



# Code Compliance Board Regular Meeting

## Agenda

**March 7, 2024 @ 3:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings](http://cityofwinterpark.org/meetings) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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." (F.S. 286.0105).

### please note

Times are projected and subject to change.

- 
- 1. Call to Order**
  - 2. Swearing in of Witnesses**
  - 3. Consent Agenda**
    - a. Approve the minutes of the February 1, 2024, meeting 2 minutes
  - 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  - 5. Public Hearings (Public participation and comment on these matters must be in person.)**
    - a. CCB# - PM-23-0209 2261 Kentucky Ave., Winter Park, FL 32789 15 minutes
  - 6. Non-Action Items**
  - 7. Staff Updates**
  - 8. Board Attorney Reports**
  - 9. Board Comments**
  - 10. Upcoming Agenda Items**
  - 11. Adjournment**



## Code Compliance Board

# agenda item

**item type**

Consent Agenda

**meeting date**

March 7, 2024

**prepared by**

Susan Pruchnicki, Coordinator

**approved by****subject**

Approve the minutes of the February 1, 2024, meeting

**motion | recommendation**

Motion to approve the minutes from the February 1, 2024 meeting

**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. CCB020124 Draft Minutes (1)



# Code Compliance Board Regular Meeting Minutes

**February 1, 2024 at 3:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Douglas Bond, Melissa Blaney, Paul Mandelkern, Steve Heller, Todd Boyer, Wayne Johnson

## **Staff Present**

Building Official Gary Hiatt, Assistant Building Official Ashley Ong, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Code Board Secretary Susan Pruchnicki

## **1. Call to Order**

### **a. Roll Call**

Roll was called, all board members are present.

### **b. Statement of Purpose**

The Statement of Purpose was read by Chairperson Wayne Johnson.

## **2. Swearing in of Witnesses**

Witnesses were sworn in by Board Secretary Susan Pruchnicki.

## **3. Consent Agenda**

### **a. Approve the minutes of the January 4, 2024 Regular Meeting**

One name correction was requested in the minutes from January 4, 2024. A motion to approve the amended minutes was made by Board Member Paul Mandelkern, and seconded by Vice Chair Todd Boyer. The motion passed by a 6-0 vote.

**4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

No Comments

**5. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. CCB# - BLDG-23-0008 2661 VIA TUSCANY, WINTER PARK, FL 32789  
(MASSEY HEARING)

Code Compliance Division Manager Susanne Porras introduced herself, then proceeded with her presentation of the case. This is a Massey Hearing. A history of the previous case presented to the Board on September 7, 2023, was outlined. The respondent came into compliance where the fencing was concerned. Today's presentation is regarding the pool installation. Permit information from the Building Department showing the inspection failed, and photos from the most recent inspection were presented.

Two mailed notices to the respondent's address of record were returned as undeliverable (regular mail), and unclaimed (certified mail) by the United States Postal Service. Hand Delivery of the Notice of Hearing was attempted by Officer Porras. No one was present at the respondent's office, so the notice was placed in the door frame with Officer Porras' business card, as evidenced by a photograph.

The latest report from the City of Winter Park Building and Permitting Division notes that all permits have expired.

Mr. Mandelkern inquired about work left on the pool structure. Officer Porras noted it was complete, but it was done without a permit. Gary Hiatt, Chief Building Official for the city, stepped to the podium and stated that the respondent was to reinstate the pool permit and get the required final inspections per the previously issued board order (September, 7, 2023), but did neither.

Ms. Blaney inquired about the comments from the Engineering Department. Mr. Hiatt responded that he is not aware and that Engineering is not within his realm. The respondent has an expired permit sitting there with no action.

Mr. Heller noted that the mailed notices were not received. Officer Porras noted that the property was posted as evidenced in the photos presented in addition to all the notices provided. She also noted there were workers on the site today. Mr. Hiatt stated that a Certificate of Occupancy had not yet been issued for the house on the property.

Ms. Blaney inquired if there were any other failed inspections, or just for the pool. Mr. Hiatt responded that the respondent would get their messages out of the system, and that the building final could not be scheduled until all other departments are cleared.

Mr. Johnson confirmed that there were no further questions from the board for Officer Porras or Mr. Hiatt. He then recognized that no one appeared on behalf of the respondent, but asked Officer Porras to check outside of chambers to see if anyone had arrived. She did; no one was there.

Gary Render of 2630 Via Tuscany, Winter Park, FL 32789, and Nancy Freeman of 1055 Tuscany Place, Winter Park, FL 32789 were sworn in. Mr. Render testified that he has been watching this project for five years, and attended the December, 2022 board meeting where the respondent stated that all construction on the property was to be finished in January, 2023. His main concern is that the property is an eyesore with a dumpster still parked on site, no workers had been present in weeks, and that the pool area appeared to be accessible from their vantage point, which posed safety hazards. Mr. Heller then asked Officer Porras if fencing was in place. Officer Porras confirmed with photos in her presentation that there is fencing installed around the pool.

The Board went into closed session. Mr. Heller and Ms. Blaney noted that all construction should be to the current code, not what was in place when construction started. Officer Porras noted that communication with the respondent was attempted multiple times without response.

Mr. Mandelkern asked Assistant City Attorney J. Giffin Chumley about action to be taken by the Code Board. Mr. Chumley stated they are to determine if the respondent came into compliance as per the Findings of Fact issued September 7, 2023. This hearing is an opportunity for the respondent to appear before the board to explain why compliance has not been attained, however, no one is in attendance to speak on their behalf.

Mr. Boyer asked for clarification on the imposition of fines. Was the board changing the fine amount, imposing the fines from the original hearing, changing the fines, or adding more fines?

With no further discussion, a motion was made by Board Member Paul Mandelkern:

From the evidence presented today, I move to issue an Order finding the Respondents, Developer and Builder Group, LLC, owners of 2661 Via Tuscany, Winter Park, Florida (the "Subject Property"), in violation of the Order issued by the City's Code Compliance Board, dated September 7, 2023.

