to comply. ***Refer to the City Ordinance***
WS City Ord. 20-434	Multiple commercial vehicles (Vans) and commercial equipment on property in a residential area. Only 1 commercial vehicle described in the city ordinance may be on the property. Remove commercial vehicles and all commercial equipment to comply. ***Refer to the City Ordinance***
IPMC 2024- 304.7	Tarp indicates the property structure roof has defects and not structurally sound. The property structure roof require repairs or entire removal of the roof tarp to comply. ***Refer to the City Ordinance***

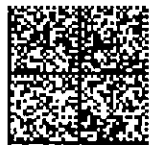
PLEASE NOTE: The violation(s) listed above must be corrected on or before **February 10, 2026,** and the property maintained in a manner which will not allow violation(s) to recur to avoid further Code Compliance action. Please notify the Winter Springs Code Compliance Division as soon as the violation(s) are corrected. Failure to correct the violation(s) on or before **February 10, 2026,** may result in additional Code Compliance action, including a hearing before the City of Winter Springs Code Compliance 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 Compliance 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 Compliance 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 Compliance 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.**

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

Municipal Code	Description
WS City Ord. 13-2 Prohibitions.	**(b)** It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, or any unused abandoned vehicle, or abandoned parts, machinery or machinery parts, garbage, trash or other waste materials to be in or upon any yard, garden, lawn, outbuildings or premises owned, rented, leased or otherwise occupied by him/her in the city unless in connection with a business enterprise lawfully situated and licensed for the same.
WS City Ord. 20-434. – Authorized commercial vehicles in residential areas.	**(a)** One (1) commercial vehicle per dwelling unit may be parked in residentially zoned districts of the city provided: **(1)** Said vehicle is not a semi-trailer truck tractor or semi-trailer truck trailer; **(2)** Said vehicle is not a stake body or flat bed truck; **(3)** Said vehicle is not construction-related equipment such as a backhoe, front-end loader, utility tractor, etc.; **(4)** Said vehicle is not a vehicle of any type used to transport hazardous materials as defined by law; **(5)** Said vehicle is not a utility trailer of more than twelve (12) feet in length, inclusive of tool boxes and other storage areas, however exclusive of the tongue hitch; **(6)** Said vehicle is not a single or dual rear wheeled vehicle in excess of ten thousand eight hundred (10,800) pounds gross vehicle weight, or twenty-two (22) feet in length, or in excess of eight (8) ft. in height. **(b)** A homeowners association as defined in the Florida Statutes, apartment complex, or mobile home park may set aside common property, owned by the association, complex, or park, as an area set aside for the storage or parking of commercial and/or recreational vehicles, provided said area is fenced by an opaque fence not less than six (6) feet in height that totally prevents the viewing of said vehicles from surrounding properties and roadways.
IPMC 2024- 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.

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Jan 27 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER
RATE
ZONE 1
11923275



063S0010282493

USPS CERTIFIED MAIL



9414 8118 9876 5437 7757 78

NEILEN, SHARYON L NEILEN, ROBIN A
1033 NORTHERN WAY
WINTER SPGS FL 32708-4510



NCV 2026CE000227 DeFoe

FOLD ALONG THIS LINE

UNITED STATES POSTAL SERVICE

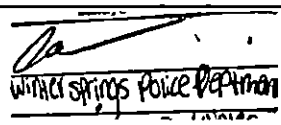
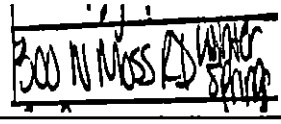
February 27, 2026

Dear Reference NCV 2026CE000227 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5437 7757 78.**

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	February 26, 2026, 1:46 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	NEILEN SHARYON L NEILEN ROBIN A

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 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.

NEILEN, SHARYON L; NEILEN, ROBIN A
Respondent(s) /

CASE: 2026CE000227

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 27, 2026**, the Code Compliance Division notified the Respondent(s) of a violation of the City of Winter Springs Code of Ordinances by 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.

2. That on **February 2, 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, and posting a Notice of Code Violation at the primary municipal government office located at Winter Springs City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 13 day of April, 2026.

