



Code Compliance Board Regular Meeting

Agenda

June 6, 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
- b. Statement of Purpose

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

- a. Approve the minutes of the May 2, 2024, Code Compliance Regular Board Meeting 3 minutes

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

- a. No public comments.

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

- a. CCB# - LDC-23-0300 221 Holt Avenue #5, Winter Park, FL 32789 10 minutes
- b. CCB# - LDC-23-0373 221 Holt Avenue, #2, Winter Park, FL 32789 10 minutes
- c. CCB# - LDC-24-0051 221 Holt Avenue #4, Winter Park, FL 32789 10 minutes

6. Non-Action Items**7. Staff Updates**

- a. CC# - LDC-23-0498 2020 W. Fairbanks Avenue, Unit 105, Winter Park, FL 32789 1 minute
- b. CC# - LDC-24-0098 2250 Nairn Drive, Winter Park, FL 32792 1 minute
- c. Report from Building Director Gary Hiatt 10 minutes

8. City Attorney Reports**9. Board Comments****10. Upcoming Agenda Items****11. Adjournment**



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

June 6, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Approve the minutes of the May 2, 2024, Code Compliance Regular Board Meeting

motion | recommendation

Motion to approve the minutes

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

1. CCB050224 Draft minutes with RSG revisions 5-22-24



Code Compliance Board Regular Meeting Minutes

May 2, 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

Legal Representation

Assistant City Attorney Eric Jontz, 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

- a. Roll Call
- b. Statement of Purpose

2. Swearing in of Witnesses

3. Consent Agenda

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

Paul Mandelkern made a motion to approve the minutes as presented. Seconded by Wayne Johnson. Motion passed 6-0.

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

There were no public comments.

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 (the "Subject Property")

Code Compliance Officer Christina Busch presented case information to the Board, including Orange County Property Appraiser information confirming Respondent's ownership of the Subject Property, and supporting photographs of trailers parked in plain view of the City's right-of-way for more than 24 hours. The City issued a Notice of Violation on 3/13/24. The City posted a Notice of Hearing on 4/16/24.

Board Member Douglas Bond asked if the freestanding parking structure photographed in the driveway was compliant with the City Code. Division Manager Susanne Porras stated that the Notice of Violation did not include the structure. Board Member Paul Mandelkern requested confirmation that the case presented pertains to trailers parked in the driveway and on the right-of-way. Officer Busch responded yes. Deputy City Attorney Rick Geller confirmed the Notice included the citation for the code provision regarding the unauthorized parking of trailers.

The Respondent, John Watkins of 2250 Nairn Dr., Winter Park, FL 32789, testified that the trailers were normally stored at a property he owns in Oviedo. He stated he could not move them due to health issues. He then stated that, with the help of a friend, they could move the trailers within 7 - 10 days.

Paul Mandelkern asked in what business the LLC was engaged. Mr. Watkins stated the trailers are used for the LLC's construction business. Wayne Johnson asked if Mr. Watkins resided at the Nairn Dr. address. Mr. Watkins stated yes.

Discussion:

Douglas Bond suggested that the Board allow Mr. Watkins 15-20 days to correct the violation, and after 20 days, to impose a \$100 per day fine. Board Member Melissa Blaney agreed to the timeframe, and if necessary to revisit the case in June. No fines would be assessed at the present meeting. Paul Mandelkern said the Board should allow Mr. Watkins 20 days to correct the violation.

Douglas Bond then made a motion:

From the evidence presented today I move to find the Respondent, John Watkins, LLC, Code 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 the parking of trailer(s) for more than 24 hours, or store trailers out of the view from the public right-of-way and/or adjacent neighboring properties within 20 days of this hearing date, that is, by May 22, 2024. The Respondent is further ordered to contact the City Safety & Code compliance Officer and provide documentation of action taken by May 22, 2024 to bring the Subject Property into compliance. The Code Board will revisit the case to assess fines in June if compliance is not met. Seconded by Todd Boyer as amended. Motion passed 6-0.

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.

Deputy City Attorney Richard Geller and Deputy City Attorney Eric Jontz presented the requested research regarding the possible foreclosure of 1260 Whitesell Dr, Winter Park, FL 32789, as requested by the Code Board at the April 4, 2024 regular meeting. Copies of the documents were provided to the Board members to review, including the current value of the Subject Property.

Assistant City Attorney Eric Jontz of Fishback-Dominick spoke. He stated a Court appointed attorney would complete a search for heirs to the property in the role of guardian ad litem. Mr. Geller stated that no probate hearing was required because Lucy Moore passed over 20 years ago.

The foreclosure action brought by the City would name the estate as a Defendant.

Mr. Jontz stated that the City can make a bid up to the value of its lien without needing to go out of Pocket at the foreclosure sale. The city would recoup all costs and fines incurred due from the sale, and the balance of the sale would be placed in an account for Mr. Gary Moore, and/or any other heirs discovered.

Douglas Bond asked for the current value of the Subject Property. Mr. Geller responded that the Property Appraiser assessed its value at \$740,000. Paul Mandelkern asked if there were any reason not to foreclose. Mr. Geller replied no. He requested a motion from board to proceed.

Building Official Gary Hiatt stated that the Board should recommend foreclosure with the conclusion of the title search. The recommendation will go the City Commission commission for approval.

Wayne Johnson made a motion to recommend to the City Commission authorization of the Deputy City Attorney to Proceed with foreclosure. Seconded by Paul Mandelkern. Motion passed 6-0.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

A motion to adjourn the meeting at 3:46 pm was made by Todd Boyer. Seconded by Steve Heller. Motion passed 6-0.

ATTEST:

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



Code Compliance Board

agenda item 5.a

item type

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

meeting date

June 6, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

subject

CCB# - LDC-23-0300 221 Holt Avenue #5, Winter Park, FL 32789

motion | recommendation

From the evidence presented today, I move to find the Respondents, Gene T. Jacobs and Alexis Marie Jacobs, Compliance Board Case #LDC-23-0300, owners of 221 Holt Avenue Apartment 5, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month 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 _____

background

VIOLATION DESCRIPTION: Residential dwelling is currently being rented or utilized on short term rental websites for less than one month which is a violation of the city code.

CODES CITED: Chapter 58, Section 58-71(z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

alternatives | other considerations

fiscal impact

attachments

1. CCB#-LDC-23-0300 FOR AGENDA PACKET

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: 05/31/2024 System Refresh Date: 05/26/2024

221 Holt Ave Apt 5 07-22-30-8890-01-050

Name(s):

JACOBS GENE T
JACOBS ALEXIS MARIE

Physical Street Address:

221 Holt Ave Apt 5

Property Use:

0400 - Condo-residential

Mailing Address On File:

400 Minnehaha Rd
Maitland, FL 32751-4561

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



302207889001050 04/06/2006

[Upload Photos](#)

Property Name:

Villa Vienda

[View 2023 Property Record Card](#)

i [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

VILLA VIENDA CONDO CB 5/88 UNIT 5 BLDG 1

Land

There are no land lines associated to this parcel.

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

08 - Condominium

Actual Year Built:

1980

Gross Area:

1138 sqft

Type Code:

0400 - Condo-Residential

Beds:

2

Living Area:

1138 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Concrete Block Stucco

Estimated New Cost:

Working Value...

Floors:

0

Interior Wall:

Drywall

« « 1 » »

Page 1 of 1 (Total Records:1)

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: 05/29/2024 System Refresh Date: 05/26/2024

221 Holt Ave Apt 5 07-22-30-8890-01-050

Name(s):

JACOBS GENE T
JACOBS ALEXIS MARIE

Physical Street Address:

221 Holt Ave Apt 5

Property Use:

0400 - Condo-residential

Mailing Address On File:

400 Minnehaha Rd
Maitland, FL 32751-4561

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



302207889001050 04/06/2008

[Upload Photos](#)

Property Name:

Villa Vienda

[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	\$50,080	\$200,320	\$0	\$250,400	10.0%	\$250,360	10.0%
2022	\$45,520	\$182,080	\$0	\$227,600	N/A	\$227,600	N/A
2021	\$45,520	\$182,080	\$0	\$227,600	N/A	\$227,600	N/A
2020	\$45,520	\$182,080	\$0	\$227,600	N/A	\$227,600	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
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2023 Taxable Value and Certified Taxes

Tax Year

2023	2022	2021	2020
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$250,400	\$0	\$250,400	3.1730	-1.3%	\$794.52	21%
Public Schools: By Local Board	\$250,400	\$0	\$250,400	3.2480	0.0%	\$813.30	21%
General County	\$250,360	\$0	\$250,360	4.4347	0.0%	\$1,110.27	29%
City Of Winter Park	\$250,360	\$0	\$250,360	4.0923	0.0%	\$1,024.55	27%
City Of Winter Park Debt 2017 & 2020	\$250,360	\$0	\$250,360	0.2379	-10.1%	\$59.56	2%
St Johns Water Management District	\$250,360	\$0	\$250,360	0.1793	-9.2%	\$44.89	1%
Totals				15.3652		\$3,847.09	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF WINTER PARK	COLLEGE QUARTER - COLQTR - (407)599-3362	6.56	1.00	\$6.56
WINTER PARK STORMWATER	WINTER PARK STM - STMWTR - (407)599-3220	89.28	1.00	\$89.28
				\$95.84

2023 Gross Tax Total: \$3,942.93

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,847.45

Your ad-valorem tax with exemptions is: - \$3,847.09

Providing You A Savings Of: = \$0.36

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:	07-22-30-8890-01050
Date:	<u>05/29/2024</u>
Tax Year:	2023
Total Assesed Value:	\$250,360.00
Taxable Value:	\$250,360.00
Gross Tax Amount:	\$3,942.93
Millage Code:	6 WP
Comments:	
Owner & Address:	JACOBS GENE T JACOBS ALEXIS MARIE 400 MINNEHAHA RD MAITLAND, FL 32751-4561
Legal Description:	VILLA VIENDA CONDO CB 5/88 UNIT 5 BLDG 1
Location Address:	221 HOLT 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	Amou
2023	JACOBS GENE T JACOBS ALEXIS MARIE	* PAID (View Ta:
2022	JACOBS GENE T JACOBS ALEXIS MARIE	* PAID (View Ta:
2021	JACOBS GENE T JACOBS ALEXIS MARIE	* PAID (View Ta:
2020	JACOBS GENE T JACOBS ALEXIS MARIE	* PAID (View Ta:

2019	JACOBS GENE T JACOBS ALEXIS MARIE	* PAID (View Ta:
2018	JACOBS GENE T JACOBS ALEXIS MARIE	* PAID (View Ta:
2017	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2014	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2013	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2012	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2011	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2010	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2009	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2008	JACOBS GENE T JACOBS SUSAN H	* PAID (View Ta:
2007	JACOBS GENE T	* PAID (View Ta:
2006	WILSON RANDY	* PAID (View Ta:

Unpaid Real Estate Certificates:

Year	Current 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.**

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

10-
731.50
741.50

Prepared by and return to:
LEHN E. ABRAMS
ARNOLD, MATHENY & EAGAN, P.A.
605 E. Robinson Street Suite 730
Orlando, FL 32801
407-841-1550
File Number: 06001567
Will Call No.:

DOC# 20180156031
03/19/2018 11:02:06 AM Page 1 of 1
Rec Fee: \$10.00
Deed Doc Tax: \$731.50
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
PU - Ret To: ARNOLD MATHENY AND EAGAN



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of March, 2018 between GENE T. JACOBS and SUSAN H. JACOBS, husband and wife, whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantor, and GENE T. JACOBS and ALEXIS MARIE JACOBS, as Joint Tenants with Right of Survivorship, whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantee:

(Whenever 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida to-wit:

Unit No. 5, VILLA VIENDA, a condominium according to the Declaration of Condominium recorded in OR Book 3130, at Pages 1533 through 1582, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof as found in Condominium Plat Book 5, Pages 88 and 89 of the Public Records of Orange County, Florida; together with an undivided interest in and to the common elements and common surplus as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

Parcel Identification Number: 07-22-309-8890-01050

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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, 2006.

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: Allison D Hollingsworth

Witness Name: Susan H Jacobs

GENE T. JACOBS (Seal)

SUSAN H. JACOBS (Seal)

State of Florida
County of Orange

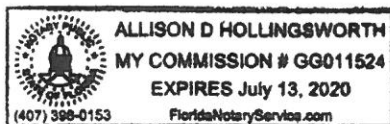
The foregoing instrument was acknowledged before me this 15th day of March, 2018 by GENE T. JACOB and SUSAN H. JACOBS, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Allison D Hollingsworth

My Commission Expires: July 13th 2020



DoubleTime®



FACT SHEET

June 6, 2024.

Case No: LDC-23-0300

Respondents:

Gene T. Jacobs
Alexis Marie Jacobs
400 Minnehaha Rd.
Maitland, FL 32751-4561

1. Address where violation exists: **221 Holt Ave., Apt 5, Winter Park, FL 32789.**
2. Parcel I.D. No.: **07-22-30-8890-01-050**
3. Property Zone: **R-3**
4. Inspection(s): **05/18/2023, 06/22/2023, 08/16/2023, 08/22/2023, 09/01/2023, 11/09/2023, 12/18/2023, 12/27/2023, 1/30/2024, 03/05/2024, 04/26/2024, 05/09/2024, 05/20/2024, 05/21/2024.**
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
Airbnb Listing Documents
Case History Report
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION: Residential dwelling is currently being rented or utilized on short term rental websites for less than one month which is a violation of the city code.	CORRECTIVE ACTION REQUIRED: Cease renting the dwelling for periods of less than one month.	CODES CITED: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings 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 Respondents, Gene T. Jacobs and Alexis Marie Jacobs, Compliance Board Case #LDC-23-0300, owners of 221 Holt Avenue Apartment 5, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month 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-23-0300**

City of Winter Park
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ALEXIS MARIE
400 MINNEHAHA RD.
MAITLAND, FL 32751-4561
Respondent, /

AFFIDAVIT OF POSTING

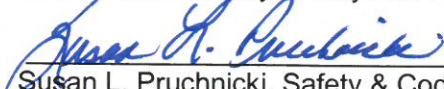
STATE OF FLORIDA
COUNTY OF ORANGE

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 Fourth Amended Notice of Hearing at City Hall for the property located at 221 HOLT AVE. APT. 5 on this 20th day of May 2024.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 20th day of May 2024



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 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-23-0300**

City of Winter Park
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ALEXIS MARIE
400 MINNEHAHA RD.
MAITLAND, FL 32751-4561
Respondent,

AFFIDAVIT OF POSTING

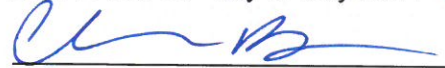
STATE OF FLORIDA
COUNTY OF ORANGE

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 Fourth Amended Notice of Hearing on the property located at 221 HOLT AVE. APT. 5 on this 20th day of May 2024.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

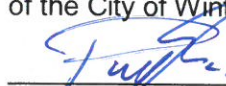
DATED this 20th day of May 2024



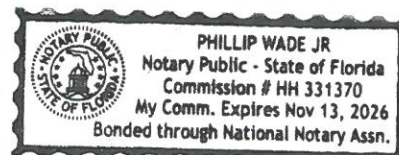
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 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



2. Address where violation(s) exists: 221 Holt Ave., Apt 5, Winter Park, FL 32789.

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

Case No: LDC-23-0300

CITY OF WINTER PARK
Petitioner,

vs.

GENE T. JACOBS
ALEXIS MARIE JACOBS
400 MINNEHAHA RD.
MATTLAND, FL 32751-4561

Respondents,

**FOURTH AMENDED 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 he 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, June 6, 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. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (2) Short-term rental of residential dwellings of the City of Winter Park Land Development Code of the City of Winter Park Land Development Code.
2. Address where violation(s) exists: 221 Holt Ave., Apt 5, Winter Park, FL 32789.

Office DEPOT®

05/20/2024



ALERT: SEVERE WEATHER IN THE SOUTH, SOUTHEAST, CENTRAL, NORTHERN MID-ATLANTI...**USPS Tracking®****FAQs >****Tracking Number:****Remove X****9171969009350313310947****Copy****Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)****Latest Update**

This is a reminder to arrange for redelivery of your item before May 30, 2024 or your item will be returned on May 31, 2024. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:**USPS Tracking Plus®****Delivery Attempt: Action Needed****Reminder to Schedule Redelivery of your item before May 30, 2024**

May 21, 2024

Notice Left (No Authorized Recipient Available)

MAITLAND, FL 32751

May 16, 2024, 9:55 am

See All Tracking History

Feedback

[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****Schedule Redelivery**

**CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
[407-599-3600](tel:407-599-3600)**

Case No: LDC-23-0300

CITY OF WINTER PARK
Petitioner,

vs.