On September 7, 2023, this Board ordered the Respondent to: Submit a new permit application for the pool structure to demonstrate compliance with current regulations and to address the comments made in 2021 within seven (7) days of the hearing date.

The Board further ordered respondents to contact the Building Department and the Safety & Code Compliance Officer and provide documentation of action taken by September 15th, 2023.

The Board further ordered the Respondents to "contact the Building Department and the Safety & Code Compliance Officer and provide documentation of action taken by September 15, 2023.

As of the date of today's hearing, February 1st, 2024, the Board finds by a preponderance of the evidence:

(1) The Respondents **have not** submitted a new permit application for the pool structure to demonstrate compliance with current regulations, to address the comments made in 2021, and that the previously obtained permit is now expired.

The Board finds that the Respondent received all required notices of the September 7, 2023, Order and of this hearing in accordance with Section 2-109 of the City Code, and was given a full and fair opportunity to be heard.

(2) In accordance with the requirements of *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003), the board hereby assesses a fine against Respondent in the sum of \$250.00 per day, per violation, running from September 15, 2023 [the date established for compliance, seven days after September 7, 2023]. In determining the amount of the fine, in accordance with Section 2-107 of the City Code and Florida Statutes § 162.09, the Board considered the gravity of the violations, any actions taken by the violator to correct the violation[s]; and any previous violations committed by the violator.

The lien recorded in connection with the order shall constitute a lien against any real or personal property owned by the violator.

The motion was seconded by Board Member Steve Heller. The motion passed by a 6-0 vote.

## **6. Non-Action Items**

No items were presented.

## **7. Staff Updates**

No staff updates.

## **8. Board Attorney Reports**

Discussion regarding the 6 Isle of Sicily property and what the city can do to enforce the lien or foreclose on the property.

**9. Board Comments**

No additional comments

**10. Upcoming Agenda Items**

Officer Porras noted that there are currently three cases on the docket for March.

**11. Adjournment**

Board Member Melissa Blaney motioned to adjourn the meeting, seconded by Board Member Douglas Bond. The motion passed with a 6-0 vote.

ATTEST:

Approved by the board on  
/s/ Susan Pruchnicki, Board Secretary



## Code Compliance Board

# agenda item

### item type

Public Hearings (Public participation and comment on these matters must be in person.)

### meeting date

March 7, 2024

### prepared by

Susanne Porras, Code Compliance Manager

### approved by

### subject

CCB# - PM-23-0209 2261 Kentucky Ave., Winter Park, FL 32789

### motion | recommendation

From the evidence presented today, I move to find the Respondent, Veico Investments II L.L.C., Compliance Board Case #PM-24-0209, owner of 2261 Kentucky Avenue, Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles. The respondent is ordered to make vehicles operable and place a current license plate on the vehicle(s) if it is missing, or remove the disabled vehicle within 10 days. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) \_\_\_\_ for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by \_\_\_\_ \_

### background

**VIOLATION DESCRIPTION:** The Property, a commercial dwelling, has disabled/ abandoned vehicles parked on the property, which is a violation of the City Code.

**CODES CITED:** Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles.

**CORRECTIVE ACTION REQUIRED:** Make vehicles operable and place a current license plate on the vehicle(s) if it is missing, or remove the disabled vehicle within 10 days.

### strategic objectives

### alternatives | other considerations

## **fiscal impact**

## **attachments**

1. CCB#PM-23-0209 PACKET

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 02/27/2024 System Refresh Date: 02/26/2024

### 2261 Kentucky Ave 11-22-29-6180-01-360

**Name(s):**

Veico Investments II LLC

**Physical Street Address:**

2261 Kentucky Ave

**Property Use:**

0001 - Vacant Residential

**Mailing Address On File:**

1301 W Fairbanks Ave  
Winter Park, FL 32789-4803

**Postal City and Zip:**

Winter Park, FL 32789

**Municipality:**

Winter Park

[Incorrect Mailing Address?](#)



2261 KENTUCKY AVE, WINTER PARK, FL 32789 9/10/2021 8:11 AM

[Upload Photos](#)

[View 2023 Property Record Card](#)

**i** PROPERTY FEATURES

**\$** VALUES, EXEMPTIONS AND TAXES

**SALES**

**MARKET STATS**

**LOCATION**

#### Historical Value and Tax Benefits ⓘ

| Tax Year Values | Land     | Building(s) | Feature(s) | Market Value | %    | Assessed Value | %     |
|-----------------|----------|-------------|------------|--------------|------|----------------|-------|
| 2023            | \$80,000 | \$0         | \$0        | \$80,000     | N/A  | \$80,000       | 5.1%  |
| 2022            | \$80,000 | \$0         | \$0        | \$80,000     | 6.7% | \$76,133       | 10.0% |
| 2021            | \$75,000 | \$0         | \$0        | \$75,000     | N/A  | \$69,212       | 10.0% |
| 2020            | \$75,000 | \$0         | \$0        | \$75,000     | N/A  | \$62,920       | N/A   |

| Tax Year Benefits | Original Homestead | Additional Hx | Other Exemptions | SOH CAP | Tax Savings |
|-------------------|--------------------|---------------|------------------|---------|-------------|
| 2023              |                    |               | \$0              |         | \$0         |
| 2022              |                    |               | \$0              |         | \$35        |
| 2021              |                    |               | \$0              |         | \$52        |
| 2020              |                    |               | \$0              |         | \$110       |