Carlos DeFoe
Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 13th day of April, 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 _____

February 8, 2026

City of Winter Springs Code Enforcement

Carlos DeFoe

Re: Notice of Code Violation

To the Code Enforcement Department:

I am responding to the Code notice left at my residence on January 22 2026. Carlos DeFoe claims there are three violations at the residence located 1033 Northern Way Winter Springs fl. I want to address all three of the ledged violation one at a time. See my response below:

1. WS City Ord 13-2 have building materials, debris, machinery, and waste from the entire property to comply.
    a. I Completely disagree this the claim and dispute your claim. If you have any proof such as photos or video please provide. As just after you left the violation document I walked the propriety and documented via video the missing items you claim are on the property.
    b. You need to know that my property has special zoning as I am allowed to have up to 5 horse and other farm animals. As I have equipment onsite to maintain the 3 acers of property as allowed by my grandfather zoning.
2. Ws City Ord. 20-434. Multiple commercial vehicles.
    a. As I am the owner of an electrical company, I have one truck for me and I own several other trucks my employees use and are stored offsite of my property. But they come to visit me for business reason and if you find that as a violation then you will need to sight me. Just because it is a code doesn't make it a legal one. You will be violating my rights. We will need to challenge it in court.
3. IPMC 2024-304.7. tarp on roof.
    a. My house over three years ago was hit by a hurricane and damage was done to the roof. The insurance company refused to pay for the damage. After a 3 year lawsuit I was give a check to repair the roof. The issue now is that the mortgage holder is refusing to sign over the check for the repairs on the roof.
    b. I have been in a lawsuit with the mortgage holder for over 3 three years now for not just the insurance check but for a breach of contract suite. Your department manager discusses this matter with my attorney about 2 years ago with my

attorney. He just stated let him know if there are any changes. The judge has an hold on the construction of the home. So, if the city fines me my attorney will just give the code fines to the judge to make a ruling as I am restricted at this time.

c. I was expecting to be in court this month but the mortgage holder post ponded the court date. Hoping for a court date in march to resolve this case I hired a roofing company and hired an architect to make changes to the property and the building. Once the insurance check is release Ill will be pulling an owner builder permit for the repairs and new construction.
d. Over the years since the hurricane, I have been doing minor repairs to the roof to stop leaking in the roof. I have resolved all the leaks except for one location that I can't find the leak. I have made the courts aware of this issue but have been place on hold. So if the city can force the judge to allow me to do the roof repair great I welcome your help.
e. Documents to be provide to the city upon request! My attorney for the house is Anthony Legendre phone number is 4074608525. He is expecting your phone call to discuss the pending lawsuit.

Robin Neilen

1033 Northern Way

Winter Springs, fl 32708

CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CITY OF WINTER SPRINGS,
PETITIONER,
vs.
RESPONDENT

CASE: 2026CE000227

PARCEL OWNER:
NEILEN, SHARYON L; NEILEN, ROBIN A

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on April 28, 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: 1033 NORTHERN WAY WINTER SPRINGS, FL

PARCEL NO: 13-21-30-5CX-0000-1720

OWNER(S): NEILEN, SHARYON L; NEILEN, ROBIN A

MAILING ADDRESS: 1033 NORTHERN WAY WINTER SPRINGS, FL 32708-4510

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 February 27, 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

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

$8.86 US POSTAGE
FIRST-CLASS IMI
Feb 27 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275





063S0011485632

USPS CERTIFIED MAIL



9414 8118 9876 5436 8519 47

NEILEN, SHARYON L NEILEN, ROBIN A
1033 NORTHERN WAY
WINTER SPGS FL 32708-4510



NOH 2026CE000227 DeFoe

FOLD ALONG THIS LINE

UNITED STATES POSTAL SERVICE

March 2, 2026

Dear Reference NOH 2026CE000227 DeFoe:

The following is in response to your request for proof of delivery on your item with the tracking number: **9414 8118 9876 5436 8519 47.**

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	March 2, 2026, 2:48 pm
Location:	WINTER SPRINGS, FL 32708
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	NEILEN SHARYON L NEILEN ROBIN A

Recipient Signature	
Signature of Recipient:	RUBENS
Address of Recipient:	1033 NORTHERN WAY, WINTER SPRINGS, FL 32708

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 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.

