



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, FEBRUARY 25, 2020 AT 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call

Invocation

Pledge Of Allegiance

Approval Of The Agenda

Swearing In Of Code Enforcement Officers And Other Individuals Giving Testimony

REGULAR AGENDA – PART I

700. Election for Chairperson of the Code Enforcement Board for Calendar Year 2020

701. Election for Vice-Chairperson of the Code Enforcement Board for Calendar Year 2020

AWARDS AND PRESENTATIONS

100. Not Used

CONSENT AGENDA

200. Approval of Minutes from the Tuesday, November 26, 2019 Code Enforcement Board Regular Meeting

Attachments: [Minutes](#)

PUBLIC HEARINGS – CONTINUED CASES

300. Not Used

PUBLIC HEARINGS – REPEAT CASES

400. Not Used

PUBLIC HEARINGS – NEW CASES

500. **CASE # 2019CE002971**
HUD
120 N Fairfax Avenue
Winter Springs, Florida 32708
WS City Ord. 13-2 (c) Grass Height/Overgrown Yard
WS City Ord. 13-2 (b) Junk and Debris
WS City Ord. 9-374 House/Building Numbers
IPMC 302.1 Sanitation
Inspector: Code Officer T. Guerra

Attachments: [Related Case Information](#)

501. **CASE # 2019CE002874**
Michael R. Blicherstaff Per Rep for Est of Sara C Tolar
707 Clubwood Court
Winter Springs, Florida 32708
WS City Ord. 13-1 General Prohibition
WS City Ord. 6-195 Maintenance of Fence or Walls
IPMC 304.13 Windows
Inspector: Code Officer R. McLaren

Attachments: [Related Case Information](#)

502. **CASE # 2019CE003162**
Chi T K Thai – Tenancy by Entirety
Quang Huynh – Tenancy by Entirety
219 Bennett Street
Winter Springs, Florida 32708
WS City Ord. 20-411 Trailers in a residential area
Inspector: Code Officer R. McLaren

Attachments: [Related Case Information](#)

503. **CASE # 2020CE000282**
Reality Income Properties
250 W SR 434
Winter Springs, Florida 32708
WS City Ord. 13-2 (c) Unsafe/Unsanitary Conditions; 19-155 Installation, Testing
and Maintenance of backflow prevention devices;
IPMC 504.3 Plumbing System Hazards
Inspector: Code Officer R. McLaren

Attachments: [Related Case Information](#)

PUBLIC HEARINGS – NON-COMPLIANCE CASES

600. **CASE # 2019CE001240**
Irma Correa – Heir
C/O Nathan Hunnicutt
518 San Gabriel Court
Winter Springs, Florida 32708-2509
IPMC 304.7 Roofs and Drainage
Inspector: Captain M. Tracht

Attachments: [Related Case Information](#)

REGULAR AGENDA – PART II

702. Not Used

ADJOURNMENT

PUBLIC NOTICE

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

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

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

CITY OF WINTER SPRINGS, FLORIDA
MINUTES
CODE ENFORCEMENT BOARD
REGULAR MEETING
NOVEMBER 26, 2019

CALL TO ORDER

The Regular Meeting of Tuesday, November 26, 2019 of the Code Enforcement Board was called to Order by Vice-Chairperson Maurice Kaprow at 5:31 p.m., in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:

Chairperson Matthew Criswell, absent
Vice Chairperson Maurice Kaprow, present
Board Member Michael Burns, present
Board Member Carole Giltz, present
Board Member Dennis Robinson, present
Senior City Attorney Jennifer Nix, present,
Assistant to the City Clerk Christian Gowan, present

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

Vice-Chairperson Kaprow asked, "Are there any changes to the agenda?"

Captain Matthew Tracht, Support Services Bureau, Police Department responded, "Item 501 came into compliance so that should have been redacted from your agenda."

Assistant to the City Clerk Christian Gowan swore in those who would be providing Testimony during tonight's Meeting, Captain Matt Tracht, Code Inspector Terri Guerra, and Respondent Mr. Nav Khalsa.

AWARDS AND PRESENTATIONS

100. Not Used

CONSENT AGENDA

200. Minutes From The October 22, 2019 Code Enforcement Board Regular Meeting

Vice-Chairperson Kaprow asked if anyone had a chance to review the Minutes from the previous meeting.

**“I WOULD LIKE TO MAKE A MOTION TO APPROVE THE MINUTES.”
MOTION BY BOARD MEMBER BURNS. SECONDED BY BOARD
MEMBER GILTZ. DISCUSSION.**

VOTE:

**BOARD MEMBER BURNS: AYE
VICE-CHAIPERSON KAPROW: AYE
BOARD MEMBER ROBINSON: AYE
BOARD MEMBER GILTZ: AYE
MOTION CARRIED.**

PUBLIC HEARINGS AGENDA – CONTINUED CASES

300. Not Used

PUBLIC HEARINGS AGENDA – REPEAT CASES

400. Not Used

PUBLIC HEARINGS AGENDA – NEW CASES

**500. Code Enforcement Division – Police Department
CASE # 2019CE002029
David A. Gabbai Irrevocable Family Trust
214 Wade Street
Winter Springs, Florida 32708
IPMC 304.7 Roofs And Drainage
Inspector: Captain Matt Tracht**

Note: The Respondent was not present.

Captain Tracht introduced the case and testified, "On August 5, 2019 on patrol I observed the weathered blue tarps; this is another one of the roofs with the blue tarps issue. IPMC states it shall be sound, tight, and not have any defects that admit rain. Notice of Code Violation was mailed with the correction date of October 4, 2019, which was sixty (60) days mailed certified return receipt."

Photographs shown from "Related Case Information"

Continuing, Captain Tracht testified, "The Notice of Code Violation letter was mailed to both the Wade Street address and the Country Club in Winter Park address. Both were returned sender unclaimed. It was set for Code Board, that letter was mailed as well, posted at the residency and at City Hall per state statute. The Winter Springs letter was returned sender unclaimed. The Winter Park, as of October 31, 2019, notice was left by the United States Post Office as no authorized recipient available. As of early this morning the violation still exists."

Additional photographs were shown from "Related Case Information."

Captain Tracht then stated, "I recommend the owner be held in violation of IPMC 304.7 and be given until January 12, 2020 to come in to compliance. If not, a fine of two hundred and fifty dollars (\$250.00) per day be applied."

"I MOVE TO FIND THE RESPONDENT IN VIOLATION OF THE CITY CODE AND ORDER THAT RESPONDENT BE GIVEN UNTIL JANUARY 12, 2020 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE A FINE IN THE AMOUNT OF TWO HUNDRED AND FIFTY DOLLARS (\$250.00) SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER." MOTION BY BOARD MEMBER ROBINSON. SECONDED BY BOARD MEMBER GILTZ. DISCUSSION.

VOTE:

VICE CHAIRPERSON KAPROW: AYE

BOARD MEMBER GILTZ: AYE

BOARD MEMBER ROBINSON: AYE

BOARD MEMBER BURNS: AYE

MOTION CARRIED.

501. Code Enforcement Division – Police Department
CASE # 2019CE002418
Edward And Kimberly Layton
223 Mockingbird Lane
Winter Springs, Florida 32708
WS City Ord. 20-439 Parking Areas On Residential Lots
WS City Ord. 20-433 Disabled Vehicles
Inspector: Code Officer Terri Guerra

This item was not discussed.

502. Code Enforcement Division – Police Department
CASE # 2019CE002565
James E. Lawrence – Trustee
111 Lori Anne Lane
Winter Springs, Florida 32708
IPMC 304.6 Exterior Walls
Inspector: Code Officer Terri Guerra

Note: Respondent was present.

Code Officer Terri Guerra, Code Enforcement, Police Department introduced the case and testified, “On October 2, 2019 I observed the wood on the gable area of the building rotting. On October 2, 2019, I mailed the Notice of Code Violation to the owner of the property. October 5, 2019 the notice was signed for. On November 5, 2019 I sent certified and first-class letter to the owner regarding the Code Board Hearing, I also posted the Code Board Notice at City Hall and the property. November 6, 2019 Eve Rivera signed for the Code Board notice. There has been no contact from the owner at this time, until tonight.”

Photographs shown from “Related Case Information.”

Continuing, Code Officer Guerra stated, “My recommendation is that the owner of the property be given until January 2, 2020 to correct the violation. If not corrected, an amount of fifty dollars (\$50.00) per day be fined and imposed on the owner until the violation is corrected.”

Mr. Nav Khalsa, 1809 East Broadway Street, Oviedo, Florida testified, “Just wanted an extension. We wanted to put in an extension for this but – somebody dropped the ball at the office. We meant to ask for an

extension... probably another month. Because when we initially got the notice, we actually had hired someone to do the work but they never showed. They kept delaying and delaying and it is to the point where they are not doing it. We are in the process of finding someone else right now.”

