



Code Compliance Board Regular Meeting

Agenda

August 1, 2024 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order

- a. Roll Call 1 Minute
- b. Statement of Purpose 1 Minute

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

- a. Approve the minutes of the June 6, 2024, regular meeting 2 Minutes

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**5. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. CCB# - PM-24-0058 630 W. Swoope Avenue, Winter Park, FL 32789 15 Minutes
- b. CCB# - LDC-24-0039 961 Bonita Drive, Winter Park, FL 32789 10 Minutes
- c. CCB# - LDC-24-0087 767 McIntyre Avenue, Winter Park, FL 32789 10 Minutes
- d. CCB# - LDC-24-0103 1303 W. Fairbanks Avenue, Winter Park, FL 32789 10 Minutes
- e. CCB# - PM-24-0016 820 W. Webster Avenue, Winter Park, FL 32789 10 Minutes

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

- a. LDC-24-0269 607 Ellen Drive, Winter Park, FL 32789 (Illegal Hauler) 1 Minute
- b. LDC-24-0270 1100 W. Fairbanks Avenue, Winter Park, FL 32789 (Illegal Hauler) 1 Minute
- c. LDC-24-0202 1150 Louisiana Avenue, Winter Park, FL 32789 (Illegal Hauler) 1 Minute
- d. LDC-24-0201 360 Garfield Avenue, Winter Park, FL 32789 (Illegal Hauler) 1 Minute

8. City Attorney Reports

- a. Foreclosure of 1260 Whitesell Drive, Winter Park, FL 32789 5 Minutes

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



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Approve the minutes of the June 6, 2024, regular meeting

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

1. CCB060624 draft minutes



Code Compliance Board Regular Meeting Minutes

June 6, 2024 at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Melissa Blaney

Legal Representation

Assistant City Attorney Hillary Griffith

Staff Present

Chief Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade; Code Compliance Officer Christina Busch, Board Secretary Susan Pruchnicki

1. Call to Order

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

2. Swearing in of Witnesses

Witnesses were sworn in by Board Secretary Susan Pruchnicki

3. Consent Agenda

- a. Approve the minutes of the May 2, 2024, Regular Meeting

Board Member Steve Heller made a motion to approve the minutes as amended. Board Member Paul Mandelkern seconded. Motion passed 5-0.

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

None

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

a. **CCB# - LDC-23-0300** 221 Holt Avenue, Apt. 5, Winter Park, FL 32789

Violation Description: Residential dwelling being rented or utilized on short-term rental websites for less than one month.

Code Cited: Chapter 58, Section 58-71(z) of the City of Winter Park Land Development Code.

Code Compliance Officer Christina Busch presented documentation of the property location, zoning, and ownership as verified per Orange County official records. Notice of Violation and Amended Notice of Violation were sent via regular and certified mail and posted on the property and at City Hall as per Florida Statute 162 due process requirements.

Officer Busch presented multiple listings from short-term rental sites VRBO and Airbnb showing the unit was being offered for a three-night minimum stay as found on multiple follow-up inspections. The 4th Amended Notice of Hearing was posted on May 20, 2024. Follow-up inspections were conducted. No changes to the listings were observed until June 6th; the Airbnb listing had been updated to a minimum 28-night stay. Documentation was presented that this unit has been rented on multiple occasions since 2016. Also presented were reviews from recent renters confirming stays of less than 30 days.

Board member Paul Mandelkern asked Officer Busch how the VRBO and Airbnb website information was matched to a property. Officer Busch explained the service provided by Granicus Host Compliance, a website which links all the data from short-term rental websites, identify units from property details and photos and also information from when the property was last sold. Mr. Mandelkern confirmed with Officer Busch that the city relies on information provided by the third-party site.

Mr. Mandelkern inquired about documents provided in the Board packets and asked Officer Busch if the property owners applied for a variance, and if so what was the outcome? Assistant City Attorney Hillary Griffith responded to Mr. Mandelkern, noting that this hearing only focuses on the code violations, not Planning & Zoning, that it muddles the violations brought before the Board. Mr. Mandelkern confirmed with Ms. Griffith that short-term rentals are not permitted in R-3 zoning.

Code Board Chair Wayne Johnson wished to clarify that all three cases had the same owner, but noted that one is called Villa Vienda. Officer Busch explained that Villa Vienda is the name of the building where all of the units are located. Mr. Mandelkern asked if there are more units at 221 Holt Ave., Officer Busch confirmed yes, only these three were in violation. Mr. Johnson sought more clarity based on witness statements. Safety & Code Compliance Division Manager Susanne Porras confirmed that Villa Vienda is the name of the building where the units are located.

Respondent Andrea Jacobs, of 221 Holt Ave., Apt 3, Winter Park, FL 32789, informed the Board that a Conditional Use Permit was applied for and was to be discussed by the City Commission, however, the day before the meeting emails sent to the city from neighbors opposing the permit were received. The application was withdrawn so that she could address the neighbors' concerns.

Ms. Jacobs stated she became ill with pneumonia and her father was injured in a fall in South Florida, so she was unable to immediately speak with the neighbors. Ms. Jacobs has since spoken to one neighbor who spread misinformation to other neighbors, and wants to meet with other neighbors to address their concerns and give them correct information instead of the misinformation that was spread. Ms. Jacobs said the conditional use permit application will be refiled within the next two weeks.

Mr. Mandelkern asked Ms. Jacobs if she was disputing the information presented by Officer Busch regarding the rentals. Ms. Jacobs said the permit application was filed in December, 2023. Mr. Mandelkern asked if the units were being rented on a short-term basis, and Ms. Jacobs replied yes, but she was told by Planning & Zoning and Commissioners that she would not be in violation of the code as long as the conditional use application was filed. Ms. Jacobs stated that Jeff Briggs from Planning & Zoning was working directly with Susanne Porras from Code Compliance to table the violations while the application was being filed. Planning & Zoning approved the application and it was awaiting approval of the City Commission prior to the emails in opposition being received.

Mr. Johnson asked Ms. Jacobs if she had a timeframe for the application to be refiled with Planning & Zoning. Ms. Jacobs stated it should be by the end of June, that she has resumed talking with neighbors. Ms. Jacobs stated she did not previously know about the misinformation that was being spread, that their concerns are not valid, noting that the city codes speculates certain rules and regulations to make it so R-2 can do this, etc., that traffic nor the 100 ft. distance requirements will be issues (she noted these are not factually accurate). Ms. Jacobs stated this was the first time she became aware of these because none of them were addressed at the public hearings.

Mr. Mandelkern asked if Ms. Jacobs had discussed this with Code Compliance. Ms. Jacobs said she spoke with Ms. Porras on Wednesday (June 5th), it was the first time because Ms. Jacobs was in South Florida caring for her father, and that she did not receive the notices regarding today's hearing because she was out of town. Mr. Mandelkern asked about the first three notices issued, Ms. Jacobs clarified that it was the fourth notice she was not aware of until she returned from South Florida. Mr. Mandelkern confirmed that all this time Ms. Jacobs was not aware that she was in violation of the code because of the application for conditional use. Ms. Jacobs reiterated that she was told the violations would be tabled because with approved conditional use she would not be in violation. Mr. Mandelkern asked if she confirmed this with the Code Compliance Department, Ms. Jacobs responded yes. Mr. Mandelkern asked if code compliance agreed or disagreed. Ms. Jacobs stated that the department kept pushing it off because of the permit application, and that this is the first time she has had to come to a code board hearing. She called Code Compliance and asked if this hearing could be pushed back and explained why. She stated she wished she could have dealt with it immediately, but she got sick. She noted she is at this hearing to deal with it and make it so that she is not in violation anymore, to do this the correct way.

Mr. Bond asked Ms. Jacobs if she agreed they were in violation. She responded on one of the units, but not all. She clarified that this was unit 4, which was rented first. Mr. Bond asked about the VRBO listing for unit 5; Ms. Jacobs said that listing was for unit 4, not unit 5. Only unit 5 is listed on Airbnb. Mr. Bond asked if unit 5 was in violation, Ms. Jacobs said yes, since COVID. When this was brought to her attention she tried to figure out a way to not be in violation, which is when she engaged in discussions with Planning and Zoning and the city to find a way of making it so she wasn't in violation. She does not want to be in violation, and these discussions led to the conditional use permit application.

Mr. Johnson noted that each case would be discussed separately, and that this case was for unit 5. He asked Ms. Jacobs if unit 5 was currently being listed. Ms. Jacobs stated that as soon as she returned and saw the notice she changed the listing to 28 nights on Airbnb, and asked for an additional two weeks to be allowed to refile the conditional use permit application. Ms. Jacobs stated that code knew she would be refiling the application, and she thought the case was still tabled. Mr. Johnson asked if Officer Busch or Ms. Porras had any knowledge that Ms. Jacobs refiled with Planning & Zoning that would be able to come before this hearing.

Ms. Porras answered that there were notes of her intentions since 2023, and received emails from the former Planning & Zoning Director to place the case on hold more than once, but Code Compliance continued to monitor the properties and they were still showing after one year that she was still in violation. After the last Planning & Zoning meeting, Code Compliance noted the application was approved, but then Ms. Jacobs pulled the item from the Commission Agenda. We then proceeded with the notices for this hearing today. The issue is Ms. Jacobs is still in violation. She cleared the Airbnb listing, but the VRBO listing still appeared this morning. Regardless of what the outcome will be with Commission approving her use for short-term rental, we need to focus on the violations that have existed for years for all three units.

Building and Permitting Director Gary Hiatt addressed the Board. He clarified the application did go through Planning & Zoning, however it did get pulled from the Commission agenda. He noted this hearing is not to determine approval, but to determine if there is a violation. The City will be requesting that it be found in violation, and if it continues to happen it will get to a repeat status. There has been some questioning by the Commission about the enforcement of short-term rentals, and they want it tightened down.

Mr. Mandelkern asked Mr. Hiatt that if Ms. Jacobs was told by Planning & Zoning if her application was pending that she was not in violation was correct. Mr. Hiatt responded that this was totally incorrect. Ms. Jacobs would not be in violation only if the ordinance passes. The law as currently written says it is in violation. Mr. Mandelkern asked even though the application was pending? Mr. Hiatt stated this case has been delayed, as Ms. Porras said, and this hearing postponed on at least two occasions per the request of Planning & Zoning, however we cannot allow this to continue as it is not fair and equitable to the property owners in and around the area and throughout the city. Mr. Mandelkern acknowledged understanding the city's position.

Mr. Johnson added that Ms. Jacobs noted she changed the Airbnb listing to 28 days, but asked for confirmation that 30 days is the requirement. Ms. Porras confirmed the code states one month. Ms. Jacobs plead ignorance of the 30-day requirement, and that the listings for all units would be changed to 30 days until the application is refiled and approved.

Board Member Steve Heller cited a letter dated May 18, 2023 that clearly said the renting of any residential unit for less than 30 days shall be prohibited. He noted that the statement could not be any clearer. Ms. Jacobs reiterated again that to her knowledge as long as the application for a permit was pending, it would be fine and code compliance would table it. If she had known otherwise this hearing would have taken place before now.

Assistant City Attorney Hillary Griffith again stated the need to focus on whether or not the Respondent was in violation, not if Ms. Jacobs will be granted the conditional use permit. Mr. Mandelkern asked who Ms. Griffith was, that she had not been introduced to the Board. Ms. Griffith responded she is the Assistant City Attorney. Mr. Mandelkern then stated that the Respondents defense is that Planning and Zoning told her she was not in violation as long as the permit application was in process. Ms. Griffith countered that Code Compliance has told her she is in violation, and regardless of what Planning & Zoning may have said, Code Compliance was very clear with identifying the violations. Mr. Mandelkern responded that Ms. Jacobs is saying there was not a violation based on information provided from the city, and it is the Board's responsibility to determine if a violation exists.

Mr. Hiatt noted that the city has provided evidence to show the violation. There is nothing in writing saying this is OK until approved by Commission, and because it was pulled from the Commission agenda for whatever reason, there has never been an approval as required.

Mr. Mandelkern asked Ms. Jacobs if there was a tenant currently in the unit 5 property. Ms. Jacobs said no.

Code Board Member Todd Boyer noted that the board was here to discuss units 5, 4, and 2. Ms. Jacobs confirmed this, noting that she and her sister live in units 1 and 3 full-time.

Public Comments:

Ms. Cindy Shulz-Long of 774 Maryland Ave, Winter Park, FL, part of the College Quarter neighborhood, is a neighbor to the Jacobs. Ms. Long stated she is in support of Code Compliance enforcing the violations. She identified herself as the neighbor Ms. Andrea Jacobs referenced in her testimony. Ms. Long stated that she was part of a team assembled when it was discovered that a conditional use permit was applied for. The team was opposed to the concept, and she contacted neighbors to inform them of what was going on. She found that many had no idea about the permit application. Ms. Long reached out to 72 people; 54 were opposed to the conditional use variance; only two thought it was a good idea. With that in mind, the team encouraged people to write to the City Commission. Planning and Zoning had already approved the application, but it was approved based on information the team perceived as invalid. These residents were ready to come to the City Commission meeting and discuss their point of view, but the Jacobs' pulled this from the agenda. Ms. Long stated that the violation has been going on since 2016. The conditional use request was made in May of 2024. All that time they were operating as a short-term rental.

Ms. Long questioned why it took the Jacobs' that long to come before Planning & Zoning and the City Commission to make the change. She doesn't believe the Jacobs' have been sincere, that there are others in the neighborhood who operated short-term rentals in the past but have become compliant. She believes the codes are clear and that the Jacobs' should have become compliant along with the others.

Ms. Melinda Wright of 737 Maryland Avenue, Winter Park, FL was sworn in (arrived late). Ms. Wright offered her comments that as a resident of the College Quarter and a neighbor of the Respondent, that the codes need to be enforced. There are codes for a reason, and we all need to live by the rules.

Ms. Pam Coutant of 905 Lakeview Drive, Winter Park FL noted that she lives about a block way from the Subject Property. She stated she is in full support of the city's code compliance. She stated that from what has transpired during this meeting it is very clear that the violations have been occurring for years.

Respondent Susan Jacobs of 221 Holt Avenue, Winter Park, FL, one of the owners of the Subject Property informed the Board that as owners they went to short-term rental after COVID, as they previously rented to students. When Rollins College closed it was a way to make money. Ms. Jacobs stated that they had long-term renters during the winter, and that they received requests from parents of the students when the college reopened. Ms. Jacobs stated that they have rented to Adjunct Professors, Faculty, and other professionals. Ms. Jacobs mentioned to the Board that from the evidence provided by Code Compliance they could see there aren't a lot of rentals going on, so the owners decided that short-term rental was the highest and best use of the property. This was music to a lot of ears around the College, the people that live in the building, and the neighbors to the north of the subject Property. Ms. Jacobs stated that when they explored the conditional use (she acknowledged that in an area zoned R-3 you had to request the use for short-term rentals). She stated "we" started doing that and were excited to officially be a short-term rental. Ms. Jacobs noted 14 emails that were sent to the Commission as a result of Ms. Long's efforts. There are residents that support the Jacobs and residents that don't. The long and short at this juncture is the owners are appearing before the board because they had no idea that the code compliance was not still holding the cases until the permit was official. Unfortunately, the entire family was out of town when the notices were issued in May.

Mr. Johnson asked if there was any response from the City. Mr. Hiatt stated what the Board just heard was an admission of short-term rental use since COVID. The respondents decided it was the best use of the property but they don't get to decide that as a property owner. You have to follow the code as written, and it's not allowed by the code as shown by Officer Busch without it being approved in the proper manner. This use has never been approved in the proper manner.

Ms. Gigi Papa of 1440 Hibiscus Avenue, Winter Park, FL was sworn in (late arrival). Ms. Papa stated that she attended the Planning & Zoning meeting where this property was discussed. She noted that Planning & Zoning did not discuss the violations, which she was disturbed by. She believes there is a perspective for the Board to understand that there would be confusion as to how this got to Planning and Zoning, why Code Compliance would allow the applicant to come forth with the application if there were violations, that the violations should have been settled prior to going to Planning & Zoning.

Board Discussion:

Mr. Mandelkern reiterated that the Board must stay focused on the issue, repeating Ms. Griffith's comment about muddling the information, and that whether the neighbors agree or disagree is for the Planning & Zoning Board to determine. Our determination is whether a violation of the code occurred. The city said there was, and the evidence shows that there was. Mr. Mandelkern noted his understanding is that whatever penalty the Board imposes is not retroactive. Mr. Heller agreed. Mr. Mandelkern stated his position is that there was a violation, that the Board needs to make clear that as of today, no more short-term rentals, and if it happens again in the future the board can impose a monetary fine. Mr. Bond clarified with Mr. Mandelkern that a penalty for future violations would be \$250.00 per day. Mr. Mandelkern added that if awarded the conditional use permit then the situation is different.