NEILEN, SHARYON L; NEILEN, ROBIN A
Respondent(s) /

CASE: 2026CE000227

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 **February 27, 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 13 day of April, 2026.

Carlos DeFoe
Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 13th day of April, 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 _____

Carlos DeFoe

From: Carlos DeFoe
Sent: Tuesday, March 3, 2026 11:41 AM
To: Robin Neilen
Cc: Kevin Presley
Subject: Code Compliance Follow up

Reference case# 2026CE00022, 2026CE000419

Hello Mr. Neilen,

Thank you for taking the time to speak with me today to provide me with updates on the matters at hand. Per our conversation and for the record, the roof permit RESD-2026-5462 and shed permit RESD-2026-5463 was verified with an application date on 2/27/26 and remains in review with unpaid fees. The accumulations of outdoor storage resting on the side of the property building will be removed and stored within the garage as you stated. The accumulations observed in the rear yard by the white enclosed trailer will also be removed as you stated. The commercial vehicles (utility) will be removed or stored properly on the property. Additionally, once your survey team has completed their tasks a fence will be installed upon issuance of a fence permit.

Furthermore, your commercial dumpster is not permitted due to finding no record of an applied application or issued permit and dumpster supplied by a non-franchised service company. The use of commercial dumpsters within the city limits must be in accordance with the winter springs ordinance **Solid waste services** which I have referenced for you below. Until all matters regarding the issuance of the referenced permit for the roof, removal of accumulations of outdoor storage and debris, a permitted waste pro dumpster or removal of a non waste pro dumpster and removal or screening of commercial vehicles (utility) the case will remain open.

Lastly, can you confirm if you want to be filed as the complainant for use of unpermitted commercial dumpsters in the surrounding area? During our conversation you mentioned you observed multiple properties including 893 Gary Hillary and a construction site located on Northern Way.

At your earliest convenience, please provide code compliance with updates to allow your case to be managed appropriately. If you have any questions, feel free to contact me.

You may contact waste pro at 1-407-774-0800 for dumper rentals or refer to the link below to direct you to city page for waste removal etc.

https://www.winterspringsfl.org/finance/page/waste-recycling-collection-information

Please review definitions and ordinances referenced below.

WS City Ord.
Sec. 19-2. - Solid waste services; rates; penalties and enforcement for nonpayment.
(a)

All property owners shall be required to utilize the solid waste services provided by the city in accordance with any applicable solid waste franchise awarded by the city and in accordance with other applicable law.

(b)

Solid waste services shall be subject to rates established by resolution adopted by the city commission. Solid waste fees shall become due and payable in accordance with any applicable franchise agreement and as provided by the rules and regulations established by the city manager pertaining to the collection of utility fees.

(c)

All solid waste fees assessed pursuant to this section shall be a lien upon the property to which such fees are associated from the date said fees become due until such fees are paid. The city manager is authorized to record evidence of this lien in the public records of Seminole County, Florida, at such time the fees remain unpaid for more than ninety (90) days for a particular property. The lien shall accrue interest at the statutory interest rate imposed for judgments in Florida. The lien shall be prior to all other liens on such property except the lien of federal, state, county, and municipal taxes and shall be on a parity with the lien of such federal, state, county, and municipal taxes. In the event the city must take such action to enforce the lien, the city shall be entitled to recover all costs associated with collecting the unpaid fees including, but not limited to, court costs and reasonable attorney's fees.

(d)

Nothing set forth herein shall limit the city's authority to otherwise collect or enforce payment of solid waste fees as provided by law.

Sec. 19-3. - Solid waste collection and disposal authority; establishment of civil citation penalty for violations.

(a)

All solid waste accumulated on real property within the city shall be collected, conveyed and disposed of by the city or its designated agents, licensees, or franchisees pursuant to the terms and conditions adopted by the city for the collection, conveyance and disposal of solid waste in accordance with law.

(b)

It shall be unlawful for any person or entity to provide solid waste collection and disposal services to real property located within the jurisdictional limits of the city without having first obtained a franchise or license from the city. The city shall have the right to impose a franchise or license fee for the use of city rights-of-way, roads, streets, and other public ways.

(c)

It shall be unlawful for any person or entity to provide solid waste collection and disposal services to real property within the jurisdictional limits of the city in violation of any applicable solid waste franchise awarded and adopted by the city.