#### 2023 Taxable Value and Certified Taxes ⓘ

Tax Year

|      |      |      |      |
|------|------|------|------|
| 2023 | 2022 | 2021 | 2020 |
|------|------|------|------|

| Taxing Authority                     | Assd Value | Exemption | Tax Value | Millage Rate | %      | Taxes      | Tax Breakdown |
|--------------------------------------|------------|-----------|-----------|--------------|--------|------------|---------------|
| Public Schools: By State Law (Rle)   | \$80,000   | \$0       | \$80,000  | 3.1730       | -1.3%  | \$253.84   | 21%           |
| Public Schools: By Local Board       | \$80,000   | \$0       | \$80,000  | 3.2480       | 0.0%   | \$259.84   | 21%           |
| General County                       | \$80,000   | \$0       | \$80,000  | 4.4347       | 0.0%   | \$354.78   | 29%           |
| City Of Winter Park                  | \$80,000   | \$0       | \$80,000  | 4.0923       | 0.0%   | \$327.38   | 27%           |
| City Of Winter Park Debt 2017 & 2020 | \$80,000   | \$0       | \$80,000  | 0.2379       | -10.1% | \$19.03    | 2%            |
| St Johns Water Management District   | \$80,000   | \$0       | \$80,000  | 0.1793       | -9.2%  | \$14.34    | 1%            |
| <b>Totals</b>                        |            |           |           | 15.3652      |        | \$1,229.21 |               |

#### Non-Ad Valorem Assessments

##### 2023 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rates | Assessment |
|-------------------|------------------------|-------|-------|------------|
|-------------------|------------------------|-------|-------|------------|

There are no Non-Ad Valorem Assessments

**2023 Gross Tax Total: \$1,229.21**

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$1,229.21

Your ad-valorem tax with exemptions is: - \$1,229.21

**Providing You A Savings Of: = \$0.00**

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understanding and acceptance of this statement by the user. This Site Should not be relied upon for a title search.

Property Appraiser Details

|                         |                                                                                |
|-------------------------|--------------------------------------------------------------------------------|
| Parcel/Tangible Number: | 11-22-29-6180-01360                                                            |
| Date:                   | <u>02/27/2024</u>                                                              |
| Tax Year:               | 2023                                                                           |
| Total Assesed Value:    | \$80,000.00                                                                    |
| Taxable Value:          | \$80,000.00                                                                    |
| Gross Tax Amount:       | \$1,229.21                                                                     |
| Millage Code:           | 6 WP                                                                           |
| Comments:               |                                                                                |
| Owner & Address:        | VEICO INVESTMENTS II LLC<br>1301 W FAIRBANKS AVE<br>WINTER PARK, FL 32789-4803 |
| Legal Description:      | OLYMPIA HEIGHTS ANNEX J/83 LOT 36 BLK A                                        |
| Location Address:       | 2261 KENTUCKY AVE WINTER PARK 32789                                            |

**Note: The "Certified Owner" is the owner of record on the Tax Roll. To see the certified owner, select the "Taxbill for Certified Owner" from the Taxbill dropdown.**

Current Taxes and Unpaid Delinquent Warrants:

| Year | Owner Information                                   | Ar           |
|------|-----------------------------------------------------|--------------|
| 2023 | VEICO INVESTMENTS II LLC                            | * PAID (View |
| 2022 | VEICO INVESTMENTS II LLC                            | * PAID (View |
| 2021 | VEICO INVESTMENTS II LLC                            | * PAID (View |
| 2020 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2019 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |

|      |                                                     |              |
|------|-----------------------------------------------------|--------------|
| 2018 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2017 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2016 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2014 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2013 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2012 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2011 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2010 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2009 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2008 | VEIGLE CHARLES H SR 1/2 INT<br>VEIGLE JAMES 1/2 INT | * PAID (View |
| 2007 | VEIGLE CHARLES H SR 1/2 INT                         | * PAID (View |
| 2006 | SMITH RANDALL C TR                                  | * PAID (View |

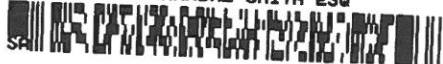
**Unpaid Real Estate Certificates:**

| Year    | Curent Payoff | If Paid By |
|---------|---------------|------------|
| No data |               |            |

**\* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUNDS AND ARE DUE BY THE LAST BUSINESS DAY OF THE MONTH.**

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[Print](#)

This Instrument Prepared By  
And To Be Returned To:  
Randall C. Smith, Esquire  
PO Box 2022  
Apopka, Florida 32704

DOC# 20220280611  
05/02/2022 10:11:07 AM Page 1 of 5  
Rec Fee: \$44.00  
Deed Doc Tax: \$0.70  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: RANDAL SMITH ESQ  


**THIS DEED** is made this 22<sup>nd</sup> day of February, 2022, by James Veigle, also known as James P. Veigle, and Charles H. Veigle, also known as Charles H. Veigle Sr., and Charles Veigle, hereinafter collectively "Grantor," to Veico Investments II LLC, a Florida limited liability company, whose post office address is 1301 West Fairbanks Avenue, Winter Park, Florida 32789, its successors and assigns, hereinafter "Grantee."

**WITNESSETH**, that Grantor, for ten dollars and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby grants, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Orange County, Florida, viz. Exhibit A attached hereto and incorporated herein.

Prepared without benefit of title examination. The properties conveyed are not now, nor have ever been, the homestead of either Grantor.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and subject to covenants, conditions, restrictions and easements of record, reference thereto not to reimpose the same.

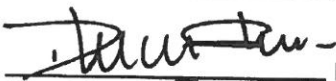
**TO HAVE AND TO HOLD** the same in fee simple absolute forever. The Grantor hereby covenants with the Grantee that Grantor is lawfully seized of the said land in fee simple, that the Grantor has good right and lawful authority to convey said land, that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents on the day and year first hereinabove written.