Vice-Chairperson Kaprow asked, “Are you saying that if this Board were to give you until February – some date in mid-February, that would give you sufficient time? What date in February would you like?”

Mr. Khalsa responded, “[February] 15th should be alright I would think.”

Brief discussion followed and Vice-Chairperson Kaprow asked for a motion.

“I MOVE TO FIND THE RESPONDENT IN VIOLATION OF THE CITY CODE AND ORDER THAT THE RESPONDENT BE GIVEN UNTIL FEBRUARY 15, 2020 TO CORRECT THE VIOLATION. IN THE EVENT THE RESPONDENT FAILS TO COMPLY BY THIS DATE, A FINE IN THE AMOUNT OF FIFTY DOLLARS (\$50.00) SHALL BE IMPOSED FOR EACH DAY THE VIOLATION CONTINUES THEREAFTER.”

MOTION BY BOARD MEMBER GILTZ. SECONDED BY BOARD MEMBER BURNS. DISCUSSION.

VOTE:

BOARD MEMBER ROBINSON: AYE

BOARD MEMBER BURNS: AYE

VICE CHAIRPERSON KAPROW: AYE

BOARD MEMBER GILTZ: AYE

MOTION CARRIED.

PUBLIC HEARINGS AGENDA – NON-COMPLIANCE CASES

600. Not Used

REGULAR AGENDA

700. Not Used

ADJOURNMENT

Vice-Chairperson Maurice Kaprow adjourned the Regular Meeting at 5:43 p.m.

RESPECTFULLY SUBMITTED:

CHRISTIAN GOWAN
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were approved at the _____, 2020 Code Enforcement Board Regular Meeting.

UNAPPROVED

Code Enforcement Board Agenda

ITEM 500

February

Regular Meeting

Informational	Consent	Public Hearings	Regular
		X	



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



November 7, 2019

HUD
451 7th ST SW
WASHINGTON, DC 20410-0001

Case #: 2019CE002971

Service Address: 120 N FAIRFAX AVE. WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

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

Inspector
Code Officer Terri Guerra

Date
November 6, 2019

Violation Description	Comments/Corrections Needed
WS City Ord. 9-374 (HOUSE/BUILDING NUMBERS)	House number are barely there and difficult to read.
IPMC 302.1 (SANITATION)	There is black growth that needs to be cleaned of the front of House.
WS City Ord. 13-2 (c) (GRASS HEIGHT/OVERGROWN YARD)	Grass is overgrown in the front and back of residence. The bushes in the front of the residence are growing up onto the roof they need to be cut back.
WS City Ord. 13-2 (b) (JUNK AND DEBRIS)	Clean up miscellaneous trash in the yard.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you before the City of Winter Springs Code Enforcement Board which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains.

Please note the date to have the cited violations corrected:

Corrective Action	Comments	Due Date
Notice of Code Violation	See specific correction comments provided.	December 9, 2019

Municipal Code	Code Text
IPMC 302.1	All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
WS City Ord. 9-374	Each building in the corporate limits of the city shall have its assigned building number properly displayed in accordance with the conformity to the requirements of this article, whether or not mail is delivered to such building or property. It shall be the duty of the owners and occupants of each building to post the assigned building number on the property in conformity with this article as follows: (1)

	<p>The building address number shall be affixed to the building front or facade as defined in <u>section 9-370</u> or to a separate structure such as both sides of a mailbox, post, wall, fence or other visible and commonly used area in such a manner so as to be clearly visible and legible and without obstruction from the public or private way on which the building fronts.</p> <p>(2) Any numbers which are not clearly visible and legible from the public or private way shall not be used.</p> <p>(3) The numerals shall be of a contrasting color with the immediate background of the building or structure on which such numerals are affixed and shall be not less than three (3) inches in height and one-half inch in width.</p> <p>(4) Numerals shall be made of a durable weather-resistant material permanently affixed to the front of the building or structure.</p>
WS City Ord. 13-2 c	<p>The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely affect of health, safety, lives, and/or welfare of the citizens of the city, is hereby prohibited and declared to be a public nuisance and unlawful.</p>
WS City Ord. 13-2 b	<p>It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, or any unused abandoned vehicle, or abandoned parts, machinery or machinery parts, garbage, trash or other waste materials to be in or upon any yard, garden, lawn, outbuildings or premises owned, rented, leased or otherwise occupied by him/her in the city unless in connection with a business enterprise lawfully situated and licensed for the same.</p>

Professionally,



Code Officer Terri Guerra

Certified Mailing Number: 7018 0680 0002 2900 0674

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hud
451 7th St SW
Washington DC 20410-
0001

COMPLETE THIS SECTION ON DELIVERY

A. Signature X
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7018 0680 0002 2900 0674

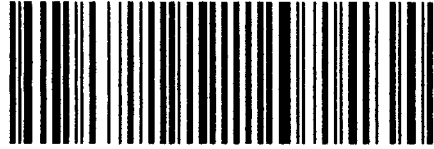
PS Form 3811, July 2013

Domestic Return Receipt

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

CERTIFIED MAIL

7290 0062 2000 0890 8702
 7290 0062 2000 0890 8702



**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
 Here

Postage

Total Postage and Fees

\$ _____

Sent To

NYC
 Street and Apt. No., or PO Box No.
 157th St. SW
 City, State, ZIP+4®
 WASHINGTON DC 20410-0001

NEU 2971

PS Form 3800, April 2015 TSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0002 2900 0674

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services

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

Postage

\$

Total Postage and Fees

\$

NEW 2971

Sent To

Mud

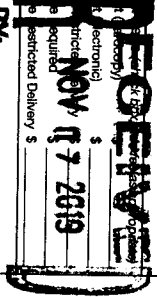
Street and Apt. No., or P.O. Box No.

4517th St.

City, State, ZIP+4

Washington, DC 20410-0001

PS Form 3800, April 2015 (SN 7530-02-000-9047) See Reverse for Instructions



Postmark
Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$
Extra Services (Postmark box, see reverse for options)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postmark
Here

RECEIVED
NOV 17 2019

Postage

BY:

Total Postage and Fees

NEU 2971

Sent To

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

451 7th St. SW

City, State, ZIP+4®

Washington, DC 20410-0001

PS Form 3800, April 2015 (SN 7530-02-000-9047)

See Reverse for Instructions

7018 0680 0002 2900 0674

Track Another Package +

Tracking Number: 70180680000229000674

[Remove X](#)

Your item has been delivered to an agent at 11:13 am on November 12, 2019 in WASHINGTON, DC 20410.

Delivered

November 12, 2019 at 11:13 am
Delivered, To Agent
WASHINGTON, DC 20410

[Get Updates](#) ▼

[Feedback](#)

Text & Email Updates



Tracking History



Product Information



[See Less](#) ^

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.



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

COMPLAINT NO: 2019CE002971

CODE ENFORCEMENT BOARD,

PETITIONER,

vs.

RESPONDENT

PARCEL OWNER:

HUD

451 7th ST. SW

WASHINGTON DC 20410-0001

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on January 28, 2020 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 120 N FAIRFAX AVE. WINTER SPRINGS, FL 32708

Property Owner Name: HUD

Property Owner Address: 451 7th ST. SW WASHINGTON DC 20410-0001

The cited violations are as follows: Winter Springs City Ords. 13-2(c) & (b), IPMC 302.1, WS City Ord. 9-374

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 12/24/19, posted on the property, and at a government office as per Florida State Statute 162. The cited code language follows:

Professionally,

Code Officer Terri Guerra

Certified mailings: 7018 0680 0002 2900 0643

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hud
451 7th St. SW
Washington, DC 20410-
0001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

08 2971

2. Article Number 7018 0680 0002 2900 0643
(Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$

CB 2971

Sort No

Hyd
 Street and Apt. No., or PO Box No.
 451 M St SW
 City, State, ZIP+4®
 WASHINGTON DC 20410-0001

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0990 2000 0062 2900 043
 7018 0990 2000 0062 2900 043



CERTIFIED MAIL®

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



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

**The following property has been posted with the
NOTICE OF COBE BOARD HEARING**

120 N Fairfax
WINTER SPRINGS, FL 32708

and

1126 E SR 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number

2019CE002971

Posted on the following date:

December 24, 2019

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

SIGNATURE

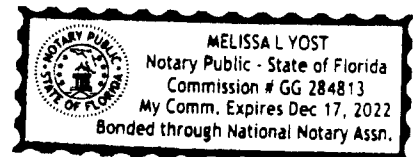
Code Officer T. Guerra

NOTARY SIGNATURE

12-30-2019

DATE

STAMP:



7018 0680 0002 2900 0643

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check appropriate box) \$ _____

Return Receipt (hard copy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark Here

DEC 21 2015

Postage \$ _____

Total Postage and Fees \$ _____

032971

Sent to Hand

Street and Apt. No. or PO Box No. 4547 N St SW

City, State, ZIP+4® Washington DC 20410-0001

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Track Another Package +

Tracking Number: 70180680000229000643

[Remove X](#)

Your item has been delivered to an agent at 11:09 am on December 30, 2019 in WASHINGTON, DC 20410.