(d)

A violation of subsection (b) or (c) shall constitute a Class III violation (three hundred dollars ($300.00)) and shall be subject to the city's civil code enforcement ordinance section 2-66 et seq. Each refuse container, trash receptacle, rolloff container, mechanical cart, or mechanical container collected or placed into service on any such real property per day in violation of subsection (b) or (c) shall constitute a separate violation.

Reference for commercial vehicles

Florida

320.01 Definitions, general.—As used in the Florida Statutes, except as otherwise provided, the term:
(42) "Utility vehicle" means a motor vehicle designed and manufactured for general maintenance, security, and landscaping purposes, but the term does not include any vehicle designed or used primarily for the transportation of persons or property on a street or highway, or a golf cart, or an all-terrain vehicle as defined in s. 316.2074.

WS City Ord.

Sec. 20-432. - Commercial vehicle—Definition.
For purposes of this chapter, commercial vehicles are defined to be all trailers, over sized vehicles, commercially registered vehicles, and construction equipment of any type used in or designed to be used in business; all vehicles temporarily or permanently designed to accommodate, support, house, store, deliver or transport material, supplies, equipment machinery or power plants of all types; all construction related equipment; and all vehicles of any type, trailers and construction equipment upon which a business name or sign is permanently or temporarily affixed.

Sec. 20-434. - Authorized commercial vehicles in residential areas.
(a) One (1) commercial vehicle per dwelling unit may be parked in residentially zoned districts of the city provided:
(1) Said vehicle is not a semi-trailer truck tractor or semi-trailer truck trailer;
(2)Said vehicle is not a stake body or flat bed truck;
(3)Said vehicle is not construction-related equipment such as a backhoe, front-end loader, utility tractor, etc.;
(4)Said vehicle is not a vehicle of any type used to transport hazardous materials as defined by law;
(5)Said vehicle is not a utility trailer of more than twelve (12) feet in length, inclusive of tool boxes and other storage areas, however exclusive of the tongue hitch;
(6)Said vehicle is not a single or dual rear wheeled vehicle in excess of ten thousand eight hundred (10,800) pounds gross vehicle weight, or twenty-two (22) feet in length, or in excess of eight (8) ft. in height.

(b)A homeowners association as defined in the Florida Statutes, apartment complex, or mobile home park may set aside common property, owned by the association, complex, or park, as an area set aside for the storage or parking of commercial and/or recreational vehicles, provided said area is fenced by an opaque fence not less than six (6) feet in height that totally prevents the viewing of said vehicles from surrounding properties and roadways.

Sec. 20-435. - Authorized commercial vehicles in residentially zoned districts.
Utility vehicles used to maintain the site of one (1) acre or more and are adequately screened so that they are not visible from an abutting property or any rights-of-way are permitted; or horse trailers of any length are permitted within any parcel of one (1) acre or more within a residentially zoned district that allows horses to be kept provided that the trailers are not visible from any rights-of-way or abutting property.

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

From: Robin Neilen <rneilen@seciius.com>
Sent: Sunday, March 1, 2026 7:18 PM
To: Carlos DeFoe <cdefoe@winterspringsfl.org>
Subject: Wast

EXTERNAL EMAIL:
[**Caution:** Do not click on links or open any attachments unless you trust the sender and know the content is safe.]

Carlos's applied for a permit on the day the container was delivered, which is also the same day you gave me the courtesy notice. Therefore I'm in compliance please be aware. I pulled a permit for a new roof and for a shed.

Robin Neilen EE
CEO
407-322-1562 office
407-725-8901 cell phone
Sanford Electric **Since 1925**
License #EC13001943
http://www.seciius.com
320 Gordon st
Sanford, FL 32771
Sent from my iPhone


CERTIFIED MAIL®
ORLANDO FL 328
Winter Springs Police Department
Code Compliance Division
300 N MOSS RD
WINTER SPGS FL 32708-2510
USPS CERTIFIED MAIL
9414 8118 9876 5437 7757 78
$8.86 US POSTAGE
FIRST-CLASS IMI
Jan 27 2026
Mailed from ZIP 32708
1 OZ FIRST-CLASS MAIL LETTER RATE
ZONE 1
11923275
endicia
063S0010282493
NEILEN, SHARYON L NEILEN, ROBIN A
1033 NORTHERN WAY
WINTER SPGS FL 327
RETURN TO SENDER,
UNCLAIMED
UNABLE TO FORWARD
BC: 32708231000 *0674-00544-28-46
NCV 2026CE000227 DeFoe
32708>2510
1st 01/30/26
90