GENE T. JACOBS
ALEXIS MARIE JACOBS
400 MINNEHAHA RD.
MAITLAND, FL 32751-4561

Respondents,

**FOURTH AMENDED 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 he 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, June 6, 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. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **221 Holt Ave., Apt 5, Winter Park, FL 32789.**

3. Parcel I.D. No.: **07-22-30-8890-01-050**
4. Property Zone: **R-3**
5. Legal Description: **VILLA VIENDA CONDO CB 5/88 UNIT 5 BLDG 1**
6. Names and address of owner/person in charge of location where violation exists: **Gene T. Jacobs and Alexis Marie Jacobs – 400 Minnehaha Rd., Maitland, FL 32751-4561.**
7. Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON SHORT TERM RENTAL WEBSITES FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE**
8. Compliance Requirements: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH.**

Compliance Date to avoid hearing: **May 20, 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/Section 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 **June 6, 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 the Final Order. If you have been found to be a repeat violator by the Board, the fine 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 feel 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 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, or may be desirable. It is the sole responsibility of each party to the proceedings 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 next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

Dated this: 13th day of May 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: **GENE T. JACOBS AND ALEXIS MARIE JACOBS – 400 MINNEHAHA RD., MAITLAND, FL 32751-4561**

Certified Mail: 9171 9690 0935 0313 3109 47


Christina Busch
Code Compliance Officer

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

CODES CITED

58-71 (z) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.

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

CASE NO.: **LDC-23-0300**

City of Winter Park
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ALEXIS MARIE
400 MINNEHAHA RD.
MAITLAND, FL 32751-4561
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 221 Holt Ave. Apt. 5 on this 22nd day of August 2023.
3. That the attached picture document is proof of the posting.

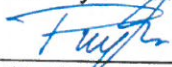
FURTHER AFFIANT SAYETH NOT

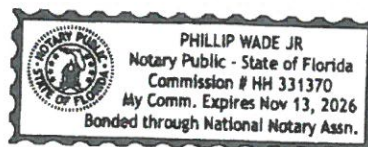
DATED this 22nd day of August 2023


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of August 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



OFFICIAL NOTICE OF VIOLATION

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

DATE: **June 22, 2023**
CASE # **LDC-23-0300**
CERTIFIED TRACKING NUMBER: **9171 9690 0935 0308 1436 28**

You are hereby notified that the below-stated property has been inspected and found to be in violation of Chapter 58, Section 58-71 (2) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

SHORT TERM RENTALS

On **May 18, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **July 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: **R-3**
Parcel ID #: **07-22-30-0890-01-050**
Violation: **221 HOLT AVE. APT. 5**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **JACOBS, GENE T. AND JACOBS, ALEXIS MARIE**
Mailing Address: **400 MINNEHAHA RD.**
City/ State/ Zip: **MATTLAND, FL 32751-4561**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).**
Corrective action to be taken: **CEASE RENTING OF DWELLING FOR PERIODS OF LESS THAN ONE MONTH. PLEASE CONTACT CODE COMPLIANCE WITH UPDATE INTENTIONS.**

Officer Name: **Christina Busch** • 407-599-3387 • cbusch@cityofwinterpark.org

Office DEPOT®

08/22/2023

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350308143628**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 4:49 pm on July 10, 2023 in MAITLAND, FL 32751.

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

Delivered

Delivered, Individual Picked Up at Post Office

MAITLAND, FL 32751

July 10, 2023, 4:49 pm

[See All Tracking History](#)

Feedback

Text & Email Updates**Return Receipt Electronic****USPS Tracking Plus®****Product Information****See Less ^**

Track Another Package

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

OFFICIAL NOTICE OF VIOLATION

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

DATE: **June 22, 2023**

CASE # **LDC-23-0300**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0308 1436 28**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

SHORT TERM RENTALS

On **May 18, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **July 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: **R-3**
Parcel ID#: **07-22-30-8890-01-050**
Violation: **221 HOLT AVE. APT. 5**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **JACOBS, GENE T. AND
JACOBS, ALEXIS MARIE**
Mailing Address: **400 MINNEHAHA RD.**
City/ State/ Zip: **MAITLAND, FL 32751-4561**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING
RENTED OR UTILIZED ON A SHORT TERM RENTAL
WEBSITE FOR LESS THAN ONE MONTH WHICH IS
A VIOLATION OF THE CITY CODE (SEE ATTACHED
CODE BELOW).**
Corrective action to be
taken: **CEASE RENTING THE DWELLING FOR PERIODS OF
LESS THAN ONE MONTH. PLEASE CONTACT CODE
COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **Christina Busch** - 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 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350308143635**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

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

Moving Through Network

In Transit to Next Facility, Arriving Late

June 17, 2023

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

June 13, 2023, 8:03 pm

[See All Tracking History](#)

Feedback

[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****Return Receipt Electronic****USPS Tracking Plus®**



SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407.599.3600

May 18, 2023

Jacobs Gene T
Jacobs Alexis Marie
400 Minnehaha Rd.
Maitland, FL 32751-4561

Case #: LDC-23-0300

RE: Short Term Rental Operations at 221 Holt Avenue Apt. 5, Winter Park, FL 32789

Dear Resident,

The City of Winter Park ("City") Code Compliance Division has found that your property may currently be advertised for rental occupancy through an on-line management service (i.e., Airbnb, VRBO, etc.). This correspondence is intended to advise you that existing City ordinances prohibit the offering of residential property for rent or lease for a period of less than one (1) month.

The City's Land Development Code provides, in Chapter 58, Article III, Section 58-71, the following:

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

(z) *Short-term rental of residential dwellings.* The rental, use or occupancy of any residential dwelling for **less than one month shall be prohibited.**

The purpose of this regulation is to protect the charm, character and quality of life of our residential neighborhoods. Unfortunately, sometimes renters do not act so neighborly, creating noise disturbances, parking challenges, criminal activity and in some instances even hosting illegal open house parties.

Our City prides itself on providing the best place to live, work and play in Florida. This effort is furthered when its residents, property owners, and the City all work to keep our residential neighborhoods as intended. The City and Code Compliance Division desires to open a dialogue about this issue in hopes that the issue may be resolved without formal code compliance actions.

If you feel you have received this correspondence in error or desire to discuss this matter further, please do not hesitate to contact the City at (407) 599-3600.

Respectfully,

Christina Busch
Safety and Code Compliance Officer

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



Matched Details

Analyst

CKOG

Explanation

The listing photos of the kitchen and living room match photos on Coldwell Banker's website.

Listing Photos



Matching 3rd Party Sources



The cabinets, countertop, and appliances match.



The furniture and decor match.

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD
MAITLAND, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
April, 2024

1 Documented Stay
January, 2024

 Zip Code Match

 City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/12857001
Listing Status	● Active
Host Compliance Listing ID	— air12857001
Listing Title	— Greatest location in Winter Park! (5)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— May 20, 2024
Screenshot Last Captured	— May 09, 2024
Price	— \$261/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Andrea
Latitude, Longitude	— 28.591210, -81.351110
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 57
Last Documented Stay	— 04/2024

Listing Screenshot History

 View Latest Listing Screenshot

March 3

April 3

May 1

-  1 Documented Stay
December, 2023
-  2 Documented Stays
November, 2023
-  2 Documented Stays
August, 2023
-  1 Documented Stay
July, 2023
- Listing air12857001 Reposted
June 2nd, 2023
- ✕ Listing air12857001 Removed
May 29th, 2023
-  2 Documented Stays
May, 2023
-  1 Comment
May 9th, 2023
 LDC - 23 - 0299 5/9/23
-  3 Documented Stays
April, 2023
- Listing air12857001 Reposted
April 3rd, 2023
- ✕ Listing air12857001 Removed
March 29th, 2023
-  1 Documented Stay
March, 2023
- Listing air12857001 Reposted
February 26th, 2023
- ✕ Listing air12857001 Removed
February 22nd, 2023
-  1 Documented Stay
January, 2023
-  1 Documented Stay
December, 2022
-  3 Documented Stays
November, 2022
- Listing air12857001 Reposted
November 17th, 2022
- ✕ Listing air12857001 Removed
November 12th, 2022
- Listing air12857001 Reposted
October 19th, 2022
- ✕ Listing air12857001 Removed
October 11th, 2022
- Listing air12857001 Reposted
October 8th, 2022
-  1 Documented Stay
October, 2022
- ✕ Listing air12857001 Removed
October 5th, 2022
- Listing air12857001 Reposted
September 21st, 2022
- ✕ Listing air12857001 Removed
September 18th, 2022
- Listing air12857001 Reposted

August 8th, 2022

- ✕ Listing air12857001 Removed
August 5th, 2022
- Listing air12857001 Reposted
July 28th, 2022
- ✕ Listing air12857001 Removed
July 27th, 2022
- Listing air12857001 Reposted
July 1st, 2022
- ✕ Listing air12857001 Removed
June 24th, 2022
- 📅 2 Documented Stays
April, 2022
- 📅 2 Documented Stays
March, 2022
- ✔ STR Letter: Delivered 📅
March 5th, 2022
- ✔ STR Letter: Sent 📅
February 25th, 2022
- 📅 2 Documented Stays
January, 2022
- ✓ Listing hma321.1986130.2550647
Identified
January 19th, 2022
- 📅 3 Documented Stays
December, 2021
- 📅 2 Documented Stays
November, 2021
- 📅 1 Documented Stay
October, 2021
- 📅 1 Documented Stay
August, 2021
- 📅 3 Documented Stays
July, 2021
- 📅 1 Documented Stay
June, 2021
- 📅 2 Documented Stays
May, 2021
- 📅 1 Documented Stay
March, 2021
- 📅 1 Documented Stay
February, 2021
- Listing air12857001 Reposted
October 19th, 2020
- ✕ Listing air12857001 Removed
October 16th, 2020
- ✱ Listing hma321.1986130.2550647 First
Crawled
July 5th, 2020
- Listing hma321.1986130.2550647
Reposted
July 5th, 2020
- ✕ Listing hma321.1986130.2550647
Removed

June 25th, 2020

- Listing hma321.1986130.2550647 First Activity
June 24th, 2020

- ✓ Listing air12857001 Identified
February 26th, 2020

- 📅 2 Documented Stays
January, 2020

- 📅 2 Documented Stays
November, 2019

- 📅 2 Documented Stays
July, 2019

- 📅 1 Documented Stay
May, 2019

- 📅 3 Documented Stays
December, 2018

- 📅 2 Documented Stays
November, 2018

- 📅 1 Documented Stay
October, 2018

- 📅 2 Documented Stays
August, 2018

- 📅 1 Documented Stay
July, 2018

- 📅 1 Documented Stay
June, 2018

- 📅 1 Documented Stay
May, 2018

- 📅 4 Documented Stays
April, 2018

- 📅 1 Documented Stay
March, 2018

- 📅 3 Documented Stays
February, 2018

- 📅 2 Documented Stays
January, 2018

- 📅 2 Documented Stays
December, 2017

- 📅 1 Documented Stay
June, 2017

- 📅 1 Documented Stay
May, 2017

- 📅 1 Documented Stay
April, 2017

- 📅 2 Documented Stays
March, 2017

- 📅 1 Documented Stay
February, 2017

- 📅 1 Documented Stay
January, 2017

- 📅 1 Documented Stay
December, 2016

- 📅 2 Documented Stays
November, 2016

5/21/24, 10:14 AM

Matched property listing

-  1 Documented Stay
October, 2016
-  1 Documented Stay
June, 2016
-  Listing air12857001 First Crawled
May 27th, 2016
-  Listing air12857001 First Activity
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



✓ Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching interior

Matching 3rd Party Sources



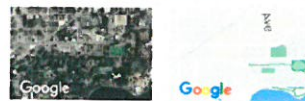
Owner Name Match

Listing Details

Listing URL

<https://www.vrbo.com/1986130>

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD
MAITLAND, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to
this property

1 Documented Stay
April, 2024

1 Documented Stay
January, 2024

5/9/24, 2:47 PM

Matched property listing

Listing Status	● Active
Host Compliance Listing ID	— hma321.1986130.2550647
Listing Title	— Amazing location- walk to everything
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Apr 07, 2024
Screenshot Last Captured	— May 09, 2024
Price	— \$322/night
Cleaning Fee	— \$175

Information Provided on Listing

Contact Name	— Andrea Rose Jacobs
Latitude, Longitude	— 28.592526, -81.352445
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Last Documented Stay	— 08/2023

Listing Screenshot History

 View Latest Listing Screenshot



- 📅 1 Documented Stay
December, 2023
- 📅 2 Documented Stays
November, 2023
- 📅 2 Documented Stays
August, 2023
- 📅 1 Documented Stay
July, 2023
- Listing air12857001 Reposted
June 2nd, 2023
- ✕ Listing air12857001 Removed
May 29th, 2023
- 📅 2 Documented Stays
May, 2023
- 💬 1 Comment
May 9th, 2023
📄 LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays
April, 2023
- Listing air12857001 Reposted
April 3rd, 2023
- ✕ Listing air12857001 Removed
March 29th, 2023
- 📅 1 Documented Stay
March, 2023
- Listing air12857001 Reposted
February 26th, 2023
- ✕ Listing air12857001 Removed
February 22nd, 2023
- 📅 1 Documented Stay
January, 2023
- 📅 1 Documented Stay
December, 2022
- 📅 3 Documented Stays
November, 2022
- Listing air12857001 Reposted
November 17th, 2022
- ✕ Listing air12857001 Removed
November 12th, 2022
- Listing air12857001 Reposted
October 19th, 2022
- ✕ Listing air12857001 Removed
October 11th, 2022
- Listing air12857001 Reposted
October 8th, 2022
- 📅 1 Documented Stay
October, 2022
- ✕ Listing air12857001 Removed
October 5th, 2022
- Listing air12857001 Reposted
September 21st, 2022
- ✕ Listing air12857001 Removed
September 18th, 2022
- Listing air12857001 Reposted

- August 8th, 2022
- ✕ Listing air12857001 Removed
August 5th, 2022
 - Listing air12857001 Reposted
July 28th, 2022
 - ✕ Listing air12857001 Removed
July 27th, 2022
 - Listing air12857001 Reposted
July 1st, 2022
 - ✕ Listing air12857001 Removed
June 24th, 2022
 - 📅 2 Documented Stays
April, 2022
 - 📅 2 Documented Stays
March, 2022
 - ✍ STR Letter: Delivered 📅
March 5th, 2022
 - ✍ STR Letter: Sent 📅
February 25th, 2022
 - 📅 2 Documented Stays
January, 2022
 - ✓ Listing hma321.1986130.2550647
Identified
January 19th, 2022
 - 📅 3 Documented Stays
December, 2021
 - 📅 2 Documented Stays
November, 2021
 - 📅 1 Documented Stay
October, 2021
 - 📅 1 Documented Stay
August, 2021
 - 📅 3 Documented Stays
July, 2021
 - 📅 1 Documented Stay
June, 2021
 - 📅 2 Documented Stays
May, 2021
 - 📅 1 Documented Stay
March, 2021
 - 📅 1 Documented Stay
February, 2021
 - Listing air12857001 Reposted
October 19th, 2020
 - ✕ Listing air12857001 Removed
October 16th, 2020
 - ✳ Listing hma321.1986130.2550647 First
Crawled
July 5th, 2020
 - Listing hma321.1986130.2550647
Reposted
July 5th, 2020
 - ✕ Listing hma321.1986130.2550647
Removed

June 25th, 2020

- Listing hma321.1986130.2550647 First Activity
June 24th, 2020

- ✓ Listing air12857001 Identified
February 26th, 2020

- 📅 2 Documented Stays
January, 2020

- 📅 2 Documented Stays
November, 2019

- 📅 2 Documented Stays
July, 2019

- 📅 1 Documented Stay
May, 2019

- 📅 3 Documented Stays
December, 2018

- 📅 2 Documented Stays
November, 2018

- 📅 1 Documented Stay
October, 2018

- 📅 2 Documented Stays
August, 2018

- 📅 1 Documented Stay
July, 2018

- 📅 1 Documented Stay
June, 2018

- 📅 1 Documented Stay
May, 2018

- 📅 4 Documented Stays
April, 2018

- 📅 1 Documented Stay
March, 2018

- 📅 3 Documented Stays
February, 2018

- 📅 2 Documented Stays
January, 2018

- 📅 2 Documented Stays
December, 2017

- 📅 1 Documented Stay
June, 2017

- 📅 1 Documented Stay
May, 2017

- 📅 1 Documented Stay
April, 2017

- 📅 2 Documented Stays
March, 2017

- 📅 1 Documented Stay
February, 2017

- 📅 1 Documented Stay
January, 2017

- 📅 1 Documented Stay
December, 2016

- 📅 2 Documented Stays
November, 2016

5/9/24, 2:47 PM

Matched property listing

- 📅 1 Documented Stay
October, 2016
- 📅 1 Documented Stay
June, 2016
- ✳ Listing air12857001 First Crawled
May 27th, 2016
- Listing air12857001 First Activity
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching interior