Delivered

December 30, 2019 at 11:09 am
Delivered, To Agent
WASHINGTON, DC 20410

[Get Updates](#) ▼

[Feedback](#)

Text & Email Updates



Tracking History



Product Information



[See Less](#) ^

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.



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

COMPLAINT NO: 2019CE002971

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

PARCEL OWNER:
HUD
451 7th ST. SW
WASHINGTON DC 20410-0001

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 25, 2020 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 120 N FAIRFAX AVE. WINTER SPRINGS, FL 32708

Property Owner Name: HUD

Property Owner Address: 451 7TH ST. SW WASHINGTON DC 20410-0001

The cited violations are as follows: Winter Springs City Ords. 13-2(c), 13-2(b), IPMC 302.1, WS City Ord. 9-374

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 02/10/2020, posted on the property, and at a government office as per Florida State Statute 162. The cited code language follows:

Professionally,

Code Officer Terri Guerra

Certified mailings: 7018 1830 0001 0778 7239

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 60 2971

Hud
451 7th St. SW
Washington, DC 20110-0001



9590 9402 4327 8190 6525 66

2. Article Number (Transfer from service label)
7018 1830 0001 0778 7239

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below: Yes No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

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

CERTIFIED MAIL®

7018 1830 2238
 9222 8220 1000 0E8T 8T0Z



**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT
 Domestic Mail Only**

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Postmark
 Here

Total Postage and Fees \$ _____

Sent To \$ _____

Street and Apt. No., P.O. Box No.
 4511 FA ST SW

City, State, Zip+4®
 WASHINGTON DC 20410-0001

10221

PS Form 3800, April 2015, PSN 7530-02-000-9047 See Reverse for Instructions

7239 0778 0001 1830 018

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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WASHINGTON DC 20410
POSTAL USE

Certified Mail Fee \$3.55
Extra Services & Fees (check box, add fee as appropriate) \$3.95
 Return Receipt (hardcopy) \$2.80
 Return Receipt (electronic) \$1.15
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$5
Total Postage and Fees \$6.95

Sent to HUGH
Street and Apt. No. Box No. 082071
City State Zip+4

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

082071
0518
77
Postmark Here



Code Enforcement Division

2019CE002971

120 N Fairfax Ave.

Owner: HUD

IPMC 302.1 Sanitation

WS City Ord. 9-374 House Numbers

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

WS City Ord. 13-2(b) Junk & Debris

Date of Service: December 24, 2019

Inspector – Terri Guerra



Code Enforcement Division

- November 7, 2019 while patrolling I noticed this residence in disrepair. Grass and weeds were overgrown. Bushes were growing onto the roof. Black growth on the front of the residence. Trash in the front yard and no house numbers. The residence appears to be vacant. I sent a NCV to the owner of the property.
- November 12, 2019 USPS website advised letter was delivered to agent.



Code Enforcement Division

- February 10, 2020 I posted the property and City Hall for Code Board. I also sent notice certified and first class letter to the owner.
- February 18, 2020 I checked the property and the grass has been cut and most of the garbage was picked up.
- There is still black growth on the outside of residence and the address is not properly displayed.
- There has been no contact from the owner of property.



Grass Overgrown on 11/06/19



Black growth on the front of residence 11/06/19



No house numbers & Trash in yard 11/06/19



Violations persist 01/16/20



01/16/20



02/18/20



02/18/20



Code Enforcement Division

I am recommending the Board find the property in violation and impose a fine of 100.00 a day if found in non-compliance. The owner should be given until March 18, 2020 to comply.

Code Enforcement Board Agenda

ITEM 501

February

Regular Meeting

Informational	Consent	Public Hearings	Regular
		X	



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**



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

October 31, 2019

Michael Blickenstaff
Per Rep for Est of Sara Tolar
190 S Ronald Reagan Boulevard #116
Longwood, Florida 32750

Case #: 2019CE002874

Service Address: 707 Clubwood Ct WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

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

Inspector Code Officer R. McLaren	Date October 31, 2019
---	---------------------------------

Violation Description	Comments/Corrections Needed
WS City Ord. 6-195	Fence near the driveway area has broken/missing slats
WS City Ord. 13-2 c	Rear yard is well overgrown and is a health/safety hazard to the Surrounding area. City Contracted landscaping service will Remedy.
IPMC 304.13	Window by the garage area is broken.
WS City Ord. 13-1	Property and residence must be maintained in a condition That does not constitute a blight to the area.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you before the City of Winter Springs Code Enforcement Board which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains.

Please note the date to have the cited violations corrected:

Corrective Action	Comments	Due Date
Notice of Code Violation	See specific correction comments provided.	12/5/2019

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

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OFFICIAL USE

7018 1A30 0001 0779 1120

RECEIVED

Postmark Here

NOV 1 2019

Extra Services & Fees (see reverse)
 Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required and Delivery

BY: _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Michael Biden staff

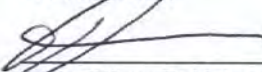
Street and Apt. No., or PO Box No. 190

City, State, ZIP+4® Lansdowne PA 30150

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WS City Ord. 13-1	Nothing may be done on any lot which may become an annoyance or nuisance to the neighborhood. No refuse pile, unsightly objects, or dead, damaged or diseased trees, that may pose a health, welfare and safety threat in the discretion of the city forester or code enforcement manager, shall be allowed to be placed or suffered to remain thereon. In the event the owner shall fail or refuse to keep premises free of refuse piles, unsightly objects or growths, or dead, damaged or diseased trees, then the city, upon reasonable notice to the land owner, may enter upon such land and remove the same, or contract with a third party for the removal of the same, at the expense of the owner and such entry shall not be deemed a trespass.
WS City Ord 6-195	All fences and walls and accessories thereto shall be maintained in good order and in a condition equal to that which was originally approved by the building official at the time a permit was issued. If for any reason the fence or wall was erected without a permit, said wall or fence shall be maintained in accordance with the conditions and requirements necessary for obtaining a fence or wall permit from the building official under this article. Within thirty (30) days receipt of written notice by the city that a wall or fence does not comply with the requirements of this section, a property owner shall bring such fence or wall in compliance with this section within thirty (30) days of receipt of such notice. The thirty-day period may be extended an additional thirty-day period by the city manager or the city manager's designee for good cause shown.
IPMC 304.13	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Professionally,


Code Officer R. McLaren

Certified Mailing Number: 70181830000107791120



WINTER SPRINGS POLICE DEPARTMENT

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

[Handwritten mark]

Michael Blicken Staff
196 S Ronald Reagan Blvd #116
Longwood, FL

CERTIFIED MAIL®



7018 1830 0001 0779 1120

NEOPOST

1/01/2019

\$006.80

FIRST-CLASS MAIL



ZIP 32708
041M11458700

NIXIE 339 DE 1 0011/15/19
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC: 32708251000 *2975-04844-01-41
32708251000



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE002874

PARCEL OWNER:

Michael R. Blickenstaff Per Rep for Estate of Sara C.
Tolar
190 S Ronald Reagan Blvd #116
Longwood, Florida 32750

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on January 28, 2020 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 707 Clubwood Drive WINTER SPRINGS, FL 32708

Property Owner Name: Michael R. Blickenstaff Per Rep for Estate of Sara C. Tolar

Property Owner Address: 707 Clubwood Ct WINTER SPRINGS, FL 32708

The cited violations are as follows: Winter Springs City Ords. 13-1; 6-195 and IPMC 304.13

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 01/10/20, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Code Officer R. McLaren

**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

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

707 Clubwood Ct
WINTER SPRINGS, FL 32708

City Of Winter Springs Case Number
2019CE002874

Posted on the following date:
November 19, 2019

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

OFC RICH MCLAREN

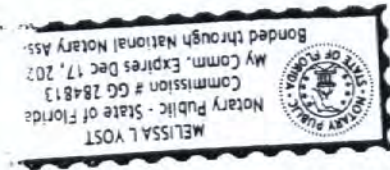
SIGNATURE

NOTARY SIGNATURE

DATE

1-10-2020

STAMP:



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

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

707 Clubwood Ct
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number

2019CE002874

Posted on the following date:

January 10, 2020

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

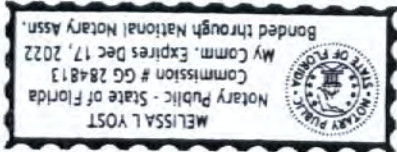
SIGNATURE

OFC RICH MCCLAREN

NOTARY SIGNATURE

DATE

STAMP:



CERTIFIED MAIL



7018 1830 0001 0778 6577

WINTER SPRINGS POLICE DEPARTMENT

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

Michael R. Blicken Staff
196 S Ramona Reagan Blvd
#116
Longwood

3275085245 VAC
32708>2510

NEOPOST
12/30/2019
US POSTAGE \$006.8

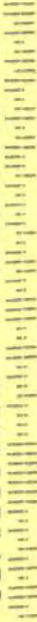


FIRST-CLASS MAIL
ZIP 327
041M1145

NIXIE 339 DE 1 0001/16/20

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32708251000 *1301-01354-10-45



WINTER SPRINGS
POLICE DEPARTMENT
300 NORTH MOSS ROAD
WINTER SPRINGS, FL 32708

WINTER SPRINGS POLICE DEPARTMENT

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

NEOPOST
12/30/2019
US POSTAGE \$000.50



FIRST-CLASS MAIL
ZIP 32708
041M11458700

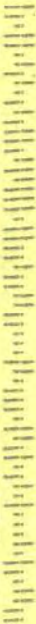
Michael R. Blicken Staff
196 S Ramona Reagan Blvd
#116
Longwood, FL

3275085245 VAC
32708>2510

NIXIE 339 DE 1 0001/16/20

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32708251000 *1674-03797-10-40





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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE002874

PARCEL OWNER:

Michael R. Blickenstaff Per Rep for Est of Sara C. Tolar
190 S Ronald Reagan Blvd
#116
Longwood, Florida 32750

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 25, 2020 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 707 Clubwood Drive WINTER SPRINGS, FL 32708

Property Owner Name: Michael R. Blickenstaff Per Rep for Est of Sara C Tolar
Property Owner Address: 190 S Ronald Reagan Blvd #116 WINTER SPRINGS, FL 32708
The cited violations are as follows: Winter Springs City Ords. 13-1; 6-195, IPCM 304.13

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 2/11/2020, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Capt. C. Deisler



CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE002874

PARCEL OWNER:

Michael R. Blickenstaff Per Rep for Est of Sara C. Tolar
190 S Ronald Reagan Blvd
#116
Longwood, Florida 32750

NOTICE OF CODE BOARD HEARING

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Address of Violation: 707 Clubwood Drive WINTER SPRINGS, FL 32708

Property Owner Name: Michael R. Blickenstaff Per Rep for Est of Sara C Tolar
Property Owner Address: 190 S Ronald Reagan Blvd #116 WINTER SPRINGS, FL 32708
The cited violations are as follows: Winter Springs City Ords. 13-1; 6-195, IPMC 304.13

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 2/11/2020, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Code Officer R. McLaren



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

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

707 Clubwood Court
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number

2019CE002874

Posted on the following date:

February 11, 2020

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



SIGNATURE

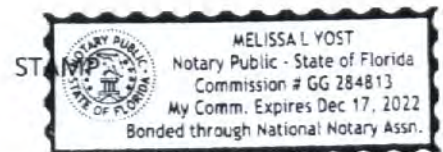
OFC RICH MCLAREN



NOTARY SIGNATURE

2-12-2020

DATE





Code Enforcement Division

2019CE002874

707 Clubwood Drive

**Michael R. Blickerstaff Per Rep for Est of
Sara C. Tolar**

**Violations: WS City Ord. 13-1 General
Prohibition; 6-195 Maintenance of Fence
or Walls; IPMC 304.13 Windows**

Date of Service: January 10, 2020

Inspector – Code Officer R. McLaren



Code Enforcement Division

- October 31, 2019 – Received complaint from neighbor who stated the grass at this vacant residence, particularly in the rear was overgrown.
- Inspection of the property did find such a condition existed.



Code Enforcement Division

- Also observed a broken window near the garage area and the fence was in disrepair.
- Notice of Code Violation was mailed certified mail/return receipt requested which was returned as unclaimed and posted at the residence.
- February 12 , 2020 – Property set for Code Board. Notices sent out First Class Mail, Certified Mail/Return Receipt Requested, as well as Property and City Hall Posted.



Fence in disrepair



Window on side of the house



January 10, 2020 Window



January 10, 2020 - Fence



January 10, 2020 – Notices on garage door



Code Enforcement Division

Recommend that the property be found in violation of City Ordinances as cited, be given until March 15, 2020 to come into compliance or a fine of \$250 a day be applied.

Code Enforcement Board Agenda

ITEM 502

February

Regular Meeting

Informational	Consent	Public Hearings	Regular
		X	



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



December 11, 2019

THAI, CHI T K - Tenancy by Entirety
HUYNH, QUANG - Tenancy by Entirety
2201 Cobblefield Circle
Apopka < Florida 32703

Case #: 2019CE003155

Service Address: 219 Bennett Street WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

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

Inspector	Date
Code Officer R. McLaren	December 11, 2019

Violation Description	Comments/Corrections Needed
WS City Ord. 20-411	Boat/Trailer being stored in the front yard of residence, Needs to be stored behind the forward line of the residence.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you before the City of Winter Springs Code Enforcement Board which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains.

Please note the date to have the cited violations corrected:

Corrective Action	Comments	Due Date
Notice of Code Violation	See specific correction comments provided.	12/31/2019

Municipal Code	Code Text
WS City Ord. 20-411	Campers, camp trailers and boats and trailers may be parked temporarily in the driveway of residential zone areas for a period of time not to exceed forty-eight (48) hours within any ten (10) consecutive day time period for the limited purposes of loading, unloading and general maintenance. For purposes of this section, "driveway" shall mean the private access area designed and approved for the parking of private vehicles.

Professionally,

Code Officer R. McLaren

Certified Mailing Number: 70181830000107786393



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**



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

December 11, 2019

THAI, CHI T K - Tenancy by Entirety
HUYNH, QUANG - Tenancy by Entirety
2201 Cobblefield Circle
Apopka < Florida 32703

Case #: 2019CE003162

Service Address: 219 Bennett Street WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

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

Inspector	Date
Code Officer R. McLaren	December 11, 2019

Violation Description	Comments/Corrections Needed
WS City Ord. 20-411	Boat/Trailer being stored in the front yard of residence, Needs to be stored behind the forward line of the residence.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you before the City of Winter Springs Code Enforcement Board which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains.

Please note the date to have the cited violations corrected:

Corrective Action	Comments	Due Date
Notice of Code Violation	See specific correction comments provided.	12/31/2019

Municipal Code	Code Text
WS City Ord. 20-411	Campers, camp trailers and boats and trailers may be parked temporarily in the driveway of residential zone areas for a period of time not to exceed forty-eight (48) hours within any ten (10) consecutive day time period for the limited purposes of loading, unloading and general maintenance. For purposes of this section, "driveway" shall mean the private access area designed and approved for the parking of private vehicles.

Professionally,

Code Officer R. McLaren

Certified Mailing Number: 70181830000107786393

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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (for each option)
 Return Receipt (hard copy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to CH: TK Thi / Quynh Huynh
 Street and Apt No., or PO Box No. 2201 Cobblehill Cir
 City, State, ZIP+4® Appopka, FL 32703

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

RECEIVED
 BY: _____
 DEC 12 2019

7018 1830 0001 0778 6393



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

CERTIFIED MAIL



7018 1830 0001 0778 6393

NEOPOST 11/27/2019
US POSTAGE \$006
FIRST-CLASS ZIP 32 041M114

Chi T K Thi
Quary Hwy nh
2201
Appo ko,

AT
R13
12-16-19

NIXIE 339 DE 1 0001/18/20
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32708251000 *1301-02705-13-42

3270983645 UNIT
32708>2510



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE003162

PARCEL OWNER:

THAI, CHI T K - Tenancy by Entirety
HUYNH, QUANG - Tenancy by Entirety
2201 Cobblefield Circle
Apopka, Florida 32703

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 25, 2020 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 219 Bennett Street WINTER SPRINGS, FL 32708

Property Owner Name: THAI, CHI T K - Tenancy by Entirety
HUYNH, QUANG - Tenancy by Entirety
Property Owner Address: 2201 Cobblefield Circle Apopka, Florida 32703
The cited violations are as follows: Winter Springs City Ords. 20-411

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 2/12/2020, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Code Officer R. McLaren



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

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

219 Bennett Street
WINTER SPRINGS, FL 32708

AND

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

City of Winter Springs Case Number

2019CE003162

Posted on the following date:

February 11, 2020

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

SIGNATURE

OFC RICH MCLAREN

Melissa Yost

2-12-2020

STAMP:





Code Enforcement Division

2019CE003162

219 Bennett Street

Chi T K Thai/Quang Huynh

Tenancy by Entirety

Violation: WS City Ord. 20-411

Date of Service: February 12, 2020

Inspector – Code Officer R. McLaren



Code Enforcement Division

- December 11, 2019 – Complaint received reference to boat/trailer being stored on the front yard of a residence.
- Notice of Code Violation mailed certified mail/return receipt requested to the property owner, returned as unclaimed on 1/21/2020 and posted at the property.
- Property and City Hall posted for Code Board Hearing on 2/12/2020, Notices also mailed out certified returned receipt requested and First Class Mail.