PUBLIC HEARINGS : NON-COMPLIANCE CASES ITEM 600

CODE ENFORCEMENT BOARD AGENDA | APRIL 28, 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 that the Respondent(s) had not complied with the Order issued by the Code Enforcement Board on February 24, 2026; impose a fine of $200.00 per day for the violation of Section 304.8 – *Decorative Features*, of the 2024 International Property Maintenance Code beginning on March 27, 2026, and continuing until the violation is corrected.

City of Winter Springs
Code Enforcement Division

Code Enforcement Board

April 28, 2026

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

Case Summary

February 24, 2026 – A public hearing was held before the City of Winter Springs Code Enforcement Board in which the Respondent(s) were found to be in violation of Section 304.8 – *Decorative Features*, of the 2024 International Property Maintenance Code and issued an Order requiring the Respondent(s) to correct the violation on or before March 26, 2026, or a fine of $200.00 per day would be imposed for the violation of Section 304.8 – *Decorative Features,* beginning on March 27, 2026, and continuing until the violation is corrected.

Case No. 2025CE000642

Case Summary

March 27, 2026 – CCI Presley conducted a re-inspection of the referenced property and found that the violation remained for Section 304.8 – *Decorative Features* and executed an Affidavit of Noncompliance *(Exhibits 1-3)*.



Exhibit 1
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: March 27, 2026

Case Summary

March 27, 2026 – Notice of Compliance Hearing sent to the property owner(s) by USPS Certified Mail with Return Receipt Requested.

March 27, 2026 – CCI Presley hand-delivered Notice of Hearing to the property owner, Mr. Jose Castro, and executed an Affidavit of Service.

March 27, 2026 – CCI Presley posted Notice of Compliance Hearing at City Hall and executed an Affidavit of Service.

Case Summary

April 13, 2026 – CCI Presley conducted a re-inspection of the referenced property and found that the violation remained *(Exhibit 2)*.



Exhibit 2
Address: 1112 Arbor Glen Cir
Case No. 2025CE000642
Date Taken: April 13, 2026

Staff Recommendation

Staff recommends the Code Enforcement Board find that the Respondent(s) had not complied with the Order issued by the Code Enforcement Board on February 24, 2026; impose a fine of $200.00 per day for the violation of Section 304.8 – *Decorative Features*, of the 2024 International Property Maintenance Code beginning on March 27, 2026, and continuing until the violation is corrected.

CITY OF WINTER SPRINGS, FLORIDA

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

CODE ENFORCEMENT BOARD

THE CITY OF WINTER SPRINGS,
A Florida municipal corporation,

Petitioner,

v.

VICTORIA E. CASTRO
JOSE A. CASTRO
AND
JESSICA L. DAWSON

Respondents,
_____/

Case # 2025CE000642

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

THIS CAUSE, came for consideration, after being duly noticed, before the Code Enforcement Board of the City of Winter Springs, Florida, on February 24, 2026, to determine whether any violations of the City of Winter Springs Code of Ordinances ("City Code") exist or existed on the Property. The Board, having heard the arguments of the parties and the evidence and testimony presented, having reviewed the record, and being otherwise fully advised, issues the following Findings of Fact and Conclusions of Law which are incorporated into this Order as set forth herein.

Findings of Fact

Based upon the evidence and testimony presented at the February 24, 2026, hearing, the Code Enforcement Board finds:

1. That the subject property is located at 1112 Arbor Glen Circle, Winter Springs, Florida 32708 ("Property") and is assigned the following Parcel ID# 12-21-30-508-0000-0370. The Property is owned by Victoria E. Castro, Jose A. Castro, and Jessical L. Dawson (the "Respondents").

2. That the Respondents were provided a Notice of Violation in accordance with Sections 2-60 and 2-61 of the City Code and consistent with Chapter 162, Florida Statutes. Such Notice of Violation alleged violations of Section 304.8 – *Decorative Features*, International Property Maintenance Code (IPMC) (2024), and required corrective actions relating to the Property.