Mr. Boyer asked how many total units are located at Villa Vienda. Ms. Andrea Jacobs stated six units. Mr. Johnson suggesting giving the respondent one day to remove the listing, and confirm with the city by Monday. There was discussion regarding an imposed fine. Mr. Hiatt interjected that if adjudicated, if the Board finds a violation, that the next time would be a repeat violation, and the fine would be up to \$500 per day. Mr. Johnson noted he was clarifying the "per day" part of the fine. There was a question regarding the unit being rented or listed; Ms. Porras confirmed that the city goes by the listing.

Mr. Mandelkern made a motion finding the respondents in violation:

The respondents are ordered to cease renting the dwelling for periods of less than one-month effective June 7, 2024. Failure to comply with this order will result in fines of \$250.00 per day for each day the violation continues. If the City Commission approves the conditional use permit, changing the zoning of the Subject Property to a classification allowing short-term rentals, the Respondents must notify the Safety & Code Compliance Officer.

The respondents are further ordered to contact the city's Safety & Code Compliance Officer and provide documentation of action taken by June 10, 2024, to come into compliance with City Code.

Mr. Boyer seconded; the motion passed 5-0.

b. **CCB# - LDC-23-0373** 221 Holt Avenue, Apt. 2, Winter Park, FL 32789

Violation Description: Residential dwelling being rented or utilized on short-term rental websites for less than one month.

Code Cited: Chapter 58, Section 58-71(z) of the City of Winter Park Land Development Code.

Code Compliance Officer Christina Busch presented documentation of the property location, zoning, and ownership as verified per Orange County official records. Notice of Violation and Amended Notice of Violation were sent via regular and certified mail and posted on the property and at City Hall as per Florida Statute 162 due process requirements.

Officer Busch presented multiple listings from short-term rental site Airbnb showing the unit was being offered for a three-night minimum stay as found on multiple follow-up inspections. The 2nd Amended Notice of Hearing was posted on May 20, 2024. Follow-up inspections were conducted. No changes to the listings were observed until June 6th; the Airbnb listing had been updated to a minimum 28-night stay. Documentation was presented that this unit has been rented on multiple occasions since 2018. Also presented were reviews from recent renters confirming stays of less than 30 days.

Respondent Andrea Jacobs stated that this listing was actually for Unit 4, that Unit 2 has not been rented since 2018. Ms. Jacobs stated that she has changed all of the listings to a minimum 30 day stay from her phone while the hearing was proceeding.

No public comments were made.

Mr. Mandelkern made a motion finding the respondents in violation:

The respondents are ordered to cease renting the dwelling for periods of less than one-month effective June 7, 2024. Failure to comply with this order will result in fines of \$250.00 per day for each day the violation continues. If the City Commission approves the conditional use permit, changing the zoning of the Subject Property to a classification allowing short-term rentals, the Respondents must notify the Safety & Code Compliance Officer.

The respondents are further ordered to contact the city's Safety & Code Compliance Officer and provide documentation of action taken by June 10, 2024, to come into compliance with City Code.

Mr. Boyer seconded; the motion passed 5-0.

c. **CCB# - LDC-24-0051** 221 Holt Avenue, Apt. 4, Winter Park, FL 32789

Violation Description: Residential dwelling being rented or utilized on short-term rental websites for less than one month.

Code Cited: Chapter 58, Section 58-71(z) of the City of Winter Park Land Development Code.

Code Compliance Officer Christina Busch presented documentation of the property location, zoning, and ownership as verified per Orange County official records. Notice of Violation and Amended Notice of Violation were sent via regular and certified mail and posted on the property and at City Hall as per Florida Statute 162 due process requirements.

Officer Busch presented multiple listings from short-term rental site VRBO showing the unit was being offered for a three-night minimum stay as found on multiple follow-up inspections. The Formal Notice of Hearing was posted on May 20, 2024. Follow-up inspections were conducted. There was not much history of the unit rental nor reviews available.

Mr. Johnson asked Officer Busch about greyed-out dates shown on one of the slides. Officer Busch responded that these depict nights that the unit has already been rented.

Mr. Johnson asked Respondent Andrea Jacobs if this unit was currently being rented. Ms. Jacobs responded the during the summer is a slow time, that they normally rent to Rollins College parents. Currently there is no one staying there. She stated that the greyed-out dates were blocked for maintenance; in this unit the air conditioning required service. Ms. Jacobs also noted that this unit has been rented the longest and she isn't sure why the data isn't showing much.

Mr. Mandelkern made a motion finding the respondents in violation:

The respondents are ordered to cease renting the dwelling for periods of less than one-month effective June 7, 2024. Failure to comply with this order will result in fines of \$250.00 per day for each day the violation continues. If the City Commission approves the conditional use permit, changing the zoning of the Subject Property to a classification allowing short-term rentals, the Respondents must notify the Safety & Code Compliance Officer.

The respondents are further ordered to contact the city's Safety & Code Compliance Officer and provide documentation of action taken by June 10, 2024, to come into compliance with City Code.

Mr. Boyer seconded; the motion passed 5-0.

6. Non-Action Items

None

7. Staff Updates

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

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. Division Manager Susanne Porras informed the Board that this case was 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.

b. CC# - LDC-24-0098 2250 Nairn Drive, Winter Park, FL 32792 (CCB 5/2/24).

Codes Cited: Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code. Division Manager Susanne Porras informed the Board that this case has been closed due to the owner bringing the property into compliance. Affidavit of Compliance Issued May 31, 2024. Case was closed May 31, 2024.

c. Report from Gary Hiatt, Chief Building Official

Mr. Hiatt reported that the Board's recommendation of foreclosure for the property at 1260 Whitesell Drive, Winter Park, FL 32789 will go before the City Commission on June 12, 2024.

Mr. Hiatt also reported on the property at 6 Isle of Sicily. As Deputy City Attorney Rick Geller told the city we are "down the line", that the liens the city has, along with action by the Federal and State entities, that foreclosing will be too costly for the city. The city will continue maintain the liens and any additional violations in hopes that other entities take foreclosure action. The city anticipates this being a long, drawn out, very expensive action.

8. City Attorney Reports

a. Assistant City Attorney Hillary Griffith.

Ms. Griffith expounded on Mr. Hiatt's report regarding the property at 1260 Whitesell Drive. She stated that a title search found no additional liens. City Attorney Eric Jontz will be appearing before the Commission next week to present the Code Board recommendation of foreclosure.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

Steve Heller made a motion to adjourn at 4:23pm, Paul Mandelkern seconded.

Motion passed 5-0.

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

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# - PM-24-0058 630 W. Swoope Avenue, Winter Park, FL 32789

motion | recommendation**background**

VIOLATION DESCRIPTION: Utility services to include, electric, water and sewer are disconnected on the property. Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.

CODES CITED: Chapter 22 section 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), 202 (1), (2), (6), (8), (13) and (21) Nuisance, and 304.13 Windows, Skylight, and Door Frames.

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

1. CCB# -PM-24-0058 630 W SWOOPE AVE 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: 07/16/2024 System Refresh Date: 07/15/2024

630 W Swoope Ave 06-22-30-1214-04-030

Name(s):
BETTY ROSETTA

Physical Street Address:
630 W Swoope Ave

Property Use:
0100 - Single Family

Mailing Address On File:
630 W Swoope Ave
Winter Park, FL 32789-3038
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



630 W SWOOPE AVE, WINTER PARK, FL 32789 7/25/2019 9:41 AM

[Upload Photos](#)

[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

CARVER TOWN FIRST ADDITION R/83 LOT 3 BLK D

Total Land Area

6,749 sqft (+/-) | 0.15 acres
(+/-)

[GIS Calculated](#)

Notice

Land

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

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

01 - Single Fam Residence

Actual Year Built:

1950

Gross Area:

1178 sqft

Type Code:

0103 - Single Fam Class III

Beds:

2

Living Area:

1118 sqft

Building Value:

Working Value...

Baths:

1

Exterior Wall:

Concrete/Cinder Block

Estimated New Cost:

Working Value...

Floors:

1

Interior Wall:

Plastered

« « 1 » »

Page 1 of 1 (Total Records:1)

Extra Features

There are no extra features associated to this parcel.



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

BETTY ROSETTA
 630 W SWOOPE AVE
 WINTER PARK, FL 32789-3038

Account Number: 0284513-9
Assessed Value: 155,541
Millage Code: 4 WP
Parcel Number: 06-22-30-1214-04030
Address: 630 W SWOOPE AVE WINTER PARK 32789
Exemptions:

AD VALOREM TAXES					
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	291,070	0	291,070	3.1730	\$923.57
LOCAL SCHOOL	291,070	0	291,070	3.2480	\$945.40
GEN COUNTY	155,541	0	155,541	4.4347	\$689.78
WINTER PRK	155,541	0	155,541	4.0923	\$636.52
WP DEBT 2017	155,541	0	155,541	.2379	\$37.00
SJWM	155,541	0	155,541	.1793	\$27.89
				Total Millage:	15.3652
				Subtotal:	\$3,260.16
NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	(407)599-3362	\$70.92			
				Subtotal:	\$70.92
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments					\$3,331.08

Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com.

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0284513-9
 630 W SWOOPE AVE WINTER PARK 32789
 06-22-30-1214-04030
 CARVER TOWN FIRST ADDITION R/83 LOT 3 BLK D

PHH MORTGAGE

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov. 30, 2023	\$3,197.84
Dec. 31, 2023	\$3,231.15
Jan. 31, 2024	\$3,264.46
Feb. 29, 2024	\$3,297.77
Mar. 31, 2024	\$3,331.08

BETTY ROSETTA
 630 W SWOOPE AVE
 WINTER PARK, FL 32789-3038

PAID - DO NOT PAY

PAID 0040-02964704 \$3,197.84 11/29/2023

**PO Box 545100
 Orlando FL 32854-5100**





Return to: 3021308
North American Title Company
151 Wymore Road, Suite 4250
Altamonte Springs, FL 32714
This Instrument Prepared By:
Donald Black
North American Title Company
151 Wymore Road, Suite 4250
Altamonte Springs, FL 32714
Property Appraisers Parcel Identification (Folio) Number: 06-22-30-1214-04030
Grantee(s) S.S. #(s):

INSTR 20030041198
OR BK 06755 PG 3201
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
01/23/2003 01:21:20 PM
DEED DOC TAX 763.00
REC FEE 10.50
LAST PAGE

This Warranty Deed Made this 9th day of January, 2003

by Queen E. Phillips, a single woman and Samuel Phillips and Cheryl Phillips, husband and wife

hereinafter called the grantor(s), to

Rosetta Betty, *an unmarried woman*

whose post office address is 630 Swoope Avenue, Winter Park, FL 32789

hereinafter called the grantee:

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Orange County, State of Florida, viz:

Lot 3, Block D, CARVER TOWN First Addition, according to the plat thereof as recorded in Plat Book R Page 83, of the Public Records of Orange County, Florida

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kathleen A. Long
Signature
KATHLEEN A. LONG
Printed Signature
Tony Borr
Signature
Tony Borr
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Samuel Phillips
Signature
SAMUEL PHILLIPS
Printed Signature
455 West Lyman Avenue
Address
Winter Park, FL 32789
Address
Queen E. Phillips
Signature
QUEEN E. PHILLIPS
Printed Signature
455 West Lyman Avenue
Address
Winter Park, FL 32789
Address
Cheryl Phillips
Signature
CHERYL PHILLIPS
Printed Signature
455 West Lyman Avenue
Address
Winter Park, FL 32789
Address

1-15 NA

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

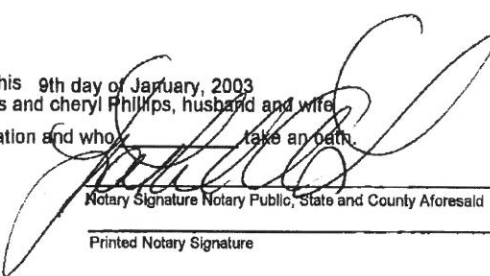
Address

Address

STATE OF: Florida
COUNTY OF Orange

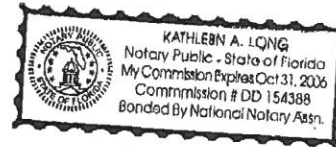
The foregoing instrument was acknowledged before me this 9th day of January, 2003
by Queen E. Phillips, a single woman and Samuel Phillips and Cheryl Phillips, husband and wife,
who produced a Driver's Lic as identification and who take an oath.

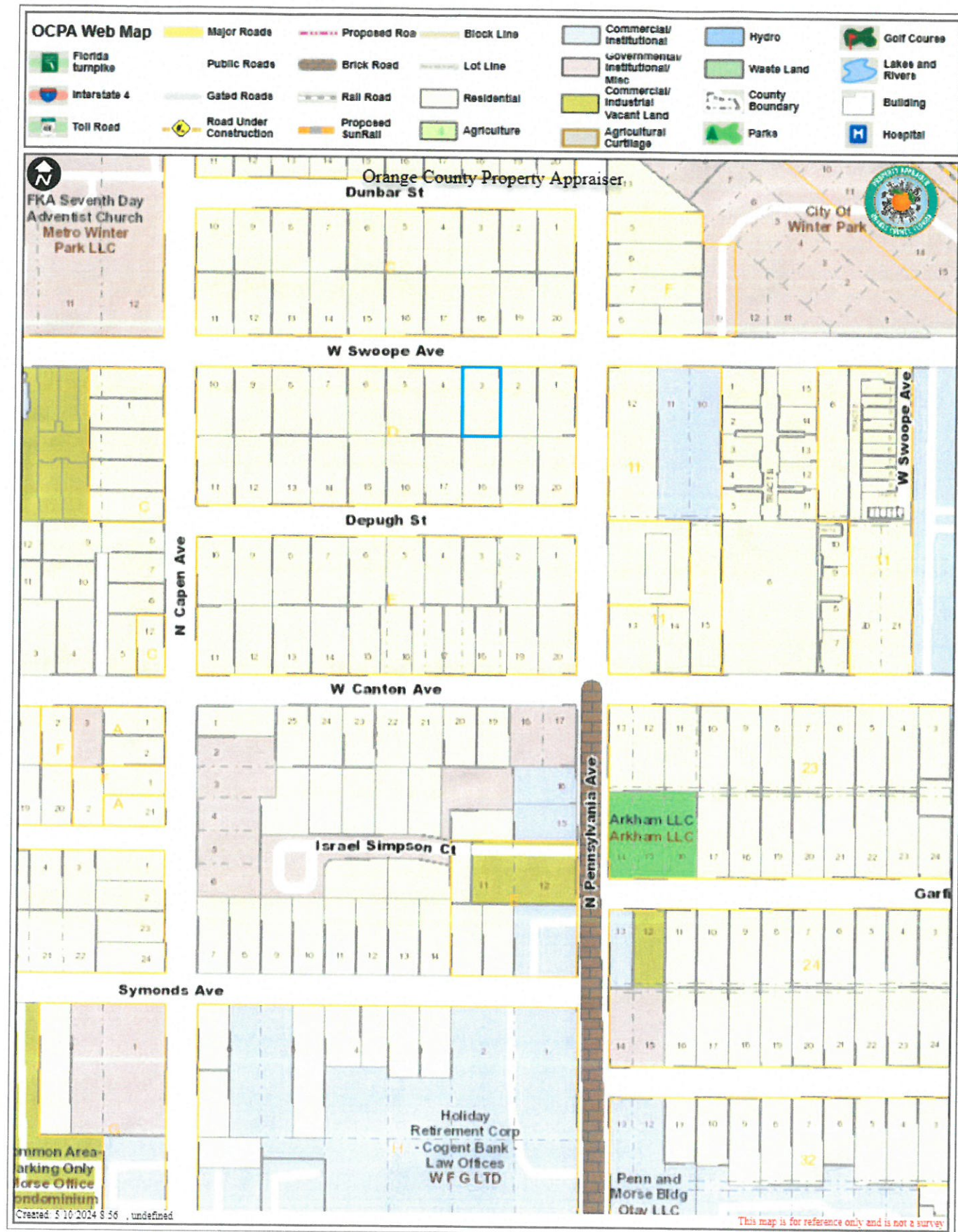
My Commission Expires:



Notary Signature Notary Public, State and County Aforesaid

Printed Notary Signature





FACT SHEET

August 1, 2024

Case No: PM-24-0058

Respondent:

Betty Rosetta
630 W Swoope Avenue
Winter Park, FL 32789-3038

1. Address where violation exists: **630 W. Swoope Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **06-22-30-1214-04-030**
3. Property Zone: **R-1A**
4. Inspection(s): **03/21/2024, 03/22/2024, 03/29/2024, 04/23/2024, 04/24/2024, 04/26/2024, 05/04/2024, 05/06/24, 05/10/24, 05/15/24, 05/20/2024, 05/23/2024, 05/28/2024, 05/29/2024, 06/1/2024, 06/10/24, 06/24/2024, 07/09/2024, 07/15/2024, 07/18/2024, 07/26/2024**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail
and posted on the property and at City Hall in accordance with Florida Statute 162
Due Process requirements.

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

Evidence

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

VIOLATION DESCRIPTION: Utility services to include, electric, water and sewer are disconnected on the property. Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.	CORRECTIVE ACTION REQUIRED: Reconnect all utility services. Repair and replace all broken windows.	CODES CITED: Chapter 22 Section 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), 202 (1), (2), (6),(8), (13) and (21) Nuisance, and 304.13 Windows, Skylight, and Door Frames
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CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **PM-24-0058**

City of Winter Park
Petitioner,

vs.

