



Code Compliance Board Regular Meeting

Agenda

May 2, 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 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

- a. Roll Call 1 minute
- b. Statement of Purpose 2 minutes

2. Swearing in of Witnesses**3. Consent Agenda**

- a. Approve the minutes of the April 4, 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# - LDC-24-0098 2250 Nairn Dr., Winter Park, FL 32792 10 minutes

6. Non-Action Items**7. Staff Updates****8. City Attorney Reports**

- a. Report on 1260 Whitesell Drive as authorized by the Code Compliance Board during April's meeting.

9. Board Comments**10. Upcoming Agenda Items****11. Adjournment**



Code Compliance Board

agenda item

item type

Consent Agenda

meeting date

May 2, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Approve the minutes of the April 4, 2024, meeting.

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

None



Code Compliance Board Regular Meeting Minutes

April 4, 2024 at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Steve Heller

Legal Representation

Deputy City Attorney Richard Geller

Staff Present

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

1. Call to Order

The meeting was called to order at 3:00 PM.

2. Swearing in of Witnesses

There were no witnesses to be sworn in.

3. Consent Agenda

- a. Approve the minutes of the March 7, 2024, Regular Meeting

Paul Mandelkern made a motion to approve the minutes as presented. Todd Boyer seconded. Motion passed 5-0.

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

None

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

Wayne Johnson confirmed with Division Manager Susanne Porras that there were no cases scheduled for this meeting. She noted that she did not have addresses or case numbers, but is in the process of issuing four orders for next month's meeting.

6. Non-Action Items

None

7. Staff Updates

- a. 1260 Whitesell Drive, Winter Park, FL 32789 - Chief Building
Official Gary Hiatt

Chief Building Official Gary Hiatt presented a synopsis of 1260 Whitesell Dr. (the "Subject Property"). Liens as of a year ago exceeded \$105,000.00 for demolition, and the City has incurred more than \$3,200 for lot maintenance. The City Staff is requesting the Board's consideration to authorize the city attorney's office to conduct appropriate background research as a prerequisite to moving forward toward the Subject Property's foreclosure.

The Subject Property continues to be a maintenance issue for which the city is responsible for, and the growing season is almost upon us. It is the city's opinion that continued maintenance drains the city's coffers, and that authorizing the Deputy City Attorney to perform the background research required before recommending foreclosure to the Code Board is the next step. Foreclosure could help recoup the City's liens on the Subject Property, stop the outlay of capital for maintaining the property, and recover as many incurred costs as possible if the city forecloses on then sells the property. Mr. Hiatt believed that any excess funds from Subject Property's sale would be deposited into an escrow-type account for Mr. Gary Moore or other heirs. He did not believe that the city could keep any additional monies beyond recovering its lien and costs. The city is aware a probate issue exists; the city attorney's office will look into this and other potential costs.

Mr. Geller refreshed the Board's memory regarding the house's collapsed roof and that the resident, Mr. Gary Moore, had been residing there for years under those conditions. The property was litigated, and a final judgement was obtained requiring him to vacate the property, and authorizing the City to demolish the house. The city has been maintaining the property since demolition.

The title of the property is held in the name of the Lucy Moore Estate, Gary Moore's mother, who passed away about 20 years ago. The estate was never probated, which is another wrinkle in the process. Mr. Geller said that he is not a probate lawyer and will have to look into how that will be resolved.

Paul Mandelkern confirmed with Mr. Geller that the city demolished the property, and that the maintenance consists of taking care of the vacant lot, which will continue with the warmer weather.

Gary Hiatt said that no one has been able to contact Gary Moore. The City does not know his whereabouts.

Todd Boyer inquired about the lien on the property. Mr. Geller replied that as of a year ago it was approximately \$105,000.00.

Gary Hiatt said that the lien stopped accruing when the property came into compliance, when the home was demolished. Maintenance fees (current costs are \$3,271.11) will continue to increase every time the city sends a contractor to cut the lawn, etc.