Matching 3rd Party Sources



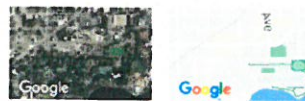
Owner Name Match

Listing Details

Listing URL

<https://www.vrbo.com/1986130>

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD
MAITLAND, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to
this property

1 Documented Stay
April, 2024

1 Documented Stay
January, 2024

4/26/24, 3:21 PM

Listing Status	● Active
Host Compliance Listing ID	— hma321.1986130.2550647
Listing Title	— Amazing location- walk to everything
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Apr 07, 2024
Screenshot Last Captured	— Apr 23, 2024
Price	— \$322/night
Cleaning Fee	— \$175

Information Provided on Listing

Contact Name	— Andrea Rose Jacobs
Latitude, Longitude	— 28.592526, -81.352445
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Last Documented Stay	— 08/2023

Listing Screenshot History

 View Latest Listing Screenshot

February 3

March 3

April 3

Matched property listing

- 📅 1 Documented Stay
December, 2023
- 📅 2 Documented Stays
November, 2023
- 📅 2 Documented Stays
August, 2023
- 📅 1 Documented Stay
July, 2023
- Listing air12857001 Reposted
June 2nd, 2023
- ✕ Listing air12857001 Removed
May 29th, 2023
- 📅 2 Documented Stays
May, 2023
- 💬 1 Comment
May 9th, 2023
LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays
April, 2023
- Listing air12857001 Reposted
April 3rd, 2023
- ✕ Listing air12857001 Removed
March 29th, 2023
- 📅 1 Documented Stay
March, 2023
- Listing air12857001 Reposted
February 26th, 2023
- ✕ Listing air12857001 Removed
February 22nd, 2023
- 📅 1 Documented Stay
January, 2023
- 📅 1 Documented Stay
December, 2022
- 📅 3 Documented Stays
November, 2022
- Listing air12857001 Reposted
November 17th, 2022
- ✕ Listing air12857001 Removed
November 12th, 2022
- Listing air12857001 Reposted
October 19th, 2022
- ✕ Listing air12857001 Removed
October 11th, 2022
- Listing air12857001 Reposted
October 8th, 2022
- 📅 1 Documented Stay
October, 2022
- ✕ Listing air12857001 Removed
October 5th, 2022
- Listing air12857001 Reposted
September 21st, 2022
- ✕ Listing air12857001 Removed
September 18th, 2022
- Listing air12857001 Reposted

August 8th, 2022

- ✕ Listing air12857001 Removed
August 5th, 2022
- Listing air12857001 Reposted
July 28th, 2022
- ✕ Listing air12857001 Removed
July 27th, 2022
- Listing air12857001 Reposted
July 1st, 2022
- ✕ Listing air12857001 Removed
June 24th, 2022
- 📅 2 Documented Stays
April, 2022
- 📅 2 Documented Stays
March, 2022
- ✉ STR Letter: Delivered 📅
March 5th, 2022
- ✉ STR Letter: Sent 📅
February 25th, 2022
- 📅 2 Documented Stays
January, 2022
- ✓ Listing hma321.1986130.2550647
Identified
January 19th, 2022
- 📅 3 Documented Stays
December, 2021
- 📅 2 Documented Stays
November, 2021
- 📅 1 Documented Stay
October, 2021
- 📅 1 Documented Stay
August, 2021
- 📅 3 Documented Stays
July, 2021
- 📅 1 Documented Stay
June, 2021
- 📅 2 Documented Stays
May, 2021
- 📅 1 Documented Stay
March, 2021
- 📅 1 Documented Stay
February, 2021
- Listing air12857001 Reposted
October 19th, 2020
- ✕ Listing air12857001 Removed
October 16th, 2020
- ✱ Listing hma321.1986130.2550647 First
Crawled
July 5th, 2020
- Listing hma321.1986130.2550647
Reposted
July 5th, 2020
- ✕ Listing hma321.1986130.2550647
Removed

June 25th, 2020

- Listing hma321.1986130.2550647 First Activity
June 24th, 2020

- ✓ Listing air12857001 Identified
February 26th, 2020

- 📅 2 Documented Stays
January, 2020

- 📅 2 Documented Stays
November, 2019

- 📅 2 Documented Stays
July, 2019

- 📅 1 Documented Stay
May, 2019

- 📅 3 Documented Stays
December, 2018

- 📅 2 Documented Stays
November, 2018

- 📅 1 Documented Stay
October, 2018

- 📅 2 Documented Stays
August, 2018

- 📅 1 Documented Stay
July, 2018

- 📅 1 Documented Stay
June, 2018

- 📅 1 Documented Stay
May, 2018

- 📅 4 Documented Stays
April, 2018

- 📅 1 Documented Stay
March, 2018

- 📅 3 Documented Stays
February, 2018

- 📅 2 Documented Stays
January, 2018

- 📅 2 Documented Stays
December, 2017

- 📅 1 Documented Stay
June, 2017

- 📅 1 Documented Stay
May, 2017

- 📅 1 Documented Stay
April, 2017

- 📅 2 Documented Stays
March, 2017

- 📅 1 Documented Stay
February, 2017

- 📅 1 Documented Stay
January, 2017

- 📅 1 Documented Stay
December, 2016

- 📅 2 Documented Stays
November, 2016

4/26/24, 3:21 PM

Matched property listing

-  1 Documented Stay
October, 2016
-  1 Documented Stay
June, 2016
-  Listing air12857001 First Crawled
May 27th, 2016
-  Listing air12857001 First Activity
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



✓ Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching Interior

Matching 3rd Party Sources



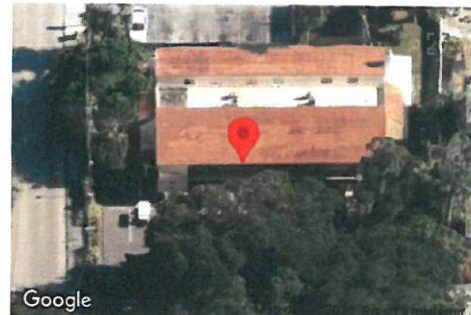
Owner Name Match

Listing Details

Listing URL

<https://www.vrbo.com/1986130>

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD
MAITLAND, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to
this property1 Documented Stay
January, 20241 Documented Stay
December, 2023

3/5/24, 1:02 PM

Matched property listing

Listing Status	● Active
Host Compliance Listing ID	— hma3211986130.2550647
Listing Title	— Amazing location- walk to everything
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 07, 2024
Screenshot Last Captured	— Feb 29, 2024
Price	— \$322/night
Cleaning Fee	— \$175

Information Provided on Listing

Contact Name	— Andrea Rose Jacobs
Latitude, Longitude	— 28.592526, -81.352445
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Last Documented Stay	— 08/2023

Listing Screenshot History

 View Latest Listing Screenshot

January 3

February 3

March 0

- 📅 2 Documented Stays
November, 2023
- 📅 2 Documented Stays
August, 2023
- 📅 1 Documented Stay
July, 2023
- Listing air12857001 Reposted
June 2nd, 2023
- ✕ Listing air12857001 Removed
May 29th, 2023
- 📅 2 Documented Stays
May, 2023
- 💬 1 Comments
May 9th, 2023
📅 LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays
April, 2023
- Listing air12857001 Reposted
April 3rd, 2023
- ✕ Listing air12857001 Removed
March 29th, 2023
- 📅 1 Documented Stay
March, 2023
- Listing air12857001 Reposted
February 26th, 2023
- ✕ Listing air12857001 Removed
February 22nd, 2023
- 📅 1 Documented Stay
January, 2023
- 📅 1 Documented Stay
December, 2022
- 📅 3 Documented Stays
November, 2022
- Listing air12857001 Reposted
November 17th, 2022
- ✕ Listing air12857001 Removed
November 12th, 2022
- Listing air12857001 Reposted
October 19th, 2022
- ✕ Listing air12857001 Removed
October 11th, 2022
- Listing air12857001 Reposted
October 8th, 2022
- 📅 1 Documented Stay
October, 2022
- ✕ Listing air12857001 Removed
October 5th, 2022
- Listing air12857001 Reposted
September 21st, 2022
- ✕ Listing air12857001 Removed
September 18th, 2022
- Listing air12857001 Reposted
August 8th, 2022
- ✕ Listing air12857001 Removed

- August 5th, 2022
- Listing air12857001 Reposted
July 28th, 2022
 - ✕ Listing air12857001 Removed
July 27th, 2022
 - Listing air12857001 Reposted
July 1st, 2022
 - ✕ Listing air12857001 Removed
June 24th, 2022
 - 📅 2 Documented Stays
April, 2022
 - 📅 2 Documented Stays
March, 2022
 - ✔ STR Letter: Delivered
March 5th, 2022
 - ✔ STR Letter: Sent
February 25th, 2022
 - 📅 2 Documented Stays
January, 2022
 - ✓ Listing hma321.1986130.2550647
Identified
January 19th, 2022
 - 📅 3 Documented Stays
December, 2021
 - 📅 2 Documented Stays
November, 2021
 - 📅 1 Documented Stay
October, 2021
 - 📅 1 Documented Stay
August, 2021
 - 📅 3 Documented Stays
July, 2021
 - 📅 1 Documented Stay
June, 2021
 - 📅 2 Documented Stays
May, 2021
 - 📅 1 Documented Stay
March, 2021
 - 📅 1 Documented Stay
February, 2021
 - Listing air12857001 Reposted
October 19th, 2020
 - ✕ Listing air12857001 Removed
October 16th, 2020
 - ✱ Listing hma321.1986130.2550647 First
Crawled
July 5th, 2020
 - Listing hma321.1986130.2550647
Reposted
July 5th, 2020
 - ✕ Listing hma321.1986130.2550647
Removed
June 25th, 2020

- Listing hma321.1986130.2550647 First Activity
June 24th, 2020
- ✓ Listing air12857001 Identified
February 26th, 2020
- 📅 2 Documented Stays
January, 2020
- 📅 2 Documented Stays
November, 2019
- 📅 2 Documented Stays
July, 2019
- 📅 1 Documented Stay
May, 2019
- 📅 3 Documented Stays
December, 2018
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
October, 2018
- 📅 2 Documented Stays
August, 2018
- 📅 1 Documented Stay
July, 2018
- 📅 1 Documented Stay
June, 2018
- 📅 1 Documented Stay
May, 2018
- 📅 4 Documented Stays
April, 2018
- 📅 1 Documented Stay
March, 2018
- 📅 3 Documented Stays
February, 2018
- 📅 2 Documented Stays
January, 2018
- 📅 2 Documented Stays
December, 2017
- 📅 1 Documented Stay
June, 2017
- 📅 1 Documented Stay
May, 2017
- 📅 1 Documented Stay
April, 2017
- 📅 2 Documented Stays
March, 2017
- 📅 1 Documented Stay
February, 2017
- 📅 1 Documented Stay
January, 2017
- 📅 1 Documented Stay
December, 2016
- 📅 2 Documented Stays
November, 2016

3/5/24, 1:02 PM

Matched property listing

- 📅 1 Documented Stay
October, 2016
- 📅 1 Documented Stay
June, 2016
- ✱ Listing air12857001 First Crawled
May 27th, 2016
- Listing air12857001 First Activity
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

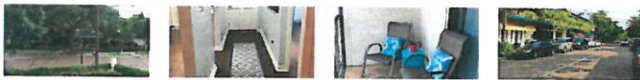
PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



Matched Details

Analyst

CK0G

Explanation

The listing photos of the kitchen and living room match photos on Coldwell Banker's website.

Listing Photos

Matching 3rd Party Sources

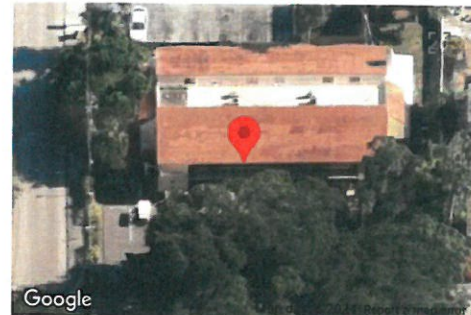


The cabinets, countertop, and appliances match.



The furniture and decor match.

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD
MAITLAND, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
January, 2024

1 Documented Stay
December, 2023

Zip Code Match

City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/12857001
Listing Status	● Active
Host Compliance Listing ID	— air12857001
Listing Title	— On Campus without being on Campus Rollins College!
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 30, 2024
Screenshot Last Captured	— Jan 20, 2024
Price	— \$328/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Andrea
Latitude, Longitude	— 28.591210, -81.351110
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 56
Last Documented Stay	— 01/2024

Listing Screenshot History

View Latest Listing Screenshot

November 3

December 3

January 3

- 2 Documented Stays
November, 2023
- 2 Documented Stays
August, 2023
- 1 Documented Stay
July, 2023
- Listing air12857001 Reposted
June 2nd, 2023
- ✕ Listing air12857001 Removed
May 29th, 2023
- 2 Documented Stays
May, 2023
- 1 Comments
May 9th, 2023
LDC - 23 - 0299 5/9/23
- 3 Documented Stays
April, 2023
- Listing air12857001 Reposted
April 3rd, 2023
- ✕ Listing air12857001 Removed
March 29th, 2023
- 1 Documented Stay
March, 2023
- Listing air12857001 Reposted
February 26th, 2023
- ✕ Listing air12857001 Removed
February 22nd, 2023
- 1 Documented Stay
January, 2023
- 1 Documented Stay
December, 2022
- 3 Documented Stays
November, 2022
- Listing air12857001 Reposted
November 17th, 2022
- ✕ Listing air12857001 Removed
November 12th, 2022
- Listing air12857001 Reposted
October 19th, 2022
- ✕ Listing air12857001 Removed
October 11th, 2022
- Listing air12857001 Reposted
October 8th, 2022
- 1 Documented Stay
October, 2022
- ✕ Listing air12857001 Removed
October 5th, 2022
- Listing air12857001 Reposted
September 21st, 2022
- ✕ Listing air12857001 Removed
September 18th, 2022
- Listing air12857001 Reposted
August 8th, 2022
- ✕ Listing air12857001 Removed

- August 5th, 2022
- Listing air12857001 Reposted
July 28th, 2022
 - ✕ Listing air12857001 Removed
July 27th, 2022
 - Listing air12857001 Reposted
July 1st, 2022
 - ✕ Listing air12857001 Removed
June 24th, 2022
 - 📅 2 Documented Stays
April, 2022
 - 📅 2 Documented Stays
March, 2022
 - ✔ STR Letter: Delivered 📅
March 5th, 2022
 - ✔ STR Letter: Sent 📅
February 25th, 2022
 - 📅 2 Documented Stays
January, 2022
 - ✓ Listing hma321.1986130.2550647
Identified
January 19th, 2022
 - 📅 3 Documented Stays
December, 2021
 - 📅 2 Documented Stays
November, 2021
 - 📅 1 Documented Stay
October, 2021
 - 📅 1 Documented Stay
August, 2021
 - 📅 3 Documented Stays
July, 2021
 - 📅 1 Documented Stay
June, 2021
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May, 2021
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March, 2021
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 - ✱ Listing hma321.1986130.2550647 First
Crawled
July 5th, 2020
 - Listing hma321.1986130.2550647
Reposted
July 5th, 2020
 - ✕ Listing hma321.1986130.2550647
Removed
June 25th, 2020

- Listing hma321.1986130.2550647 First Activity
June 24th, 2020
- ✓ Listing air12857001 Identified
February 26th, 2020
- 📅 2 Documented Stays
January, 2020
- 📅 2 Documented Stays
November, 2019
- 📅 2 Documented Stays
July, 2019
- 📅 1 Documented Stay
May, 2019
- 📅 3 Documented Stays
December, 2018
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
October, 2018
- 📅 2 Documented Stays
August, 2018
- 📅 1 Documented Stay
July, 2018
- 📅 1 Documented Stay
June, 2018
- 📅 1 Documented Stay
May, 2018
- 📅 4 Documented Stays
April, 2018
- 📅 1 Documented Stay
March, 2018
- 📅 3 Documented Stays
February, 2018
- 📅 2 Documented Stays
January, 2018
- 📅 2 Documented Stays
December, 2017
- 📅 1 Documented Stay
June, 2017
- 📅 1 Documented Stay
May, 2017
- 📅 1 Documented Stay
April, 2017
- 📅 2 Documented Stays
March, 2017
- 📅 1 Documented Stay
February, 2017
- 📅 1 Documented Stay
January, 2017
- 📅 1 Documented Stay
December, 2016
- 📅 2 Documented Stays
November, 2016