Code Enforcement Division

- No contact has been made with anyone reference to this case.



Boat/Trailer in the driveway area



Code Enforcement Division

Recommend that the property be found in violation of City Ordinance and be given until March 15 to come into compliance or a fine of \$150 per day be applied.

Code Enforcement Board Agenda

ITEM 503

January

Regular Meeting

Informational	Consent	Public Hearings	Regular
		X	



CODE ENFORCEMENT DIVISION



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

January 30, 2020

Realty Income Properties
PO Box 1017
Charlotte, NC 28201
Attention: Lease Administration

Case #: 2020CE000282

Service Address: 250 W SR 434 WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

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

Inspector

Code Officer R. McLaren

Date

January 30, 2020

Violation Description

Comments/Corrections Needed

WS City Ord. 19-155 IPMC 504.3	Plumbing equipment utilized in backflow in the rear portion of the Property is leaking and needs to be repaired.
WS City Ord. 13-2 a; 13-2 b; 13-2 c	All around property, including but not limited to the front of The store and the dumpster enclosure have various amounts Of trash and debris which need to be cleaned and kept Clean.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you before the City of Winter Springs Code Enforcement Board which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains.

Please note the date to have the cited violations corrected:

Corrective Action

Comments

Due Date

Notice of Code Violation	See specific correction comments provided.	02/03/2020
--------------------------	--	------------

Municipal Code

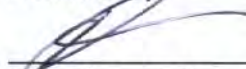
Code Text

WS City Ord. 19-155	Public potable water system customers shall bear all expenses of installing, testing and maintaining the backflow prevention device. Installation, testing, maintenance, and repair of backflow prevention devices shall be performed by certified personnel approved by the city's utility department. Copies of all testing, maintenance, and repair records shall be sent to the city's utility department immediately after work is performed. A record of all backflow prevention device installations, testings and repairs within the city shall be kept on file and up to date by the city's utility department.
WS City Ord. 13-2 a	It shall be unlawful for any person to place or throw, or cause to be placed or thrown, any paper, bottles or pieces thereof, tin cans, garbage, glassware, refuse, debris or any other offensive, unwholesome or unsightly matter whatever in or on any street, road, sidewalk, alley, playground,

State of Florida Accredited Agency

	vacant property or any other public grounds, or in or on the bank of any canal, stream, lake, watercourse or pool within the city.
WS City Ord. 13-2 b	It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, or any unused abandoned vehicle, or abandoned parts, machinery or machinery parts, garbage, trash or other waste materials to be in or upon any yard, garden, lawn, outbuildings or premises owned, rented, leased or otherwise occupied by him/her in the city unless in connection with a business enterprise lawfully situated and licensed for the same.
WS City Ord. 13-2 c	The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead, or living plant life; or stagnant water, rubbish, garbage, refuse, debris, trash, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter upon any lot, tract or parcel of land within this city be it uncovered or under open shelter, to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety, or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or any other objectionable, unsightly substance or material tending by its existence and/or accumulation to endanger or adversely affect of health, safety, lives, and/or welfare of the citizens of the city, is hereby prohibited and declared to be a public nuisance and unlawful.
IPMC 504.3	Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Professionally,



Code Officer R. McLaren

Certified Mailing Number: 70181830000107786713
70181830000107786720

7018 1830 0001 0778 6713

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box and fee amount)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

RECEIVED
FEB 03 2020

Postmark Here

NCV 282

Sent To Realty Income Properties

Street and Apt. No., or PO Box No. PO Box 107

City, State, ZIP+4® Charlotte, NC 28201

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0229 8220 1000 DEPT 8702

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box and fee amount)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

RECEIVED
FEB 03 2020

Postmark Here

NCV 282

Sent To Corporate Service Company

Street and Apt. No., or PO Box No. Rail Hwy St

City, State, ZIP+4® Tallahassee FL 32301

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

Signature *[Handwritten Signature]* Agent
 Addressee

Date of Delivery
FEB 03 01

B. Received by (Printed Name)
Kaneisha Gross

D. Is delivery address different from item 1? Yes
 No

If YES, enter delivery address below:

3. Service Type Priority Mail Express™
 Certified Mail® Return Receipt for Merchandise
 Registered Collect on Delivery Yes
 Insured Mail No

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Carp Service Corp
121 Hays St
Tallahassee, FL 32301*

NW 282

2. Article Number
(Transfer from service)

7018 1830 0001 0778 6720

Domestic Return Receipt

PS Form 3811, July 2013



CITY OF WINTER SPRINGS, FLORIDA
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD,
PETITIONER,

COMPLAINT NO: 2020CE00282

vs.
RESPONDENT

PARCEL OWNER:

Realty Income Properties
PO Box 1017
Charlotte, NC 28201

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on February 25, 2020 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 250 W SR 434 WINTER SPRINGS, FL 32708

Property Owner Name: Realty Income Properties

Property Owner Address: PO BOX 1017

The cited violations are as follows: Winter Springs City Ord. 13-2 c; 19-155; IPMC 504.3

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

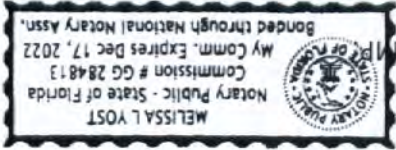
The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on 2/12/2020, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Code Officer R. McLaren



DATE
2-12-2020

NOTARY SIGNATURE
Melissa L. Yost

SIGNATURE
OFC RICH MCLAREN
[Signature]

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

Posted on the following date:
February 11, 2020

City of Winter Springs Case Number
2020CE000282

1126 E STATE ROAD 434
WINTER SPRINGS, FL 32708

AND

250 W SR 434
WINTER SPRINGS, FL 32708

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

AFFIDAVIT OF POSTING

WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
300 North Moss Road - Winter Springs, FL 32708
Business (407) 327-1000 - Fax (407) 327-6652



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

701A 1A30 0001 077A 2A07

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Camp Service Camp CB 282

Street and Apt. No., or PO Box No. 1201 Hwy. ST

City, State, ZIP+4® Tallahassee, FL 32309

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

RECEIVED
 FEB 12 2020

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

701A 1A30 0001 077A 2A02

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Realty Income Properties CB 282

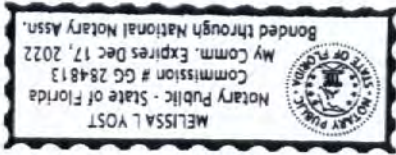
Street and Apt. No., or PO Box No. Po Box 1017

City, State, ZIP+4® Charlotte, NC 28201

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

RECEIVED
 FEB 12 2020



STAMP:

DATE
2-18-2020

NOTARY SIGNATURE
Melissa L. Vost

SIGNATURE
[Signature]
OFC RICH MCLAREN

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

January 31, 2020

Posted on the following date:

2020CE000282

City Of Winter Springs Case Number

250 W SR 434
WINTER SPRINGS, FL 32708

NOTICE OF CODE VIOLATION

The following properties have been posted with the

AFIDAVIT OF POSTING

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

WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION





Code Enforcement Division

2020CE000282

250 W SR 434

Realty Income Properties

**Violations: WS City Ord. 13-2 (c)
Unsafe/Unsanitary; 19-155 Backflow
Prevention; IPMC 504.3 Plumbing
System Hazards**

Date of Service: February 12, 2020

Inspector – Code Officer R. McLaren



Code Enforcement Division

- January 30, 2020 – Backflow prevention device in the rear of the property is leaking and spraying water all over the surrounding area and sidewalk.
- Notice of Code Violation posted at business, and mailed Certified Mail/ Return Receipt Requested.
- Property and City Hall posted on February 12, 2020. Notices mailed Certified Mail/Return Receipt requested.



Code Enforcement Division

- No contact has been made with anyone reference to this case.



Backflow Prevention Leaking



Code Enforcement Division

Recommend property be found in violation of City Ordinances as cited, property be given until March 15, 2020 to come into compliance, if not a \$250 a day fine be applied.

Code Enforcement Board Agenda

ITEM 600

February

Regular Meeting

Informational	Consent	Public Hearings	Regular
		X	



WINTER SPRINGS POLICE DEPARTMENT CODE ENFORCEMENT DIVISION



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

May 16, 2019

34-20-30-539-0000-1470
CORREA, IRMA
PROPERTY ADDRESS
518 SAN GABRIEL ST WINTER SPRINGS FL 32708

Case #: 2019CE001240

Service Address: **518 San Gabriel Court, Winter Springs, Fl. 32708**

NOTICE OF CODE VIOLATIONS

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

Inspector	Date
Capt. M. Tracht	05/14/2019

The cited violations are as follows:

Violation Description	Comments/Corrections Needed
IPMC 304.7 (Roof)	Roof in need of repair. Covered by insufficient blue tarps for an extended period of time.