BETTY ROSETTA
630 W SWOOPE AVENUE
WINTER PARK, FL 32789
Respondent,

AFFIDAVIT OF POSTING

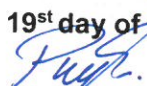
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Wade, Phillip, 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 Amended Notice of Hearing on the property located at 630 W SWOOPE AVENUE on this **18th day of July 2024**.
3. That the attached picture document is proof of the posting.

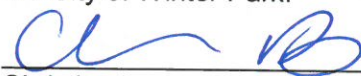
FURTHER AFFIANT SAYETH NOT

DATED this **19th day of July 2024**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of July 2024**, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer 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 DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
[407-599-3600](tel:407-599-3600)**

Case No: PM-24-0058

CITY OF WINTER PARK
Petitioner,

vs.

BETTY ROSETTA
630 W. SWOOPE AVENUE
WINTER PARK, FL 32789-3038
Respondent,

**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 she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

**Thursday, August 1st, 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 22 Section 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), Sec. 108.9 Vacant Buildings; Sec. 202 (1), (2), (6), (8), (13) & (21) Nuisance, and Sec. 304.13 Windows, Skylight, and Door Frames of the International Property Maintenance Code.**
2. Address where violation(s) exists: **630 W. SWOOPE AVENUE, WINTER PARK, FL 32789-3038.**

3. Parcel I.D. No.: **06-22-30-1214-04-030**
4. Property Zone: **R-1A**
5. Legal Description: **CARVER TOWN FIRST ADDITION R/83 LOT 3 BLK D**
6. Names and address of owner/person in charge of location where violation exists: **Betty Rosetta - 630 W. Swoope Avenue, Winter Park, FL 32789**
7. Description of Violation: **Windows and doors boarded up exceeding 60 days. Utility services to include, electric, water and sewer are disconnected on the property. broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.**
8. Compliance Requirements: **Remove boards from all windows and doors. Reconnect all utility services. repair and replace all broken windows.**

Compliance Date to avoid hearing: **July 25th, 2024.**

Unless Respondent(s) corrects the violation described 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 Enforcement Board, on the **August 1st, 2024, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commission Chambers).

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

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

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE 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: 18th day of July 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: **BETTY ROSETTA - 630 W. SWOOPE AVENUE, WINTER PARK, FL 32789-3038**

Certified Mail: 9171 9690 0935 0313 3143 27

Phillip Wade

Safety & Code Compliance Officer

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

CODES CITED

Sec. 22-176. - Code adopted.

The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with

modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

Sec. 22-177. - Amendments.

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

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

Sec. 108.9 - VACANT BUILDINGS

Vacant buildings. No vacant building may be boarded up for a period of time exceeding 60 days unless granted a waiver by the building official. All vacant buildings or buildings permitted to be boarded up shall be maintained in accordance with section 22-177(304.6). "Exterior walls" and all boards used to enclose the building must be neatly fitted within window and door openings and must be painted to blend in with the rest of the building.

Sec. 202 (1), (2), (6), (8), (13) & (21) - Nuisance

Nuisance. The following shall be defined as nuisances: It is a public nuisance for any person owning, leasing, occupying or having charge of any premises in this city to maintain, or permit to exist, such premises in such manner that any one or more of the following conditions are to exist thereon:

- (1) Any public nuisance known at common law or in equity jurisprudence.
- (2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.
- (6) Inadequate or unsanitary sewage or plumbing facilities.

(8) Any place or premises which have been used on more than two occasions as the site of the unlawful sale or delivery of controlled substances.

(13) Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.

(21) The maintenance of any structure in a defective, unsightly, deteriorated and unrepaired condition, which is viewable from a public right-of-way or viewable from the sites of neighboring properties, where such condition would cause appreciable harm or material detriment to the aesthetic and/or property values of surrounding properties.

SEC. 304.13 WINDOWS, SKYLIGHT AND DOOR FRAMES

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.



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

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 22 Section 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), Sec. 108.9 Vacant Buildings; Sec. 202 (1), (2), (6), (8), (13), (21) Nuisance, and Sec. 304.13 Windows, Skylight, and Door Frames of the International Property Maintenance Code.

PROPERTY MAINTENANCE/NUISANCE

On April 23, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by July 25, 2024. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**

Parcel ID#: 06-22-30-1214-04-030

Violation 630 W. SWOOPPE AVENUE

Location/Address: WINTER PARK, FL
Property Owner/Tenant: BETTY ROSETTA

Mailing Address: 630 W. SWOOPES AVENUE

City/ State/ Zip: WINTER PARK, FL 32789

Corrective action to be taken:

60. DAYS. UTILITY SERVICES TO INCLUDE ELECTRICAL, WATER AND SEWER ARE DISCONNECTED ON THE PROPERTY. BROKEN WINDOWS AND CONSTITUTING HAZARDOUS CONDITIONS AND MALICIOUS MISCHIEF. REMOVE BOARDS FROM ALL WINDOWS AND REPAIR AND RECONNECT ALL UTILITY SERVICES AND CONTACT THE EPLACE ALL BROKEN WINDOWS AND OFFICER WITH YOUR INTENTIONS.

Officer Name: P. Wade (407) 599-3465
pwade@cityofmilledgeburg.org

07/18/2024 15:57



07/18/2024 15:57



07/18/2024 17:02

AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **July 18, 2024**
CASE # **PM-24-0058**

9489 0178 9820 3026 1016 71

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3026 1016 71**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22 Section 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), Sec. 108.9 Vacant Buildings; Sec. 202 (1), (2), (6), (8), (13), (21) Nuisance, and Sec. 304.13 Windows, Skylight, and Door Frames of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **April 23, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **July 25, 2024**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **06-22-30-1214-04-030**
Violation
Location/Address: **630 W. SWOOPE AVENUE
WINTER PARK, FL 32789**
Property Owner/ Tenant: **BETTY ROSETTA**
Mailing Address: **630 W. SWOOPE AVENUE**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **WINDOWS AND DOORS BOARDED UP EXCEEDING
60 DAYS. UTILITY SERVICES TO INCLUDE,
ELECTRIC, WATER AND SEWER ARE
DISCONNECTED ON THE PROPERTY. BROKEN
WINDOWS CONSTITUTING HAZARDOUS
CONDITIONS AND INVITING TRESPASSERS AND
MALICIOUS MISCHIEF.**
Corrective action to be
taken: **REMOVE BOARDS FROM ALL WINDOWS AND
DOORS. RECONNECT ALL UTILITY SERVICES.
REPAIR AND REPLACE ALL BROKEN WINDOWS.
CONTACT THE SAFETY AND CODE COMPLIANCE
OFFICER WITH YOUR INTENTIONS.**

Officer Name: **P. Wade (407) 599-3465**
pwade@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 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

Sec. 22-177. - Amendments.

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

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

Violation Detail

Sec. 108.9 - VACANT BUILDINGS

Violation Description

Vacant buildings. No vacant building may be boarded up for a period of time exceeding 60 days unless granted a waiver by the building official. All vacant

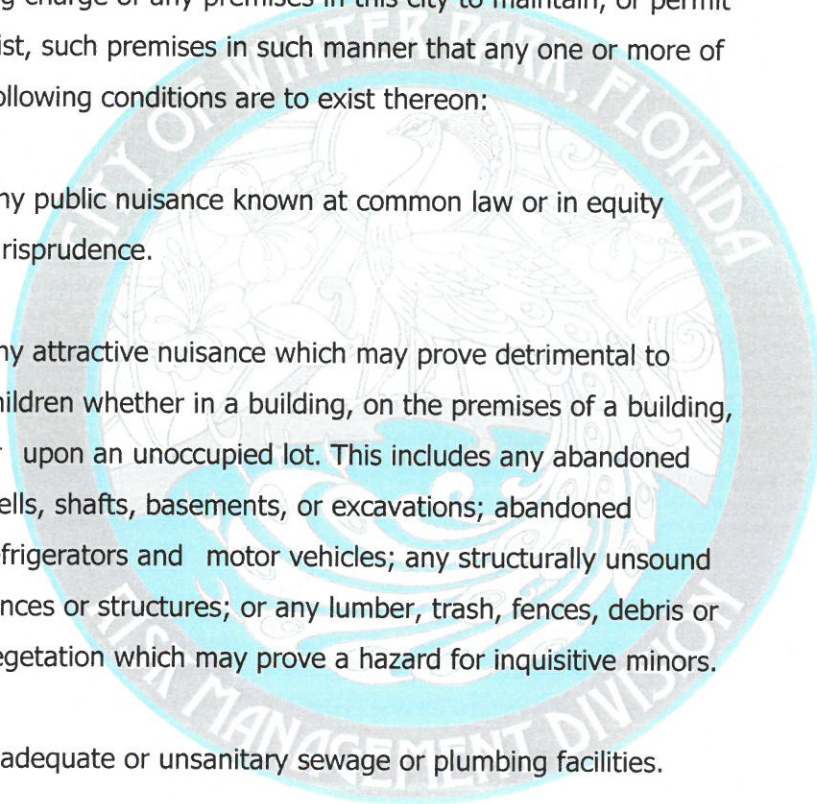
buildings or buildings permitted to be boarded up shall be maintained in accordance with section 22-177(304.6). "Exterior walls" and all boards used to enclose the building must be neatly fitted within window and door openings and must be painted to blend in with the rest of the building.

Violation Detail

SEC 202 (1), (2), (6) (8), (13), (21) NUISANCE

Violation Description

Nuisance. The following shall be defined as nuisances: It is a public nuisance for any person owning, leasing, occupying or having charge of any premises in this city to maintain, or permit to exist, such premises in such manner that any one or more of the following conditions are to exist thereon:

- 
- (1) Any public nuisance known at common law or in equity jurisprudence.
 - (2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.
 - (6) Inadequate or unsanitary sewage or plumbing facilities.
 - (8) Any place or premises which have been used on more than two occasions as the site of the unlawful sale or delivery of controlled substances.
 - (13) Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.
 - (21) The maintenance of any structure in a defective, unsightly,

deteriorated and unrepaired condition, which is viewable from a public right-of-way or viewable from the sites of neighboring properties, where such condition would cause appreciable harm or material detriment to the aesthetic and/or property values of surrounding properties.

Violation Detail

SEC. 304.13 WINDOWS, SKYLIGHT AND DOOR FRAMES

Violation Description

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.



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

CASE NO.: **PM-24-0058**

City of Winter Park
Petitioner,

vs.

BETTY ROSETTA
630 W. SWOOPE AVENUE
WINTER PARK, FL 32789
Respondent, _____/

AFFIDAVIT OF POSTING

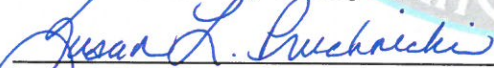
STATE OF FLORIDA
COUNTY OF ORANGE

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 630 W. SWOOPE AVENUE on this **18th day of July 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

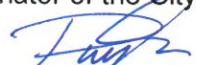
DATED this **19th day of July 2024**



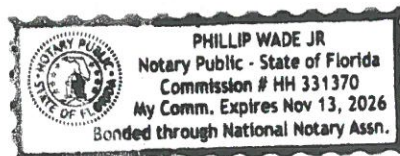
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

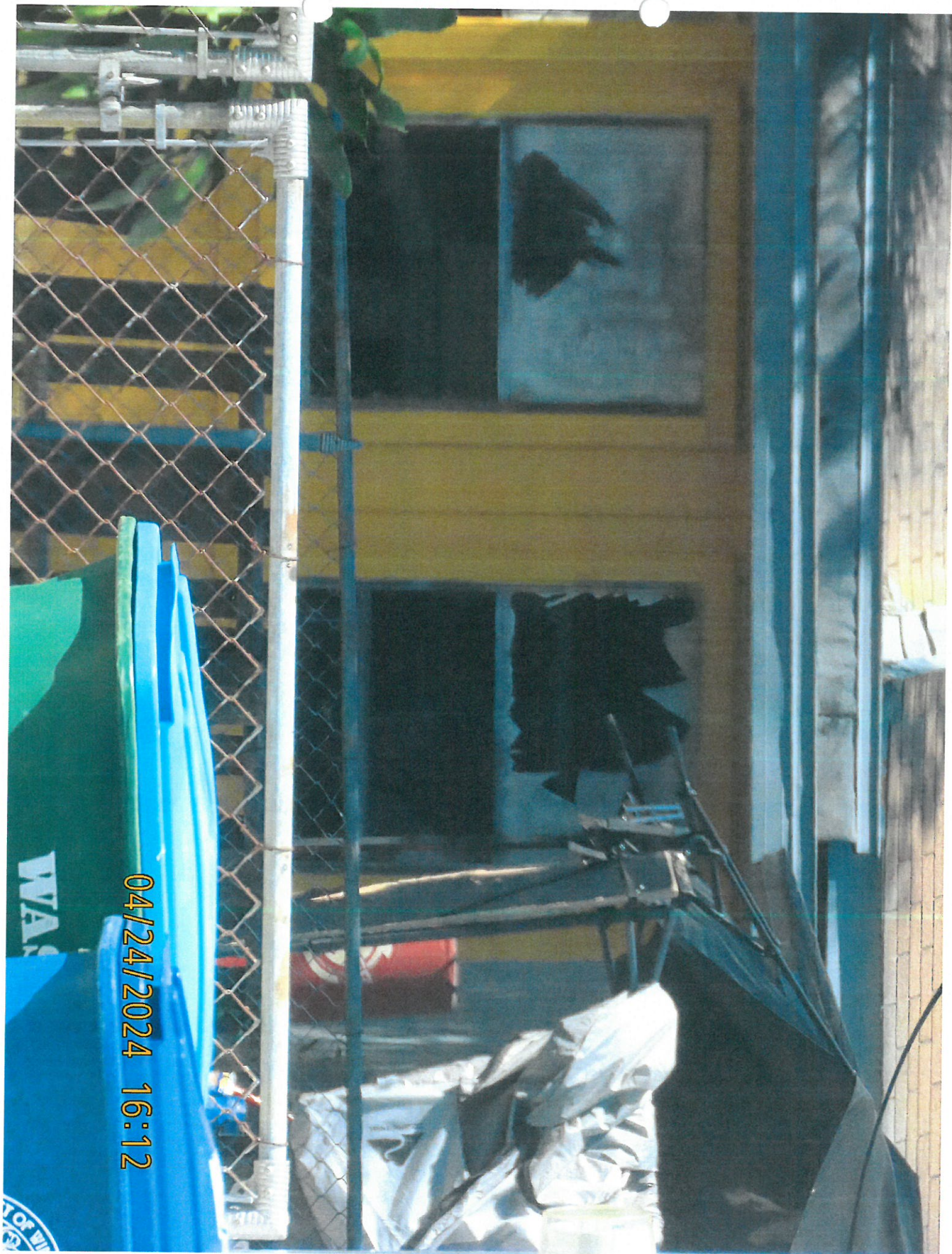
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of July 2024**, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Phillip Wade Jr, Notary Public
My Commission Expires November 13, 2026
Commission #HH331370