3. That the Respondents were provided with reasonable time to correct said violations prior to this hearing.

4. That the Respondents did not correct such violations within the reasonable time period provided in the Notice of Violation.

5. That the Respondents were provided a Notice of Hearing before the Code Enforcement Board, in accordance with the City Code and consistent with Chapter 162, Florida Statutes. The Respondents were not present at the hearing.

6. The City's power point presentation, photographs, notices, additional case information, and other evidence presented were admitted into evidence at the hearing and are incorporated into this Order. City code compliance inspector Deputy Chief of Police Kevin Presley provided sworn testimony and photographs relative to the violations, including photographs of a decorative column on the front of the house in disrepair with visible damage (Photos 1-14).

Conclusions of Law

7. Proper Notice of the violation and Notice of the hearing before the Code Enforcement Board were provided to Respondent.

8. Based on the testimony and evidence presented, as well as photographs presented by the code compliance inspector depicting a decorative column in disrepair with visible damage, violations of IPMC 304.8 exist upon the property and remain beyond the compliance date set forth in the Notice of Violation. Accordingly, Respondents violated Section(s) 304.8 – Decorative Features, *IPMC*

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

1. Respondents shall correct the violations cited herein on or before **March 26, 2026.** It shall be Respondents' responsibility to immediately contact the City of Winter Springs Code Enforcement Department to request an inspection to verify compliance.

2. If the Respondents fail to correct the violations within the time period set forth herein, the Code compliance inspector shall schedule a compliance hearing before the Code Enforcement Board and Respondents shall be duly noticed and given an opportunity to appear and present evidence as to the status of the violations on the Property. If the Code Enforcement Board finds that the Property remains in violation, a fine will be entered in the amount of **TWO HUNDRED DOLLARS ($200) per day per violation related to violation of Section 304.8 – *Decorative Features*, International Property Maintenance Code (IPMC) (2024),** beginning on **March 27, 2026** and continuing to accrue daily until the violations are brought into compliance and the City of Winter Springs Code Enforcement Department

verifies such compliance. **The Respondents shall be responsible for providing notice of such violations being corrected to the Code compliance inspector.**

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

4. Any future recurrence(s) of any violation(s) addressed herein, after same have been corrected, may result in a finding of repeat violation as defined in section 162.04(5), Florida Statutes, and may result in the imposition of fines up to Five Hundred Dollars ($500.00) a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code compliance inspector.

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

DONE AND ORDERED at Winter Springs, Florida, this 26th day of February, 2026.

CODE ENFORCEMENT BOARD OF THE
CITY OF WINTER SPRINGS, FLORIDA

_____
Stephen Gildea, Chairperson

Copies furnished to:

CERTIFIED MAIL 9589 0710 5270 2974 4178 43

Victoria Castro
1112 Arbor Glen Cir.
Winter Springs, Florida 32708

Jose Castro
1112 Arbor Glen Cir.
Winter Springs, Florida 32708

Jessica Dawson
1112 Arbor Glen Cir.
Winter Springs, Florida 32708

I hereby certify that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order (First Violation) has been furnished by certified mail, return receipt requested, to the Respondent on this 26th day of February, 2026.

Christian D. Gowan, Board Secretary

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

CASE NO. 2025CE000642

Petitioner,

vs.

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

AFFIDAVIT OF NONCOMPLIANCE

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 February 24, 2026, a public hearing was held before the City of Winter Springs Code Enforcement Board in which the above Respondent(s) were found to be in violation of Section 304.8 – *Decorative Features*, of the *2024 International Property Maintenance Code (IPMC)* as adopted by the City of Winter Springs Code of Ordinances;

2. That the Code Enforcement Board issued an Order requiring the Respondent(s) to comply and correct the violation(s) on or before March 26, 2026;

3. That on March 27, 2026, a re-inspection was performed at the Respondents' property located at 1112 Arbor Glen Circle, Winter Springs, FL 32708; and

4. That the re-inspection revealed that the above stated property was found to remain in violation and had not complied with the Order.

FURTHER AFFIANT SAYETH NOT.