Paul Mandelkern confirmed with Gary Hiatt that he is asking the Board to authorize the city attorney to conduct research for foreclosure, and asked if he will bring the results back to board to for the authorization to foreclose, or if the results would go directly to the City Commission. Gary Hiatt answered that staff would bring back the findings for the Code Board to make an informed decision. No one is sure at this time of an exact cost to proceed with foreclosure, given the variables of the "Lucy Moore Estate" and Gary Moore's unknown location.

Wayne Johnson inquired about the maintenance costs. Gary Hiatt stated that they varied per service, but totaled \$3,271.00 through the end of 2023. Officer Susanne Porras confirmed the figure.

Douglas Bond asked approximately how many hours of research might be needed. Richard Geller estimated 10 hours minimum. He did not find anything significant on the Orange County Comptroller's website in relation to the city's lien, and hopes that continues to be the case. Mr. Geller did not know if Mr. Moore was paying his property taxes (another possible cost), but noted that the land itself is worth at least several hundred thousand dollars due to its location in the Via's. Another empty lot on the same street sold for \$900,000.00 in the last year.

Wayne Johnson asked if, after foreclosure, the city anticipates selling the property. Richard Geller stated yes, and Gary Hiatt stated that the city does not want to continue maintaining it and believes City Administrators would sell.

Todd Boyer asked if the city is willing to do a probate. Richard Geller answered, only if necessary. He does not know exactly what the procedure is, if the Orange County Probate Division would even open it, given that Lucy Moore passed away 20 years ago, and the absence of Gary Moore, or if the foreclosure action would merely be taken against the "Lucy Moore Estate". Mr. Geller raised the question of how the foreclosure complaint would be served, given Mr. Moore's disappearance. He said they would need to redouble efforts to locate Mr. Moore.

Paul Mandelkern said if the property was held in a trust it probably avoided probate, and the owner would be the trust, not the estate. Mr. Geller apologized if he misspoke, but he does not believe the property is held in a trust. Mr. Hiatt interjected that the property owner is listed as the "Lucy Moore Estate".

Wayne Johnson asked when the house was demolished. Officer Porras responded in April, 2023. Wayne Johnson asked about the timeline of Gary Moore's disappearance. Officer Porras responded that once he removed the furniture from the house, before the demolition, he was gone, approximately 15-18 months ago. Gary Hiatt said a police officer who had contact with Mr. Moore before he vacated the property no longer does. Mr. Hiatt also said that the time needed to complete the research is really an unknown, and that Mr. Geller will need to reach out to colleagues about the probate questions.

There was no further discussion.

Motion:

Paul Mandelkern moved that the Code Compliance Board authorizes the city attorney to do the necessary research to determine if foreclosure of the property at 1260 Whitesell Drive would be appropriate and to report the findings back to the board. Douglas Bond seconded. Motion passed 5-0.

8. City Attorney Reports

a. Deputy City Attorney Richard Geller

Richard Geller had nothing more to add regarding the Whitesell property.

He did reference a recent headline from the Orlando Sentinel published on April 3, 2024, regarding the sale of a property on the Isle of Sicily for \$9.7 million dollars. This may help the city in evaluating the property at 6 Isle of Sicily, although the property sold has water views on both sides, which may make it more valuable than the Dawoud property.

Paul Mandelkern asked about an appraisal of 6 Isle of Sicily. Mr. Geller replied that the city was not keen about the expenditure for an appraisal, and would seek an informal estimate of value. Mr. Hiatt confirmed this, and said the Orange County Property Appraiser's website indicates the value at \$7.5 million dollars, which is typically a little low. Mr. Geller reminded everyone of the mortgage loan on the property along with any interest incurred. This could be determined in discovery after bringing foreclosure and beginning litigation, but not before, due to banking privacy laws.

Todd Boyer said it is normal in the banking business to rely on three "drive-bys" to estimate a property's value.

Paul Mandelkern asked if the Internal Revenue Service typically forecloses on a collection matter of that magnitude? Mr. Geller did not know what circumstances would trigger an IRS foreclosure action.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

Wayne Johnson confirmed there were no more questions for Mr. Geller, and with all parties present that there were no other items for discussion.