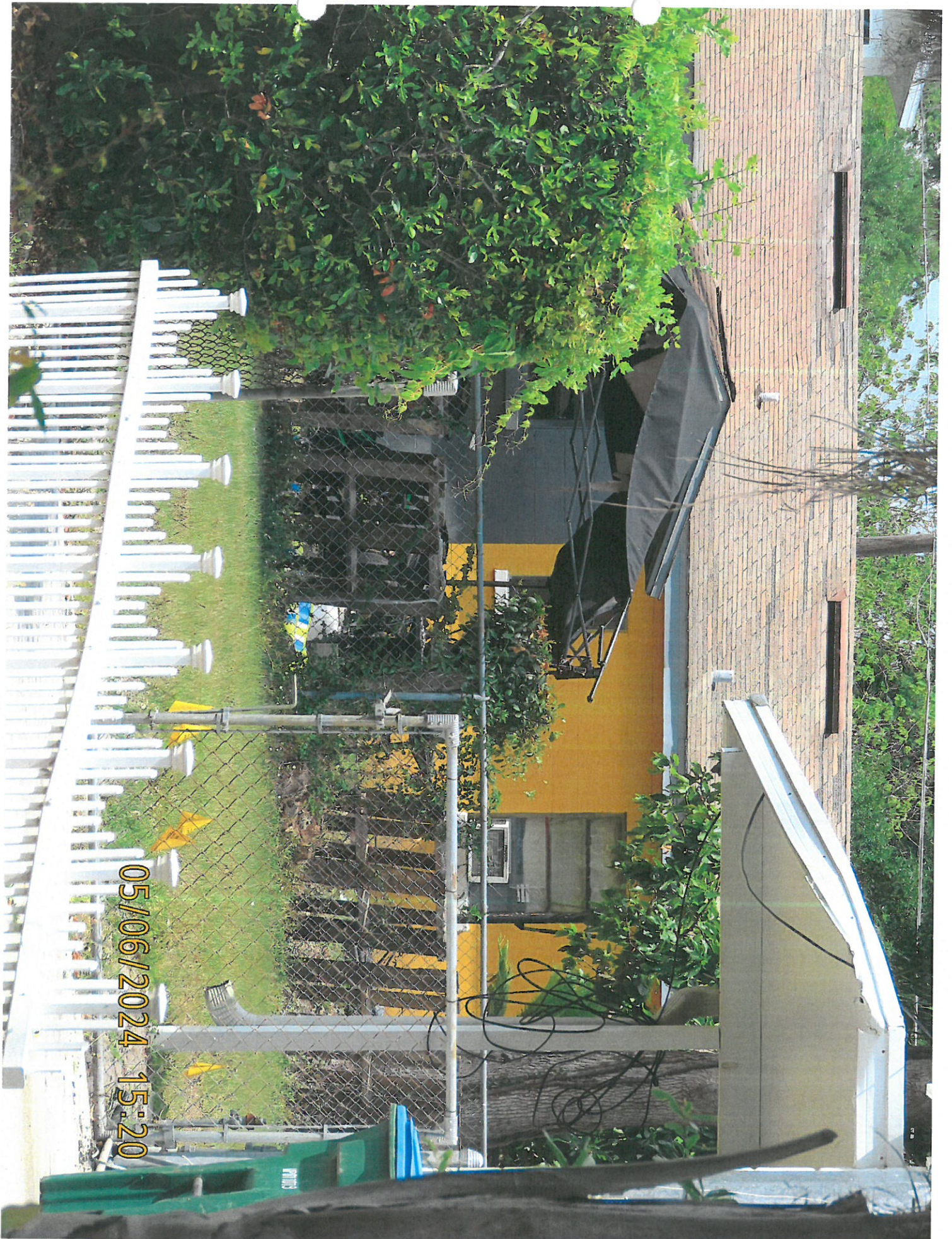


















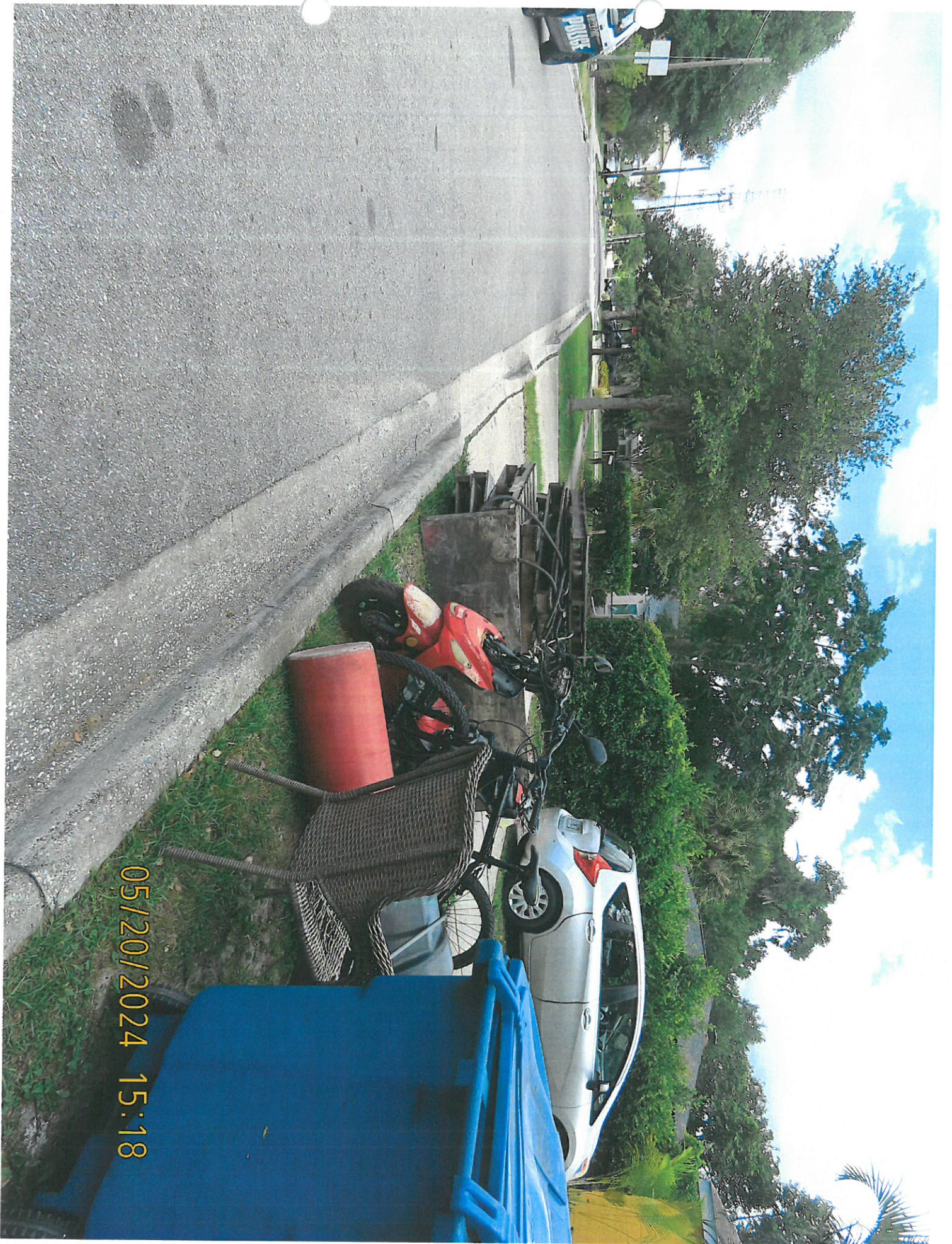














05/23/2024 15:09



05/28/2024 15:08







06/01/2024 12:01









07/09/2024 14:52















Code Compliance Board

agenda item 5.b

item type

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

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# - LDC-24-0039 961 Bonita Drive, Winter Park, FL 32789

motion | recommendation**background**

VIOLATION DESCRIPTION: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website 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-24-0039 961 BONITA DR 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: 07/01/2024 System Refresh Date: 06/30/2024

961 Bonita Dr 05-22-30-1592-10-360

Name(s):

AKOOKA RUBI

Physical Street Address:

961 Bonita Dr

Property Use:

0105 - Single Fam Class V

Mailing Address On File:

961 Bonita Dr

Winter Park, FL 32789-2721

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)



961 BONITA DR, WINTER PARK, FL 32789 05/2019 10:41 AM

[Upload Photos](#)

[View 2023 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

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

[View Plat](#)

Property Description

10220/3621 ERROR IN LEGAL DESC-COMSTOCK PARK K/87 LOTS 9 10 & 35 & 36 BLK J

Total Land Area

27,132 sqft (+/-) | 0.62 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

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

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

01 - Single Fam Residence

Actual Year Built:

1951

Gross Area:

1005 sqft

Type Code:

0104 - Single Fam Class IV

Beds:

2

Living Area:

945 sqft

Building Value:

Working Value...

Baths:

1.5

Exterior Wall:

Wood Frame Stucco

Estimated New Cost:

Working Value...

Floors:
1
Interior Wall:
Plastered



More Details

Model Code:
01 - Single Fam Residence
Actual Year Built:
1989
Gross Area:
9447 sqft
Type Code:
0105 - Single Fam Class V
Beds:
5
Living Area:
6333 sqft
Building Value:
Working Value...
Baths:
7.5
Exterior Wall:
Concrete Block Stucco
Estimated New Cost:
Working Value...
Floors:
2
Interior Wall:
Drywall

«« « 1 » »»

Page 1 of 1 (Total Records:2)

Extra Features

Description	Date Built	Units	Xfob Value
Fpl2 - Fplace 2	01/01/1979	1 Unit(s)	Working Value...
Fpl3 - Fplace 3	01/01/1989	2 Unit(s)	Working Value...
Pl3 - Pool 3	01/01/1989	1 Unit(s)	Working Value...
Pt2 - Patio 2	12/31/2015	1 Unit(s)	Working Value...
Relv - Residential Elevator	01/01/1989	1 Unit(s)	Working Value...

«« « 1 2 » »»

Page 1 of 2 (Total Records: 6)

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: 05-22-30-1592-10360

Date: 07/01/2024

Tax Year: 2023

Total Assesed Value: \$2,145,512.00

Taxable Value: \$2,145,512.00

Gross Tax Amount: \$36,034.80

Millage Code: 6 WP

Comments:

Owner & Address: AKOOKA RUBI
961 BONITA DR
WINTER PARK, FL 32789-2721

Legal Description: 10220/3621 ERROR IN LEGAL DESC-
COMSTOCK PARK K/87 LOTS 9 10 & 35 & 36
BLK J

Location Address: 961 BONITA DR 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	
2023	AKOOKA RUBI	* PAID (View)
2022	AKOOKA RUBI	* PAID (View)
2021	AKOOKA RUBI	* PAID (View)
2020	AKOOKA RUBI	* PAID (View)
2019	AKOOKA RUBI	* PAID (View)

2018	AKOOKA RUBI	* PAID (View)
2017	AKOOKA RUBI	* PAID (View)
2014	AKOOKA RUBI	* PAID (View)
2013	AKOOKA RUBI	* PAID (View)
2012	AKOOKA RUBI	* PAID (View)
2011	AKOOKA RUBI	* PAID (View)
2010	SYMONDS-GENIAU KEITH LYLE	* PAID (View)
2009	SYMONDS-GENIAU GARY JOHN SYMONDS-GENIAU KEITH LYLE	* PAID (View)
2007	SYMONDS-GENIAU GARY JOHN	* PAID (View)
2006	SYMONDS GARY J	* PAID (View)

Unpaid Real Estate Certificates:

Year	Current Payoff	If Paid By
------	----------------	------------

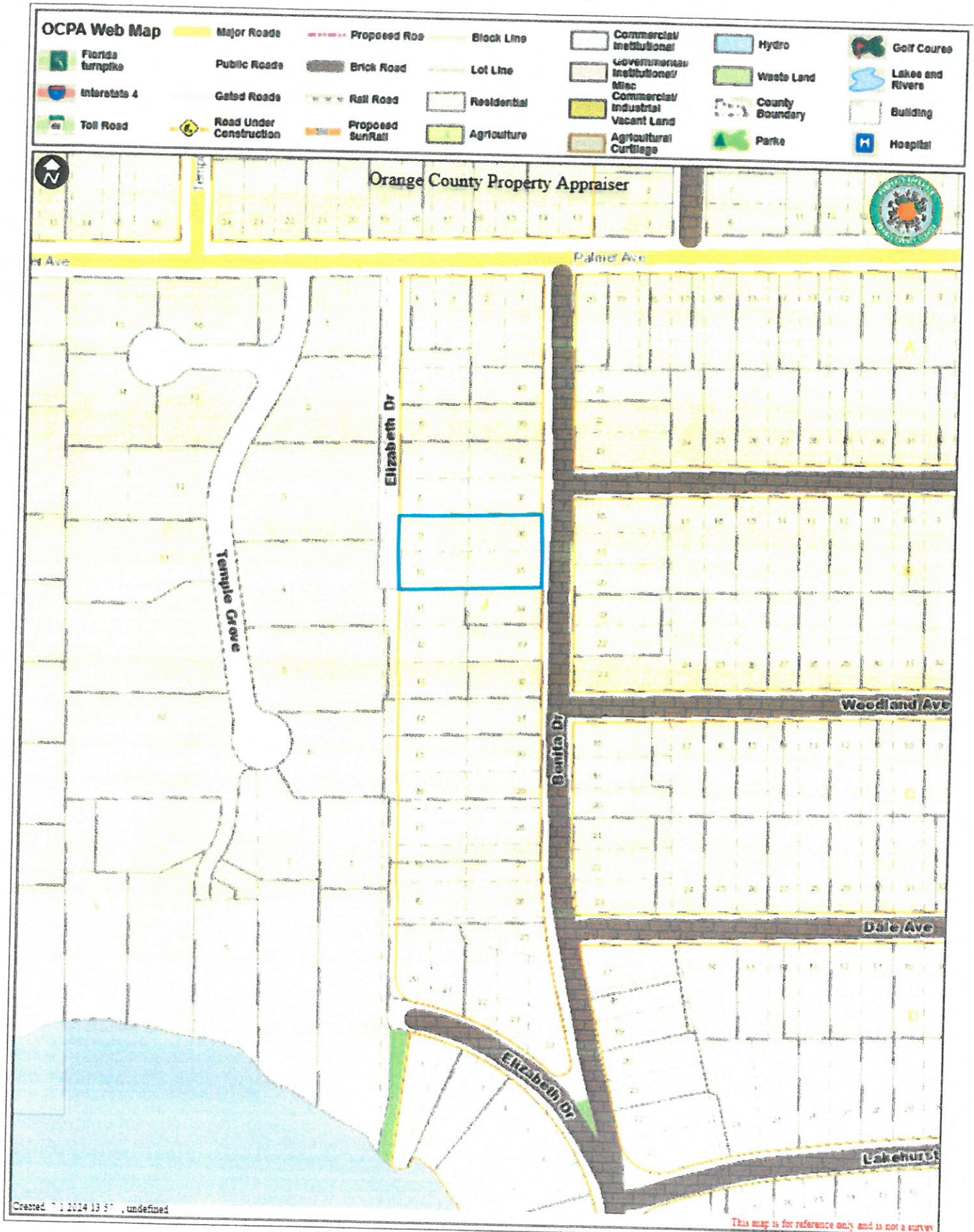
No data

Other Real Estate Certificates:

Year	Current Payoff	Certificate Number
2008	\$26,877.61	2009-0024438

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

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



Prepared by and for:
Tina Henson, an employee of
First American Title Insurance Company
2605 Enterprise Road East, Suite 300
Clearwater, Florida 33759
(866)782-3211
File No.: 6555254D

DOC# 20110443494 B: 10257 P: 5527
08/23/2011 01:58:10 PM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$7,245.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
MB - Ret To: FIRST AMERICAN EQUITY LOA

SPECIAL WARRANTY DEED

State of Florida

County of **ORANGE**

THIS SPECIAL WARRANTY DEED is made this 12 day of July, 2011, between

US Bank National Association as Trustee for DEUTSCHE ALT 2007-2,
having a business address at: ("Grantor") 2711 N. HASKELL AVE, STE 90, DALLAS, TX 75204
and **RUBI AKOOKA**, a single married unmarried person, having a mailing address of:

____ ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Million Thirty Five Thousand AND 00/100 DOLLARS (\$ 1,035,000.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **ORANGE**, State of **Florida**, to-wit:
1035000.00
1035000.00
Lots 9, 10, 35 and 36, Block J, COMSTOCK PARK, according to Plat recorded in Plat Book K, Page 87, of the Public Records of Orange County, Florida.

Parcel Identification Number: **05-22-30-1592-10360**

Property Address: 961 BONITA DRIVE, WINTER PARK, FL 32789

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2011**. That it hereby specially warrants the

AKOOKA
43933069

FL

FIRST AMERICAN ELS
WARRANTY DEED

Page 1 of 2

title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

US Bank National Association as Trustee for DEUTSCHE ALT 2007-2, BY GMAC MORTGAGE, LLC, AS ATTORNEY IN FACT

By: [Signature]
Its: Jamey Davis

Signed, sealed and delivered in our presence:

Witness Signature [Signature]

Print Name: Justin Jung

State of TX

County of DALLAS

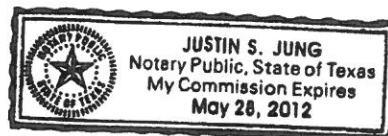
Witness Signature [Signature]

Print Name: Scott Baskirk

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 12 day of July, 2011, by Jamey Davis, as PMATG of **US Bank National Association as Trustee for DEUTSCHE ALT 2007-2**, existing under the laws of the State of TX, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is/are personally known to me or who has/have produced a valid driver's license as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.

[Signature]
Notary Public

Justin S. Jung
(Printed Name)



My Commission expires: 5-28-2012

(Notarial Seal)

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

FACT SHEET

August 1, 2024

Case No: LDC-24-0039

Respondent:

Akooka, Rubi
961 Bonita Dr.
Winter Park, FL 32789-2721

1. Address where violation exists: **961 Bonita Drive, Winter Park, FL 32789**
2. Parcel I.D. No.: **05-22-30-1592-10-360**
3. Property Zone: **R-1A**
4. Inspection(s): **01/26/2024, 02/14/2024, 03/18/2024, 04/04/2024, 05/20/2024, 06/26/2024, 07/18/2024, 07/19/2024, 08/01/2024.**
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: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website 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.
---	---	--

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

CASE NO.: **LDC-24-0039**

City of Winter Park
Petitioner,

vs.

AKOOKA RUBI
961 BONITA DR.
WINTER PARK, FL 32789-2721
Respondent,

AFFIDAVIT OF POSTING

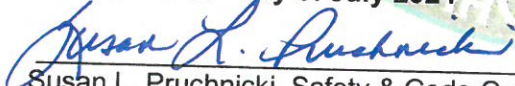
STATE OF FLORIDA
COUNTY OF ORANGE

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 961 BONITA DR. on this **19th day of July 2024**.
3. That the attached picture document is proof of the posting.