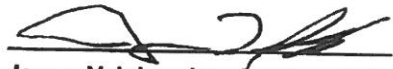
Signed, Sealed and Delivered  
In Our Presence:

 [signature]

Printed Name: Frank Gorgone

 [signature]

Printed Name: Randall Smith

  
James Veigle, a.k.a. James P. Veigle

[Signature] [signature]

Printed Name: Frank George

Charles H. Veigle

Charles H. Veigle, a.k.a. Charles H.  
Veigle, Sr., And Charles Veigle

[Signature] [signature]

Printed Name: Randall Smith

STATE OF FLORIDA )  
COUNTY OF ORANGE )

The undersigned does hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared in person and not by way of online notarization, **Charles H. Veigle**, also known as Charles H. Veigle Sr., and Charles Veigle, ☒ personally known to me to be the person described in and who executed the foregoing instrument or \_\_\_ satisfactorily identified by \_\_\_ and acknowledged before me that he or she executed the same freely and voluntarily for the purposes therein contained. Witness my hand and official seal in the State and County aforesaid, this 22 day of February, A.D. 2022.

SEAL



RANDALL C. SMITH  
Commission # GG 359034  
Expires September 24, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

STATE OF FLORIDA )  
COUNTY OF ORANGE )

The undersigned does hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared in person and not by way of online notarization, **James Veigle**, also known as James P. Veigle, ☒ personally known to me to be the person described in and who executed the foregoing instrument or \_\_\_ satisfactorily identified by \_\_\_ and acknowledged before me that he or she executed the same freely and voluntarily for the purposes therein contained. Witness my hand and official seal in the State and County aforesaid, this 22 day of February, A.D. 2022.

SEAL



RANDALL C. SMITH  
Commission # GG 359034  
Expires September 24, 2023  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

## EXHIBIT A

**Parcel 1:** Lots 13, 14, 15 and 16, Block "A", OLYMPIA HEIGHTS ANNEX, according to the plat thereof as recorded in Plat Book "J", Page 83 of the Public Records of Orange County, Florida less and except the following portion taken for road right-of-way lying South of and within 42 feet of the center line of construction of State Road 424-A, Section 75006, said center line being described as follows:

Begin on the Southerly extension of the West line of Lot 5, Block "D", Glenco Subdivision, according to plat recorded in Plat Book L, Page 132, Public Records of Orange County, Florida at a point 204.03 foot South of the Northwest corner of said Lot 5, thence run North 89°03'51" East a distance of 423.45 feet, thence run North 89°34'30" East a distance of 17.70 feet to the beginning of a curve concave to the Northerly and having a radius of 5729.58 feet, thence run along said curve through a central angle of 2°23'38" a distance of 239.39 feet to the end of curve and the beginning of a curve concave to the Southerly and having a radius of 5720.58 feet, thence run along said curve through a central angle of 2°23'38" a distance of 239.39 feet to the end of curve, thence run North 89°34'30" East a distance of 221.37 feet to the beginning of a curve concave to the Northerly and having a radius of 11,459.16 feet, thence run along said curve through a central angle of 00°41'09" a distance of 137.17 feet to the end of curve and the beginning of a curve concave to the Southerly and having a radius of 11,459.16 feet, thence run along said curve through a central angle of 2°02'09" a distance of 407.17 feet to the end of curve, thence run South 89°04'30" East a distance of 1592.05 feet, to the beginning of a curve concave to the Southerly and having a radius of 5729.58 feet, thence run along said curve through a central angle of 3°07'17" a distance of 312.14 feet to the end of this curve and the beginning of a curve concave to the Northerly and having a radius of 5729.58 feet, thence run along said curve through a central angle of 3°07'17" a distance of 312.14 feet for the end of this curve, thence run South 89°04'30" East, a distance of 630.65 feet, thence run South 88°53'30" East a distance of 754.58 feet to intersect the center line of State Road 600, Section 75030-2507, for the end of this survey line description. **PARCEL ID NO. 11-22-29-6180-01-130** (known as 2250 West Fairbanks Avenue, Winter Park)

**Parcel 2:** Lots 17, 18, 19 and 20, Block "A", OLYMPIA HEIGHTS ANNEX, according to the plat thereof as recorded in Plat Book "J", Page 83, of the Public Records of Orange County, Florida,  
LESS: the North 14 feet of said Lots 20 and 19, and the North 14 feet of the West ½ of said Lot 18 for State Road right of way purposes.  
LESS that part conveyed to the State of Florida for road purposes.  
LESS that part conveyed to James M. Alexander by Deed dated August 20, 1991 for Sun Oil Company of Pennsylvania, to wit:  
That part of Lots 20, 21, 22, 30 and 31, Block "A", OLYMPIA HEIGHTS ANNEX as recorded in Plat Book "J", Page 83, Public Records of Orange County, Florida described as follows:

FROM the Northwest corner of said Lot 22, Block "A", OLYMPIA HEIGHTS ANNEX, run South 00°37'20" East 22.82 feet along the West boundary of said Lot 22 of the Point of Beginning, said point of beginning being the point of intersection of the Southerly right of way line of Fairbanks Avenue (State Road #424-A, Section 75006) with the Easterly right of way line of Interstate #4 (State Road #400); thence run North 88°58'13" East 100.00 feet along said Southerly right of way line to a point on the East boundary of the aforesaid Lot 21; thence run South 23°37'39" East 127.94 feet to the Northeast corner of the aforesaid Lot 31; thence run South 00°37'20" East 123.42 feet along the East boundary of said Lot 31 to a point on the aforesaid Easterly right of way line of Interstate 44; thence run North 43°11'32" West 147.82 feet along said East right of way line to a point on the West boundary of the aforesaid Lot 30; thence run North 00°37'20" West 14.49 feet of the Northwest corner of said Lot 30; thence run South 89°20'10" West 13.30 feet along the South boundary of the aforesaid Lot 22 to a point on said Easterly right of way of Interstate #4; thence run North 43°11'32" West 54.25 feet to a point on the aforesaid West boundary of Lot 22; thence run North 00°37'20" West 77.18 feet to the Point of Beginning. LESS: that part of Lots 21 and 30, block "A", OLYMPIA HEIGHTS ANNEX as recorded in Plat Book "J", Page 83, Public Records of Orange County, Florida, described as follows: From the Northwest corner of Lot 30, Block "A", OLYMPIA HEIGHTS ANNEX as recorded in Plat Book "J", Page 83, Public Records of Orange County, Florida run South 00°37'20" East 10.39 feet along the West boundary of said Lot 30 for the Point of Beginning; thence continue South 00°37'20" East 4.10 feet along said West boundary to a point on the Easterly right of way line of Interstate #4 (State Road #400); thence run South 43°11'32" East 7.03 feet along said Easterly right of way line; thence run North 45°44'00" East 22.21 feet; thence run North 44°16'00" West 10.00 feet; thence run South 45°44'00" West 19.24 feet to the Point of Beginning.