Mr. Bond made a motion to adjourn at 3:21 PM. Ms. Blaney seconded.

Motion passed 5-0.

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

May 2, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# - LDC-24-0098 2250 Nairn Dr., Winter Park, FL 32792

motion | recommendation

From the evidence presented today, I move to find the Respondent, JOHN WATKINS L.L.C., Compliance Board Case #LDC-24-0098, owner of 2250 Nairn Drive, Winter Park, Florida 32792 in violation of Chapter 58, Section 58-71(f)(1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.

The Respondent is ordered to cease the parking of trailers for more than 24 hours or store out of view from the public right of way and/or adjacent neighboring properties within _____ days of this hearing date. Failure to comply 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: The Property, a residential dwelling, currently has multiple trailers parked in plain view from the right-of-way for over 24 hours.

CODES CITED: Chapter 58, Sec. 58-71(f)(1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code

strategic objectives

alternatives | other considerations

fiscal impact

attachments

None

If you own and occupy property as your primary residence as of January 1, 2025, you may qualify for an exemption. The deadline to file a 2025 exemption application is March 1, 2025.

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

Print Date: 04/18/2024 System Refresh Date: 04/17/2024

2250 Nairn Dr 09-22-30-0120-09-111

Name(s):

JOHN WATKINS L L C

Physical Street Address:

2250 Nairn Dr

Property Use:

0100 - Single Family

Mailing Address On File:

2250 Nairn Dr
Winter Park, FL 32792-4127

Postal City and Zip:

Winter Park, FL 32792

Municipality:

Winter Park

[Incorrect Mailing Address?](#)



2250 NAIRN DR, WINTER PARK, FL 32792 4/17/2018 2:19 PM

[Upload Photos](#)

[View 2023 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

2024 Values will be available in August of 2024. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

ALOMA SECTION 1 O/51 THE W1/2 OF LOT 11 & E 3/4 OF LOT 10 BLK 9

Total Land Area

9,568 sqft (+/-) | 0.22 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

01 - Single Fam Residence

Actual Year Built:

1951

Gross Area:

1236 sqft

Type Code:

0103 - Single Fam Class III

Beds:

2

Living Area:

984 sqft

Building Value:

Working Value...

Baths:

1

Exterior Wall:

Concrete/Cinder Block

Estimated New Cost:

Working Value...

Floors:
1
Interior Wall:
Plastered

«« « 1 » »»

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Pt1 - Patio 1	01/01/1951	1 Unit(s)	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 1)



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

Detail by Entity Name

Florida Limited Liability Company

JOHN WATKINS L.L.C.

Filing Information

Document Number	L21000081850
FEI/EIN Number	NONE
Date Filed	02/17/2021
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2022
Event Effective Date	NONE