1/30/24, 2:48 PM

Matched property listing

- 📅 1 Documented Stay
October, 2016
- 📅 1 Documented Stay
June, 2016
- ✳ Listing air12857001 First Crawled
May 27th, 2016
- Listing air12857001 First Activity
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

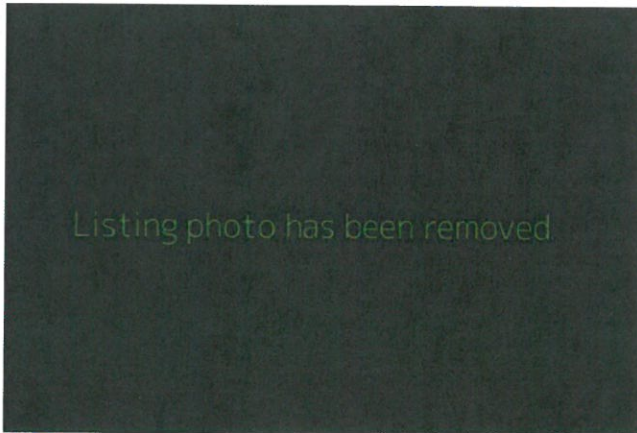
PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching interior

Matching 3rd Party Sources



Owner Name Match

Listing Details

Listing URL

<https://www.vrbo.com/1986130>

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD
MAITLAND, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to
this property

2 Documented Stays
November, 2023

2 Documented Stays
August, 2023

12/27/23, 3:05 PM

Listing Status	● Active
Host Compliance Listing ID	— hma321:1986130.2550647
Listing Title	— Amazing location- walk to everything
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Dec 07, 2023
Screenshot Last Captured	— Dec 20, 2023
Price	— \$322/night
Cleaning Fee	— \$175

Information Provided on Listing

Contact Name	— Andrea Rose Jacobs
Latitude, Longitude	— 28.592526, -81.352445
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Last Documented Stay	— 08/2023

Listing Screenshot History

 View Latest Listing Screenshot



Matched property listing

- 📅 1 Documented Stay
July, 2023
- Listing air12857001 Reposted
June 2nd, 2023
- ✕ Listing air12857001 Removed
May 29th, 2023
- 📅 2 Documented Stays
May, 2023
- 💬 1 Comments
May 9th, 2023
📋 LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays
April, 2023
- Listing air12857001 Reposted
April 3rd, 2023
- ✕ Listing air12857001 Removed
March 29th, 2023
- 📅 1 Documented Stay
March, 2023
- Listing air12857001 Reposted
February 26th, 2023
- ✕ Listing air12857001 Removed
February 22nd, 2023
- 📅 1 Documented Stay
January, 2023
- 📅 1 Documented Stay
December, 2022
- 📅 3 Documented Stays
November, 2022
- Listing air12857001 Reposted
November 17th, 2022
- ✕ Listing air12857001 Removed
November 12th, 2022
- Listing air12857001 Reposted
October 19th, 2022
- ✕ Listing air12857001 Removed
October 11th, 2022
- Listing air12857001 Reposted
October 8th, 2022
- 📅 1 Documented Stay
October, 2022
- ✕ Listing air12857001 Removed
October 5th, 2022
- Listing air12857001 Reposted
September 21st, 2022
- ✕ Listing air12857001 Removed
September 18th, 2022
- Listing air12857001 Reposted
August 8th, 2022
- ✕ Listing air12857001 Removed
August 5th, 2022
- Listing air12857001 Reposted
July 28th, 2022
- ✕ Listing air12857001 Removed

- July 27th, 2022
- Listing air12857001 Reposted
July 1st, 2022
- ✕ Listing air12857001 Removed
June 24th, 2022
- 📅 2 Documented Stays
April, 2022
- 📅 2 Documented Stays
March, 2022
- ✔ STR Letter: Delivered
March 5th, 2022
- ✔ STR Letter: Sent
February 25th, 2022
- 📅 2 Documented Stays
January, 2022
- ✓ Listing hma321.1986130.2550647
Identified
January 19th, 2022
- 📅 3 Documented Stays
December, 2021
- 📅 2 Documented Stays
November, 2021
- 📅 1 Documented Stay
October, 2021
- 📅 1 Documented Stay
August, 2021
- 📅 3 Documented Stays
July, 2021
- 📅 1 Documented Stay
June, 2021
- 📅 2 Documented Stays
May, 2021
- 📅 1 Documented Stay
March, 2021
- 📅 1 Documented Stay
February, 2021
- Listing air12857001 Reposted
October 19th, 2020
- ✕ Listing air12857001 Removed
October 16th, 2020
- ✱ Listing hma321.1986130.2550647 First
Crawled
July 5th, 2020
- Listing hma321.1986130.2550647
Reposted
July 5th, 2020
- ✕ Listing hma321.1986130.2550647
Removed
June 25th, 2020
- Listing hma321.1986130.2550647 First
Activity
June 24th, 2020
- ✓ Listing air12857001 Identified
February 26th, 2020

-  2 Documented Stays
January, 2020
-  2 Documented Stays
November, 2019
-  2 Documented Stays
July, 2019
-  1 Documented Stay
May, 2019
-  3 Documented Stays
December, 2018
-  2 Documented Stays
November, 2018
-  1 Documented Stay
October, 2018
-  2 Documented Stays
August, 2018
-  1 Documented Stay
July, 2018
-  1 Documented Stay
June, 2018
-  1 Documented Stay
May, 2018
-  4 Documented Stays
April, 2018
-  1 Documented Stay
March, 2018
-  3 Documented Stays
February, 2018
-  2 Documented Stays
January, 2018
-  2 Documented Stays
December, 2017
-  1 Documented Stay
June, 2017
-  1 Documented Stay
May, 2017
-  1 Documented Stay
April, 2017
-  2 Documented Stays
March, 2017
-  1 Documented Stay
February, 2017
-  1 Documented Stay
January, 2017
-  1 Documented Stay
December, 2016
-  2 Documented Stays
November, 2016
-  1 Documented Stay
October, 2016
-  1 Documented Stay
June, 2016

✱ Listing air12857001 First Crawled

12/27/23, 3:05 PM

Matched property listing

May 27th, 2016

- Listing air12857001 First Activity
May 14th, 2016



Code Compliance Board

agenda item 5.b

item type

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

meeting date

June 6, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# - LDC-23-0373 221 Holt Avenue, #2, Winter Park, FL 32789

motion | recommendation

From the evidence presented today, I move to find the Respondents, Gene T. Jacobs and Alexis Marie Jacobs, Compliance Board Case #LDC-23-0373, owners of 221 Holt Avenue Apartment 2, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month 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 _____

background

VIOLATION DESCRIPTION: Residential dwelling is currently being rented or utilized on short term rental websites for less than one month which is a violation of the city code.

CODES CITED: Chapter 58, Section 58-71(z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

alternatives | other considerations

fiscal impact

attachments

1. CCB#- LDC-23-0373 FOR AGENDA PACKET

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: 05/31/2024 System Refresh Date: 05/26/2024

221 Holt Ave Apt 2 07-22-30-8890-01-020

Name(s):

JACOBS GENE T
JACOBS ASHLEY

Physical Street Address:

221 Holt Ave Apt 2

Property Use:

0400 - Condo-residential

Mailing Address On File:

221 Holt Ave Apt 1
Winter Park, FL 32789-4394
[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



302207889001020 04/06/2008

[Upload Photos](#)

Property Name:

Villa Vienda

[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

VILLA VIENDA CONDO CB 5/88 UNIT 2 BLDG 1

Land

There are no land lines associated to this parcel.

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

08 - Condominium

Actual Year Built:

1980

Gross Area:

1148 sqft

Type Code:

0400 - Condo-Residential

Beds:

2

Living Area:

1148 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Concrete Block Stucco

Estimated New Cost:

Working Value...

Floors:

0

Interior Wall:

Drywall

« « 1 » »

Page 1 of 1 (Total Records:1)

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: 05/15/2024 System Refresh Date: 05/13/2024

221 Holt Ave Apt 2 07-22-30-8890-01-020

Name(s):

JACOBS GENE T
JACOBS ASHLEY

Physical Street Address:

221 Holt Ave Apt 2

Property Use:

0400 - Condo-residential

Mailing Address On File:

221 Holt Ave Apt 1
Winter Park, FL 32789-4394
[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



302207889001020 04/06/2006

[Upload Photos](#)

Property Name:

Villa Vienda

[View 2023 Property Record Card](#)

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	\$50,520	\$202,080	\$0	\$252,600	10.0%	\$252,560	10.0%
2022	\$45,920	\$183,680	\$0	\$229,600	N/A	\$229,600	N/A
2021	\$45,920	\$183,680	\$0	\$229,600	N/A	\$229,600	N/A
2020	\$45,920	\$183,680	\$0	\$229,600	N/A	\$229,600	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
-------------------	--------------------	---------------	------------------	---------	-------------

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)	\$252,600	\$0	\$252,600	3.1730	-1.3%	\$801.50	21%
Public Schools: By Local Board	\$252,600	\$0	\$252,600	3.2480	0.0%	\$820.44	21%
General County	\$252,560	\$0	\$252,560	4.4347	0.0%	\$1,120.03	29%
City Of Winter Park	\$252,560	\$0	\$252,560	4.0923	0.0%	\$1,033.55	27%
City Of Winter Park Debt 2017 & 2020	\$252,560	\$0	\$252,560	0.2379	-10.1%	\$60.08	2%
St Johns Water Management District	\$252,560	\$0	\$252,560	0.1793	-9.2%	\$45.28	1%
Totals				15.3652		\$3,880.88	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF WINTER PARK	COLLEGE QUARTER - COLQTR - (407)599-3362	6.56	1.00	\$6.56
WINTER PARK STORMWATER	WINTER PARK STM - STMWTR - (407)599-3220	89.28	1.00	\$89.28
				\$95.84

2023 Gross Tax Total: \$3,976.72

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,881.24

Your ad-valorem tax with exemptions is: - \$3,880.88

Providing You A Savings Of: = \$0.36

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:	07-22-30-8890-01020
Date:	<u>05/15/2024</u>
Tax Year:	2023
Total Assesed Value:	\$252,560.00
Taxable Value:	\$252,560.00
Gross Tax Amount:	\$3,976.72
Millage Code:	6 WP
Comments:	
Owner & Address:	JACOBS GENE T JACOBS ASHLEY 221 HOLT AVE APT 1 WINTER PARK, FL 32789-4394
Legal Description:	VILLA VIENDA CONDO CB 5/88 UNIT 2 BLDG 1
Location Address:	221 HOLT 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	Amoi
2023	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2022	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2021	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2020	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:

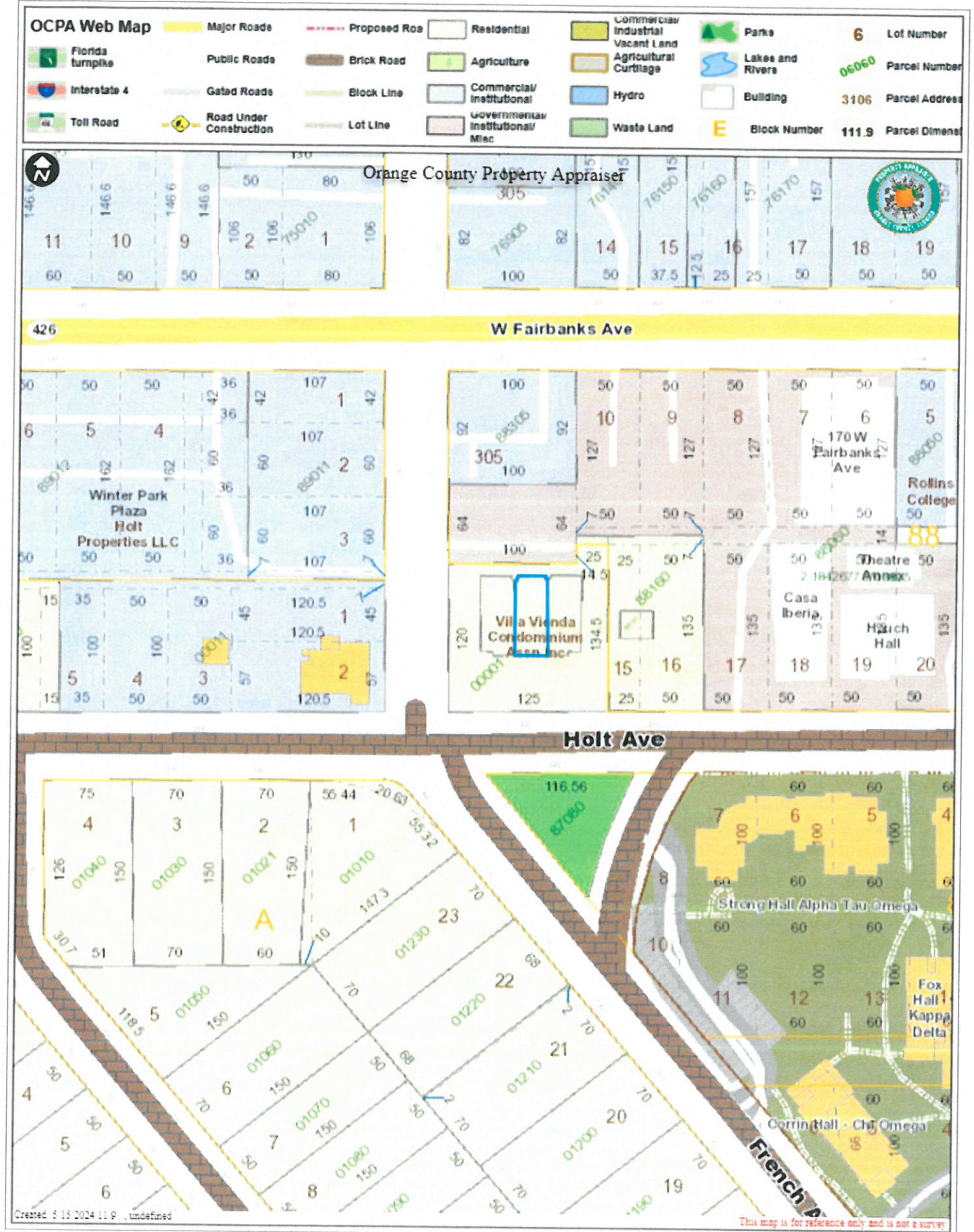
2019	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2018	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2017	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2014	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2013	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2012	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2011	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2010	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2009	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2008	JACOBS GENE T JACOBS ASHLEY	* PAID (View Ta:
2007	JACOBS GENE T	* PAID (View Ta:
2006	JACOBS GENE T	* PAID (View Ta:

Unpaid Real Estate Certificates:

Year	Current 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.**

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



10-
1603-

1613-

Prepared by and return to:
LEHN E. ABRAMS
ARNOLD, MATHENY & EAGAN, P.A.
605 E. Robinson Street Suite 730
Orlando, FL 32801
407-841-1550
File Number: 10051001

INSTR 20060390256
OR BK 08697 PG 0919 PGS=1
MARTHA D. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
06/13/2006 02:36:17 PM
DEED DOC TAX 1,603.00
REC FEE 10.00
LAST PAGE

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31 day of May, 2006 between JOHN J. MURPHY whose post office address is 355 Dogwood Lane, Manhasset, NY 11030, grantor, and GENE T. JACOBS and ASHLEY JACOBS, as Joint Tenants with Right of Survivorship whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantee:

(Whenever 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida to-wit:

Unit No. 2, VILLA VIENDA CONDOMINIUM, together with its limited common elements and an undivided one sixth (1/6) share in those common elements appurtenant thereto in accordance with and subject to the covenants, restrictions, conditions, terms and other provisions of that Declaration of Condominium dated August 6, 1980, and recorded August 8, 1980, recorded in OR Book 3130, at Pages 1533 through 1582, of the Public Records of Orange County, Florida.

Parcel Identification Number: 07-22-309-8890-01020

This property does not constitute the homestead of the grantor, nor is it contiguous to Grantors homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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, 2005.

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: VAUGHN P. SCHIPANI

Witness Name: LINDA R. McDEVITT

JOHN J. MURPHY
355 Dogwood Lane
Manhasset, NY 11030

State of ~~Florida~~ New York
County of ~~Orange~~ New York

The foregoing instrument was acknowledged before me this 31 day of May, 2006 by JOHN J. MURPHY, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Linda R. McDevitt

My Commission Expires:

LINDA R. McDEVITT
Notary Public, State of New York
No. 31-6311425
Qualified in New York
Commission Expires 2/28/08

DoubleTime

FACT SHEET

June 6, 2024.