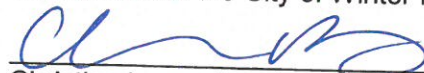
FURTHER AFFIANT SAYETH NOT

DATED this **19th day of July 2024**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of July 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-24-0039**

City of Winter Park
Petitioner,

vs.

AKOOKA RUBI
961 BONITA DR.
WINTER PARK, FL 32789-2721
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 961 BONITA DR. on this **18th day of July 2024**.
3. That the attached picture document is proof of the posting.

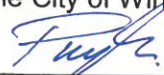
FURTHER AFFIANT SAYETH NOT

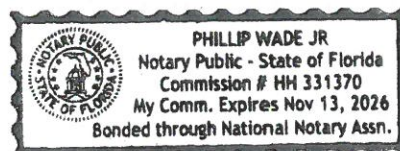
DATED this **18th day of July 2024**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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





07/18/2024



07/18/2024

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

Case No: LDC-24-0039

CITY OF WINTER PARK
Petitioner,

vs.

AKOOKA, RUBI
961 BONITA DR.
WINTER PARK, FL 32789-2721
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, August 1, 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: 961 Bonita Dr., Winter Park, FL
32789.
3. Parcel I.D. No.: 05-22-30-1592-10-360

Office DEPOT®

07/18/2024

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350313310725**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

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Your package is moving within the USPS network and is on track to be delivered to its final destination. 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

June 21, 2024

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

June 17, 2024, 8:27 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 ^](#)

**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-24-0039

CITY OF WINTER PARK
Petitioner,

vs.

AKOOKA, RUBI
961 BONITA DR.
WINTER PARK, FL 32789-2721
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, August 1, 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: **961 Bonita Dr., Winter Park, FL 32789.**
3. Parcel I.D. No.: **05-22-30-1592-10-360**

4. Property Zone: **R-1A**
5. Legal Description: **10220/3621 ERROR IN LEGAL DESC-COMSTOCK PARK K/87 LOTS 9 10 & 35 & 36 BLK J**
6. Names and address of owner/person in charge of location where violation exists: **RUBI AKOOKA – 961 BONITA DR., WINTER PARK, FL 32789-2721.**
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: **June 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 **August 1, 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: 20th day of May.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **RUBI AKOOKA – 961 BONITA DR., WINTER PARK, FL 32789-2721.**

Certified Mail: 9171 9690 0935 0313 3107 25


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](#)**9171969009350313304168**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. 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

April 27, 2024

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

April 23, 2024, 8:51 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 ^](#)

OFFICIAL NOTICE OF VIOLATION

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

DATE: **March 18, 2024**

CASE # **LDC-24-0039**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3041 68**

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 26, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **April 3, 2024**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **05-22-30-1592-10-360**
Violation: **961 BONITA DR.**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **AKOOKA, RUBI**
Mailing Address: **961 BONITA DR.**
City/ State/ Zip: **WINTER PARK, FL 32789-2721**
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

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

January 26, 2024

Akooka, Rubi
961 Bonita Dr.
Winter Park, FL 32789-2721

Case #: LDC-24-0039

RE: Short Term Rental Operations at 961 Bonita Drive, 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,

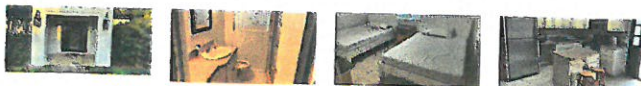
Christina Busch
Safety and Code Compliance Officer

Rental Unit Record

**961 Bonita Dr, Winter Park, FL 32789,
USA**Active ☒
Identified ☒
Compliant ☒PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023 Airbnb - 48935875 VRBO - 321.2284133.66883900



✓ Matched Details

Analyst TV9W

Explanation
Matched to map imagery.

Listing Photos



Matching exterior

Matching 3rd Party Sources



Owner Name Match

Listing Details

Listing URL
<https://www.vrbo.com/2284133>

Rental Unit Information



Identified Address

961 Bonita Dr, Winter Park, FL 32789,
USA

Identified Unit Number

None

Identified Latitude, Longitude

28.607342, -81.335171

Parcel Number

302205159210360

Owner Name

AKOOKA RUBI

Owner Address

961 BONITA DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to
this property1 Documented Stay
April, 2024Listing hma321.2284133.66883900 First
Activity
April 4th, 2024<https://app.hostcompliance.com/property/DMPepY0Mw2J-sNSF?geoid=16000US1278300#hma321.2284133.2849023>

Rental Unit Record

**961 Bonita Dr, Winter Park, FL 32789,
USA**Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023

Airbnb - 48935875

VRBO - 321.2284133.66883900



✓ Matched Details

Analyst

TV9W

Explanation

Matched to map imagery.

Listing Photos



Matching exterior

Matching 3rd Party Sources



Rental Unit Information



Identified Address

961 Bonita Dr, Winter Park, FL 32789,
USA

Identified Unit Number

None

Identified Latitude, Longitude

28.607342, -81.335171

Parcel Number

302205159210360

Owner Name

AKOOKA RUBI

Owner Address

961 BONITA DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to
this property1 Documented Stay
April, 2024Listing hma321.2284133.66883900 First
Activity
April 4th, 2024

Listing Details

Listing URL

https://www.vrbo.com/2284133

<https://app.hostcompliance.com/property/DMPepY0Mw2J-sNSF?geoid=16000US1278300#hma321.2284133.2849023>

Rental Unit Record

961 Bonita Dr, Winter Park, FL 32789, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023 Airbnb - 48935875 VRBO - 321.2284133.66883900



Matched Details

Analyst
Explanation
Matched to map imagery.

Listing Photos



Matching exterior

Matching 3rd Party Sources

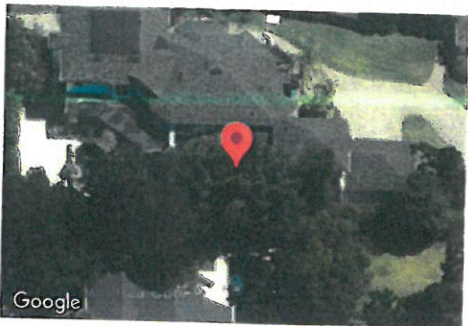


Owner Name Match

Listing Details

Listing URL
https://www.vrbo.com/2284133

Rental Unit Information



Identified Address
961 Bonita Dr, Winter Park, FL 32789, USA

Identified Unit Number
None

Identified Latitude, Longitude
28.607342, -81.335171

Parcel Number
302205159210360

Owner Name
AKOOKA RUBI

Owner Address
961 BONITA DR
WINTER PARK, FL 32789, US

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

- 1 Documented Stay
April, 2024
- Listing hma321.2284133.66883900 First Activity
April 4th, 2024

Rental Unit Record

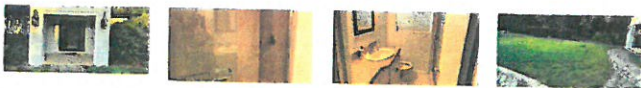
961 Bonita Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023 Airbnb - 48935875 VRBO - 321.2284133.66883900



Matched Details

Analyst TV9W

Explanation
Matched to map imagery.

Listing Photos

Listing photo 1

Matching 3rd Party Sources



Matching exterior

Owner Name Match

Listing Details

Listing URL
https://www.vrbo.com/2284133

Rental Unit Information



Identified Address

961 Bonita Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.607342, -81.335171

Parcel Number

302205159210360

Owner Name

AKOOKA RUBI

Owner Address

961 BONITA DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

- Listing hma321.2284133.66883900 First Activity
April 4th, 2024
- ✱ Listing hma321.2284133.66883900 First Crawled

Rental Unit Record

961 Bonita Dr, Winter Park, FL 32789, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023 Airbnb - 48935875



Matched Details

Analyst TV9W

Explanation
Matched to map imagery.

Listing Photos



Matching exterior

Matching 3rd Party Sources



Owner Name Match

Listing Details

Listing URL <https://www.vrbo.com/2284133>

Rental Unit Information



Identified Address

961 Bonita Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.607342, -81.335171

Parcel Number

302205159210360

Owner Name

AKOOKA RUBI

Owner Address

961 BONITA DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
February, 2024

1 Comments
January 26th, 2024

CC# LDC - 24 - 0039

Rental Unit Record

961 Bonita Dr, Winter Park, FL 32789, USA

Active
Identified
Compliant

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023 Airbnb - 48935875



Matched Details

Analyst TV9W

Explanation
Matched to map imagery.

Listing Photos



Matching exterior

Matching 3rd Party Sources



Rental Unit Information



Identified Address

961 Bonita Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.607342, -81.335171

Parcel Number

302205159210360

Owner Name

AKOOKA RUBI

Owner Address

961 BONITA DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Comments
January 26th, 2024
CC# LDC - 24 - 0039

Listing air48935875 Reposted
June 25th, 2023

Listing Details

Listing URL
<https://www.vrbo.com/2284133>

Rental Unit Record

**961 Bonita Dr, Winter Park, FL 32789,
USA**

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2284133.2849023

Airbnb - 48935875



✓ Matched Details

Analyst

7FGP

Explanation

The front entrance of the guesthouse shown in the listing is the same as the front entrance of the guesthouse shown on the property of 961 Bonita Dr, Winter Park, FL as seen by Google Maps Satellite View. The host is Rubi; the owner of 961 Bonita Dr is Rubi Akooka.

Listing Photos



Same exterior

Matching 3rd Party Sources



Zip Code Match

City Name Match

Owner Name Match

Rental Unit Information



Identified Address

961 Bonita Dr, Winter Park, FL 32789,
USA

Identified Unit Number

None

Identified Latitude, Longitude

28.607342, -81.335171

Parcel Number

302205159210360

Owner Name

AKOOKA RUBI

Owner Address

961 BONITA DR
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

● Listing air48935875 Reposted
June 25th, 2023

X Listing air48935875 Removed
June 21st, 2023



Code Compliance Board

agenda item 5.c

item type

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

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CCB# - LDC-24-0087 767 McIntyre Avenue, Winter Park, FL 32789

motion | recommendation**background**

VIOLATION DESCRIPTION: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website 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-24-0087 767 MCINTYRE AVE 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: 07/01/2024 System Refresh Date: 06/30/2024

767 McIntyre Ave 05-22-30-9400-96-120

Name(s):

SCARPA RONALD A
SCARPA ELISA B

Physical Street Address:

767 McIntyre Ave

Property Use:

0100 - Single Family

Mailing Address On File:

Po Box 3257
Winter Park, FL 32790-3257

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



[Upload Photos](#)

[View 2023 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

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

[View Plat](#)

Property Description

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 12 BLK 96

Total Land Area

8,402 sqft (+/-) | 0.19 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

01 - Single Fam Residence

Actual Year Built:

1941

Gross Area:

1170 sqft

Type Code:

0104 - Single Fam Class IV

Beds:

2

Living Area:

954 sqft

Building Value:

Working Value...

Baths:

1

Exterior Wall:

Reinforced Cement Siding

Estimated New Cost:

Working Value...

Floors:
1
Interior Wall:
Plastered

« « 1 » »

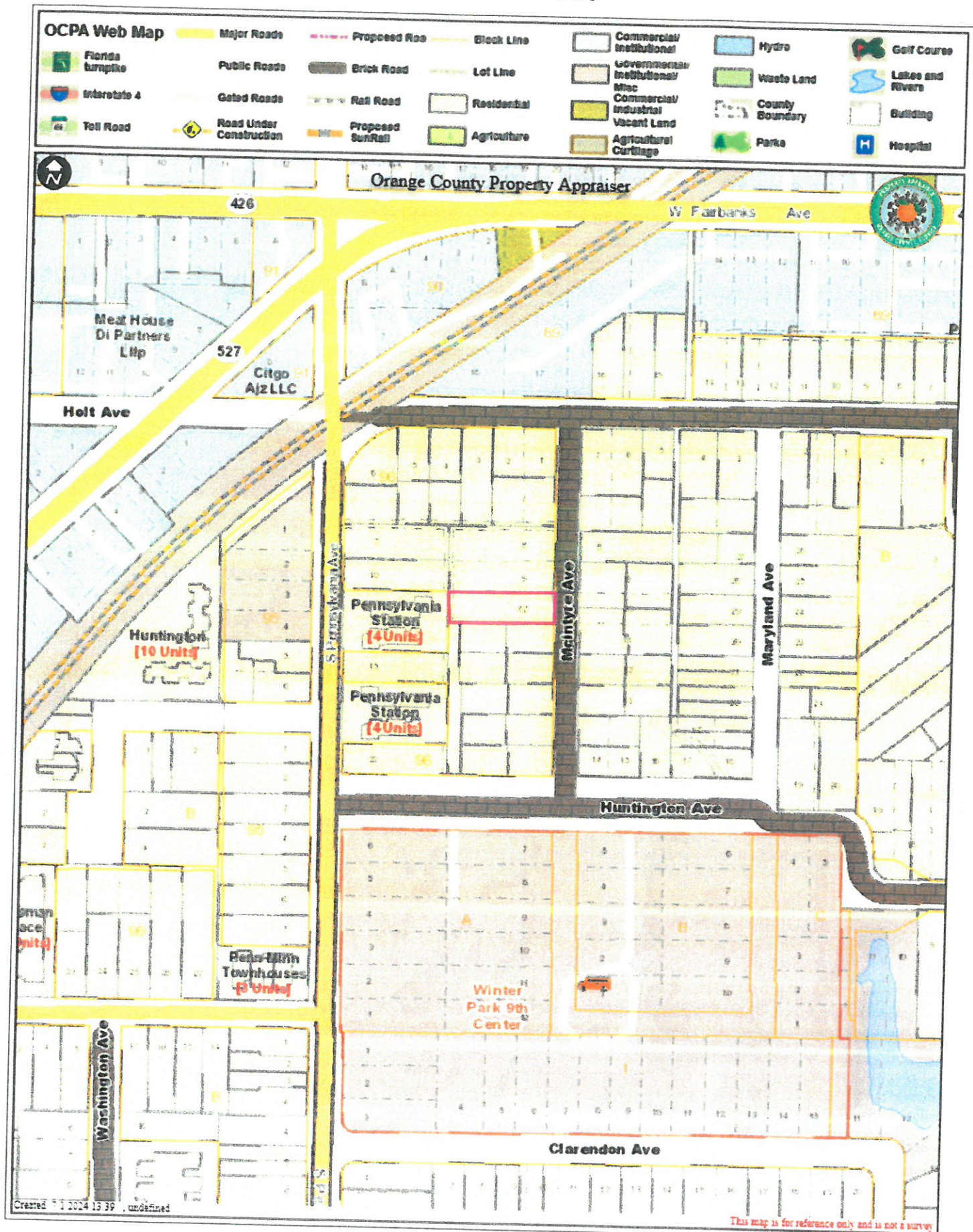
Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Pt1 - Patio 1	01/01/1999	1 Unit(s)	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)



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: 05-22-30-9400-96120

Date: 07/01/2024

Tax Year: 2023

Total Assesed Value: \$372,819.00

Taxable Value: \$347,819.00

Gross Tax Amount: \$5,221.29

Millage Code: 6 WP

Comments:

Owner & Address: SCARPA RONALD A
SCARPA ELISA B
PO BOX 3257
WINTER PARK, FL 32790-3257

Legal Description: TOWN OF WINTER PARK A/67 & B/86 &
MISC BOOK 3/220 LOT 12 BLK 96

Location Address: 767 MCINTYRE 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	
2023	SCARPA RONALD A SCARPA ELISA B	* PAID (Vi
2022	SCARPA RONALD A SCARPA ELISA B	* PAID (Vi
2021	SCARPA RONALD A SCARPA ELISA B	* PAID (Vi
2020	SCARPA RONALD A SCARPA ELISA B	* PAID (Vi

2019	UNION HILL LLC	* PAID (Vi
2018	UNION HILL LLC	* PAID (Vi
2017	UNION HILL LLC	* PAID (Vi
2014	UNION HILL LLC	* PAID (Vi
2013	UNION HILL LLC	* PAID (Vi
2012	WERNTZ JOANNE R	* PAID (Vi
2011	WERNTZ JOANNE R	* PAID (Vi
2010	WERNTZ JOANNE R	* PAID (Vi
2009	WERNTZ JOANNE R	* PAID (Vi
2008	THEODORE WERNTZ SR FAMILY L P	* PAID (Vi
2007	THEODORE WERNTZ SR FAMILY L P	* PAID (Vi
2006	THEODORE WERNTZ SR FAMILY L P	* PAID (Vi

Unpaid Real Estate Certificates:

Year	Curent Payoff	If Paid By
------	---------------	------------

No data

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

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

DOC # 20210257435

04/28/2021 14:33 PM Page 1 of 2

Rec Fee: \$18.50

Deed Doc Tax: \$3,500.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

This Instrument Prepared by and Return to:

John A. Taylor, Esq.

Fassett, Anthony & Taylor, P.A.