Failure to correct the violation(s) and to notify the Winter Springs Code Enforcement Division of the corrections will result in charges being brought against you before the City of Winter Springs Code Enforcement Board which has the power to levy fines up to \$250.00 per day for first offenses or up to \$500.00 for repeat offenses per day that the violation remains. Please note the date to have the cited violations corrected:

Corrective Action	Comments	Due Date
Notice of Code Violation Letter	See specific correction comments provided.	07/16/2019

Municipal Codes	Code Text
International Property Management Code 304.7	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

Professionally,

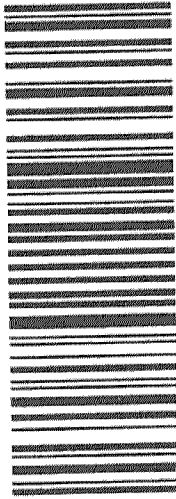
Capt. M. Tracht



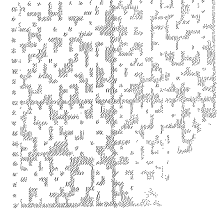
Certified Mailing Numbers: 7018 0680 0002 2899 6343



7018 0680 0002 2899 6343



MENT
708
32



neopost
045J83080325
\$6.30
1701100000
United From 3-1-19
US POSTAGE

Handwritten signature in a circle

CORREA, IRMA
PROPERTY ADDRESS
518 SAN GABRIEL NIXIE

339 CEI

0206/11/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC MANUAL PROC REQ *1201-01249-20-41

9270832559 9829899



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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*FRMA CONNERA - 1240
578 SAN GABRIEL CT.
WINTER SPRINGS, FL
32708*



9590 9402 4327 8190 6524 29

7018 0680 0002 2899 6343

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

CERTIFIED MAIL®



7018 0680 0002 2899 6343

7018 0680 0002 2899 6343

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	\$ _____
Total Postage and Fees	\$ _____

Sent To	FRMA CORREA - 1240
Street and Apt. No., or PO Box No.	578 SAN GABRIEL CT
City, State, ZIP+4®	WINTER SPRINGS, FL 32708

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IRMA CONNERA - 1240
 578 SAN GABRIEL CT.
 WINTER SPRINGS, FL
 32788



9590 9402 4327 8190 6524 29

7018 0680 0002 2899 6343

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

6.30

Sent To

FRMA CORREA - 1240

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

578 SAN GABRIEL CT

City, State, ZIP+4®

WINTER SPRINGS, FL 32708



7018 0680 0002 2899 6343

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE001240

PARCEL OWNER:
IRMA CORREA
518 SAN GABRIEL CT
WINTER SPRINGS, FL. 32708

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on August 27, 2019 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 518 SAN GABRIEL CT. WINTER SPRINGS, FL. 32708

Property Owner Name: IRMA CORREA
Property Owner Address: 518 SAN GABRIEL COURT, WINTER SPRINGS, FLORIDA
The cited violation follows: IPMC 304.7 ROOF AND DRAINAGE

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on August 5, 2019, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Capt. M. Tracht

Certified mailing: 7018 0680 0002 2899 6664



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE001240

PARCEL OWNER:
IRMA CORREA
518 SAN GABRIEL CT
WINTER SPRINGS, FL. 32708

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on August 27, 2019 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 518 SAN GABRIEL CT. WINTER SPRINGS, FL. 32708

Property Owner Name: IRMA CORREA
Property Owner Address: 518 SAN GABRIEL COURT, WINTER SPRINGS, FLORIDA
The cited violation follows: IPMC 304.7 ROOF AND DRAINAGE

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

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I certify a copy of this document was sent by Certified Mail on August 5, 2019, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Capt. M. Tracht

Certified mailing: 7018 0680 0002 2899 6664



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE001240

PARCEL OWNER:
IRMA CORREA
518 SAN GABRIEL CT
WINTER SPRINGS, FL. 32708

NOTICE OF CODE BOARD HEARING

Please take notice that at 5:30 P.M. on August 27, 2019 the Code Enforcement Board will hold a hearing to determine why you should not be found in violation of the City Code as follows. The hearing will be held at Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 518 SAN GABRIEL CT. WINTER SPRINGS, FL. 32708

Property Owner Name: IRMA CORREA
Property Owner Address: 518 SAN GABRIEL COURT, WINTER SPRINGS, FLORIDA
The cited violation follows: IPMC 304.7 ROOF AND DRAINAGE

If the Code Enforcement Board finds your property in violation of the above referenced City Code (s) you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on August 5, 2019, posted on the property, and at a government office as per Florida State Statute 162.

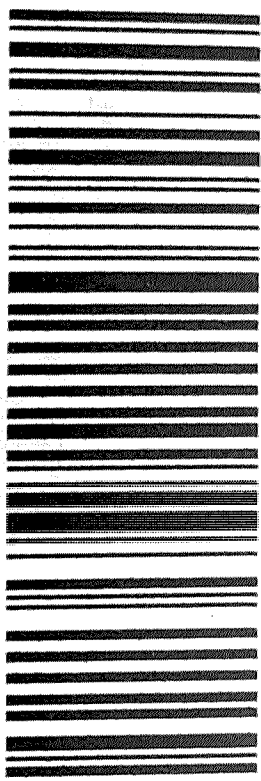
Professionally,

Capt. M. Tracht

Certified mailing: 7018 0680 0002 2899 6664



CERTIFIED MAIL®



AGENT
708
52

7018 0680 0002 2899 6664
7018 0680 0002 2899 6664

RMA CORREA
18 SAN GABRIEL CT
WINTER SPRINGS, FL. 32708

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postmark
Here

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Send To: **FRANK CORREA**
 Street and Apt. No. or PO Box No. **518 San Gabriel Ct.**
 City, State, ZIP+4® **Winter Springs, FL 32708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRMA CORLEA 1242
578 SAN GONNICO CT.
WILMINGTON, FL 32708



9590 9402 4327 8190 6493 75

Article Number (Transfer from service label)

7018 0680 0002 2899 6664

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

ENVELOPE TO BE FOLDED TO BE PLACED INSIDE MAILPIECE TO BE RETURNED TO SENDER. PLACE STICKER TOP OF RETURN ADDRESS LABEL TO BE RETURNED TO SENDER.

Registered Mail

This portion of the form is required for Registered Mail, First-Class Mail, and Certified Mail.

Registered Mail provides additional coverage and a return receipt (including electronic) for an additional fee.

Reminders

When purchasing Certified Mail, First-Class Mail, or Registered Mail, you must also purchase Registered Mail service for an additional fee.

Registered Mail provides additional coverage and a return receipt (including electronic) for an additional fee.

When purchasing Certified Mail, First-Class Mail, or Registered Mail, you must also purchase Registered Mail service for an additional fee.

Registered Mail provides additional coverage and a return receipt (including electronic) for an additional fee.



FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 70180680000228996664

Remove X

We attempted to deliver your item at 10:17 am on August 9, 2019 in WINTER SPRINGS, FL 32708 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning August 10, 2019. If this item is unclaimed by August 24, 2019 then it will be returned to sender.

Delivery Attempt: Action Needed

August 9, 2019 at 10:17 am
Notice Left (No Authorized Recipient Available)
WINTER SPRINGS, FL 32708

Schedule Redelivery ✓

Feedback

Text & Email Updates ✓

Schedule Redelivery ✓

Tracking History ^

August 9, 2019, 10:17 am
Notice Left (No Authorized Recipient Available)
WINTER SPRINGS, FL 32708

We attempted to deliver your item at 10:17 am on August 9, 2019 in WINTER SPRINGS, FL 32708 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning August 10, 2019. If this item is unclaimed by August 24, 2019 then it will be returned to sender.

- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.
- Enter USPS Delivery Instructions™ for your mail carrier.

Sign Up

[https://reg.usps.com/entreg/RegistrationAction_input?](https://reg.usps.com/entreg/RegistrationAction_input?app=UspsTools&appURL=https%3A%2F%2Ftools.usps.com%2Fgc)

*NOTE: Black and white (grayscale) images show the outside, front of letter-sized envelopes and mailpieces that are processed through USPS automated equipment.

Feedback

May 20, 2019, 10:02 am

USPS picked up item

WINTER SPRINGS, FL 32708

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery[®], you never have to type in another tracking number. Sign up to:

- See images* of incoming mail.