Case No: LDC-23-0373

Respondents:

Jacobs, Gene T.
Jacobs, Ashley
221 Holt Ave. Apt 1
Winter Park, FL 32789-4394

1. Address where violation exists: **221 Holt Avenue Apartment 2, Winter Park, FL 32789**
2. Parcel I.D. No.: **07-22-30-8890-01-020**
3. Property Zone: **R-3**
4. Inspection(s): **11/29/2023, 12/11/2023, 01/31/2024, 02/14/2024, 02/28/2024, 03/05/2024, 04/26/2024, 05/09/2024, 05/20/2024, 05/21/2024.**
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
Airbnb Listing Documents
Case History Report
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION: Residential dwelling is currently being rented or utilized on short term rental websites for less than one month which is a violation of the city code.	CORRECTIVE ACTION REQUIRED: Cease renting the dwelling for periods of less than one month.	CODES CITED: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
---	---	--

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 Respondents, Gene T. Jacobs and Ashley Jacobs, Compliance Board Case #LDC-23-0373, owners of 221 Holt Avenue Apartment 2, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month 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-23-0373**

City of Winter Park
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ASHLEY
221 HOLT AVE. APT. 1
WINTER PARK, FL 32789-4394
Respondent, _____/

AFFIDAVIT OF POSTING

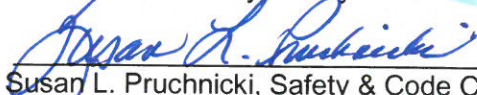
STATE OF FLORIDA
COUNTY OF ORANGE

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 Second Amended Notice of Hearing at City Hall for the property located at 221 HOLT AVE. APT. 2 on this 20th day of May 2024.
3. That the attached picture document is proof of the posting.

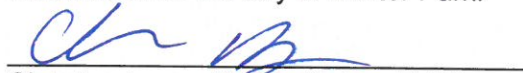
FURTHER AFFIANT SAYETH NOT

DATED this 20th day of May 2024


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 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-23-0373**

City of Winter Park
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ASHLEY
221 HOLT AVE. APT. 1
WINTER PARK, FL 32789-4394
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 Second Amended Notice of Hearing on the property located at 221 HOLT AVE. APT. 2 on this 20th day of May 2024.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

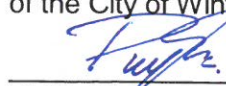
DATED this 20th day of May 2024



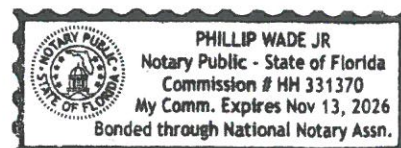
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 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: LDC-23-0373

CITY OF WINTER PARK
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ASHLEY
221 HOLT AVE, APT 1
WINTER PARK, FL 32789-4394
Respondents,

**SECOND AMENDED 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 Winter Park, as more particularly described herein, and that he 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, June 6, 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. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (c) Short-term rental of residential dwellings of the City of Winter Park Land Development Code of the City of Winter Park Land Development Code.
2. Address where violation(s) exist: 221 Holt Ave., Apt 2, Winter Park, FL 32789.

Office DEPOT

05/20/2024



ALERT: SEVERE WEATHER IN THE SOUTH, SOUTHEAST, CENTRAL, NORTHERN MID-ATLANTI...**USPS Tracking®****FAQs >****Tracking Number:****Remove X****9171969009350313310909****Copy****Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)****Latest Update**

This is a reminder to arrange for redelivery of your item before May 30, 2024 or your item will be returned on May 31, 2024. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:**USPS Tracking Plus®****Delivery Attempt: Action Needed****Reminder to Schedule Redelivery of your item before May 30, 2024**

May 21, 2024

Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32789

May 16, 2024, 3:32 pm

See All Tracking History

Feedback

[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****Schedule Redelivery**

**CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION**
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
[407-599-3600](tel:407-599-3600)

Case No: LDC-23-0373

CITY OF WINTER PARK
Petitioner,

vs.

JACOBS, GENE T.
JACOBS, ASHLEY
221 HOLT AVE. APT 1
WINTER PARK, FL 32789-4394
Respondents,

**SECOND AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **221 Holt Ave., Apt 2, Winter Park, FL 32789.**

3. Parcel I.D. No.: **07-22-30-8890-01-020**
4. Property Zone: **R-3**
5. Legal Description: **VILLA VIENDA CONDO CB 5/88 UNIT 2 BLDG 1**
6. Names and address of owner/person in charge of location where violation exists: **GENE T. JACOBS, ASHLEY JACOBS – 221 Holt Ave. Apt. 1 Winter Park, FL 32789-4394.**
7. Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON SHORT TERM RENTAL WEBSITES FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE**
8. Compliance Requirements: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH.**

Compliance Date to avoid hearing: **May 20, 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/Section 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 **June 6, 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 the Final Order. If you have been found to be a repeat violator by the Board, the fine 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 feel 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 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, or may be desirable. It is the sole responsibility of each party to the proceedings 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 next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

Dated this: 13th day of May 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: **GENE T. JACOBS AND ASHLEY JACOBS – 221 HOLT AVE. APT. 1, WINTER PARK, FL 32789-4394**

Certified Mail: 9171 9690 0935 0313 3109 09



Christina Busch
Code Compliance Officer

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

CODES CITED

58-71 (z) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.

USPS Tracking®

[FAQs >](#)

Tracking Number:

Remove X

9171969009350313304632[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 5:31 pm on December 7, 2023 in WINTER PARK, FL 32789.

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

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

December 7, 2023, 5:31 pm

[See All Tracking History](#)

Feedback

[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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **November 29, 2023**

CASE # **LDC-23-0373**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3046 32**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

SHORT TERM RENTALS

On **October 27, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **December 10, 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: **R-3**
Parcel ID#: **07-22-30-8890-01-020**
Violation **221 HOLT AVE. APT. 2**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **JACOBS, GENE T. AND
JACOBS, ASHLEY**
Mailing Address: **221 HOLT AVE APT. 1**
City/ State/ Zip: **WINTER PARK, FL 32789-4394**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING
RENTED OR UTILIZED ON A SHORT TERM RENTAL
WEBSITE FOR LESS THAN ONE MONTH WHICH IS
A VIOLATION OF THE CITY CODE (SEE ATTACHED
CODE BELOW).**
Corrective action to be
taken: **CEASE RENTING THE DWELLING FOR PERIODS OF
LESS THAN ONE MONTH. PLEASE CONTACT CODE
COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **Christina Busch** - 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 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.



SAFETY & CODE
compliance

JACOBS GENE T
JACOBS ASHLEY
221 HOLT AVE APT 1
WINTER PARK, FL 32789-4394



RE: Short Term Rental Operations at 221 Holt Avenue, Unit 2, Winter Park, FL 32789

The City of Winter Park ("City") Code Compliance Division has found that your property may currently be advertised for rental occupancy through an on-line management service (i.e., Airbnb, VRBO, etc.). This correspondence is intended to advise you that existing City ordinances prohibit the offering of residential property for rent or lease for a period of less than one (1) month.

The City's Land Development Code provides, in Chapter 58, Article III, Section 58-71, the following:

(z) *Short-term rental of residential dwellings.* The rental, use or occupancy of any residential dwelling for **less than one month shall be prohibited.**

Our City prides itself on providing the best place to live, work and play in Florida. This effort is furthered when its residents, property owners, and the City all work to keep our residential neighborhoods as intended. The City and Code Compliance Division desires to open a dialogue about this issue in hopes that the issue may be resolved without formal code compliance actions.

Safety and Code Compliance



Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 27703915



✓ Matched Details

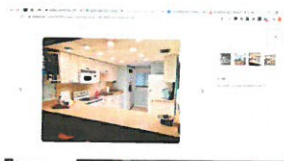
Analyst

4RZN

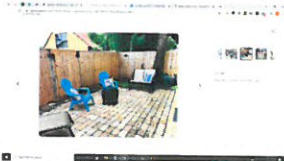
Explanation

Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos



Matching kitchen and tiling pattern on walls.

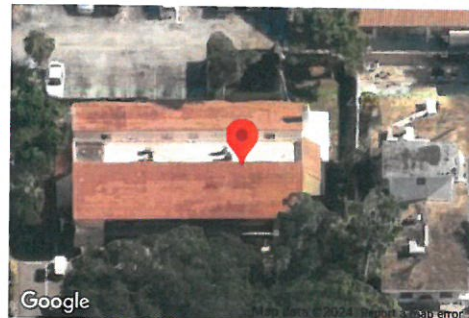


Matching backyard and tree.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

4 Documented Stays
April, 2024

4 Documented Stays
March, 2024

 Zip Code Match

 Owner Name Match

 City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— May 20, 2024
Screenshot Last Captured	— May 09, 2024
Price	— \$299/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 42
Last Documented Stay	— 04/2024

Listing Screenshot History

 View Latest Listing Screenshot

March 4

April 3

May 1

 1 Documented Stay
February, 2024

 3 Documented Stays
January, 2024

 1 Documented Stay
December, 2023

 STR Letter: Delivered
November 14th, 2023

 2 Documented Stays
November, 2023

 STR Letter: Sent
November 7th, 2023

 3 Documented Stays
October, 2023

 1 Documented Stay
September, 2023

 1 Documented Stay
August, 2023

 1 Documented Stay
July, 2023

 1 Comment
June 9th, 2023
LDC-23-0300

 4 Documented Stays
May, 2023

 2 Documented Stays
April, 2023

 1 Documented Stay
March, 2023

 1 Comment
March 15th, 2023
STR letter sent 3/15/23

 2 Documented Stays
December, 2022

 Listing air27703915 Reposted
December 15th, 2022

 Listing air27703915 Removed
December 15th, 2022

 Listing air27703915 Reposted
November 17th, 2022

 Listing air27703915 Removed
November 12th, 2022

 Listing air27703915 Reposted
November 1st, 2022

 Listing air27703915 Removed
October 26th, 2022

 Listing air27703915 Reposted
October 19th, 2022

 Listing air27703915 Removed
October 11th, 2022

 Listing air27703915 Reposted
October 5th, 2022

 Listing air27703915 Removed
October 2nd, 2022

- Listing air27703915 Reposted
September 21st, 2022
- ✕ Listing air27703915 Removed
September 18th, 2022
- Listing air27703915 Reposted
July 29th, 2022
- ✕ Listing air27703915 Removed
July 28th, 2022
- Listing air27703915 Reposted
July 27th, 2022
- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
- 📅 1 Documented Stay
November, 2020
- Listing air27703915 Reposted
October 19th, 2020
- ✕ Listing air27703915 Removed
October 16th, 2020
- 📅 1 Documented Stay
September, 2020
- 📅 1 Documented Stay
August, 2020
- 📅 1 Documented Stay
June, 2020
- Listing air27703915 Reposted
May 7th, 2020
- ✕ Listing air27703915 Removed
April 9th, 2020
- ✓ Listing air27703915 Identified
February 29th, 2020
- 📅 1 Documented Stay
April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled

5/21/24, 10:33 AM

Matched property listing

August 13th, 2018

- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

221 Holt Avenue, Winter Park, FL
32789, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 27703915

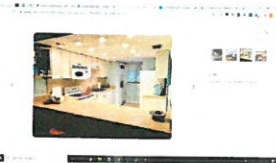


Matched Details

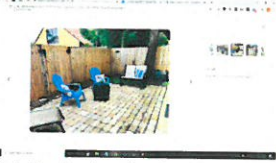
Analyst 4RZN

Explanation
Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos



Matching kitchen and tiling pattern on walls.

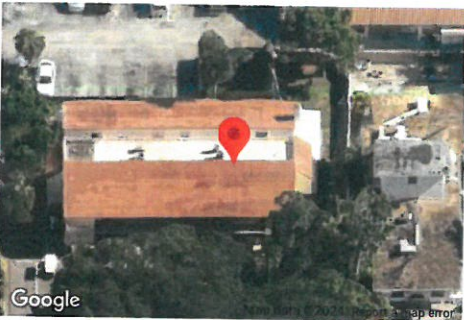


Matching backyard and tree.

Matching 3rd Party Sources



Rental Unit Information



Identified Address
221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number
2

Identified Latitude, Longitude
28.592595, -81.352333

Parcel Number
302207889001020

Owner Name
JACOBS GENE T
JACOBS ASHLEY

Owner Address
221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Timeline of Activity
View the series of events and documentation pertaining to this property

- 4 Documented Stays
April, 2024
- 4 Documented Stays
March, 2024

 Zip Code Match

 Owner Name Match

 City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— May 09, 2024
Screenshot Last Captured	— May 09, 2024
Price	— \$347/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 42
Last Documented Stay	— 04/2024

Listing Screenshot History

 View Latest Listing Screenshot

March 4

April 3

May 1

 1 Documented Stay
February, 2024

 3 Documented Stays
January, 2024

 1 Documented Stay
December, 2023

 STR Letter: Delivered
November 14th, 2023

 2 Documented Stays
November, 2023

 STR Letter: Sent
November 7th, 2023

 3 Documented Stays
October, 2023

 1 Documented Stay
September, 2023

 1 Documented Stay
August, 2023

 1 Documented Stay
July, 2023

 1 Comment
June 9th, 2023
LDC-23-0300

 4 Documented Stays
May, 2023

 2 Documented Stays
April, 2023

 1 Documented Stay
March, 2023

 1 Comment
March 15th, 2023
STR letter sent 3/15/23

 2 Documented Stays
December, 2022

 Listing air27703915 Reposted
December 15th, 2022

 Listing air27703915 Removed
December 15th, 2022

 Listing air27703915 Reposted
November 17th, 2022

 Listing air27703915 Removed
November 12th, 2022

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November 1st, 2022

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April 9th, 2020
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February 29th, 2020
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April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled

5/9/24, 2:17 PM

Matched property listing

August 13th, 2018

- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 27703915



✓ Matched Details

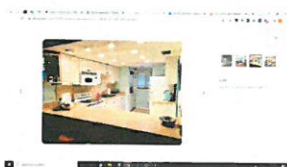
Analyst

4RZN

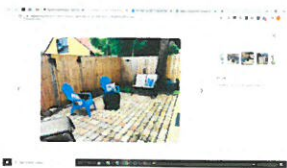
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Listing Photos



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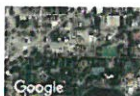
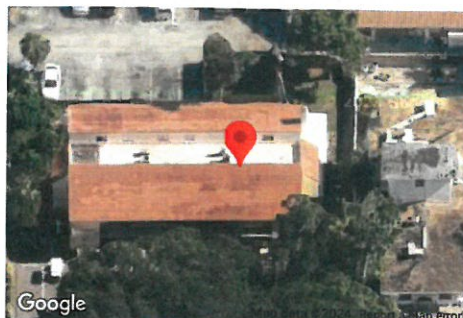


Matching backyard and tree.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
April, 2024

4 Documented Stays
March, 2024

Zip Code Match

Owner Name Match

City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Apr 24, 2024
Screenshot Last Captured	— Apr 23, 2024
Price	— \$275/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 41
Last Documented Stay	— 04/2024

Listing Screenshot History

View Latest Listing Screenshot

February 2

March 4

April 3

 1 Documented Stay
February, 2024

 3 Documented Stays
January, 2024

 1 Documented Stay
December, 2023

 STR Letter: Delivered
November 14th, 2023

 2 Documented Stays
November, 2023

 STR Letter: Sent
November 7th, 2023

 3 Documented Stays
October, 2023

 1 Documented Stay
September, 2023

 1 Documented Stay
August, 2023

 1 Documented Stay
July, 2023

 1 Comment
June 9th, 2023
LDC-23-0300

 4 Documented Stays
May, 2023

 2 Documented Stays
April, 2023

 1 Documented Stay
March, 2023

 1 Comment
March 15th, 2023
STR letter sent 3/15/23

 2 Documented Stays
December, 2022

 Listing air27703915 Reposted
December 15th, 2022

 Listing air27703915 Removed
December 15th, 2022

 Listing air27703915 Reposted
November 17th, 2022

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November 12th, 2022

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November 1st, 2022

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April 9th, 2020
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February 29th, 2020
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November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled

4/26/24, 3:14 PM

Matched property listing

August 13th, 2018

- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

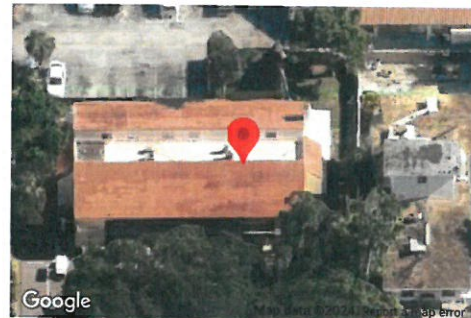
SEND A LETTER

Listing(s) Information

Airbnb - 27703915



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

✓ Matched Details

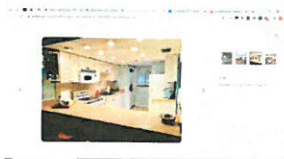
Analyst

4RZN

Explanation

Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos



Matching kitchen and tiling pattern on walls.