DATED this 27th day of March, 2026.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 27th day of March, 2026 by Melissa Buchman

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, 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 COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on April 28, 2026, the Code Enforcement Board will hold a hearing to determine whether such violation(s) contained in the Order attached hereto, have been corrected pursuant to the Order. 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 Findings of Fact, Conclusions of Law and Order (First Violation), attached hereto, and shall make a determination as to whether such violation(s) is/are corrected pursuant to 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: 9407111898765433679255

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

CASE NO. 2025CE000642

Petitioner,

vs.

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

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 March 27, 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 Compliance 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 March 27, 2026, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by hand delivering a Notice of Compliance Hearing to the property owner of the property upon which the violation is alleged to exist. The property owner for whom the Notice of Compliance Hearing was hand delivered was believed to be above 15 years of age and identified himself as Jose Castro of 1112 Arbor Glen Circle, Winter Springs, FL 32708.

3. That on March 27, 2026, the Code Compliance Division notified the Respondent(s) of a scheduled hearing before the City of Winter Springs Code Enforcement Board by posting a Notice of Compliance Hearing at the primary municipal government office located at Winter Springs City Hall.

FURTHER AFFIANT SAYETH NOT.

DATED this 27th day of March, 2026.

Signature of Code Compliance Inspector

State of Florida
County of Seminole

Sworn to (or affirmed) and subscribed before me this 27th day of March, 2026, by Melissa Buchman

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 _____

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 $359,334 Taxable Value $307,923

2025 Tax Bill $4,977.99 Tax Savings with Exemptions $5,435.09

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	00-HOMESTEAD (2003)
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	$281,759	$293,360
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$359,334	$349,887

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$10,413.08
Tax Bill Amount	$4,977.99
Tax Savings with Exemptions	$5,435.09

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

Legal Description

LOT 37 TUSCAWILLA PARCEL 90 PB 43 PGS 57
& 58

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$359,334	$51,411	$307,923
Schools	$359,334	$25,000	$334,334
CITY WINTER SPRINGS	$359,334	$51,411	$307,923
FIRE FUND	$359,334	$51,411	$307,923
SJWM(Saint Johns Water Management)	$359,334	$51,411	$307,923

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/17/2024	$41,700	10701/0403	Improved	No
WARRANTY DEED	7/1/1991	$253,900	02319/1045	Improved	Yes
WARRANTY DEED	3/1/1991	$49,500	02277/0158	Vacant	Yes

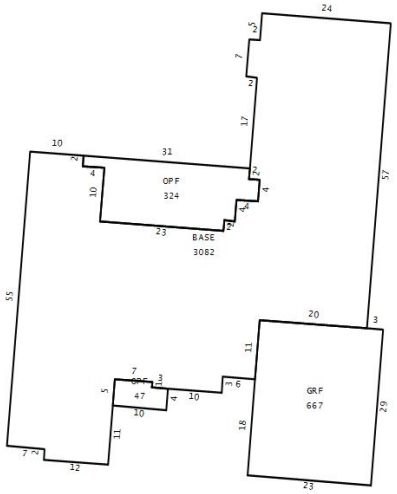
Land

Units	Rate	Assessed	Market
1 Lot	$125,000/Lot	$125,000	$125,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1991
Bed	4
Bath	4.0
Fixtures	16
Base Area (ft²)	3082
Total Area (ft²)	4120
Constuction	WD/STUCCO FINISH
Replacement Cost	$571,244
Assessed	$482,701

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)

GARAGE FINISHED	667
OPEN PORCH FINISHED	324
OPEN PORCH FINISHED	47

Permits

Permit #	Description	Value	CO Date	Permit Date
03122	INSTALL 5' X 352' ALUMINUM FENCE	$10,294		9/1/2004
04181	REROOF 61 SQ PITCH 5/12 30 YRS DIMENSIONAL SHINGLES	$11,463		11/20/2003

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	1991	1	$45,000	$27,000
SCREEN ENCL 2	1991	1	$9,000	$5,400
ELECTRIC HEATER - UNIT	1991	1	$1,653	$992