Principal Address

2250 NAIRN DRIVE
WINTER PARK, FL 32792

Mailing Address

2250 NAIRN DRIVE
WINTER PARK, FL 32792

Registered Agent Name & Address

WATKINS, JOHN
2250 NAIRN DRIVE
WINTER PARK, FL 32792

Authorized Person(s) Detail

Name & Address

Title MGR

WATKINS, JOHN, SR
2250 NAIRN DRIVE
WINTER PARK, FL 32792

Annual Reports

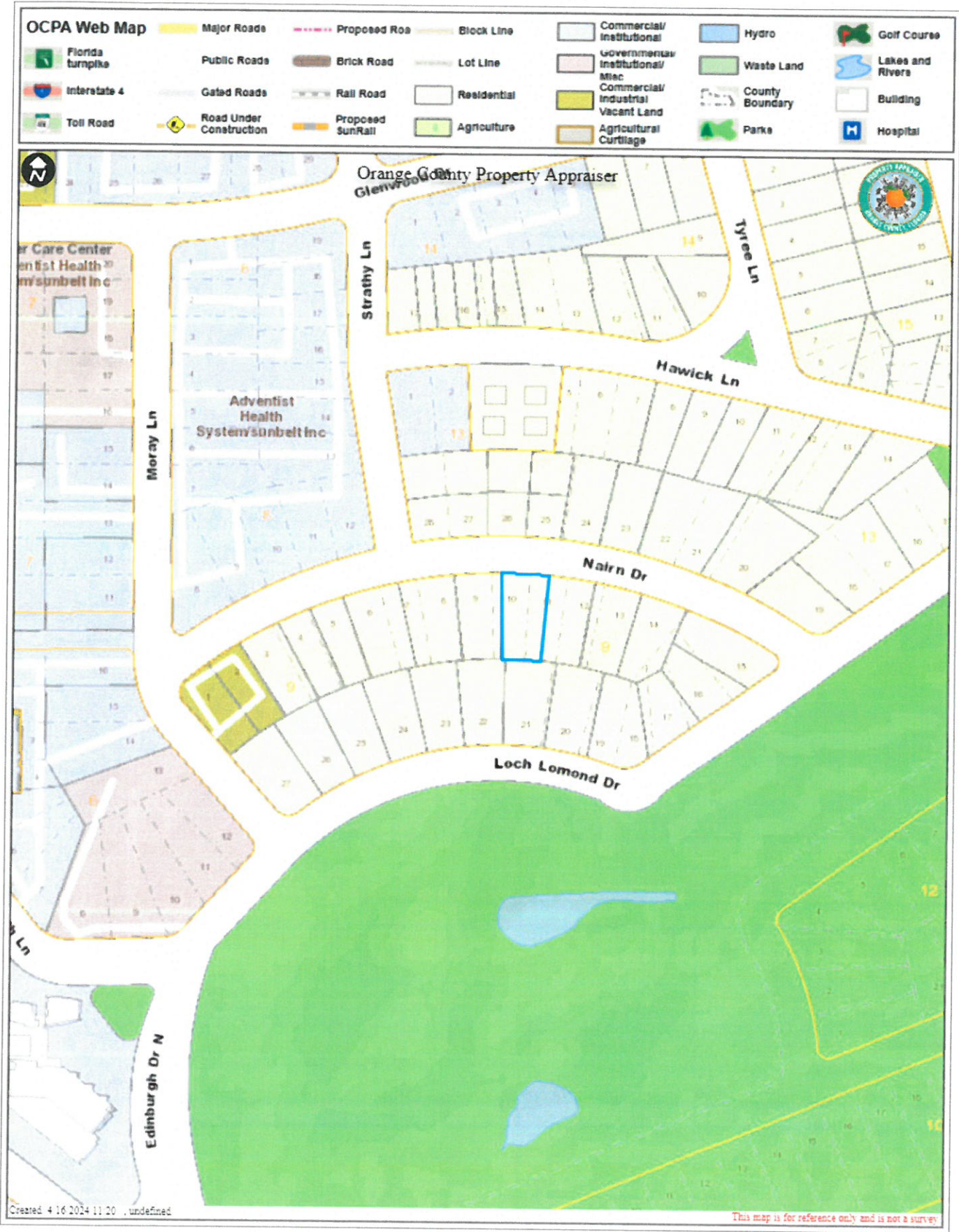
No Annual Reports Filed

Document Images

[02/17/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

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Florida Department of State, Division of Corporations



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:	09-22-30-0120-09111
Date:	<u>04/18/2024</u>
Tax Year:	2023
Total Assesed Value:	\$258,778.00
Taxable Value:	\$258,778.00
Gross Tax Amount:	\$4,204.11
Millage Code:	6 WP
Comments:	
Owner & Address:	JOHN WATKINS L L C 2250 NAIRN DR WINTER PARK, FL 32792-4127
Legal Description:	ALOMA SECTION 1 O/51 THE W1/2 OF LOT 11 & E 3/4 OF LOT 10 BLK 9
Location Address:	2250 NAIRN DR WINTER PARK 32792

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	Al
2023	JOHN WATKINS L L C	
2020	JOHN WATKINS L L C	* PAID (View
2019	WATKINS JOHN ROBERTS MARGARET WATKINS	* PAID (View
2017	WATKINS JOHN ROBERTS MARGARET WATKINS	* PAID (View
2014	ALCOCK SUSAN	* PAID (View