TOGETHER with the following two ingress and egress easements reserved by Sun Oil Company of Pennsylvania in Deed to James M. Alexander, to wit:

An easement for ingress and egress purposes over that certain parcel of land described as follows: From the Northwest corner of said Lot 22, Block "A", OLYMPIA HEIGHTS ANNEX, run South 00°37'20" East 22.82 feet along the West boundary of said Lot 22 to the point of intersection of the Southerly right of way line of Fairbanks Avenue (State Road #424-A Section 75006) with the Easterly right of way line of Interstate #4 (State Road #400); thence run North 88°58'13" East 65.00 feet along said Southerly right of way line for the Point of Beginning; thence continue North 88°58'13" East 35.00 feet along said Southerly right of way line; thence run South 23°37'39" East 26.90 feet; thence run North 62°19'04" West 51.69 feet to the Point of Beginning;

An easement for ingress and egress purposes over that certain parcel of land described as follows: From the Northwest corner of Lot 30, Block "A", OLYMPIA HEIGHTS ANNEX, as recorded in Plat Book "J", Page 83, Public Records of Orange County, Florida, run South 00°37'20" East 14.49 feet along the West boundary of said Lot 30 to a point on the Easterly right of way line of Interstate #4 (State Road #400); thence run South 43°11'32" East 7.03 feet along said Easterly right of way line; thence run North 45°44'00" East 22.21 feet for the Point of Beginning; thence run 86°11'07" East 79.30

feet to the Southeast corner of Lot 20 of said Block "A"; thence run North 23°37'39" West 10.63 feet thence run South 86°11'07" West 79.38 feet; thence run South 45°44'00" West 3.68 feet; thence run South 44°16'00" East 10.00 feet to the Point of Beginning.

SUBJECT to the following described easement for ingress and egress granted to James M. Alexander in deed aforesaid:

An easement for ingress and egress purposes over that certain parcel of land described as follows: From the Northwest corner of said Lot 22, Block "A", OLYMPIA HEIGHTS ANNEX run South 00°37'20" East 22.82 feet along the West boundary of said Lot 22 to the point of intersection of the Southerly right of way line of Fairbanks Avenue (State Road, #424-A Section 75006) with the Easterly right of way line of Interstate #4 (State Road #400); thence run North 88°58'13" East 100.00 feet along said Southerly right of way line for the Point of Beginning; thence run South 23°37'39" East 26.90 feet; thence run North 43°46'29" East 35.00 feet to a point on said Southerly right of way line; thence run South 88°58'13" West 35.00 feet along said Southerly right of way line to the Point of Beginning. **PARCEL ID NO. 11-22-29-6180-01-170** (known as 2286 West Fairbanks Avenue, Winter Park).

**Parcel 3:** Lot 32, Block A, OLYMPIA HEIGHTS ANNEX, according to plat thereof recorded in Plat Book J, Page 83, Public Records of Orange County, Florida, LESS portion taken for right of way. **PARCEL ID NO. 11-22-29-6180-01-320** (known as 2269 West Kentucky Avenue, Winter Park).

**Parcel 4:** Lot 33, Block A, OLYMPIA HEIGHTS ANNEX, according to plat thereof recorded in Plat Book J, Page 83, Public Records of Orange County, Florida, LESS portion taken for right of way. **PARCEL ID NO. 11-22-29-6180-01-330** (known as 2267 West Kentucky Avenue, Winter Park).

**Parcel 5:** Lot 34, Block A, OLYMPIA HEIGHTS ANNEX, according to plat thereof recorded in Plat Book J, Page 83, Public Records of Orange County, Florida. **PARCEL ID NO. 11-22-29-6180-01-340** (known as 2265 West Kentucky Avenue, Winter Park).

**Parcel 5:** Lot 36, Block A, OLYMPIA HEIGHTS ANNEX, according to plat thereof recorded in Plat Book J, Page 83, Public Records of Orange County, Florida. **PARCEL ID NO. 11-22-29-6180-01-360** (known as 2261 West Kentucky Avenue, Winter Park).

**Parcel 6:** Lot 38, Block A, OLYMPIA HEIGHTS ANNEX, according to plat thereof recorded in Plat Book J, Page 83, Public Records of Orange County, Florida. **PARCEL ID NO. 11-22-29-6180-01-380** (known as 2257 West Kentucky Avenue, Winter Park).



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
VEICO INVESTMENTS II LLC

### Filing Information

**Document Number** L22000094971  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 02/21/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

1301 WEST FAIRBANKS AVENUE  
WINTER PARK, FL 32789

### Mailing Address

1301 WEST FAIRBANKS AVENUE  
WINTER PARK, FL 32789

### Registered Agent Name & Address

YABLON, LINDSEY  
1301 WEST FAIRBANKS AVENUE  
WINTER PARK, FL 32789

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

YABLON, LINDSEY  
1301 WEST FAIRBANKS AVENUE  
WINTER PARKJ, FL 32789

Title MGR

VEIGLE, CHARLES  
711 SHADOWMOSS CIRCLE  
LAKE MARY, FL 32746

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 04/13/2023 |

**Document Images**

[04/13/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/21/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

## **FACT SHEET**

March 7, 2024

**Case No: PM-23-209**

### **Respondent:**

Veico Investments II L.L.C.  
1301 W. Fairbanks Ave.  
Winter Park, FL 32789-4803

1. Address where violation exists: **2261 Kentucky Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **11-22-29-6180-01-360**
3. Property Zone: **C-3**
4. Inspection(s): **11/22/2023, 12/11/2023, 12/14/2023, 12/28/2023, 01/31/2024, 02/21/2024, 02/27/2024.**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail  
and posted on the property and at City Hall in accordance with Florida Statute 162  
Due Process requirements.