Zoning

Zoning	PUD
Description	
Future Land Use	Low Density Residential
Description	

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 49

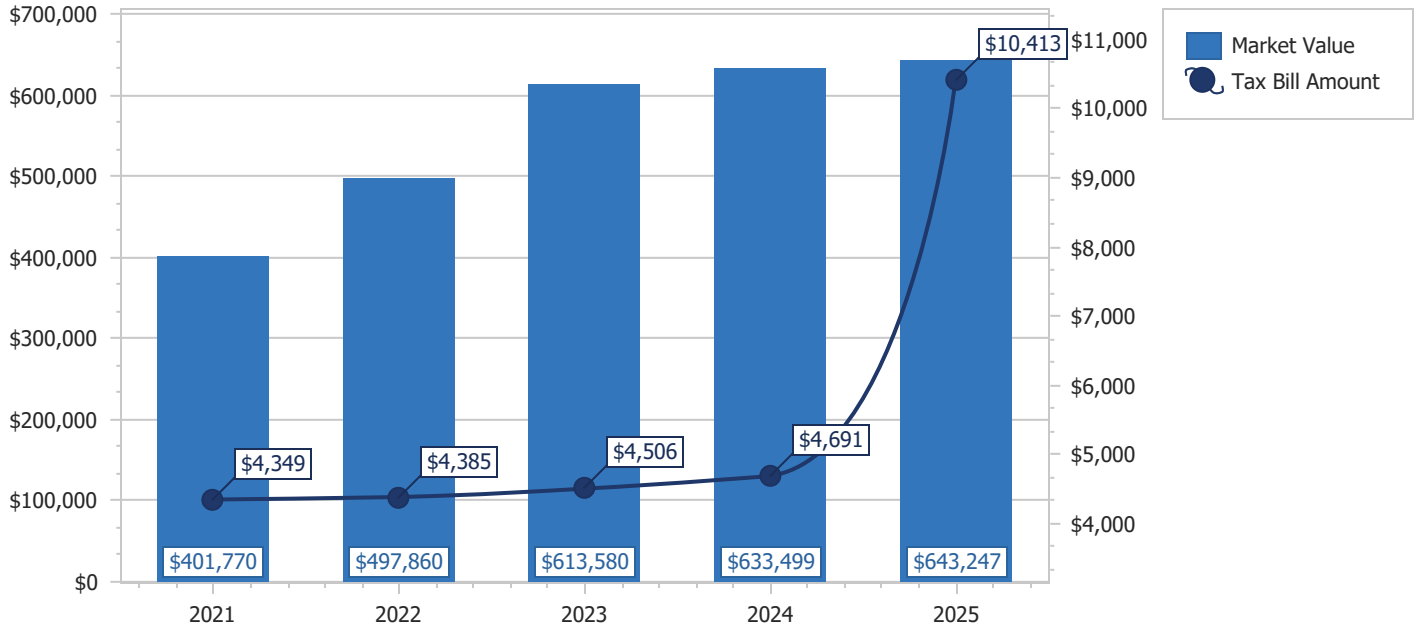
School Districts

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

Utilities

Fire Station #	Station: 26 Zone: 261
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser

J.R. KROLL
SEMINOLE COUNTY TAX COLLECTOR

Corrected 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

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	349,887	50,722	299,165	1,608.04
FIRE	2.7649	349,887	50,722	299,165	827.16
SCHOOL CAPITAL OUTLAY	1.5000	349,887	25,000	324,887	487.33
SCHOOL DISCRETIONARY(BASIC)	0.7480	349,887	25,000	324,887	243.02
SCHOOL RLE	3.0010	349,887	25,000	324,887	974.99
WINTER SPRINGS	2.6200	349,887	50,722	299,165	783.81
ST JOHNS WATER MANAGEMENT	0.1793	349,887	50,722	299,165	53.64

PAY ONLINE WWW.SEMINOLECOUNTY.TAX

TOTAL MILLAGE	16.1883	TOTAL AD VALOREM TAXES	$4,977.99

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

	TOTAL NON-AD VALOREM ASSESSMENTS	$0.00

COMBINED TAXES AND ASSESSMENTS $4,977.99 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

Corrected 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

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**

REGULAR AGENDA ITEM 700

CODE ENFORCEMENT BOARD AGENDA | APRIL 28, 2026 REGULAR MEETING

TITLE

Board Training

SUMMARY

FUNDING SOURCE

RECOMMENDATION

N/A