2013	ALCOCK SUSAN	* PAID (View
2012	ALCOCK SUSAN	* PAID (View
2011	ALCOCK SUSAN	* PAID (View
2010	ALCOCK SUSAN	* PAID (View
2009	ALCOCK SUSAN	* PAID (View
2008	ALCOCK SUSAN	* PAID (View
2007	ALCOCK SUSAN	* PAID (View
2006	ALCOCK SUSAN	* PAID (View

Unpaid Real Estate Certificates:

Year	Current Payoff	If Paid By
No data		

Other Real Estate Certificates:

Year	Current Payoff	Certificate Number
2022	\$4,083.89	2023-0013039
2021	\$3,678.00	2022-0012576
2018	\$3,226.48	2019-0015116

*** 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.**

[Search Again](#)
[Print](#)

Prepared by and return to:
Roland H. Acosta, Esq
Managing Member
AMS Title Agency & Escrow, LLC
1085 W. Morse Blvd, Suite 110,
Orlando, FL 32789
407-775-6440
File Number: AMS 145-21

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 4 day of May, 2021 between John Watkins, a single man whose post office address is 2250 Nairn Drive, Winter Park, FL 32792, grantor, and John Watkins, L.L.C., a Florida limited liability company whose post office address is 2250 Nairn Drive, Winter Park, FL 32792, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Orange County, Florida to-wit:

The West 1/2 of Lot 11 and the East 3/4 of Lot 10, Block 9, of ALOMA SECTION 1, according to the plat thereof as recorded in Plat Book O, Page 51, Public Records of Orange County, Florida.

Parcel Identification Number: 09-22-30-0120-09-111

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Andres Villafuerte
Witness Name: Sarah A. Huber

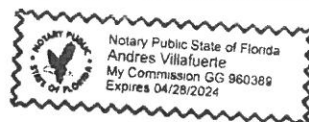
John Watkins
John Watkins

State of Florida

County of Orange

I Hereby Certify that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of May, 2021 by John Watkins, to me known as the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and produced a photo id as identification,

Witness my hand and official seal in the county and State this 4 day of May, 2021.



Notary Public

Notary Printed Name

Commission Expiration

DoubleTime®

FACT SHEET

May 2, 2024.

Case No: LDC-24-0098

Respondents:

JOHN WATKINS L.L.C.
2250 Nairn Dr.
Winter Park, FL 32792-4127

1. Address where violation exists: **2250 Nairn Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0120-09-111**
3. Property Zone: **R-1A**
4. Inspection(s): **02/16/2024, 02/23/2024, 03/13/2024, 03/20/2024, 04/16/2024
04/18/2024.**
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

VIOLATION DESCRIPTION: The Property, a residential dwelling, currently has multiple trailers parked in the plain view from the right-of-way for over 24 hours.	CORRECTIVE ACTION REQUIRED: Cease parking of trailers for more than 24 hours or store it out of the view from the public right-of-way and/or adjacent neighboring properties.	CODES CITED: Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.
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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, JOHN WATKINS L.L.C., Compliance Board Case #LDC-24-0098, owner of 2250 Nairn Drive, Winter Park, FL 32792 in violation of Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.

The respondent is ordered to cease parking of trailers for more than 24 hours or store it out of the view from the public right-of-way and/or adjacent neighboring properties within _____ days of this hearing date. 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 _____.

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

CASE NO.: **LDC-24-0098**

City of Winter Park
Petitioner,

vs.

JOHN WATKINS L.L.C.
2250 NAIRN DR.
WINTER PARK, FL 32792-4127
Respondents, _____/

AFFIDAVIT OF POSTING

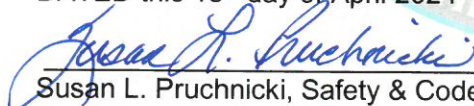
STATE OF FLORIDA
COUNTY OF ORANGE

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 2250 NAIRN DR. on this 18th day of April 2024.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

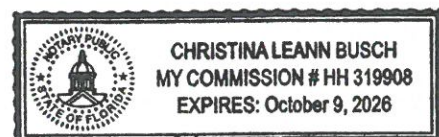
DATED this 18th day of April 2024


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of April 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



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

CASE NO.: **LDC-24-0098**

City of Winter Park
Petitioner,

vs.

