



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, JULY 22, 2025 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call

Invocation

Pledge Of Allegiance

Approval Of The Agenda

Swearing in of Code Enforcement Officers and Other Individuals giving testimony

INFORMATIONAL

100. **Case #2023CE001652**

Address: 315 Panama Cir

Respondent(s): Kimberly A France

Violation(s): IPMC Section 302.4 - *Weeds*, IPMC Section 302.7 - *Accessory Structures*, IPMC Section 302.8 - *Motor Vehicles*, and IPMC Section 307.1 - *Accumulation of Rubbish or Garbage*

[*Affidavit of Compliance.pdf*](#)

101. **Case #2018CE001735**

Address: 315 Panama Cir

Respondent(s): Kimberly A France

Violation(s): WSCO Section 13.1 - *General Prohibition* and WSCO Section 13-2(b) - *Junk and Debris*

[*Affidavit of Compliance \(2018CE001735\).pdf*](#)

102. **Case #2019CE000977**

Address: 315 Panama Cir

Respondent(s): Kimberly A France

Violation(s): WSCO Section 6-87 - *Temporary Storage Structures*

[*Affidavit of Compliance \(2019CE000977\).pdf*](#)

103. Code Compliance Monthly Report - June 2025

[*Code Compliance Monthly Report - June 2025.pdf*](#)

CONSENT AGENDA

200. Approval of the Tuesday, June 24, 2025 Code Enforcement Board Regular Meeting Minutes

[*2025 06 24 Code Enforcement Board Regular Meeting Minutes.pdf*](#)

PUBLIC HEARINGS : CONTINUED CASES

300. Not Used

PUBLIC HEARINGS : REPEAT CASES

400. Not Used

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE000665**

Address: 898 Gary Hillery Dr

Respondent(s): Westbury Realty Group, Inc.

Violation: FBC Section 105.1 – *Permits, Required*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

501. **Case #2025CE000376**

Address: 606 Casa Park Ct A

Respondent(s): Margaret Lopez and/or Dawn M Quirindongo

Violation: FBC Section 105.1 – *Permits, Required*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

502. **Case #2025CE000751**

Address: 1054 Winter Springs Blvd

Respondent(s): Arch Byte, LLC

Violation: FBC Section 105.1 – *Permits, Required*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

503. **Case #2025CE000142**

Address: 224 Shore Rd

Respondent(s): Sandra C Koelble

Violation: IPMC Section 304.7 – *Roofs and Drainage*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

PUBLIC HEARINGS : NON-COMPLIANCE CASES

600. Not Used

REGULAR AGENDA

700. Not Used

ADJOURNMENT

PUBLIC NOTICE

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

Persons with disabilities needing assistance to participate in any of these proceedings should

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

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