Matching backyard and tree.

Matching 3rd Party Sources



Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
March, 2024

1 Documented Stay
February, 2024

 Zip Code Match

 Owner Name Match

 City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Mar 03, 2024
Screenshot Last Captured	— Mar 01, 2024
Price	— \$285/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 33
Last Documented Stay	— 03/2024

Listing Screenshot History

 View Latest Listing Screenshot

January 3

February 2

March 1

 3 Documented Stays
January, 2024

 STR Letter: Delivered
November 14th, 2023

 2 Documented Stays
November, 2023

 STR Letter: Sent
November 7th, 2023

 2 Documented Stays
October, 2023

 1 Documented Stay
September, 2023

 1 Documented Stay
August, 2023

 1 Documented Stay
July, 2023

 1 Comments
June 9th, 2023
LDC-23-0300

 4 Documented Stays
May, 2023

 2 Documented Stays
April, 2023

 1 Documented Stay
March, 2023

 1 Comments
March 15th, 2023
STR letter sent 3/15/23

 2 Documented Stays
December, 2022

 Listing air27703915 Reposted
December 15th, 2022

 Listing air27703915 Removed
December 15th, 2022

 Listing air27703915 Reposted
November 17th, 2022

 Listing air27703915 Removed
November 12th, 2022

 Listing air27703915 Reposted
November 1st, 2022

 Listing air27703915 Removed
October 26th, 2022

 Listing air27703915 Reposted
October 19th, 2022

 Listing air27703915 Removed
October 11th, 2022

 Listing air27703915 Reposted
October 5th, 2022

 Listing air27703915 Removed
October 2nd, 2022

 Listing air27703915 Reposted
September 21st, 2022

 Listing air27703915 Removed
September 18th, 2022

- Listing air27703915 Reposted
July 29th, 2022
- ✕ Listing air27703915 Removed
July 28th, 2022
- Listing air27703915 Reposted
July 27th, 2022
- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
- 📅 1 Documented Stay
November, 2020
- Listing air27703915 Reposted
October 19th, 2020
- ✕ Listing air27703915 Removed
October 16th, 2020
- 📅 1 Documented Stay
September, 2020
- 📅 1 Documented Stay
August, 2020
- 📅 1 Documented Stay
June, 2020
- Listing air27703915 Reposted
May 7th, 2020
- ✕ Listing air27703915 Removed
April 9th, 2020
- ✓ Listing air27703915 Identified
February 29th, 2020
- 📅 1 Documented Stay
April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled
August 13th, 2018
- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 27703915



✓ Matched Details

Analyst

4RZN

Explanation

Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos



Matching 3rd Party Sources



Matching kitchen and tiling pattern on walls.



Matching backyard and tree.

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
February, 2024

3 Documented Stays
January, 2024

Zip Code Match

Owner Name Match

City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Feb 26, 2024
Screenshot Last Captured	— Feb 14, 2024
Price	— \$364/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 32
Last Documented Stay	— 02/2024

Listing Screenshot History

View Latest Listing Screenshot

December 3

January 3

February 2

STR Letter: Delivered
November 14th, 20232 Documented Stays
November, 2023STR Letter: Sent
November 7th, 20232 Documented Stays
October, 20231 Documented Stay
September, 20231 Documented Stay
August, 20231 Documented Stay
July, 20231 Comments
June 9th, 2023
LDC-23-03004 Documented Stays
May, 20232 Documented Stays
April, 20231 Documented Stay
March, 20231 Comments
March 15th, 2023
STR letter sent 3/15/232 Documented Stays
December, 2022● Listing air27703915 Reposted
December 15th, 2022✕ Listing air27703915 Removed
December 15th, 2022● Listing air27703915 Reposted
November 17th, 2022✕ Listing air27703915 Removed
November 12th, 2022● Listing air27703915 Reposted
November 1st, 2022✕ Listing air27703915 Removed
October 26th, 2022● Listing air27703915 Reposted
October 19th, 2022✕ Listing air27703915 Removed
October 11th, 2022● Listing air27703915 Reposted
October 5th, 2022✕ Listing air27703915 Removed
October 2nd, 2022● Listing air27703915 Reposted
September 21st, 2022✕ Listing air27703915 Removed
September 18th, 2022● Listing air27703915 Reposted
July 29th, 2022

- ✕ Listing air27703915 Removed
July 28th, 2022
- Listing air27703915 Reposted
July 27th, 2022
- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
- 📅 1 Documented Stay
November, 2020
- Listing air27703915 Reposted
October 19th, 2020
- ✕ Listing air27703915 Removed
October 16th, 2020
- 📅 1 Documented Stay
September, 2020
- 📅 1 Documented Stay
August, 2020
- 📅 1 Documented Stay
June, 2020
- Listing air27703915 Reposted
May 7th, 2020
- ✕ Listing air27703915 Removed
April 9th, 2020
- ✓ Listing air27703915 Identified
February 29th, 2020
- 📅 1 Documented Stay
April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled
August 13th, 2018
- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

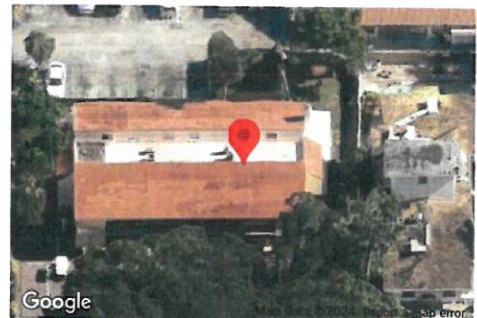
SEND A LETTER

Listing(s) Information

Airbnb - 27703915



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Matched Details

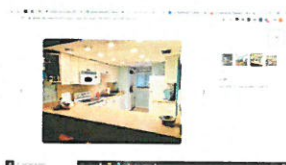
Analyst

4RZN

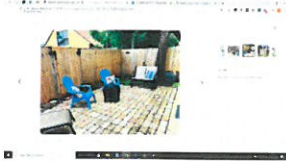
Explanation

Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos



Matching kitchen and tiling pattern on walls.



Matching backyard and tree.

Matching 3rd Party Sources



Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
January, 2024

STR Letter: Delivered
November 14th, 2023

 Zip Code Match

 Owner Name Match

 City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Feb 14, 2024
Screenshot Last Captured	— Feb 14, 2024
Price	— \$348/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 31
Last Documented Stay	— 01/2024

Listing Screenshot History

 View Latest Listing Screenshot

December 3

January 3

February 2

 2 Documented Stays
November, 2023

 STR Letter: Sent
November 7th, 2023

 2 Documented Stays
October, 2023

 1 Documented Stay
September, 2023

 1 Documented Stay
August, 2023

 1 Documented Stay
July, 2023

 1 Comments
June 9th, 2023
LDC-23-0300

 4 Documented Stays
May, 2023

 2 Documented Stays
April, 2023

 1 Documented Stay
March, 2023

 1 Comments
March 15th, 2023
STR letter sent 3/15/23

 2 Documented Stays
December, 2022

 Listing air27703915 Reposted
December 15th, 2022

 Listing air27703915 Removed
December 15th, 2022

 Listing air27703915 Reposted
November 17th, 2022

 Listing air27703915 Removed
November 12th, 2022

 Listing air27703915 Reposted
November 1st, 2022

 Listing air27703915 Removed
October 26th, 2022

 Listing air27703915 Reposted
October 19th, 2022

 Listing air27703915 Removed
October 11th, 2022

 Listing air27703915 Reposted
October 5th, 2022

 Listing air27703915 Removed
October 2nd, 2022

 Listing air27703915 Reposted
September 21st, 2022

 Listing air27703915 Removed
September 18th, 2022

 Listing air27703915 Reposted
July 29th, 2022

 Listing air27703915 Removed
July 28th, 2022

- Listing air27703915 Reposted
July 27th, 2022
- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
- 📅 1 Documented Stay
November, 2020
- Listing air27703915 Reposted
October 19th, 2020
- ✕ Listing air27703915 Removed
October 16th, 2020
- 📅 1 Documented Stay
September, 2020
- 📅 1 Documented Stay
August, 2020
- 📅 1 Documented Stay
June, 2020
- Listing air27703915 Reposted
May 7th, 2020
- ✕ Listing air27703915 Removed
April 9th, 2020
- ✓ Listing air27703915 Identified
February 29th, 2020
- 📅 1 Documented Stay
April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled
August 13th, 2018
- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

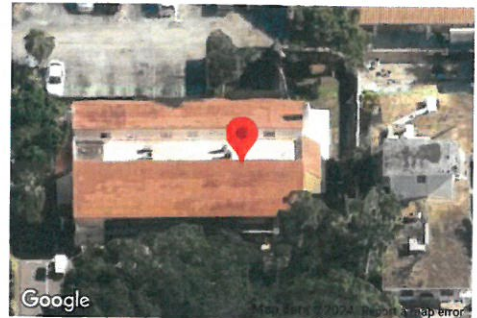
SEND A LETTER

Listing(s) Information

Airbnb - 27703915



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

✓ Matched Details

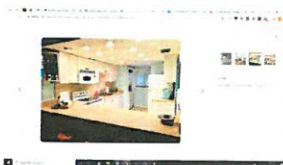
Analyst

4RZN

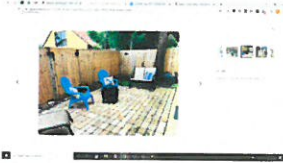
Explanation

Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos



Matching kitchen and tiling pattern on walls.



Matching backyard and tree.

Matching 3rd Party Sources



Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
January, 2024

STR Letter: Delivered
November 14th, 2023

 Zip Code Match

 Owner Name Match

 City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 30, 2024
Screenshot Last Captured	— Jan 20, 2024
Price	— \$338/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 30
Last Documented Stay	— 01/2024

Listing Screenshot History

 View Latest Listing Screenshot

December 3

January 3

 2 Documented Stays
November, 2023

 STR Letter: Sent
November 7th, 2023

 2 Documented Stays
October, 2023

 1 Documented Stay
September, 2023

 1 Documented Stay
August, 2023

 1 Documented Stay
July, 2023

 1 Comments
June 9th, 2023
LDC-23-0300

 4 Documented Stays
May, 2023

 2 Documented Stays
April, 2023

 1 Documented Stay
March, 2023
1 Comments
March 15th, 2023
STR letter sent 3/15/23

 2 Documented Stays
December, 2022

 Listing air27703915 Reposted
December 15th, 2022

 Listing air27703915 Removed
December 15th, 2022

 Listing air27703915 Reposted
November 17th, 2022

 Listing air27703915 Removed
November 12th, 2022

 Listing air27703915 Reposted
November 1st, 2022

 Listing air27703915 Removed
October 26th, 2022

 Listing air27703915 Reposted
October 19th, 2022

 Listing air27703915 Removed
October 11th, 2022

 Listing air27703915 Reposted
October 5th, 2022

 Listing air27703915 Removed
October 2nd, 2022

 Listing air27703915 Reposted
September 21st, 2022

 Listing air27703915 Removed
September 18th, 2022

 Listing air27703915 Reposted
July 29th, 2022

 Listing air27703915 Removed
July 28th, 2022

- Listing air27703915 Reposted
July 27th, 2022
- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
- 📅 1 Documented Stay
November, 2020
- Listing air27703915 Reposted
October 19th, 2020
- ✕ Listing air27703915 Removed
October 16th, 2020
- 📅 1 Documented Stay
September, 2020
- 📅 1 Documented Stay
August, 2020
- 📅 1 Documented Stay
June, 2020
- Listing air27703915 Reposted
May 7th, 2020
- ✕ Listing air27703915 Removed
April 9th, 2020
- ✓ Listing air27703915 Identified
February 29th, 2020
- 📅 1 Documented Stay
April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled
August 13th, 2018
- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 27703915



✓ Matched Details

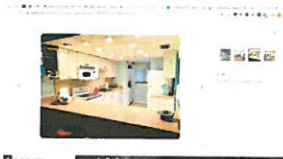
Analyst

4RZN

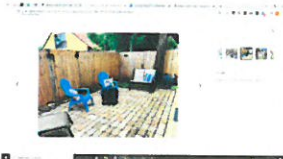
Explanation

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Listing Photos



Matching kitchen and tiling pattern on walls.

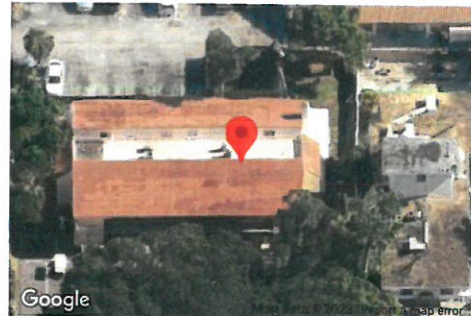


Matching backyard and tree.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

STR Letter: Delivered
November 14th, 2023

2 Documented Stays
November, 2023

Zip Code Match

Owner Name Match

City Name Match

STR Letter: Sent
November 7th, 20232 Documented Stays
October, 20231 Documented Stay
September, 20231 Documented Stay
August, 20231 Documented Stay
July, 20231 Comments
June 9th, 2023
LDC-23-03004 Documented Stays
May, 20232 Documented Stays
April, 20231 Documented Stay
March, 20231 Comments
March 15th, 2023
STR letter sent 3/15/232 Documented Stays
December, 2022Listing air27703915 Reposted
December 15th, 2022X Listing air27703915 Removed
December 15th, 2022Listing air27703915 Reposted
November 17th, 2022X Listing air27703915 Removed
November 12th, 2022Listing air27703915 Reposted
November 1st, 2022X Listing air27703915 Removed
October 26th, 2022Listing air27703915 Reposted
October 19th, 2022X Listing air27703915 Removed
October 11th, 2022Listing air27703915 Reposted
October 5th, 2022X Listing air27703915 Removed
October 2nd, 2022Listing air27703915 Reposted
September 21st, 2022X Listing air27703915 Removed
September 18th, 2022Listing air27703915 Reposted
July 29th, 2022X Listing air27703915 Removed
July 28th, 2022Listing air27703915 Reposted
July 27th, 2022

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Dec 07, 2023
Screenshot Last Captured	— Dec 09, 2023
Price	— \$249/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 28
Last Documented Stay	— 11/2023

Listing Screenshot History

View Latest Listing Screenshot

October 3

November 3

December 1

- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
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February 29th, 2020
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April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled
August 13th, 2018
- Listing air27703915 First Activity
August 9th, 2018

Rental Unit Record

221 Holt Avenue, Winter Park, FL
32789, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 27703915



Matched Details

Analyst 4RZN

Explanation

Listing photos of the kitchen and backyard matched with photos on zillow.com for the address and unit. Kitchen photos showed matching wall tiling pattern. Owner verified the correct unit in violation.

Listing Photos

Matching 3rd Party Sources

Listing Photos

=

Matching kitchen and tiling pattern on walls.

=

Matching backyard and tree.

Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

2

Identified Latitude, Longitude

28.592595, -81.352333

Parcel Number

302207889001020

Owner Name

JACOBS GENE T
JACOBS ASHLEY

Owner Address

221 HOLT AVE APT 1
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

STR Letter: Delivered
November 14th, 2023



2 Documented Stays
November, 2023

Zip Code Match

Owner Name Match

City Name Match

STR Letter: Sent
November 7th, 20232 Documented Stays
October, 20231 Documented Stay
September, 20231 Documented Stay
August, 20231 Documented Stay
July, 20231 Comments
June 9th, 2023
LDC-23-03004 Documented Stays
May, 20232 Documented Stays
April, 20231 Documented Stay
March, 2023
1 Comments
March 15th, 2023
STR letter sent 3/15/232 Documented Stays
December, 2022Listing air27703915 Reposted
December 15th, 2022X Listing air27703915 Removed
December 15th, 2022Listing air27703915 Reposted
November 17th, 2022X Listing air27703915 Removed
November 12th, 2022Listing air27703915 Reposted
November 1st, 2022X Listing air27703915 Removed
October 26th, 2022Listing air27703915 Reposted
October 19th, 2022X Listing air27703915 Removed
October 11th, 2022Listing air27703915 Reposted
October 5th, 2022X Listing air27703915 Removed
October 2nd, 2022Listing air27703915 Reposted
September 21st, 2022X Listing air27703915 Removed
September 18th, 2022Listing air27703915 Reposted
July 29th, 2022X Listing air27703915 Removed
July 28th, 2022Listing air27703915 Reposted
July 27th, 2022

Listing Details

Listing URL	— https://www.airbnb.com/rooms/27703915
Listing Status	● Active
Host Compliance Listing ID	— air27703915
Listing Title	— Greatest Location in Winter Park! (2)
Property type	— Condominium
Room type	— Entire home/apt
Listing Info Last Captured	— Nov 26, 2023
Screenshot Last Captured	— Nov 20, 2023
Price	— \$305/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Ashley
Latitude, Longitude	— 28.591710, -81.351460
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 28
Last Documented Stay	— 11/2023

Listing Screenshot History

View Latest Listing Screenshot

September 2

October 3

November 2

- ✕ Listing air27703915 Removed
July 22nd, 2022
- Listing air27703915 Reposted
July 4th, 2022
- ✕ Listing air27703915 Removed
June 24th, 2022
- Listing air27703915 Reposted
June 24th, 2022
- ✕ Listing air27703915 Removed
June 21st, 2022
- 📅 1 Documented Stay
April, 2022
- 📅 1 Documented Stay
December, 2021
- 📅 1 Documented Stay
May, 2021
- 📅 1 Documented Stay
April, 2021
- 📅 1 Documented Stay
November, 2020
- Listing air27703915 Reposted
October 19th, 2020
- ✕ Listing air27703915 Removed
October 16th, 2020
- 📅 1 Documented Stay
September, 2020
- 📅 1 Documented Stay
August, 2020
- 📅 1 Documented Stay
June, 2020
- Listing air27703915 Reposted
May 7th, 2020
- ✕ Listing air27703915 Removed
April 9th, 2020
- ✓ Listing air27703915 Identified
February 29th, 2020
- 📅 1 Documented Stay
April, 2019
- 📅 2 Documented Stays
November, 2018
- 📅 1 Documented Stay
August, 2018
- ✱ Listing air27703915 First Crawled
August 13th, 2018
- Listing air27703915 First Activity
August 9th, 2018



Code Compliance Board

agenda item 5.c

item type

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

meeting date

June 6, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# - LDC-24-0051 221 Holt Avenue #4, Winter Park, FL 32789

motion | recommendation

From the evidence presented today, I move to find the Respondents, Gene T. Jacobs and Alexis Marie Jacobs, Compliance Board Case #LDC-24-0051, owners of 221 Holt Avenue Apartment 4, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month 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 _____

background

VIOLATION DESCRIPTION: Residential dwelling is currently being rented or utilized on short term rental websites for less than one month which is a violation of the city code.

CODES CITED: Chapter 58, Section 58-71(z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

alternatives | other considerations

fiscal impact

attachments

1. CCB# - LDC-24-0051 FOR AGENDA PACKET

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: 05/31/2024 System Refresh Date: 05/26/2024

221 Holt Ave Apt 4 07-22-30-8890-01-040

Name(s):

JACOBS SUSAN HANN
JACOBS ANDREA R

Physical Street Address:

221 Holt Ave Apt 4

Property Use:

0400 - Condo-residential

Mailing Address On File:

Po Box 1419
Winter Park, FL 32790-1419

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)

Property Name:

Villa Vienda

[View 2023 Property Record Card](#)



302207889001040 04/06/2006

[Upload Photos](#)

i 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

VILLA VIENDA CONDO CB 5/88 UNIT 4 BLDG 1

Land

There are no land lines associated to this parcel.

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

08 - Condominium

Actual Year Built:

1980

Gross Area:

1139 sqft

Type Code:

0400 - Condo-Residential

Beds:

2

Living Area:

1139 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Concrete Block Stucco

Estimated New Cost:

Working Value...

Floors:

0

Interior Wall:

Drywall

« « 1 » »

Page 1 of 1 (Total Records:1)

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: 05/15/2024 System Refresh Date: 05/13/2024

221 Holt Ave Apt 4 07-22-30-8890-01-040

Name(s):
JACOBS SUSAN HANN
JACOBS ANDREA R

Physical Street Address:
221 Holt Ave Apt 4

Property Use:
0400 - Condo-residential

Mailing Address On File:
Po Box 1419
Winter Park, FL 32790-1419
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



302207889001040 04/06/2008

[Upload Photos](#)

Property Name:
Villa Vienda

[View 2023 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits ⓘ

Has Homestead in 2024

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2023	\$50,120	\$200,480	\$0	\$250,600	10.0%	\$234,634	3.0%
2022	\$45,560	\$182,240	\$0	\$227,800	N/A	\$227,800	N/A
2021	\$45,560	\$182,240	\$0	\$227,800	N/A	\$227,800	N/A
2020	\$45,560	\$182,240	\$0	\$227,800	N/A	\$227,800	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2023	\$25,000	\$25,000	\$0	\$15,966	\$853
2022	\$25,000	\$25,000	\$0	\$0	\$611
2021	\$25,000	\$25,000	\$0	\$0	\$620
2020	\$25,000	\$25,000	\$0	\$0	\$631

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)	\$234,634	\$25,000	\$209,634	3.1730	-1.3%	\$665.17	22%
Public Schools: By Local Board	\$234,634	\$25,000	\$209,634	3.2480	0.0%	\$680.89	23%
General County	\$234,634	\$50,000	\$184,634	4.4347	0.0%	\$818.80	27%
City Of Winter Park	\$234,634	\$50,000	\$184,634	4.0923	0.0%	\$755.58	25%
City Of Winter Park Debt 2017 & 2020	\$234,634	\$50,000	\$184,634	0.2379	-10.1%	\$43.92	1%
St Johns Water Management District	\$234,634	\$50,000	\$184,634	0.1793	-9.2%	\$33.10	1%
Totals				15.3652		\$2,997.46	

Non-Ad Valorem Assessments

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF WINTER PARK	COLLEGE QUARTER - COLQTR - (407)599-3362	6.56	1.00	\$6.56
WINTER PARK STORMWATER	WINTER PARK STM - STMWTR - (407)599-3220	89.28	1.00	\$89.28
				\$95.84

2023 Gross Tax Total: \$3,093.30

2023 Tax Sav. Tax Savings

Your taxes without exemptions would be: \$3,850.52

Your ad-valorem tax with exemptions is: - \$2,997.46

Providing You A Savings Of: = \$853.06

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:	07-22-30-8890-01040
Date:	<u>05/15/2024</u>
Tax Year:	2023
Total Assesed Value:	\$234,634.00
Taxable Value:	\$209,634.00
Gross Tax Amount:	\$3,093.30
Millage Code:	6 WP
Comments:	
Owner & Address:	JACOBS SUSAN HANN JACOBS ANDREA R PO BOX 1419 WINTER PARK, FL 32790-1419
Legal Description:	VILLA VIENDA CONDO CB 5/88 UNIT 4 BLDG 1
Location Address:	221 HOLT 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	Amount
2023	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Taxbill)
2022	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Taxbill)
2021	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Taxbill)
2020	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Taxbill)

2019	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2018	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2017	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2014	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2013	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2012	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2011	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2010	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2009	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2008	JACOBS SUSAN HANN JACOBS ANDREA R	* PAID (View Ta:
2007	JACOBS SUSAN HANN	* PAID (View Ta:
2006	JACOBS SUSAN HANN	* PAID (View Ta:

Unpaid Real Estate Certificates:

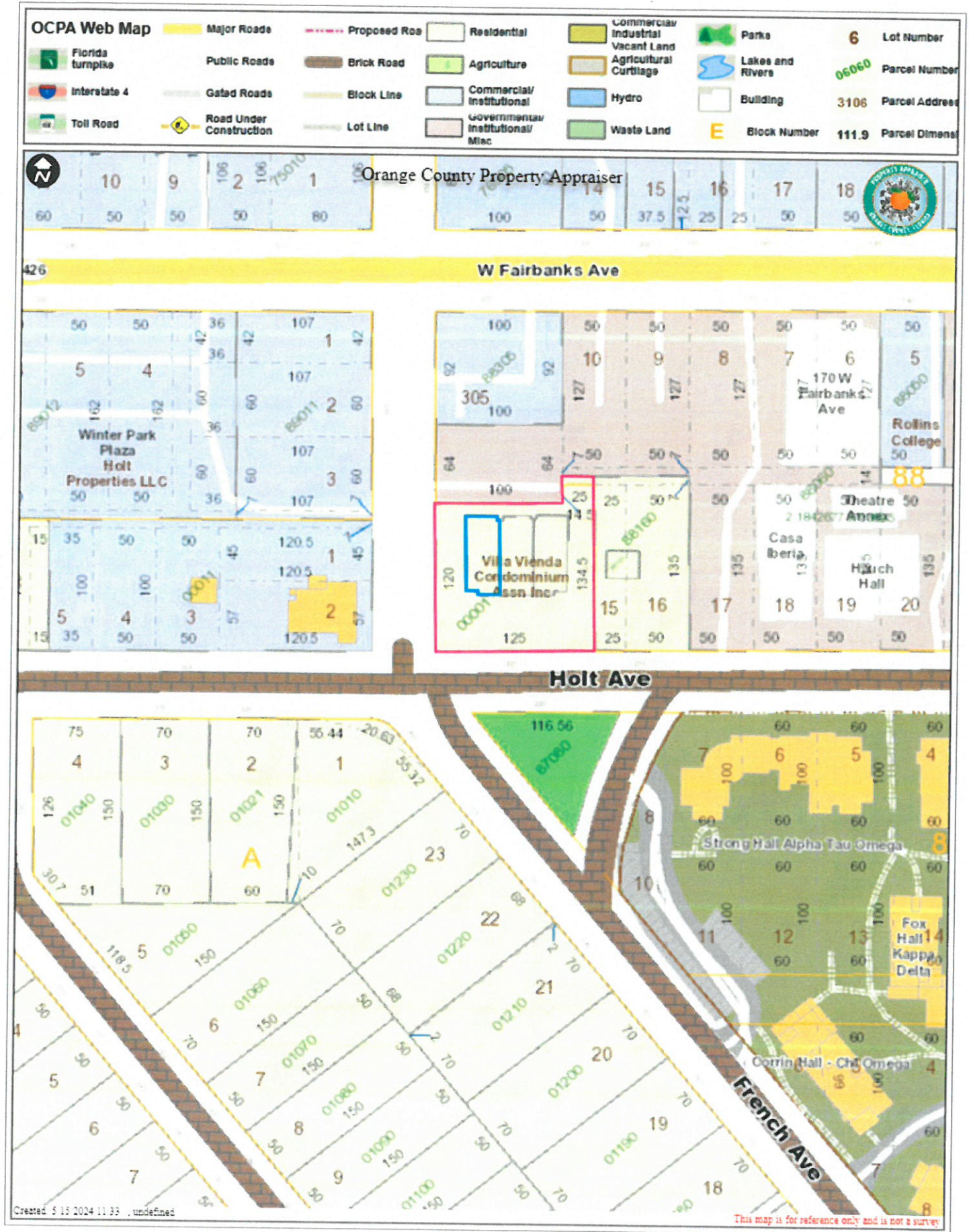
Year	Current Payoff	If Paid By
No data		

Other Real Estate Certificates:

Year	Current Payoff	Certificate Number
2005	\$3,910.98	2006-0013474

*** 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](#)





INSTR 20060378987
 OR BK 08688 PG 2155 PGS=1
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 06/09/2006 08:42:51 AM
 DEED DOC TAX 2,030.00
 REC FEE 10.00
 LAST PAGE

Prepared by and return to:
 LEHN E. ABRAMS
 ARNOLD, MATHENY & EAGAN, P.A.
 605 E. Robinson Street Suite 730
 Orlando, FL 32801
 407-841-1550

[Space Above This Line For Recording]

Date

Warranty Deed

This Warranty Deed made this 15 day of May, 2006 between QUORUM ASSURANCE COMPANY LIMITED, a Turks & Caicos Island Company whose post office address is 1201 South Powerline Road, Suite 299, Pompano Beach, FL 33069, grantor, and SUSAN HANN JACOBS and ANDREA R. JACOBS, as Joint Tenants with Right of Survivorship whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantee:

(Whenever 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida to-wit:

Unit No. 4, VILLA VIENDA, a condominium according to the Declaration of Condominium recorded in OR Book 3130, at Pages 1533 through 1582, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof as found in Condominium Plat Book 5, Pages 88 and 89 of the Public Records of Orange County, Florida; together with an undivided interest in and to the common elements and common surplus as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

Parcel Identification Number: 07-22-309-8890-01040

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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, 2005.

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:

Christine Long
 Witness Name: Christine Long
Lehn E. Abrams
 Witness Name: Lehn E. Abrams

QUORUM ASSURANCE COMPANY LIMITED, a Turks & Caicos Island Company
 By: Jane Evans
 JANE EVANS
 1245 1201 S. Powerline Road, Suite 299
 Pompano Beach, FL 33069-4311

State of Florida
 County of Orange

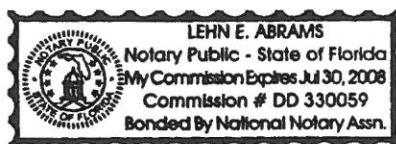
The foregoing instrument was acknowledged before me this 15th day of May, 2006 by JANE EVANS, the of QUORUM ASSURANCE COMPANY LIMITED, a Turks & Caicos Island Company, on behalf of said firm. He/she ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Lehn E. Abrams

My Commission Expires: _____



DoubleTimee

FACT SHEET

June 6, 2024.

Case No: PM-24-0051

Respondents:

Jacobs, Susan Hann
Jacobs, Andrea
P.O. Box 1419
WINTER PARK, FL 32790-1419

1. Address where violation exists: **221 Holt Avenue Apartment 4, Winter Park, FL 32789**
2. Parcel I.D. No.: **07-22-30-8890-01-040**
3. Property Zone: **R-3**
4. Inspection(s): **01/31/2024, 2/14/2024, 02/28/2024, 03/05/2024, 04/26/2024, 05/09/2024, 05/20/2024, 05/21/2024.**
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
Airbnb Listing Documents
Case History Report
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION: Residential dwelling is currently being rented or utilized on short term rental websites for less than one month which is a violation of the city code.	CORRECTIVE ACTION REQUIRED: Cease renting the dwelling for periods of less than one month.	CODES CITED: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
---	---	--

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 Respondents, Susan Hann Jacobs and Andrea Jacobs, Compliance Board Case #LDC-24-0051, owners of 221 Holt Avenue Apartment 4, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month 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-24-0051**

City of Winter Park
Petitioner,

vs.

JACOBS, SUSAN HANN
JACOBS, ANDREA R.
P.O. BOX 1419
WINTER PARK, FL 32790-1419
Respondent, _____ /

AFFIDAVIT OF POSTING

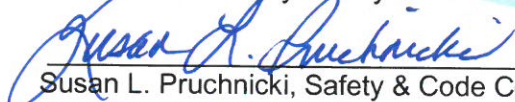
STATE OF FLORIDA
COUNTY OF ORANGE

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 221 HOLT AVE. APT. 4 on this 20th day of May 2024.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 20th day of May 2024


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 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-24-0051**

City of Winter Park
Petitioner,

vs.

JACOBS, SUSAN HANN
JACOBS, ANDREA R.
P.O. BOX 1419
WINTER PARK, FL 32790-1419
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 221 HOLT AVE. APT. 4 on this 20th day of May 2024.
3. That the attached picture document is proof of the posting.

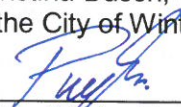
FURTHER AFFIANT SAYETH NOT

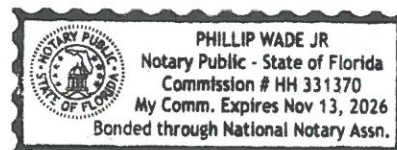
DATED this 20th day of May 2024


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 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](tel:407-599-3600)**

Case No: LDC-24-0051

**CITY OF WINTER PARK
Petitioner,**

vs.

**JACOBS, SUSAN HANN
JACOBS, ANDREA
P.O. BOX 1419
WINTER PARK, FL 32790-1419
Respondents,**

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the Compliance Officer hereby gives notice of an uncorrected undersigned Safety & Code violation of the Code of City of Winter Park, as more particularly described herein, and that he 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, June 6, 2024

at 3 p.m. at

Commission Chambers

second floor of Winter Park City Hall

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

code violations will be heard at this meeting:

A hearing on the following Chapter/Section: Chapter 58, Section 58-71 (z)

Violation of City Code of residential dwellings of the City of Winter Park

1. Short-term rental Code of the City of Winter Park Land

Development Code.