JOHN WATKINS L.L.C.
2250 NAIRN DR.
WINTER PARK, FL 32792-4127
Respondent,

AFFIDAVIT OF POSTING

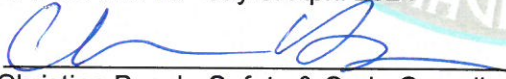
STATE OF FLORIDA
COUNTY OF ORANGE

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 2250 NAIRN DR. on this 16th day of April 2024.
3. That the attached picture document is proof of the posting.

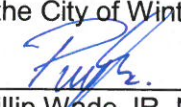
FURTHER AFFIANT SAYETH NOT

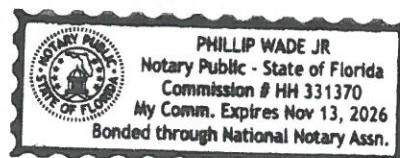
DATED this 16th day of April 2024


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of April 2024, 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-24-0098

CITY OF WINTER PARK,

Petitioner,

vs.

JOHN WATKINS, LLC
2250 NAIRN DR.
WINTER PARK, FL 32792-4127,

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, May 2, 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 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.
2. Address where violation(s) exists: 2250 Nairn Dr., Winter Park, FL 32792.

Office DEPOT®

04/16/2024

Tracking Number:

Remove X

9171969009350313304038

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 10:21 am on March 28, 2024 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
March 28, 2024, 10:21 am

See All Tracking History

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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-24-0098

CITY OF WINTER PARK,

Petitioner,

vs.

JOHN WATKINS, LLC
2250 NAIRN DR.
WINTER PARK, FL 32792-4127,

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, May 2, 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 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2250 Nairn Dr., Winter Park, FL 32792.**

3. Parcel I.D. No.: **09-22-30-0120-09-111**
4. Property Zone: **R-1A**
5. Legal Description: **ALOMA SECTION 1 O/51 THE W1/2 OF LOT 11 & E 3/4 OF LOT 10 BLK 9**
6. Names and address of owner/person in charge of location where violation exists: **John Watkins, LLC- 2250 Nairn Dr., Winter Park, FL 32792-4127**
7. Description of Violations: **MULTIPLE TRAILERS PARKED IN THE PLAIN VIEW FROM THE RIGHT-OF-WAY FOR OVER 24 HOURS.**
8. Compliance Requirements: **CEASE PARKING OF TRAILERS FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES.**

Compliance Date to avoid hearing: **April 15, 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 **May 2, 2024, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd 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: 25th day of March.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **JOHN WATKINS, LLC, 2250 Nairn Dr., WINTER PARK, FL 32792-4127**

Certified Mail: 9171 9690 0935 0313 3040 38



Christina Busch
Code Compliance Officer

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

CODES CITED

Sec. 58-71. - General provisions for residential zoning districts.

(f) Boats, trailers, and recreational vehicles.

(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including

public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure.

Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

(4) Boats, trailers and recreational vehicles may be parked or stored within side or rear lot areas of properties in residential districts provided no portion thereof shall be visible from the public right-of-way.

(5) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., of heights necessary to substantially screen the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.

(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked, provided that the building official shall be notified no later than 24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.

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

CASE NO.: LDC-24-0098

City of Winter Park
Petitioner,

vs.

JOHN WATKINS L.L.C.
2250 NAIRN DR.
WINTER PARK, FL 32792-4127
Respondent.

AFFIDAVIT OF POSTING

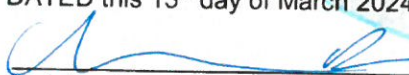
STATE OF FLORIDA
COUNTY OF ORANGE

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 on the property located at 2250 NAIRN DR. on this 13th day of March 2024.
3. That the attached picture document is proof of the posting.