I HEREBY CERTIFY all photographs are a true and accurate representation of said violation as cited.

### **Evidence**

Notice of Hearing (Proof of Service)  
Photographs  
Case History Report  
PowerPoint Work Sheet  
Codes Cited  
Proof of Ownership

|                                                                                                                                                                            |                                                                                                                                                                                  |                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br><b>The Property, a commercial dwelling, has disabled/abandoned vehicles parked on the property which is a violation of the City Code.</b> | <b>CORRECTIVE ACTION REQUIRED:</b><br><b>Make vehicles operable and place a current license plate on vehicle(s) if it is missing, or remove disabled vehicle within 10 days.</b> | <b>CODES CITED:</b><br><b>Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles.</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

*The property owner has been properly notified per regular and certified mail to satisfy Florida Statute § 162 due process requirements. If the board is in agreement with the evidence submitted and determines that an order should be issued:*

**-Staff Recommended Motion -**

From the evidence presented today, I move to find the Respondent, Veico Investments II L.L.C, Compliance Board Case #PM-24-0209, owner of 2261 Kentucky Avenue, Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles.

The respondent is ordered to make vehicles operable and place a current license plate on vehicle(s) if it is missing, or remove disabled vehicle within 10 days. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) \_\_\_\_\_ for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by \_\_\_\_\_.

## **CODES CITED**

### **PROPERTY MAINTENANCE SEC 22-176 & 22-177**

#### **Violation Description**

**Sec. 22-176. - Code adopted.**

The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

**Sec. 22-177. - Amendments.**

The International Property Maintenance Code, 2021 edition, is hereby amended in the following respects:

**General:** All references to the International Building, Plumbing, Mechanical, Fuel Gas, Fire, Electrical and Zoning Codes shall mean the respective building, residential, plumbing, mechanical, gas, fire, electrical, and zoning codes of the city.

#### **Violation Description**

**302.8 Motor vehicles.**

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

### **302.8.1. Definitions:**

**Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.**

**Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.**

**302.8.2. Responsibility and liability. It shall be the joint and several responsibilities of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand, a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.**

**302.8.3. Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.**

**302.8.4. Notice of violation.**

**302.8.4.1. When a disabled motor vehicle is found to be in**

violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

**302.8.4.2.** Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

**302.8.4.3.** If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

**302.8.5.** Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

**302.8.6.** Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

**302.8.6.1. Where such vehicle constitutes an obstruction of traffic; or**

**302.8.6.2. Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.**



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **PM-23-0209**

City of Winter Park  
Petitioner,

vs.

VEICO INVESTMENTS II LLC  
1301 W. FAIRBANKS AVE.  
WINTER PARK, FL 32789-4803  
Respondent, \_\_\_\_\_

AFFIDAVIT OF POSTING

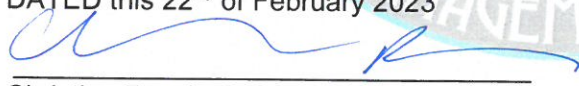
STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing on the property located at 2261 KENTUCKY AVE. on this 21<sup>st</sup> day of February 2024.
3. That the attached picture document is proof of the posting.

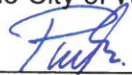
FURTHER AFFIANT SAYETH NOT

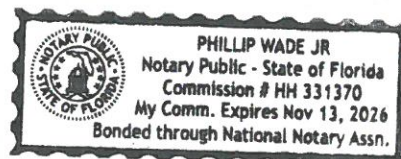
DATED this 22<sup>nd</sup> of February 2023

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> of February 2023, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

  
Phillip Wade JR, Notary Public  
My Commission Expires Nov 13, 2026  
Commission #HH331370



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE DIVISION  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
407-599-3600

Case No: PM-23-0209

CITY OF WINTER PARK,

Petitioner,

vs.

VEICO INVESTMENTS II LLC  
1301 W FAIRBANKS AVE.  
WINTER PARK, FL 32789-4803  
Respondent.

NOTICE OF  
CODE COMPLIANCE BOARD HEARING

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, March 7, 2024  
at 3 p.m. at

Commission Chambers  
second floor of Winter Park City Hall  
401 S. Park Ave., Winter Park, FL 32789

A hearing on the following code violations will be heard at this meeting:

1. Violations of City Code Chapter/Section: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles of the International Property Maintenance Code.
2. Address where violation(s) exists: 2261 Kentucky Ave., Winter Park, FL 32789.

Office DEPOT®

02/21/2024

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **PM-23-0209**

City of Winter Park  
Petitioner,

vs.

VEICO INVESTMENTS II LLC  
1301 W. FAIRBANKS AVE.  
WINTER PARK, FL 32789-4803  
Respondent,

AFFIDAVIT OF POSTING

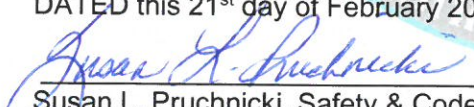
STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall for the property located at 2261 KENTUCKY AVE. on this 20<sup>th</sup> day of February 2024.
3. That the attached picture document is proof of the posting.

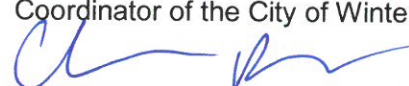
FURTHER AFFIANT SAYETH NOT

DATED this 21<sup>st</sup> day of February 2024

  
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February 2024, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.