1325 W. Colonial Dr.

Orlando, FL 32804

Our File No.: 6304-65 (Debbie Henderson)

Property Appraisers Parcel Identification (Folio) Numbers:

30-22-05-9400-96-120

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27th day of April, 2021 by **Union Hill LLC, a Delaware limited liability company**, having its principal place of business at 807 Golfview Terrace, Winter Park, Florida 32789, herein called the grantor, to **Ronald A. Scarpa and Elisa B. Scarpa, husband and wife**, whose post office address is: 2034 East End Avenue, Winter Park, FL 32789, hereinafter called the grantees:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Orange County, State of Florida, described as follows:

Lot 12, Block 96, Revised Map of the Town of Winter Park, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 67 through 72, inclusive, of the Public Records of Orange County, Florida.

Property Address: 767 McIntyre Avenue, Winter Park, FL 32789

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2021 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

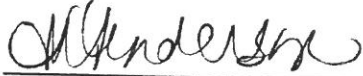
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE TO FOLLOW]

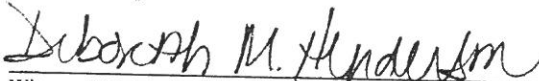
[SIGNATURE PAGE OF WARRANTY DEED]

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

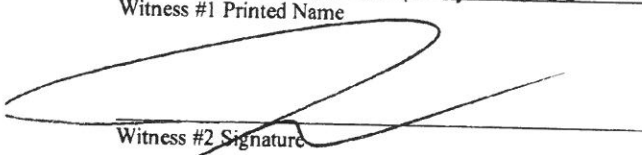
Signed, sealed and delivered in the presence of:



Witness #1 Signature



Witness #1 Printed Name

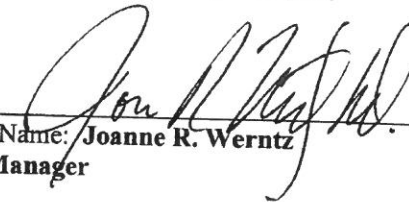


Witness #2 Signature



Witness #2 Printed Name

UNION HILL LLC,
a Delaware limited liability company

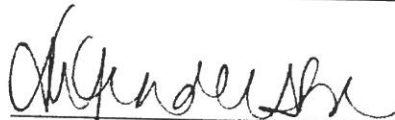
By: 

Printed Name: Joanne R. Werntz

Title: Manager

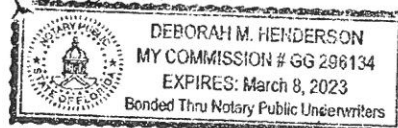
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of April, 2021, by Joanne R. Werntz, as Manager of Union Hill LLC, a Delaware limited liability company on behalf of the corporation, who is ☒ personally known to me or has ☐ produced _____ as identification.



Notary Signature

My Commission Expires:



FACT SHEET

August 1, 2024

Case No: LDC-24-0087

Respondents:

Scarpa, Ronald A.
Scarpa, Elisa B.
P.O. Box 3257
Winter Park, FL 32790-3257

1. Address where violation exists: **767 McIntyre Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **05-22-30-9400-96-120**
3. Property Zone: **R-2**
4. Inspection(s): **03/18/2024, 03/27/2024, 04/01/2024, 04/17/2024, 05/16/2024, 06/26/2024, 07/16/2024, 07/18/2024, 08/01/2024.**
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: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website 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.
---	---	--

Code Cited

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.

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

CASE NO.: **LDC-24-0087**

City of Winter Park
Petitioner,

vs.

SCARPA, RONALD A.
SCARPA, ELISA B.
P.O. BOX 3257
WINTER PARK, FL 32790-3257
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 767 MCINTYRE AVE. on this **19th day of July 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **19th day of July 2024**.



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of July 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-24-0087

City of Winter Park
Petitioner,

vs.

SCARPA, RONALD A.
SCARPA, ELISA B.
P.O. BOX 3257
WINTER PARK, FL 32790-3257
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 767 MCINTYRE AVE. on this **18th day of July 2024**.
3. That the attached picture document is proof of the posting.

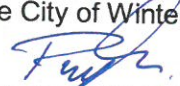
FURTHER AFFIANT SAYETH NOT

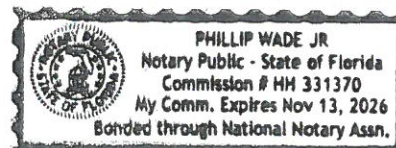
DATED this **18th day of July 2024**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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







07/18/2024

REFOOT
others
STRUCTION

om
dential
mercial

60-4834
1251733
cofbrothers.net

FLOORING PROJECT IN PROGRESS
EST. 1950
ABILITY
WOOD FLOORING
-G-
407-422-0169
5517 FLOORS OF AMERICA



4net

2. Address where visitors(3) called: 767 McIntyre Ave., Winter Park, FL 32789.

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350313310152**[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 3:27 pm on May 23, 2024 in WINTER PARK, FL 32789.

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

Delivered

Delivered, Individual Picked Up at Post Office

WINTER PARK, FL 32789

May 23, 2024, 3:27 pm

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

Feedback

Track Another Package

Enter tracking or barcode numbers

**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-24-0087

CITY OF WINTER PARK
Petitioner,

vs.

SCARPA, RONALD A.
SCARPA, ELISA B.
P.O. BOX 3257
WINTER PARK, FL 32790-3257
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, August 1, 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: **767 McIntyre Ave., Winter Park, FL 32789.**

3. Parcel I.D. No.: **05-22-30-9400-96-120**
4. Property Zone: **R-2**
5. Legal Description: **TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 12 BLK 96**
6. Names and address of owner/person in charge of location where violation exists: **RONALD A. SCARPA AND ELISA B. SCARPA – P.O. BOX 3257, WINTER PARK, FL 32790-3257.**
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: **June 10, 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 **August 1, 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: 16th 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: **RONALD A. SCARPA AND ELISA B. SCARPA – P.O. BOX 3257, WINTER PARK, FL 32790-3257.**

Certified Mail: 9171 9690 0935 0313 3101 52


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:

9171969009350313310893[Remove X](#)[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 12:10 pm on April 10, 2024 in WINTER PARK, FL 32789.

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

Delivered

Delivered, Individual Picked Up at Post Office

WINTER PARK, FL 32789

April 10, 2024, 12:10 pm

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

Enter tracking or barcode numbers

Feedback

OFFICIAL NOTICE OF VIOLATION

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

DATE: **April 1, 2024**

CASE # **LDC-24-0087**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3108 93**

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 **March 18, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **April 16, 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-2**
Parcel ID#: **05-22-30-9400-96-120**
Violation **767 MCINTYRE AVE.**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **SCARPA, RONALD A. &
SCARPA, ELISA B.**
Mailing Address: **P.O. BOX 3257**
City/ State/ Zip: **WINTER PARK, FL 32790-3257**
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

SCARPA RONALD A
SCARPA ELISA B
PO BOX 3257
WINTER PARK, FL 32790-3257



RE: Short Term Rental Operations at 767 McIntyre Avenue, 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:

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

(2) **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.

Safety and Code Compliance



[Home](#) > [Vacation Rentals](#) > [United States of America](#) > [Florida](#) > [Orange County](#) > [Winter Park](#) > A curated stay in the Historic College Quarter, Winter Park

[See all properties](#)

[Share](#) [Save](#)

House

A curated stay in the Historic College Quarter



[Overview](#) [Amenities](#) [Policies](#) [Location](#) [Host](#)

★ **5/5 Exceptional**

[See all 36 reviews](#)

2 bedrooms

Sleeps 4

1 bathroom

1000 sq ft

Popular amenities

Kitchen

Dryer

Free WiFi

[See all](#)

Washer

Pet friendly

Air conditioning

Explore the area



[View in a map](#)

- Rollins College 10 min walk
- Casa Feliz Historic Home Museum 2 min drive
- AdventHealth Orlando 5 min drive
- Orlando, FL (ORL-Orlando Executive) 11 min drive

[See more](#)

Winter Park, FL

Check-in

Select date

Check-out

Select date

Travelers

1 room, 2 travelers

Check availability

Rooms & beds

2 bedrooms (sleeps 4)

Bedroom 1

1 Queen Bed

Bedroom 2

1 Queen Bed

1 bathroom

Bathroom 1

Bathtub or shower

Spaces

Deck or patio

Garden

Kitchen

Separate dining area

[See all rooms and beds details](#)

About this property

A curated stay in the Historic College Quarter

You'll fall in love with this beautiful historic cottage located in the heart of Winter Park. Filled with charming vintage furniture and homey trimmings. Dine in the luminous sunroom, enjoy a cup of tea or a movie in the warm and inviting living room. Two welcoming bedrooms with DreamCloud mattresses and luxurious linens will ensure you a restful night sleep. Don't let the size fool you, the fully equipped kitchen is mighty impressive! The outdoor deck sheltered by the old oak tree is shaded, private and peaceful.

Don't forget to venture out and walk to the core of the lovely Winter Park. This cottage is located 0.4 miles from Park Ave, 0.7 from Central Park with its Saturday Farmers Market and bi-annual Art Festival and 0.9 miles from the Charles H. Morse Museum of American Art.

Property manager



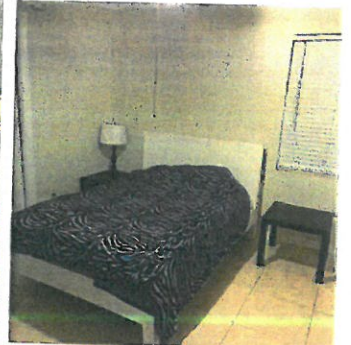
Eliza

[Premier Host](#)

Languages

English, French, Italian, Spanish

Winter Park Oasis

[Share](#) [Save](#)[Show all photos](#)

Entire guesthouse in Winter Park, Florida

4 guests · 2 bedrooms · 4 beds · 1 bath



4.92
★★★★★

51
[Reviews](#)



Hosted by Rubi
3 years hosting

Add dates for prices

CHECK-IN 8/11/2024	CHECKOUT Add date
GUESTS 1 guest	

[Check availability](#)



Self check-in

Check yourself in with the lockbox.



Great location

100% of recent guests gave the location a 5-star rating.



Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.



[Report this listing](#)

Rental Unit Record

**767 McIntyre Avenue, Winter Park, FL
32789, USA**

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

VRBO - 321.2513991.3083882

VRBO - 321.2513991.72039275



Rental Unit Information



Identified Address

767 McIntyre Avenue, Winter Park, FL
32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.591327, -81.355764

Parcel Number

302205940096120

Owner Name

SCARPA RONALD A
SCARPA ELISA B

Owner Address

PO BOX 3257
WINTER PARK, FL 32790, US

Matched Details

Analyst

MBQ1

Explanation

Interior listing photos match Realtor.

Listing Photos



Same exterior.

Matching 3rd Party Sources



Owner Name Match

Listing Details

Listing URL

— <https://www.vrbo.com/2513991>

Timeline of Activity

View the series of events and documentation pertaining to
this property

- Listing hma321.2513991.72039275 First Activity
April 4th, 2024

Rental Unit Record

**767 McIntyre Avenue, Winter Park, FL
32789, USA**Active ●
Identified ✓
Compliant XPRINT
SEND A LETTER

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VRBO - 321.2513991.3083882

VRBO - 321.2513991.72039275



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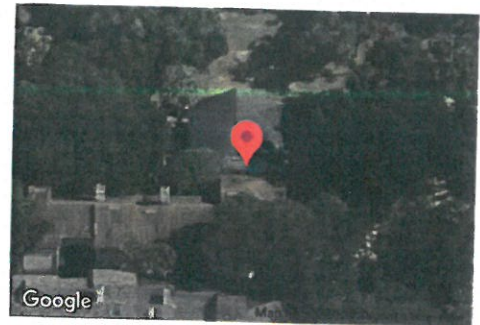
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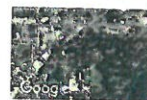
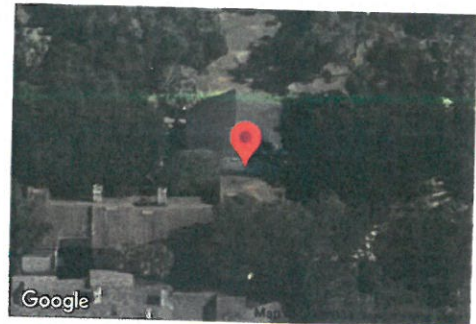
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this property

- Listing hma321.2513991.72039275 First Activity
April 4th, 2024


[Get the app](#)

[← See all properties](#)


Save



Overview

Amenities

Policies

Host

House

A curated stay in the Historic College Quarter

10/10 Exceptional

[See all 36 reviews >](#)

2 bedrooms

1 bathroom

Sleeps 4

1000 sq ft

Popular amenities

- Pet friendly
- Barbecue grill
- Air conditioning

[See all >](#)

- Kitchen
- Free WiFi
- Outdoor Space

Local highlights


[View in a map](#)

- Rollins College
- Orlando Science Center
- AdventHealth Orlando
- Orlando, FL (ORL-Orlando Executive)

[See more >](#)

- 10 min walk
- 4 min drive
- 5 min drive
- 11 min drive

Winter Park, FL

Rental Unit Record

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Identified ✓
Compliant X

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SCARPA ELISA B

Owner Address

PO BOX 3257
WINTER PARK, FL 32790, US

Timeline of Activity

View the series of events and documentation pertaining to
this property✓ STR Letter: Delivered
March 25th, 2024✓ STR Letter: Sent
March 18th, 2024

Rental Unit Record

**767 McIntyre Avenue, Winter Park, FL
32789, USA**Active ●
Identified ✓
Compliant XPRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2513991.3083882



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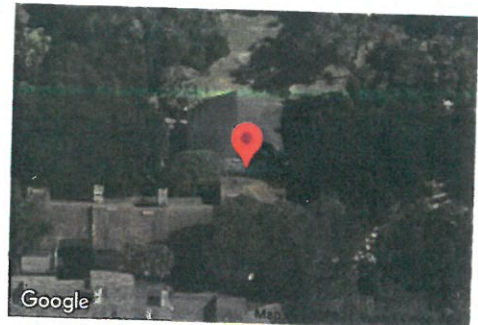
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WINTER PARK, FL 32790, US

Timeline of Activity

View the series of events and documentation pertaining to
this property

1 Comments

February 15th, 2024

CC# LDC-24-87

1 Documented Stay

October, 2023

<https://app.hostcompliance.com/property/Oay2fsxrrCZor7V?geoid=16000US1278300#hma321.2513991.3083882>



Code Compliance Board

agenda item 5.d

item type

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

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by**subject**

CCB# - LDC-24-0103 1303 W. Fairbanks Avenue, Winter Park, FL 32789

motion | recommendation**background**

VIOLATION DESCRIPTION: The property, a non-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.

CODES CITED: Chapter 58, Section 58-84 (y) Short term rental of residential dwellings of the City of Winter Park Land Development Code.

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

1. CCB-LDC-24-0103 1303 W FAIRBANKS AVE 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: 07/01/2024 System Refresh Date: 06/30/2024

1303 W Fairbanks Ave 12-22-29-4172-03-060

Name(s):
WINTER PARK LAND
DEVELOPMENT LLC

Physical Street Address:
1303 W Fairbanks Ave

Property Use:
1200 - Store/Office/Res I

Mailing Address On File:
1301 W Fairbanks Ave
Winter Park, FL 32789-4803
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



[Upload Photos](#)

Property Name:

Professionally Pretty Model And Talent Agency

[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

KILLARNEY ESTATES RESURVEY L/9 LOT 6 (LESS S 18 FT M/L FOR RD R/W) BLK 3

Total Land Area

6,449 sqft (+/-) | 0.15 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1200 - Store/office/res I	O-1	6449.71 SQUARE FEET	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

04 - Commercial

Actual Year Built:

1945

Gross Area:

1582 sqft

Type Code:

1210 - Store/Office/Res II

Beds:

0

Living Area:

1540 sqft

Building Value:

Working Value...

Baths:

0

Exterior Wall:

Concrete/Cinder Block

Estimated New Cost:

Working Value...