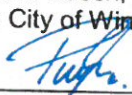
FURTHER AFFIANT SAYETH NOT

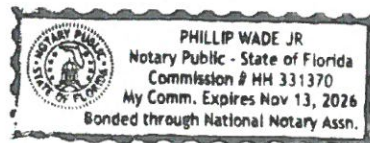
DATED this 13th day of March 2024


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of March 2024, 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





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Latest Update

Your item was delivered to an individual at the address at 11:57 am on March 1, 2024 in WINTER PARK, FL 32792.

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

March 1, 2024, 11:57 am

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OFFICIAL NOTICE OF VIOLATION

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

DATE: **February 23, 2024**

CASE # **LDC-24-0098**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3100 15**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.**

BOAT TRAILER PLAIN VIEW 58-71

On **February 16, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 3, 2024**. 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: **R-1A**
Parcel ID#: **09-22-30-0120-09-111**
Violation: **2250 NAIRN DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **JOHN WATKINS L.L.C.**
Mailing Address: **2250 NAIRN DR.**
City/ State/ Zip: **WINTER PARK, FL 32792-4127**
Description of Violation: **MULTIPLE TRAILERS PARKED IN THE PLAIN VIEW FROM THE RIGHT-OF-WAY FOR OVER 24 HOURS.**
Corrective action to be taken: **CEASE PARKING OF TRAILERS FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina - 407-599-3382 - cbusch@cityofwinterpark.org**

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 BOATS, TRAILERS, RV SEC 58-71 (f) (1) BOATS, TRAILERS

Violation Description

Sec. 58-71. - General provisions for residential zoning districts.

(f) Boats, trailers, and recreational vehicles.

(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

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24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.

Violation Corrective Action

REMOVE BOAT, TRAILER, RECREATIONAL VEHICLE OR STORE IT OUT OF VIEW FROM THE PUBLIC RIGHT-OF-WAY AND OR ADJACENT NEIGHBORING PROPERTIES.



SAFETY & CODE **compliance**
407-599-3600 ■ code_compliance@cityofwinterpark.org

COURTESY NOTICE OF VIOLATION

Date 2-16-24 Case # 400-24-98
Location 2250 Nairn Dr.

Your prompt response to correct the item(s) below will be appreciated. Once correction has been made, please call the Code Compliance Officer at the number provided below. [If calling the main number above, please listen to recording for the Code Compliance Officer's extension.]

- ☐ Disabled vehicle(s) stored on private property.
Remove **within 10 days of this notice date** or vehicle will be tagged and towed. [Ch. 22 Sec. 302.8-302.8.6]
- ☐ Commercial vehicle parked/stored in a residential area is prohibited. Remove commercial vehicle **within 24 hours of this notice date**. [Ch. 58 Sec. 71 (d)]
- ☒ Boat, trailers of any type, RV and similar vehicles.
Screen from right of way or remove **within 24 hours of this notice date**. [Ch. 58 Sec. 71 (f)]
- ☐ Post missing address numbers (min. 3"), lettering and paint with a contrast background color **within 24 hours of this notice date**. [Ch. 22 Sec. 304.3]
- ☐ Parking within front yard area prohibited. Cease parking **immediately of this notice date**. [Ch. 58 Sec. 86(c)(2)(b)]
- ☐ Banners and all wind signs are prohibited.
Remove **immediately of this notice date**. [58-135 (4)]
- ☐ Operating business without a Business Tax Receipt.
Obtain license **within 5 days of this notice date** or cease business activity immediately. [Ch. 94]
- ☐ Pedestrian clearance of 5' must be maintained for sidewalk cafe seating. Comply **immediately of this notice date** or permit will be voided. [Ch. 90 Sec. 9160]
- ☐ Illegal outside display or portable sign. Place only ONE display [no more than 6' in height and 2' in width] or ONE portable sign [2'x2x6'] within 2' of front wall or window of the building. **All others must be removed**. [Ch. 58 Sec. 134 (f) & (g)] Portable signs prohibited for businesses with pole or roof sign.
- ☐ Other violation _____

Officer

Phone

C. BUSCH
407-599-3382