  
Christina Leann Busch, Notary Public  
My Commission Expires October 9, 2026  
Commission #HH319908



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Delivered, Front Desk/Reception/Mail Room

WINTER PARK, FL 32789

January 8, 2024, 10:28 am

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**CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE DIVISION  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
407-599-3600**

**Case No: PM-23-0209**

CITY OF WINTER PARK,

Petitioner,

vs.

VEICO INVESTMENTS II LLC  
1301 W FAIRBANKS AVE.  
WINTER PARK, FL 32789-4803  
Respondent.

**NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

**Thursday, March 7, 2024  
at 3 p.m. at  
Commission Chambers  
second floor of Winter Park City Hall  
401 S. Park Ave., Winter Park, FL 32789**

**A hearing on the following code violations will be heard at this meeting:**

1. Violations of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles of the International Property Maintenance Code.**
2. Address where violation(s) exists: **2261 Kentucky Ave., Winter Park, FL 32789.**

3. Parcel I.D. No.: **11-22-29-6180-01-360**
4. Property Zone: **C-3**
5. Legal Description: **OLYMPIA HEIGHTS ANNEX J/83 LOT 36 BLK A**
6. Names and address of owner/person in charge of location where violation exists: **Veico Investments II LLC – 1301 W. Fairbanks Ave., Winter Park, FL 32789-4803**
7. Description of Violations: **DISABLED/ABANDONED VEHICLES PARKED ON THE PROPERTY.**
8. Compliance Requirements: **MAKE VEHICLES OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR REMOVE DISABLED VEHICLE WITHIN 10 DAYS.**

Compliance Date to avoid hearing: **February 25, 2024.**

**Unless Respondent(s) corrects the violation described herein by the date set forth above** and contacts the undersigned Code Inspector to verify compliance with City Code/Sections cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **March 7, 2024, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2<sup>nd</sup> Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

If you believe that you have come into compliance with the terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division.  
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED, AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required. It is the sole responsibility of the appealing party to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

**NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU.** If you do not attend this hearing, the Code Compliance Board will consider the case even though you are not present, and may assess fines, place liens, or take other actions which will affect your rights. If you feel that you have come into compliance with the terms of this Order prior to the hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

**Dated this: 2<sup>nd</sup> day of January 2024**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **VEICO INVESTMENTS II LLC, 1301 W. FAIRBANKS AVE., WINTER PARK, FL 32789-4803**

**Certified Mail: 9171 9690 0935 0313 3049 91**

  
**Christina Busch**  
Code Compliance Officer

**Please contact our office at 407-599-3600 if you have any questions.**

## **CODES CITED**

### **PROPERTY MAINTENANCE SEC 22-176 & 22-177**

#### **Violation Description**

**Sec. 22-176. - Code adopted.**

The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

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**General:** All references to the International Building, Plumbing, Mechanical, Fuel Gas, Fire, Electrical and Zoning Codes shall mean the respective building, residential, plumbing, mechanical, gas, fire, electrical, and zoning codes of the city.

#### **Violation Description**

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**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

### **302.8.1. Definitions:**

**Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.**

**Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.**

**302.8.2. Responsibility and liability. It shall be the joint and several responsibilities of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand, a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.**

**302.8.3. Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.**

**302.8.4. Notice of violation.**

**302.8.4.1. When a disabled motor vehicle is found to be in**

violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

**302.8.4.2.** Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

**302.8.4.3.** If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

**302.8.5.** Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

**302.8.6.** Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

**302.8.6.1. Where such vehicle constitutes an obstruction of traffic; or**

**302.8.6.2. Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.**

**cc: Registered Agent  
Yablon, Lindsey  
1301 West Fairbanks Avenue  
Winter Park, FL 32789**



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **PM-23-0209**

City of Winter Park  
Petitioner,

vs.

VEICO INVESTMENTS II LLC  
1301 W. FAIRBANKS AVE.  
WINTER PARK, FL 32789-4803  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation for the property located at 2261 KENTUCKY AVE. on this 14<sup>th</sup> day of December 2023.
3. That the attached picture document is proof of the posting.

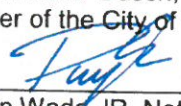
FURTHER AFFIANT SAYETH NOT

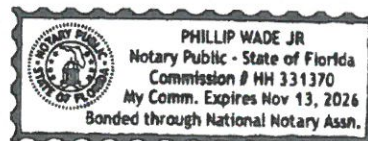
DATED this 14<sup>th</sup> day of December 2023

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December 2023, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

  
Phillip Wade JR, Notary Public  
My Commission Expires Nov 13, 2026  
Commission #HH331370





12/14/2023

# USPS Tracking®

[FAQs >](#)

Tracking Number:

Remove X

**9171969009350313304595**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

## Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:01 am on December 4, 2023 in WINTER PARK, FL 32789.

**Get More Out of USPS Tracking:****USPS Tracking Plus®**

### Delivered

**Delivered, Front Desk/Reception/Mail Room**

WINTER PARK, FL 32789

December 4, 2023, 10:01 am

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)**Text & Email Updates****USPS Tracking Plus®****Product Information****See Less ^**

Track Another Package

Enter tracking or barcode numbers

Feedback

## **OFFICIAL NOTICE OF VIOLATION**

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789

DATE: **November 27, 2023**

CASE # **PM-23-0209**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3045 95**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), and Section 302.8 Abandoned and disabled motor vehicles of the International Property Maintenance Code.**

### **PROPERTY MAINTENANCE/NUISANCE**

On **November 22, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **December 8, 2023**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **C-3**  
Parcel ID#: **11-22-29-6180-01-360**  
Violation: **2261 KENTUCKY AVE.**  
Location/Address: **WINTER PARK, FL 32789**  
Property Owner/ Tenant: **VEICO INVESTMENTS II, LLC**  
Mailing Address: **1301 W. FAIRBANKS AVE.**  
City/ State/ Zip: **WINTER PARK, FL 32789-4803**  
Description of Violation: **DISABLED/ABANDONED VEHICLES PARKED ON THE PROPERTY.**  
Corrective action to be taken: **MAKE VEHICLES OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR REMOVE DISABLED VEHICLE WITHIN 10 DAYS. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina** – [cbusch@cityofwinterpak.org](mailto:cbusch@cityofwinterpak.org) 407-599-3382

### ***Appeal Process***

*An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such*

*appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.*

**If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact Safety & Code Compliance at (407) 599-3600.**

Violation Detail

00010 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition, is hereby amended in the following respects:

General: All references to the International Building, Plumbing, Mechanical, Fuel Gas, Fire, Electrical and Zoning Codes shall mean the respective building, residential, plumbing, mechanical, gas, fire, electrical, and zoning codes of the city.