June 12, 2019, 12:04 amDeparted USPS Regional Facility
FORT MEYERS FL DISTRIBUTION CENTER**June 11, 2019, 2:59 pm**Arrived at USPS Regional Facility
FORT MEYERS FL DISTRIBUTION CENTER**June 7, 2019, 11:48 am**Unclaimed/Being Returned to Sender
WINTER SPRINGS, FL 32708

Reminder to Schedule Redelivery of your item

May 22, 2019, 10:37 amNotice Left (No Authorized Recipient Available)
WINTER SPRINGS, FL 32708**May 22, 2019, 8:11 am**Out for Delivery
WINTER SPRINGS, FL 32708**May 22, 2019, 7:20 am**Arrived at Unit
WINTER SPRINGS, FL 32708**May 21, 2019, 9:58 pm**Arrived at USPS Regional Origin Facility
LAKE MARY FL DISTRIBUTION CENTER**May 20, 2019, 9:47 pm**Departed USPS Regional Origin Facility
ORLANDO FL DISTRIBUTION CENTER**May 20, 2019, 8:39 pm**Arrived at USPS Regional Origin Facility
ORLANDO FL DISTRIBUTION CENTER

Feedback



FAQs > (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Track Another Package +

Tracking Number: 70180680000228996343

Remove X

Your item was returned to the sender on June 15, 2019 at 10:58 am in WINTER SPRINGS, FL 32708 because the addressee was not known at the delivery address noted on the package.

Alert

June 15, 2019 at 10:58 am
Addressee Unknown
WINTER SPRINGS, FL 32708

Feedback

Tracking History



June 15, 2019, 10:58 am

Addressee Unknown

WINTER SPRINGS, FL 32708

Your item was returned to the sender on June 15, 2019 at 10:58 am in WINTER SPRINGS, FL 32708 because the addressee was not known at the delivery address noted on the package.

June 15, 2019, 8:27 am

Out for Delivery

WINTER SPRINGS, FL 32708

June 15, 2019, 6:39 am

Arrived at Unit

WINTER SPRINGS, FL 32708

June 14, 2019

In Transit to Next Facility

August 9, 2019, 1:22 am
Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (<https://www.usps.com/faqs/uspstracking-faqs.htm>)

Feedback

The easiest tracking number is the one you don't have to know.

With Informed Delivery[®], you never have to type in another tracking number. Sign up to:

- See images* of incoming mail.

- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.
- Enter USPS Delivery Instructions™ for your mail carrier.

Sign Up

https://reg.usps.com/entreg/RegistrationAction_input?

*NOTE: Black and white (grayscale) images show the outside, front of letter-sized envelopes and mailpieces that are processed through USPS's automated equipment.

Feedback



Code Enforcement Division

Case: 2019CE001240

Address: 518 San Gabriel Court

Owners: Irma Correa

**Violations: City Ord. International Property
Management Code (IPMC) 304.7- Roofs and
Drainage**

Inspector: Captain M. Tracht

Code Enforcement Division

- On May 14, 2019 while on patrol I observed weathered blue tarps affixed to the roof of this residence.
- The condition of these tarps clearly indicate that this has been on long extended issue.
- IPMC states that the roof shall be sound, tight, and not have defects that admit rain.
- NCV mailed with a correct by date of July 16, 2019 (60 days)





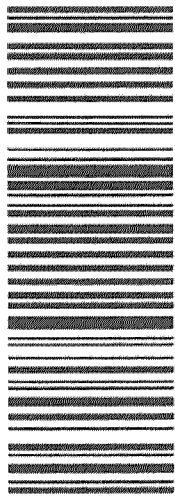
- NCV Letter was returned unclaimed on June 7th
- Set for CB, letter was mailed/posted at residence/CH
- Tracking history shows Aug 9th notice left by USPS, still not claimed.

Recommendation

- I recommend the owner be found in violation of IPMC 304.7 and be given until October 26, 2019 to come into compliance, if not a fine of \$250.00 per day be applied.

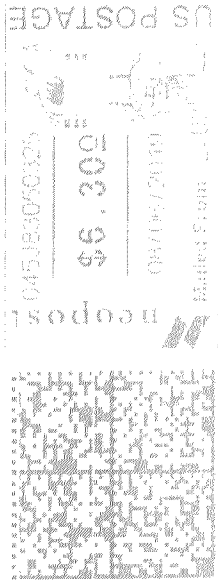


CERTIFIED MAIL



7018 0680 000 199 6664

AGENT
708
52



Handwritten in a circle: A/g 8.

IRMA CORREA
518 SAN GABRIEL CT
WINTER SPRINGS, FL 32789

339 CE 1 0208/29/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ 1301-04901-07-46

5699848899
3270812509 0006

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1242
FLORA CORREA
578 SAN GABRIEL CT.
WINTER SPRINGS, FL
32728



9590 9402 4327 8190 6493 75

2. Article Number (Transfer from carrier label)

7018 0680 0002 2899 6664

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
if YES, enter delivery address below:

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE001240

PARCEL OWNER:
CORREA, IRMA – Heir
518 SAN GABRIEL CT
WINTER SPRINGS FL 32708

C/O HUNNICUTT, NATHAN
518 SAN GABRIEL CT
WINTER SPRINGS FL 32708

NOTICE OF NON-COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on January 28, 2020 the Code Enforcement Board will hold a hearing to determine if the property described below is still in violation after their order was issued on: October 26, 2019
The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 518 SAN GABRIEL COURT WINTER SPRINGS, FL 32708

Property Owner Name: IRMA CORREA-Heir
Property Owner Address: 518 SAN GABRIEL COURT, WINTER SPRINGS FLORIDA 32708
The cited violations are as follows: IPMC 304.7, ROOF IN NEED OF REPAIR

If the Code Enforcement Board finds your property in violation of the above referenced City Code you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on December 18, 2019, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Capt. M. Tracht



Property Record Card

Parcel: 34-20-30-539-0000-1470
 Property Address: 518 SAN GABRIEL CT WINTER SPRINGS, FL 32708

Parcel Information

Parcel	34-20-30-539-0000-1470
Owner(s)	CORREA, IRMA - Heir
Property Address	518 SAN GABRIEL CT WINTER SPRINGS, FL 32708
Mailing	C/O HUNNICUTT, NATHAN C/O HUNNICUTT, NATHAN 518 SAN GABRIEL CT WINTER SPGS, FL 32708-2509
Subdivision Name	DEERSONG 3
Tax District	W1-WINTER SPRINGS
DOR Use Code	01-SINGLE FAMILY
Exemptions	

Value Summary

	2020 Working Values	2019 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$95,034	\$93,112
Depreciated EXFT Value		
Land Value (Market)	\$28,000	\$28,000
Land Value Ag		
<u>Just/Market Value **</u>	\$123,034	\$121,112
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$123,034	\$121,112
Tax Amount without SOH: \$1,991.61		
<u>2019 Tax Bill Amount</u> \$1,991.61		
Save Our Homes Savings: \$0.00		



* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 147
 DEERSONG 3
 PB 49 PG 64

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
COUNTY BONDS	\$123,034	\$0	\$123,034
WINTER SPRINGS BONDS	\$123,034	\$0	\$123,034
SJWM(Saint Johns Water Management)	\$123,034	\$0	\$123,034
CITY WINTER SPRINGS	\$123,034	\$0	\$123,034
FIRE FUND	\$123,034	\$0	\$123,034
COUNTY GENERAL FUND	\$123,034	\$0	\$123,034
Schools	\$123,034	\$0	\$123,034

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	4/1/2006	06205	0168	\$172,000	Yes	Improved
WARRANTY DEED	1/1/2005	05612	0418	\$124,900	Yes	Improved
WARRANTY DEED	3/1/2002	04374	1748	\$77,000	Yes	Improved
WARRANTY DEED	6/1/1996	03090	1502	\$61,900	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$28,000.00	\$28,000

Building Information													
#	Description	Year Built Actual/Effective	Fixtures	Bed	Bath	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1996	6	2	2.0	1,089	1,144	1,089	WD/STUCCO FINISH	\$95,034	\$104,433	Description	Area
												OPEN PORCH FINISHED	25.00
												UTILITY FINISHED	30.00

Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
00210	6' X 33' VINYL FENCE	Winter Springs	\$1,643		2/2/2012	
27797	SFR 518 SAN GABRIEL CT	Winter Springs	\$62,590	5/28/1996	11/1/1995	

Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Extra Features					
Description	Year Built	Units	Value	New Cost	
No Extra Features					

Zoning			
Zoning	Zoning Descriptionun	Future Land Use	FutureLandUseDescription
R-3	R-3	Medium Density Residential	Medium Density Residential



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

**The following property has been posted with the
NOTICE OF COBE BOARD HEARING**

518 SAN GABRIEL COURT
WINTER SPRINGS, FL 32708

and

1126 E SR 434
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number
2019CE001240**

Posted on the following date:

December 18, 2019

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

SIGNATURE

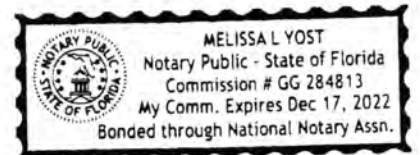
CAPT. MATTHEW TRACHT

NOTARY SIGNATURE

12-18-19

DATE

STAMP:



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

c/o Hunnicutt, Nathan
518 San Gabriel Ct
Winter Springs, FL
32708

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

7018 1830 0001 0778 5495

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COENA, TAMA-Heir
518 San Gabriel Ct
Winter Springs, FL
32702

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (*Extra Fee*) Yes

Article Number
7018 1830 0001 0778 5501

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

CERTIFIED MAIL®



7018 1830 0001 0778 5501

7018 1830 0001 0778 5501

Certified Mail Fee

\$ _____

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

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

Postage

\$ _____

Total Postage and Fees

\$ _____

Sent To

CASE 1240

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

City, State, ZIP+4®

Postmark
Here

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

CERTIFIED MAIL®



7018 1830 0001 0778 5495

7018 1830 0001 0778 5495

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

CASE 1240

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

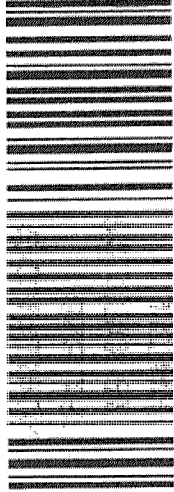
See Reverse for Instructions



WINTER SPRINGS POLICE DEPARTMENT

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

US MAIL



NEOPOST

12/18/2019

US POSTAGE

\$006.80

FIRST CLASS MAIL

7018 1830 0001 0778 5501

ZIP 32708

041M11458700

Correa, Irma -Heir
518 SAN GABRIEL CT
WINTER SPGS,

NIXIE 339 DE 1 0001/10/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32708251000 *0374-05736-20-01

32708-250318

PO 12-21-19



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. *RYO*

1. Article Addressed to:

*COANA, JAMA-HAIR
518 SAN CABRIL CT
WINTER SPRINGS, FL
32702*

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

C. Article Number

7018 1830 0001 0778 5501

PS Form 3811, July 2013

Domestic Return Receipt

PLACE STICKER AT TOP OF MAIL ENVELOPE TO HELP MAIL SORTING

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

c/o Hunnicutt, Nathan
518 San Gabriel Ct
Winter Springs, FL
32708

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

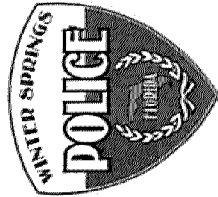
3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

7018 1830 0001 0778 5495

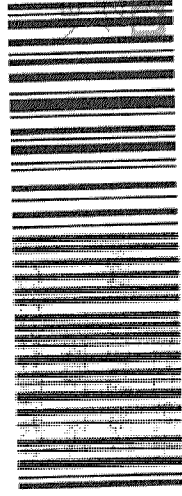
PS Form 3811, July 2013

Domestic Return Receipt



WINTER SPRINGS POLICE DEPARTMENT

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



U.S. POSTAGE

18/2019

POSTAGE \$006.80

7018 1830 0001 0778 5495

ZIP 32708
041M11458700

C/O HUNNICUTT, NATHAN
518 SAN GABRIEL CT
WINTER SP

NTXTE 339 05 1 0001/10/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32708251000 *0374-05707-20-01

32708-25100
UNC
0374-05707-20-01



#0 12-21-19



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE001240

PARCEL OWNER:
CORREA, IRMA – Heir
518 SAN GABRIEL CT
WINTER SPRINGS FL 32708

C/O HUNNICUTT, NATHAN
518 SAN GABRIEL CT
WINTER SPRINGS FL 32708

NOTICE OF NON-COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on February 25, 2020 the Code Enforcement Board will hold a hearing to determine if the property described below is still in violation after their order was issued on: October 26, 2019
The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 518 SAN GABRIEL COURT WINTER SPRINGS, FL 32708

Property Owner Name: IRMA CORREA-Heir
Property Owner Address: 518 SAN GABRIEL COURT, WINTER SPRINGS FLORIDA 32708
The cited violations are as follows: IPMC 304.7, ROOF IN NEED OF REPAIR

If the Code Enforcement Board finds your property in violation of the above referenced City Code you can be fined up to \$250.00 per day for each day the violation continues and you can be charged for the costs that are incurred by the city in prosecuting the case. In the event violation fines and the costs are not paid within a reasonable time there can be a lien filed against the property in accordance with Florida State Statute Section 162.09.

The hearing is conducted within guidelines of City of Winter Springs Code 2-60 and Florida State Statutes Chapter 162. You may appear in person or by an authorized representative. If you choose to not attend the hearing you can lose your right to present facts in this case. You have the right to present evidence, exhibits, written and oral testimony. The Code Board will subpoena witnesses on your behalf upon written request to the Code Board through the City of Winter Springs Clerk's Office.

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 on February 6, 2020, posted on the property, and at a government office as per Florida State Statute 162.

Professionally,

Capt. M. Tracht



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

CODE ENFORCEMENT BOARD,
PETITIONER,
vs.
RESPONDENT

COMPLAINT NO: 2019CE001240

PARCEL OWNER:
CORREA, IRMA – Heir
518 SAN GABRIEL CT
WINTER SPRINGS FL 32708

C/O HUNNICUTT, NATHAN
518 SAN GABRIEL CT
WINTER SPRINGS FL 32708

NOTICE OF NON-COMPLIANCE HEARING

Please take notice that at 5:30 P.M. on February 25, 2020 the Code Enforcement Board will hold a hearing to determine if the property described below is still in violation after their order was issued on: October 26, 2019
The hearing will be held at the Winter Springs City Hall located at 1126 East State Road 434, Winter Springs, Florida.

Address of Violation: 518 SAN GABRIEL COURT WINTER SPRINGS, FL 32708

Property Owner Name: IRMA CORREA-Heir
Property Owner Address: 518 SAN GABRIEL COURT, WINTER SPRINGS FLORIDA 32708
The cited violations are as follows: IPMC 304.7, ROOF IN NEED OF REPAIR

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Capt. M. Tracht

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

CERTIFIED MAIL



7018 1830 0001 0778 5556
7018 1830 0001 0778 5556

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Nathan Hummel

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

City, State, ZIP+4*

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

CERTIFIED MAIL®



7018 1830 0001 0778 5563
7018 1830 0001 0778 5563

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <i>JAMA Correa</i>	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. 1240

1. Article Addressed to:

C/O Hunnicutt, Nathan
518 San Gabriel Ct
Winter Springs, FL
32708

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
- Registered Return Receipt for Merchandise
- Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Numbr
(Transfer from)

7018 1830 0001 0778 5556

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. **1290**

1. Article Addressed to:

**CORREA, IRMA - HEIR
518 SAN GABRIEL CT
WINTER SPRINGS FL
32708**

2. Article Number
(Transfer from ser

7018 1830 0001 0778 5563

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes



**WINTER SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION**

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



AFFIDAVIT OF POSTING

**The following property has been posted with the
NOTICE OF COBE BOARD HEARING**

518 San Gabriel Court
WINTER SPRINGS, FL 32708

and

1126 E SR 434
WINTER SPRINGS, FL 32708

**City of Winter Springs Case Number
2019CE001240**

Posted on the following date:

February 6, 2020

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



SIGNATURE

CAPT. MATTHEW TRACHT

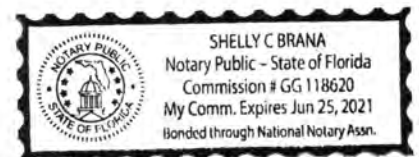


NOTARY SIGNATURE

2/6/20

DATE

STAMP:





Code Enforcement Division

Non Compliance Hearing

Case: 2019CE001240

Address: 518 San Gabriel Court

Mailing Address: C/O Hunnicutt, Nathan

518 San Gabriel Court, Winter Springs FL. 32708

Owner: Correa, Irma-Heir

Violation: IPMC 304.7, Roof and Drainage

Inspector: Captain M. Tracht

- Regarding this hearing, the owner was sent certified mailings, return receipt, left a copy at the residence, and posted at city hall. Additionally, an affidavit of posting was completed.
- Both returned unclaimed

Code Enforcement Division

- Back on May 14, 2019 this address was sent a notice of code violation for blue tarps that covered the roof.
- A correction date of July 16, 2019 was given, owner failed to meet that deadline.
- On August 27, 2019 the Board heard my testimony regarding this case and found the owner to be in violation of IPMC 304.7 Roof & Drainages.
- CB order was set with compliance date of October 26, 2019. That date has come and past with no work/compliance being met.
- Board set an amount of \$250.00 per day the violation exists.



Recommendation

- I recommend that you find the owner in non compliance with the boards August 27, 2019 order and that a fine of \$250.00 per day be imposed starting from October 26, 2019.