Floors:

2

Interior Wall:

Plastered

«« « 1 » »»

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
6220 - Parking Space	01/01/1970	10 Unit(s)	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 1)

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:	12-22-29-4172-03060
Date:	<u>07/01/2024</u>
Tax Year:	2023
Total Assesed Value:	\$410,754.00
Taxable Value:	\$410,754.00
Gross Tax Amount:	\$6,580.42
Millage Code:	6 WP
Comments:	
Owner & Address:	WINTER PARK LAND DEVELOPMENT LLC 1301 W FAIRBANKS AVE WINTER PARK, FL 32789-4803
Legal Description:	KILLARNEY ESTATES RESURVEY L/9 LOT 6 (LESS S 18 FT M/L FOR RD R/W) BLK 3
Location Address:	1303 W FAIRBANKS 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	
2023	WINTER PARK LAND DEVELOPMENT LLC	* PAID
2022	WINTER PARK LAND DEVELOPMENT LLC	* PAID
2021	WINTER PARK LAND DEVELOPMENT LLC	* PAID
2020	WINTER PARK LAND DEVELOPMENT LLC	* PAID
2019	VEIGLE JAMES VEIGLE TOREN	* PAID

2018	VEIGLE JAMES VEIGLE TOREN	* PAID
2017	VEIGLE JAMES VEIGLE TOREN	* PAID
2014	VEIGLE JAMES VEIGLE TOREN	* PAID
2013	VEIGLE JAMES VEIGLE TOREN	* PAID
2012	VEIGLE JAMES VEIGLE TOREN	* PAID
2011	VEIGLE JAMES VEIGLE TOREN	* PAID
2009	MARK FEINSTEIN D O P A	* PAID
2006	KALIVRETENOS GEORGE C TR	* PAID

Unpaid Real Estate Certificates:

Year	Curent Payoff	If Paid By
No data		

Other Real Estate Certificates:

Year	Curent Payoff	Certificate Number
2008	\$7,156.71	2009-0014362
2007	\$7,007.37	2008-0013211

*** 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](#)



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

Detail by Entity Name

Florida Limited Liability Company
WINTER PARK LAND DEVELOPMENT LLC

Filing Information

Document Number L16000004824
FEI/EIN Number 82-1122870
Date Filed 01/06/2016
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/02/2019

Principal Address

1301 WEST FAIRBANKS AVENUE
WINTER PARK, FL 32789

Changed: 06/29/2020

Mailing Address

1301 WEST FAIRBANKS AVENUE
WINTER PARK, FL 32789

Changed: 05/01/2023

Registered Agent Name & Address

SMITH, RANDALL C, ESQ
228 Hillcrest St
Orlando, FL 32801

Name Changed: 01/02/2019

Address Changed: 05/01/2023

Authorized Person(s) Detail

Name & Address

Title MGR

Veigle, Toren

1301 W Fairbanks Ave
Winter Park, FL 32789

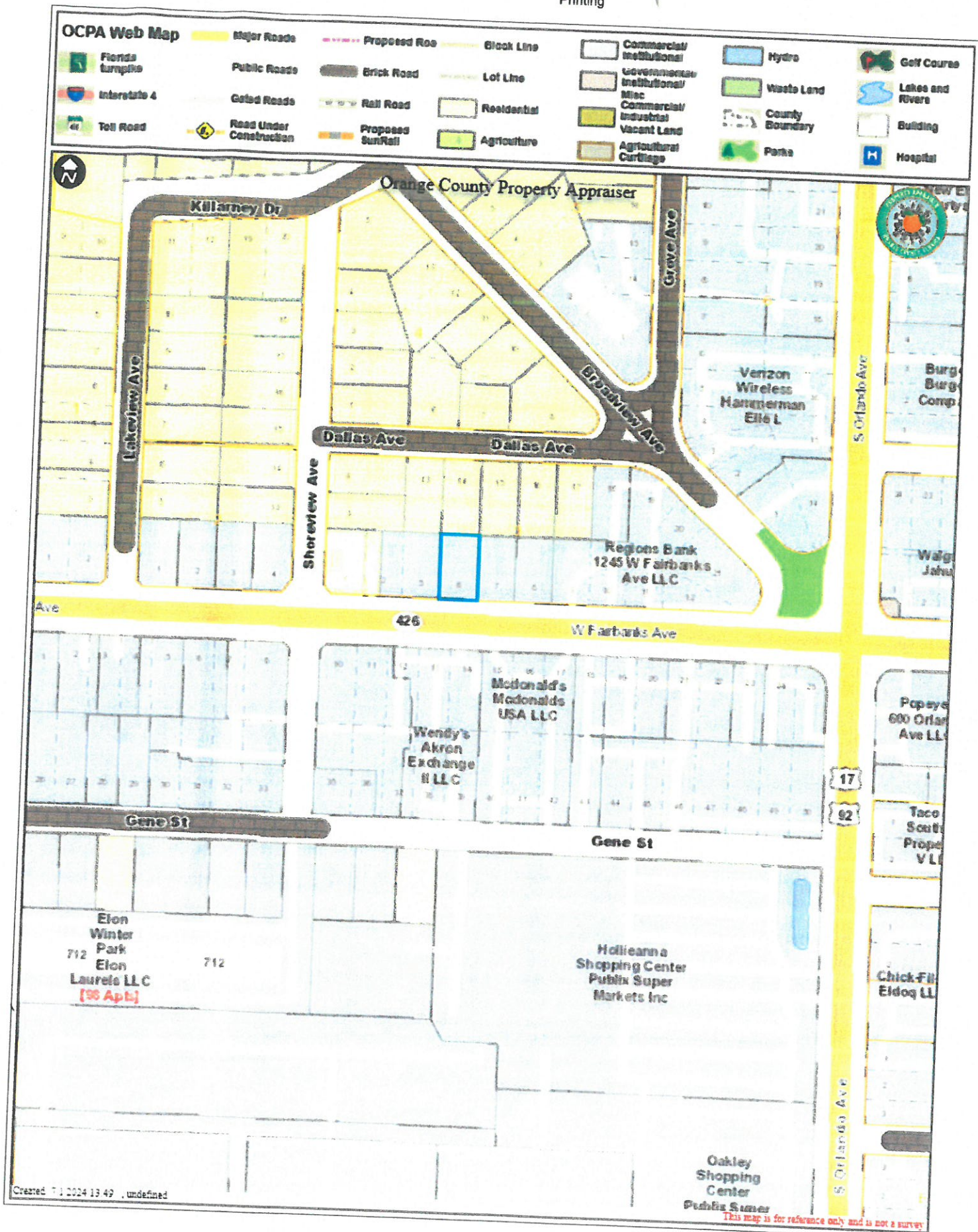
Annual Reports

Report Year	Filed Date
2022	04/20/2022
2023	05/01/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
05/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- REINSTATEMENT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
01/06/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



DOC# 20210330441
06/03/2021 09:22:29 AM Page 1 of 3
Rec Fee: \$27.00
Deed Doc Tax: \$5,501.30
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
SA - Ret To: RANDALL SMITH ESQ



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

THIS DEED is made this 5 day of May, 2021, by James Veigle and Toren Veigle, hereinafter collectively "Grantor," to Winter Park Land Development LLC, whose post office address is 1301 West Fairbanks Avenue, Winter Park, Florida 32789, its successors and assigns, hereinafter "Grantee."

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

Parcel 1: Lot 6, Block 3, RESURVEY OF KILLARNEY ESTATES, according to the map or plat thereof as recorded in Plat Book L, Page 9, Public Records of Orange County, Florida, less the road right of way for Fairbanks Avenue. Also known as 1303 W Fairbanks Avenue, Winter Park. Parcel ID No 12-22-29-4172-03-060.

Parcel 2: Lot 7, Block 3, RESURVEY OF KILLARNEY ESTATES, according to the map or plat thereof as recorded in Plat Book L, Page 9, Public Records of Orange County, Florida, less the road right of way for Fairbanks Avenue. Also known as 1301 W Fairbanks Avenue, Winter Park. Parcel ID No 12-22-29-4172-03-070.

Parcel 3: Lot 8 (LESS the South 15 feet), Block 3, RESURVEY OF KILLARNEY ESTATES, according to the map or plat thereof as recorded in Plat Book L, Page 9, Public Records of Orange County, Florida. Also known as 1299 W Fairbanks Avenue, Winter Park. Parcel ID No 12-22-29-4172-03-080.

Parcel 4: Lot 2 (LESS the Westerly 25 feet) and all of Lot 5, Block 3, RESURVEY OF KILLARNEY ESTATES, according to the map or plat thereof as recorded in Plat Book L, Page 9, Public Records of Orange County, Florida. Also known as 1313 W Fairbanks Avenue, Winter Park. Parcel ID No 12-22-29-4172-03-020.

This instrument prepared without benefit of title examination. The said property is not now and has never been the homestead of either Grantor.

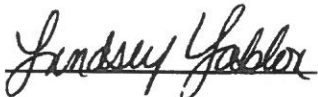
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and subject to covenants, conditions, restrictions and easements of record, reference thereto not to reimpose the same.

TO HAVE AND TO HOLD the same in fee simple absolute forever. The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, and that said land is free of all encumbrances, except for that certain mortgage recorded at ORB 10801, PG 8422, Public Records of Orange County, Florida, and taxes accruing subsequent to December 31, 2020.

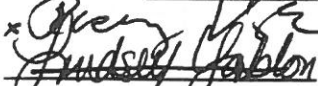
IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the day and year first hereinabove written.

Signed, Sealed and Delivered

In Our Presence as to Both Grantors:

 [signature]

Printed Name: Lindsey Yablon

*  [signature]

Printed Name: Lindsey Yablon

* Rosemary Veigle



James Veigle

1301 West Fairbanks Avenue
Winter Park, Florida 32789



Toren Veigle

1301 West Fairbanks Avenue
Winter Park, Florida 32789

STATE OF FLORIDA)
COUNTY OF ORANGE)

The undersigned does hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared, in person and not by way of online notarization, **James Veigle and Toren Veigle**, personally known to me to be the persons described in and who executed the foregoing instrument or satisfactorily identified by DL and acknowledged before me that they executed the same freely and voluntarily for the purposes therein contained. Witness my hand and official seal in the State and County aforesaid, this 04 day of May, A.D. 2021.

SEAL




Notary Public

FACT SHEET

August 1, 2024

Case No: LDC-24-0103

Respondents:

Winter Park Land Development LLC
1301 W. Fairbanks Ave.
Winter Park, FL 32789-4803

1. Address where violation exists: **1303 West Fairbanks Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **12-22-29-4172-03-060**
3. Property Zone: **O-1**
4. Inspection(s): **04/01/2024, 04/15/2024, 05/01/2024, 05/08/2024, 05/16/2024, 05/22/2024, 06/24/2024, 07/18/2024, 07/19/2024, 08/01/2024.**
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: The property, a non-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.	CORRECTIVE ACTION REQUIRED: Cease renting the dwelling for periods of less than one month.	CODES CITED: Chapter 58, Section 58-84 (y) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
---	---	--

Code Cited

Violation Description:

CHAPTER 58

SEC 58-84 - GENERAL PROVISIONS FOR NONRESIDENTIAL ZONING DISTRICTS.

(y) SHORT-TERM RENTAL OF RESIDENTIAL UNITS. THE RENTAL OR USE OF ANY RESIDENTIAL UNITS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED. TIME SHARES OR FRACTIONAL OWNERSHIP IS PROHIBITED.

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

CASE NO.: **LDC-24-0103**

City of Winter Park
Petitioner,

vs.

WINTER PARK LAND DEVELOPMENT LLC
1301 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4803
Respondent, _____/

AFFIDAVIT OF POSTING

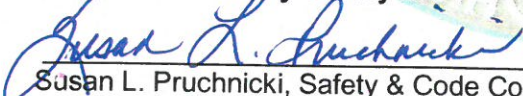
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall for the property located at 1303 W. FAIRBANKS AVE. on this **19th day of July 2024**.
3. That the attached picture document is proof of the posting.

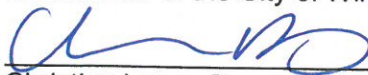
FURTHER AFFIANT SAYETH NOT

DATED this **19th day of July 2024**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of July 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-24-0103**

City of Winter Park
Petitioner,

vs.

WINTER PARK LAND DEVELOPMENT LLC
1301 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4803
Respondent,

AFFIDAVIT OF POSTING

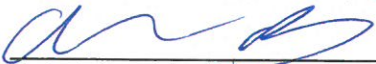
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing on the property located at 1303 W. FAIRBANKS AVE. on this **18th day of July 2024**.
3. That the attached picture document is proof of the posting.

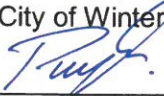
FURTHER AFFIANT SAYETH NOT

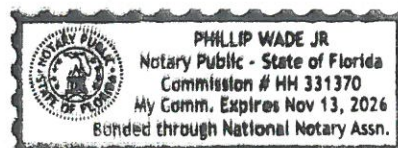
DATED this **18th day of July 2024**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **18th day of July 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-24-0103

CITY OF WINTER PARK
Petitioner,

vs.

WINTER PARK LAND DEVELOPMENT LLC
1301 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4803
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 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, August 1, 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 58-8.4 (V) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
2. Address where Violation(s) exists: 1303 W. Fairbanks Ave., Winter Park, FL 32789.
3. Parcel I.D. No.: 12-22-29-4172-03-060

Office DEPOT®

07/18/2024

USPS Tracking®

FAQs >

Tracking Number:

9171969009350313310039

Remove X

Copy

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

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:38 am on May 28, 2024 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

WINTER PARK, FL 32789

May 28, 2024, 10:38 am

See All Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Feedback

**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-24-0103

CITY OF WINTER PARK
Petitioner,

vs.

WINTER PARK LAND DEVELOPMENT LLC
1301 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4803
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, August 1, 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 58-84 (y) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1303 W. Fairbanks Ave., Winter Park, FL 32789.**
3. Parcel I.D. No.: **12-22-29-4172-03-060**

4. Property Zone: **O-1**
5. Legal Description: **KILLARNEY ESTATES RESURVEY L/9 LOT 6 (LESS S 18 FT M/L FOR RD R/W) BLK 3**
6. Names and address of owner/person in charge of location where violation exists: **WINTER PARK LAND DEVELOPMENT LLC – 1301 W. FAIRBANKS AVE., WINTER PARK, FL 32789-4803.**
7. Description of Violation: **COMMERCIAL 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**
8. Compliance Requirements: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH.**

Compliance Date to avoid hearing: **June 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 **August 1, 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: 16th 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: **WINTER PARK LAND DEVELOPMENT LLC – 1301 W. FAIRBANKS AVE., WINTER PARK, FL 32789-4803.**

Certified Mail: 9171 9690 0935 0313 3100 39


Christina Busch
Code Compliance Officer

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

CODES CITED

CHAPTER 58

SEC 58-84 - GENERAL PROVISIONS FOR NONRESIDENTIAL ZONING DISTRICTS.

(y) SHORT-TERM RENTAL OF RESIDENTIAL UNITS. THE RENTAL OR USE OF ANY RESIDENTIAL UNITS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED. TIME SHARES OR FRACTIONAL OWNERSHIP IS PROHIBITED.

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

CASE NO.: **LDC-24-0103**

City of Winter Park
Petitioner,

vs.

WINTER PARK LAND DEVELOPMENT LLC
1301 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4803
Respondents, _____

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 1303 W. FAIRBANKS AVE. on this **8th day of May 2024**.
3. That the attached picture document is proof of the posting.

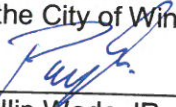
FURTHER AFFIANT SAYETH NOT

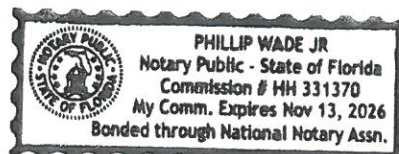
DATED this **9th day of May 2024**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **9th 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



OFFICIAL NOTICE OF VIOLATION

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

DATE: April 15, 2024
CASE # LDC-24-0103
CERTIFIED TRACKING NUMBER: 9171 9690 0935 0313 3108 24

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-84 (y) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

SHORT TERM RENTALS

On April 1, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by April 30, 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:	O-1
Parcel ID#:	12-22-29-4172-03-060
Violation:	1303 W. FAIRBANKS AVE.
Location/Address:	WINTER PARK, FL 32789
Property Owner/ Tenant:	WINTER PARK LAND DEVELOPMENT LLC
Mailing Address:	1301 W. FAIRBANKS AVE.
City/ State/ Zip:	WINTER PARK, FL 32789-4803
Description of Violation:	WINTER PARK LAND DEVELOPMENT LLC 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

05/08/2024



USPS Tracking®

[FAQs >](#)

Tracking Number:

9171969009350313310824[Remove X](#)[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 9:35 am on April 19, 2024 in WINTER PARK, FL 32789.

[Get More Out of USPS Tracking:](#)**USPS Tracking Plus®**

Delivered

Delivered, Front Desk/Reception/Mail Room

WINTER PARK, FL 32789

April 19, 2024, 9:35 am

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

OFFICIAL NOTICE OF VIOLATION

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

DATE: **April 15, 2024**

CASE # **LDC-24-0103**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3108 24**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-84 (y) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

SHORT TERM RENTALS

On **April 1, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **April 30, 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: **O-1**

Parcel ID#: **12-22-29-4172-03-060**

Violation **1303 W. FAIRBANKS AVE.**

Location/Address: **WINTER PARK, FL 32789**

Property Owner/ Tenant: **WINTER PARK LAND DEVELOPMENT LLC**

Mailing Address: **1301 W. FAIRBANKS AVE.**

City/ State/ Zip: **WINTER PARK, FL 32789-4803**

Description of Violation: **COMMERCIAL 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 58-84 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-84 - GENERAL PROVISIONS FOR NONRESIDENTIAL ZONING DISTRICTS.

(y) SHORT-TERM RENTAL OF RESIDENTIAL UNITS. THE RENTAL OR USE OF ANY RESIDENTIAL UNITS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED. TIME SHARES OR FRACTIONAL OWNERSHIP IS PROHIBITED.