Violation Detail

00010 DV SEC 302.8 DISABLED VEHICLES

Violation Description

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of

being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

#### 302.8.1. Definitions:

Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.

Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.

302.8.2. Responsibility and liability. It shall be the joint and several responsibilities of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand, a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.

302.8.3. Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned

motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.

302.8.4. Notice of violation.

302.8.4.1. When a disabled motor vehicle is found to be in violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

302.8.4.2. Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

302.8.4.3. If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

302.8.5. Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

302.8.6. Removal. The city is authorized to provide for the

immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

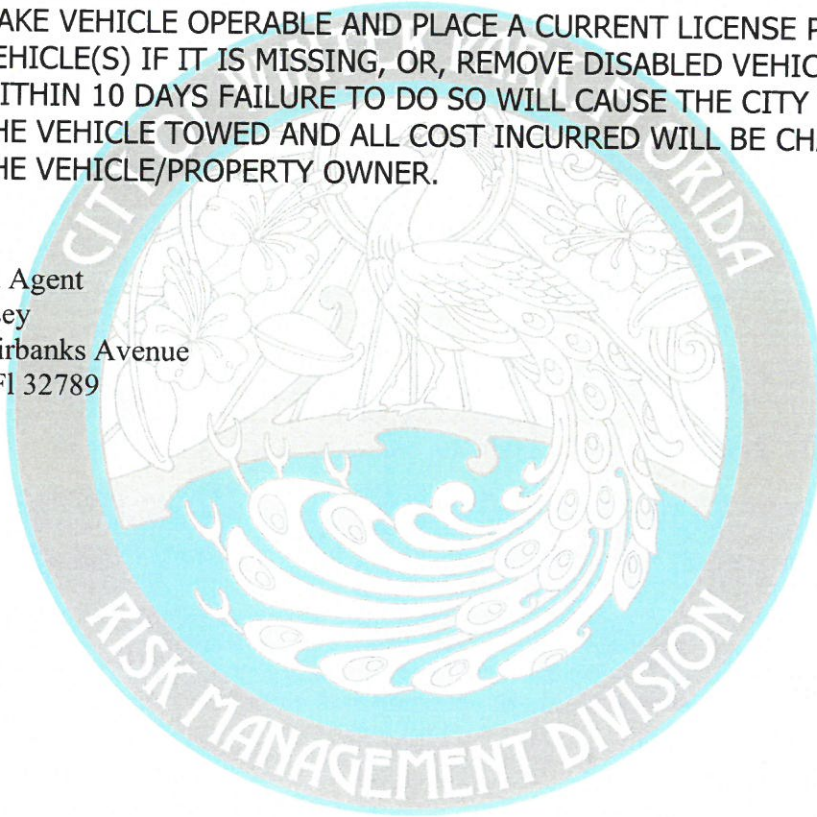
302.8.6.1. Where such vehicle constitutes an obstruction of traffic; or

302.8.6.2. Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.

**Violation Corrective Action**

MAKE VEHICLE OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR, REMOVE DISABLED VEHICLE WITHIN 10 DAYS FAILURE TO DO SO WILL CAUSE THE CITY TO HAVE THE VEHICLE TOWED AND ALL COST INCURRED WILL BE CHARGED TO THE VEHICLE/PROPERTY OWNER.

cc: Registered Agent  
Yablon, Lindsey  
1301 West Fairbanks Avenue  
Winter Park, FL 32789



**Christina Busch**

---

**From:** Jim Veigle <jveigle@aol.com>  
**Sent:** Tuesday, January 30, 2024 1:37 PM  
**To:** Code Compliance  
**Subject:** [External] 2261 Kentucky Ave Case No PM-23-0209

[This email originated outside the City of Winter Park email system. Before clicking on hyperlinks, verify the actual address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Blue Car has been Removed.

The White Car was getting fixed over the weekend. It has a valid tag but the Tenant took the Tire off to get a new one and someone stole the Tire. So took her a little longer.

Thank you  
Jim Veigle



SAFETY & CODE  
compliance

401 S. Park Ave. • Winter Park, FL 32789

Veico Investments II LLC  
C/O Malbon, Lindsey  
1301 W. Fairbanks Ave.  
Winter Park, FL 32789

please remember to recycle

**WINTER PARK  
COMPLIANCE DIVISION**

401 PARK AVENUE  
WINTER PARK, FLORIDA 32789  
599-3600

**NOTICE OF  
ENFORCEMENT BOARD HEARING**

Under the Code of the City of Winter Park, the  
City Officer hereby gives notice of an uncorrected  
violation, as more particularly described herein, and  
**HEARING** before the Code Enforcement Board, a  
City of Winter Park, which will take place on

**March 7, 2024**  
**3 p.m. at**  
**City Chambers**  
**Winter Park City Hall**  
**Winter Park, FL 32789**

**Violations will be heard at this meeting:**

**Chapter/Section: Chapter 22, Sections 22-176**  
**(2nd edition), 22-177 (amending the IPMC),**  
**and 22-178 (regarding unregistered and disabled motor vehicles of the**  
**Maintenance Code.**

2. Address where violation(s) exists: **2261 Kentucky Ave., Winter Park, FL 32789.**