Development Code exists: 221 Holt Ave., Apt 4, Winter Park, FL

2. Address where violation(s) exists: 221 Holt Ave., Apt 4, Winter Park, FL 32789.

Office DEPOT®

05/20/2024



ALERT: SEVERE WEATHER IN THE SOUTH, SOUTHEAST, CENTRAL, NORTHERN MID-ATLANTI...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9171969009350313310862

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

Latest Update

This is a reminder to pick up your item before May 30, 2024 or your item will be returned on May 31, 2024. Please pick up the item at the WINTER PARK, FL 32790 Post Office.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt

Reminder to pick up your item before May 30, 2024

WINTER PARK, FL 32790
May 21, 2024

Available for Pickup

WINTER PARK
300 N NEW YORK AVE
WINTER PARK FL 32789-9998
M-F 0900-1700; SAT 0930-1200
May 16, 2024, 9:44 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



**CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
[407-599-3600](tel:407-599-3600)**

Case No: LDC-24-0051

CITY OF WINTER PARK
Petitioner,

vs.

JACOBS, SUSAN HANN
JACOBS, ANDREA
P.O. BOX 1419
WINTER PARK, FL 32790-1419
Respondents,

**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 he 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, June 6, 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. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **221 Holt Ave., Apt 4, Winter Park, FL 32789.**

3. Parcel I.D. No.: **07-22-30-8890-01-040**
4. Property Zone: **R-3**
5. Legal Description: **VILLA VIENDA CONDO CB 5/88 UNIT 4 BLDG 1**
6. Names and address of owner/person in charge of location where violation exists: **SUSAN HANN JACOBS AND ANDREA R. JACOBS – P.O. BOX 1419, WINTER PARK, FL 32790-1419.**
7. Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON SHORT TERM RENTAL WEBSITES FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE**
8. Compliance Requirements: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH.**

Compliance Date to avoid hearing: **May 20, 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/Section 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 **June 6, 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 the Final Order. If you have been found to be a repeat violator by the Board, the fine 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 feel 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 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, or may be desirable. It is the sole responsibility of each party to the proceedings 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 next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

Dated this: 13th day of May 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: **SUSAN HANN JACOBS AND ANDREA R. JACOBS – P.O. BOX 1419, WINTER PARK, FL 32790-1419.**

Certified Mail: 9171 9690 0935 0313 3108 62



Christina Busch
Code Compliance Officer

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

CODES CITED

58-71 (z) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.

USPS Tracking®

[FAQs >](#)

Tracking Number:

Remove X

9171969009350313304328[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

In Transit to Next Facility, Arriving Late

March 12, 2024

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

March 8, 2024, 8:40 pm

[See All Tracking History](#)

Feedback

[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

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

OFFICIAL NOTICE OF VIOLATION

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

DATE: **January 31, 2024**

CASE # **LDC-24-0051**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3043 28**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

SHORT TERM RENTALS

On **January 31, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **February 14, 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-3**
Parcel ID#: **07-22-30-8890-01-040**
Violation: **221 HOLT AVE APT. 4**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **JACOBS, SUSAN HANN**
JACOBS, ANDREA R.
Mailing Address: **P.O. BOX 1419**
City/ State/ Zip: **WINTER PARK, FL 32790-1419**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT-TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).**
Corrective action to be taken: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH. PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **Christina Busch** - 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 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



✓ Matched Details

Analyst

NJEL

Explanation

Interior photos from listing match those on Zillow. The owner of the unit verified the unit number in violation.

Listing Photos

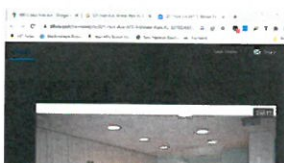


Matching kitchen.

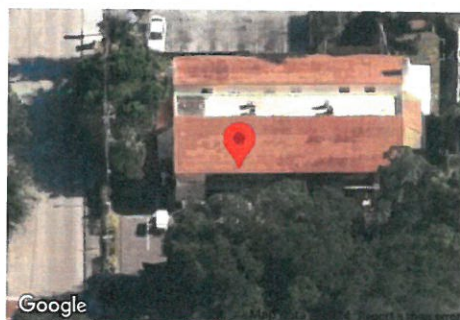


Matching bathroom.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

4

Identified Latitude, Longitude

28.592526, -81.352445

Parcel Number

302207889000001

Owner Name

VILLA VIENDA CONDOMINIUM ASSN
INC

Owner Address

228 N PARK AVE STE J
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Comment

February 16th, 2024

CC# LDC-24-51

● Listing hma321.2000695.2565212
Reposted

Matched property listing

November 20th, 2023

- ✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023
- ✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023
- Listing hma321.2000695.2565212 First
Activity
November 26th, 2022
- ✱ Listing hma321.2000695.2565212 First
Crawled
November 26th, 2022

Listing Details

Listing URL	— https://www.vrbo.com/2000695
Listing Status	● Active
Host Compliance Listing ID	— hma321.2000695.2565212
Listing Title	— Greatest location! Condo with private yard!
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— May 20, 2024
Screenshot Last Captured	— May 09, 2024
Price	— \$325/night
Cleaning Fee	— \$125

Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History

 View Latest Listing Screenshot

March 4

April 3

May 1

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant ✕

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



✓ Matched Details

Analyst

NJEL

Explanation

Interior photos from listing match those on Zillow. The owner of the unit verified the unit number in violation.

Listing Photos

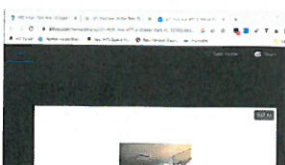
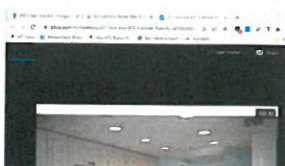


Matching kitchen.

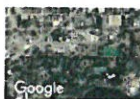
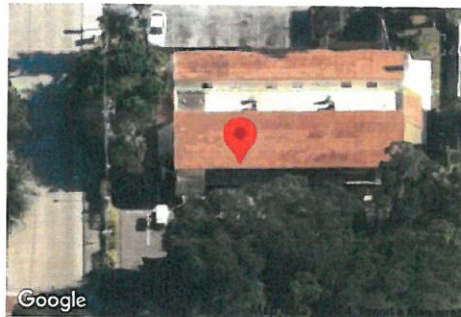


Matching bathroom.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

4

Identified Latitude, Longitude

28.592526, -81.352445

Parcel Number

302207889000001

Owner Name

VILLA VIENDA CONDOMINIUM ASSN
INC

Owner Address

228 N PARK AVE STE J
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Comment

February 16th, 2024

CC# LDC-24-51

● Listing hma321.2000695.2565212
Reposted

November 20th, 2023

- ✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023
- ✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023
- Listing hma321.2000695.2565212 First Activity
November 26th, 2022
- ✱ Listing hma321.2000695.2565212 First Crawled
November 26th, 2022

Listing Details

Listing URL	— https://www.vrbo.com/2000695
Listing Status	● Active
Host Compliance Listing ID	— hma321.2000695.2565212
Listing Title	— Greatest location! Condo with private yard!
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Apr 07, 2024
Screenshot Last Captured	— May 09, 2024
Price	— \$325/night
Cleaning Fee	— \$125

Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History

 [View Latest Listing Screenshot](#)

March 4

April 3

May 1

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

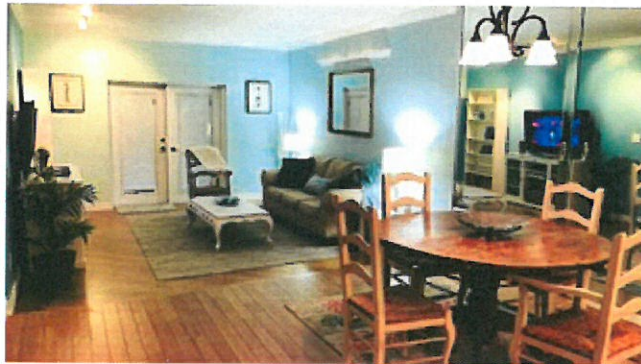
Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



✓ Matched Details

Analyst

NJEL

Explanation

Interior photos from listing match those on Zillow. The owner of the unit verified the unit number in violation.

Listing Photos



Matching kitchen.

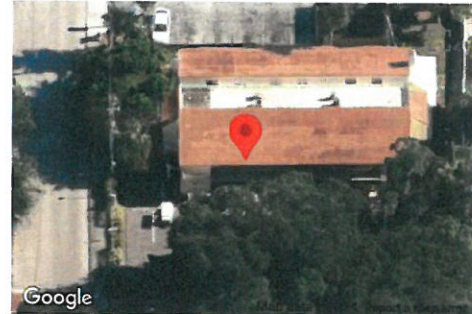


Matching bathroom.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

4

Identified Latitude, Longitude

28.592526, -81.352445

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302207889000001

Owner Name

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WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Comment

February 16th, 2024

CC# LDC-24-51

● Listing hma321.2000695.2565212
Reposted

Matched property listing

November 20th, 2023

- ✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023
- ✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023
- Listing hma321.2000695.2565212 First
Activity
November 26th, 2022
- ✱ Listing hma321.2000695.2565212 First
Crawled
November 26th, 2022

Listing Details

Listing URL	— https://www.vrbo.com/2000695
Listing Status	● Active
Host Compliance Listing ID	— hma321.2000695.2565212
Listing Title	— Greatest location! Condo with private yard!
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Apr 07, 2024
Screenshot Last Captured	— Apr 23, 2024
Price	— \$325/night
Cleaning Fee	— \$125

Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History

 View Latest Listing Screenshot

February 2

March 4

April 3

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



✓ Matched Details

Analyst

NJEL

Explanation

Interior photos from listing match those on Zillow. The owner of the unit verified the unit number in violation.

Listing Photos

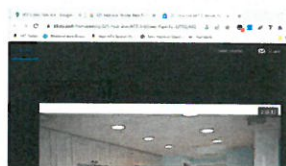


Matching kitchen.

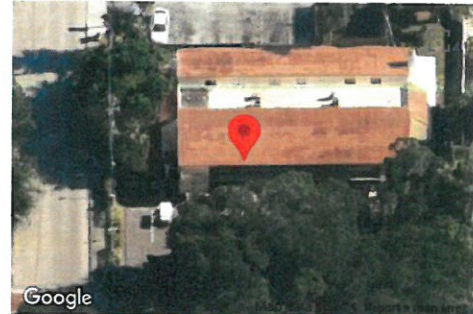


Matching bathroom.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

4

Identified Latitude, Longitude

28.592526, -81.352445

Parcel Number

302207889000001

Owner Name

Jacobs Susan Hann
Jacobs Alexis Marie

Owner Address

400 Minnehaha Rd
Maitland, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Comments

February 16th, 2024

CC# LDC-24-51

● Listing hma321.2000695.2565212
Reposted

November 20th, 2023

✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023

✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023

● Listing hma321.2000695.2565212 First
Activity
November 26th, 2022

✱ Listing hma321.2000695.2565212 First
Crawled
November 26th, 2022

Listing Details

Listing URL	— https://www.vrbo.com/2000695
Listing Status	● Active
Host Compliance Listing ID	— hma321.2000695.2565212
Listing Title	— Greatest location! Condo with private yard!
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 07, 2024
Screenshot Last Captured	— Mar 01, 2024
Price	— \$325/night
Cleaning Fee	— \$125

Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History

 View Latest Listing Screenshot

January 3

February 2

March 1

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



✓ Matched Details

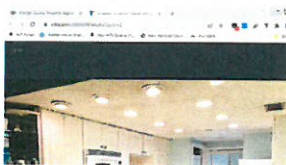
Analyst

NJEL

Explanation

Interior photos from listing match those on Zillow. The owner of the unit verified the unit number in violation.

Listing Photos



Matching kitchen.



Matching bathroom.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

4

Identified Latitude, Longitude

28.592526, -81.352445

Parcel Number

302207889000001

Owner Name

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Jacobs Alexis Marie

Owner Address

400 Minnehaha Rd
Maitland, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Comments

February 16th, 2024

CC# LDC-24-51

● Listing hma321.2000695.2565212
Reposted

November 20th, 2023

- ✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023
- ✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023
- Listing hma321.2000695.2565212 First
Activity
November 26th, 2022
- ✱ Listing hma321.2000695.2565212 First
Crawled
November 26th, 2022

Listing Details

Listing URL	— https://www.vrbo.com/2000695
Listing Status	● Active
Host Compliance Listing ID	— hma321.2000695.2565212
Listing Title	— Greatest location! Condo with private yard!
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jan 07, 2024
Screenshot Last Captured	— Feb 14, 2024
Price	— \$325/night
Cleaning Fee	— \$125

Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History

 View Latest Listing Screenshot

December 3

January 3

February 2

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



☒ Matched Details

Analyst

NJEL

Explanation

Interior photos from listing match those on Zillow. The owner of the unit verified the unit number in violation.

Listing Photos

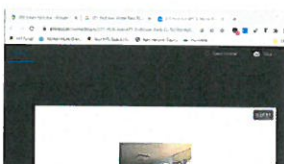
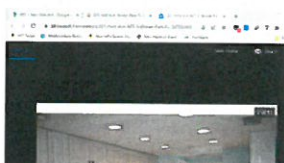


Matching kitchen.

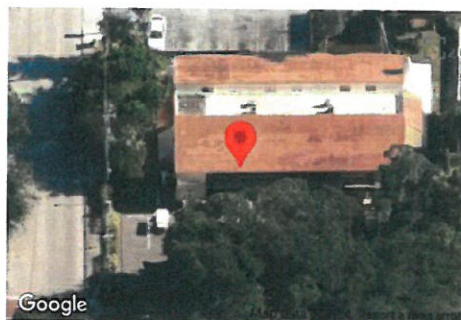


Matching bathroom.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL
32789, USA

Identified Unit Number

4

Identified Latitude, Longitude

28.592526, -81.352445

Parcel Number

302207889000001

Owner Name

Jacobs Susan Hann
Jacobs Alexis Marie

Owner Address

400 Minnehaha Rd
Maitland, FL 32751, US

Timeline of Activity

View the series of events and documentation pertaining to this property

- Listing hma321.2000695.2565212
Reposted
November 20th, 2023

Listing Details

Listing URL	— https://www.vrbo.com/2000695
Listing Status	● Active
Host Compliance Listing ID	— hma321.2000695.2565212
Listing Title	— Greatest location! Condo with private yard!
Property type	— House
Room type	— Entire home/apt
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Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History

 View Latest Listing Screenshot

December 3

January 3

February 2

- ✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023
- ✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023
- Listing hma321.2000695.2565212 First
Activity
November 26th, 2022
- ✱ Listing hma321.2000695.2565212 First
Crawled
November 26th, 2022

Rental Unit Record

**221 Holt Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2000695.2565212



Matched Details

Analyst

NJEL

Explanation

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Listing Photos

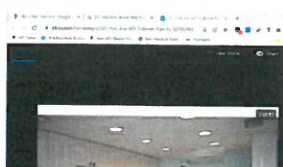


Matching kitchen.



Matching bathroom.

Matching 3rd Party Sources



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221 Holt Avenue, Winter Park, FL
32789, USA

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Parcel Number

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Timeline of Activity

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Reposted
November 20th, 2023

Listing Details

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Information Provided on Listing

Contact Name	— Not provided
Latitude, Longitude	— 28.590902, -81.354331
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 2.0
Last Documented Stay	—

Listing Screenshot History [View Latest Listing Screenshot](#)

December 3

January 3

- ✕ Listing hma321.2000695.2565212
Removed
November 20th, 2023
- ✓ Listing hma321.2000695.2565212
Identified
February 27th, 2023
- Listing hma321.2000695.2565212 First
Activity
November 26th, 2022
- * Listing hma321.2000695.2565212 First
Crawled
November 26th, 2022



Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

June 6, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CC# - LDC-23-0498 2020 W. Fairbanks Avenue, Unit 105, Winter Park, FL 32789

motion | recommendation**background**

Codes Cited: Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code; Chapter 58, Section 58-76 (e) (4) Commercial (C-3) district of the City of Winter Park Land Development Code. This case is being removed from the July 11, 2024, Code Compliance Board Agenda due to the owner bringing the property into compliance. This case was closed May 30, 2024.

alternatives | other considerations**fiscal impact****attachments**

None



Code Compliance Board

agenda item 7.b

item type

Staff Updates

meeting date

June 6, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CC# - LDC-24-0098 2250 Nairn Drive, Winter Park, FL 32792

motion | recommendation**background**

CCB: May 2, 2024— Status – In Compliance.

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

This case has been closed due to the owner bringing the property into compliance. Affidavit of Compliance Issued 05/31/2024. Case closed 5/31/24.

alternatives | other considerations**fiscal impact****attachments**

None



Code Compliance Board

agenda item 7.c

item type

Staff Updates

meeting date

June 6, 2024

prepared by

Gary Hiatt, Director of Building, Permitting Services
and Code Compliance

approved by

Susanne Porras, Code Compliance
Manager

subject

Report from Building Director Gary Hiatt

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

None