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

CC: Registered Agent
SMITH, RANDALL C, ESQ
228 Hillcrest St.
Orlando, FL 32801

7/19/24, 11:04 AM

Matched property listing

Dashboard

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Active ☒
Identified ☒
Compliant ☒

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Matched Details

Analyst VO3Z

Explanation
Streetview match.

Listing Photos



Matching 3rd Party Sources



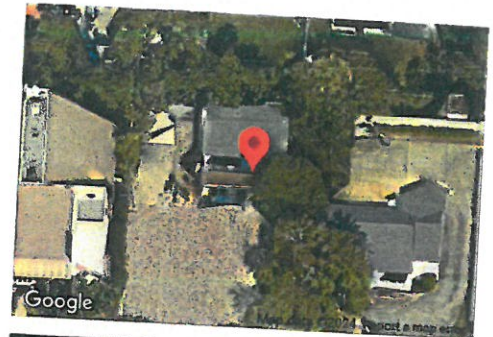
drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
June, 2024

2 Documented Stays
May, 2024

<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>

6/24/24, 3:38 PM

Matched property listing

Dashboard

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant ✓

PRINT

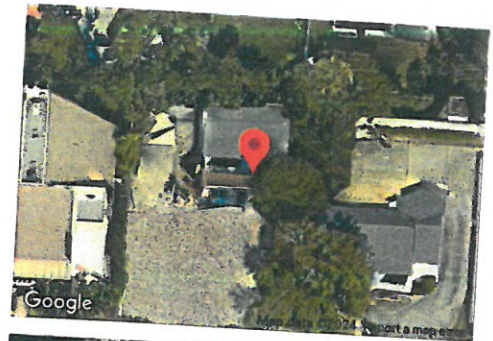
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
May, 2024

1 Documented Stay
April, 2024

<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



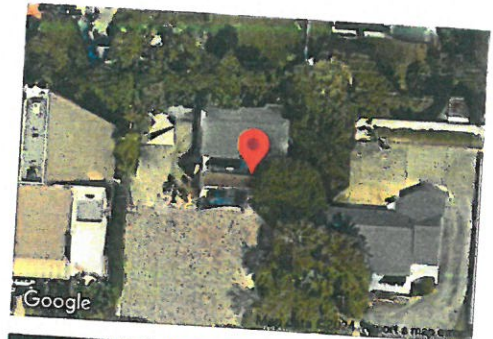
drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
May, 2024

1 Documented Stay
April, 2024

5/16/24, 4:07 PM

Matched property listing

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Dashboard

Active ☒
Identified ☒
Compliant ☒

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
April, 2024

STR Letter: Delivered
April 8th, 2024

Listing Details

<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>

5/8/24, 8:10 AM

Matched property listing

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Dashboard

Active ●
Identified ✓
Compliant X

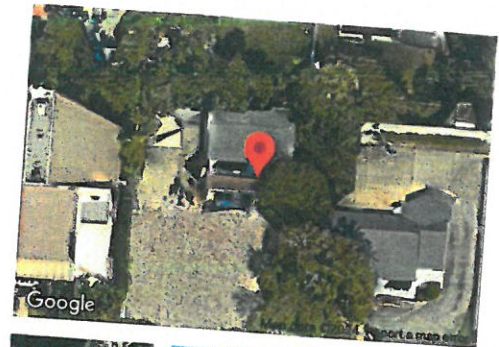
PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
April, 2024

STR Letter: Delivered
April 8th, 2024

Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>

5/1/24, 1:40 PM

Matched property listing

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Dashboard

Active ●
Identified ✓
Compliant X

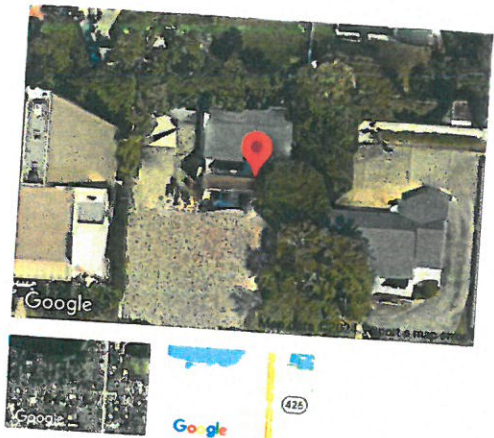
PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
April, 2024

STR Letter: Delivered
April 8th, 2024

<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>

4/15/24, 2:38 PM

Matched property listing

Dashboard

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

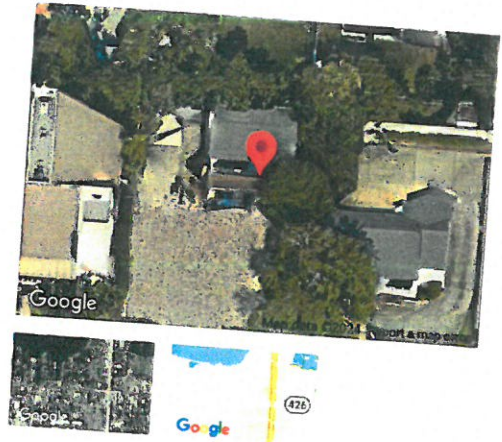
PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Rental Unit Information



Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Timeline of Activity

View the series of events and documentation pertaining to this property

STR Letter: Delivered
April 8th, 2024



STR Letter: Sent
April 1st, 2024



<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>

4/1/24, 1:27 PM

Matched property listing

Rental Unit Record

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Dashboard

Active ●
Identified ✓
Compliant X

PRINT

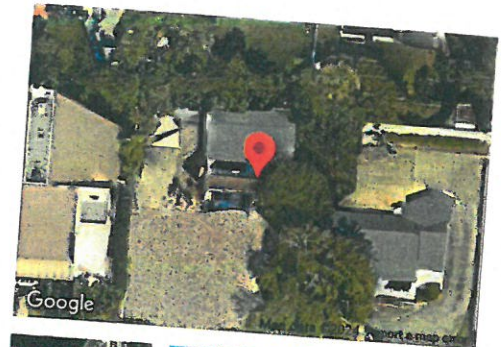
SEND A LETTER

Listing(s) Information

Airbnb - 24032616



Rental Unit Information



Identified Address

1303 W Fairbanks Avenue, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.593444, -81.366998

Parcel Number

292212417203060

Owner Name

WINTER PARK LAND DEVELOPMENT LLC

Owner Address

1301 W FAIRBANKS AVE
WINTER PARK, FL 32789, US

Matched Details

Analyst

VO3Z

Explanation

Streetview match.

Listing Photos



Matching 3rd Party Sources



drainage ditch (light patch in yard), walkway, brick, potted plants, corner of stairway, signage, singular mailbox

Zip Code Match

City Name Match

Listing Details

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
March, 2024

4 Documented Stays
February, 2024

<https://app.hostcompliance.com/property/98xpGDknZUo8BfJk?geoid=16000US1278300#air24032616>



Code Compliance Board

agenda item 5.e

item type

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

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# - PM-24-0016 820 W. Webster Avenue, Winter Park, FL 32789

motion | recommendation**background**

VIOLATION DESCRIPTION: Severe conditions causing appreciable harm or material detriment to the aesthetic and/or property values of surrounding. The dilapidated wood fence surrounding the property is not structurally sound and is in need of repair. Unsightly discarded articles, white trash bags, debris, broken bicycles, grill, lawn mower, plastic containers, lawn equipment, leaf blower, trash cans, black trash bag, trolley, wheel barrel, ladder, generator, crate, gas canister, vacuum, metal boxes, white cover, tarp, car parts stored on the property in plain view.

CODES CITED: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sections 202 (1), (2), (14) (b), (c) (16), (18) Nuisance, 302.7 Dilapidated Fences, 302.1 Sanitation & Storage of materials of the International Property Maintenance Code.

alternatives | other considerations**fiscal impact**

attachments

1. CCB#-PM-24-0016 820 W WEBSTER AVE 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: 07/18/2024 System Refresh Date: 07/17/2024

820 W Webster Ave 06-22-30-1168-02-032

Name(s):

CLARK WILLIE J

Physical Street Address:

820 W Webster Ave

Property Use:

0100 - Single Family

Mailing Address On File:

820 W Webster Ave
Winter Park, FL 32789-3048

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)



820 W WEBSTER AVE, WINTER PARK, FL 32789 7/30/2019 9:22 AM

[Upload Photos](#)

[View 2023 Property Record Card](#)

 **PROPERTY FEATURES**

 **VALUES, EXEMPTIONS AND TAXES**

 **SALES**

 **MARKET STATS**

 **LOCATION**

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

[View Plat](#)

Property Description

CAPENS ADDITION TO WINTER PARK A/95 THE N 105 FT OF LOT 3 (LESS N 5 FT) BLK B SEE OR 49/180 & 1747/552

Total Land Area

10,000 sqft (+/-) | 0.23 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-3	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

01 - Single Fam Residence

Actual Year Built:

1971

Gross Area:

2434 sqft

Type Code:

0103 - Single Fam Class III

Beds:

3

Living Area:

2434 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Concrete/Cinder Block

Estimated New Cost:

Working Value...

Floors:
1
Interior Wall:
Wood Panel

« « 1 » »

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Fpl1 - Fplace 1	01/01/1971	1 Unit(s)	Working Value...
Shed - Shed	01/01/2001	1 Unit(s)	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 2)



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

CLARK WILLIE J
 820 W WEBSTER AVE
 WINTER PARK, FL 32789-3048

Account Number: 0284375-3
 Assessed Value: 148,354
 Millage Code: 4 WP
 Parcel Number: 06-22-30-1168-02032
 Address: 820 W WEBSTER AVE WINTER PARK 32789
 Exemptions: Homestead, Extra Homestead

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
STATE SCHOOL	148,354	25,000	123,354	3.1730	\$391.40	
LOCAL SCHOOL	148,354	25,000	123,354	3.2480	\$400.65	
GEN COUNTY	148,354	50,000	98,354	4.4347	\$436.17	
WINTER PRK	148,354	50,000	98,354	4.0923	\$402.49	
WP DEBT 2017	148,354	50,000	98,354	.2379	\$23.40	
SJWM	148,354	50,000	98,354	.1793	\$17.63	
Total Millage:				15.3652	Subtotal:	\$1,671.74
NON-AD VALOREM ASSESSMENTS						
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount	
5110 WINTER PARK STM	(407)599-3362	\$183.12				
Subtotal:					\$183.12	
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments						\$1,854.86

Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com.

Payments not received by March 31st are delinquent.

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0284375-3
 820 W WEBSTER AVE WINTER PARK 32789
 06-22-30-1168-02032
 CAPENS ADDITION TO WINTER PARK A/95 THE N 105 FT
 OF LOT 3 (LESS N 5 FT) BLK B SEE OR 49/180 & 1747/552

CLARK WILLIE J
 820 W WEBSTER AVE
 WINTER PARK, FL 32789-3048

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov. 30, 2023	\$1,780.67
Dec. 31, 2023	\$1,799.21
Jan. 31, 2024	\$1,817.76
Feb. 29, 2024	\$1,836.31
Mar. 31, 2024	\$1,854.86

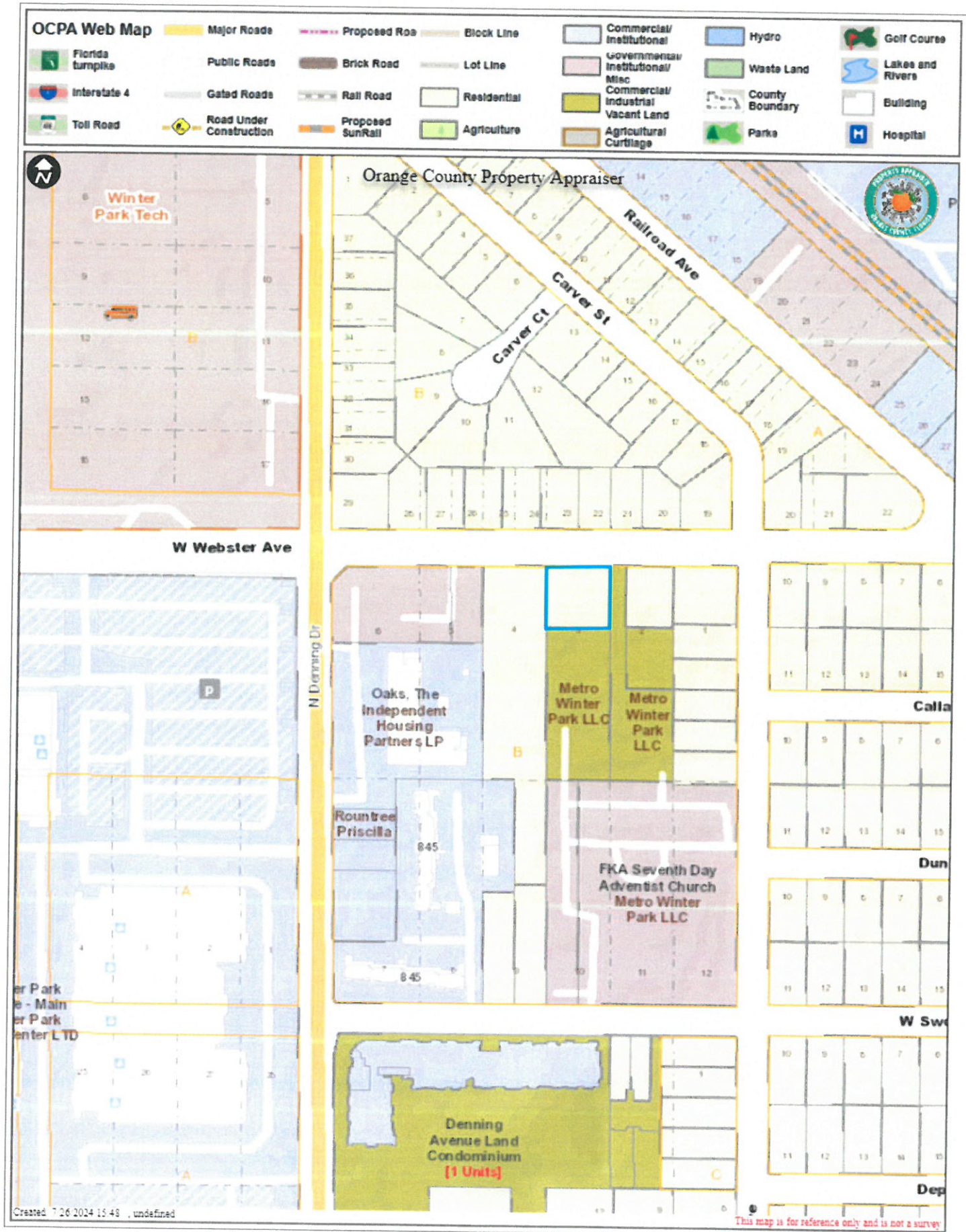
CLARK WILLIE J
 820 W WEBSTER AVE
 WINTER PARK, FL 32789-3048

PAID - DO NOT PAY

PAID 0031-09341434 \$1,780.67 11/30/2023

PO Box 545100
 Orlando FL 32854-5100





FACT SHEET

August 1, 2024

Case No: PM-24-0016

Respondent:

Clark, Willie J
820 W. Webster Avenue
Winter Park, FL 32789

1. Address where violation exists: **820 W Webster Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **06-22-30-1168-02-032**
3. Property Zone: **R-1A**
4. Inspection(s): **01/30/2024, 02/07/2024, 02/16/2024, 02/22/2024, 03/01/2024, 03/02/2024, 03/04/2024, 03/05/24, 03/08/24, 03/22/24, 04/08/2024, 04/09/2024, 04/10/2024, 04/16/2024, 04/20/24, 04/26/2024, 05/02/2024, 05/04/2024, 05/06/2024, 05/10/2024, 05/13/2024, 05/21/2024, 06/03/2024, 06/10/2024, 06/14/2024, 06/17/2024, 06/28/2024, 07/01/2024, 07/05/2024, 07/09/2024, 07/17/2024, 07/18/2024, 07/25/2024.**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail
and posted on the property and at City Hall in accordance with Florida Statute 162
Due Process requirements.

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

Evidence

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

VIOLATION DESCRIPTION: Severe conditions causing appreciable harm or material detriment to the aesthetic and/or property values of surrounding. Dilapidated wood fence surrounding the property is not structurally sound and is	CORRECTIVE ACTION REQUIRED: Repair and/or replace dilapidated fencing. Remove unsightly discarded articles out of plain view from the public right-of-way and adjacent neighboring properties.	CODES CITED: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sections 202 (1), (2), (14) (b), (c) (16), (18) Nuisance, 302.7 Dilapidated Fences, 302.1 Sanitation & Storage of materials of the
---	---	---

in need of repair. Unsightly discarded articles, white trash bags, debris, broken bicycles, grill, lawn mower, plastic containers, lawn equipment, leaf blower, trash cans, black trash bag, trolley, wheel barrel, ladder, generator, crate, gas canister, vacuum, metal boxes, white cover, tarp, car parts stored on the property in plain view.		International Property Maintenance Code.
---	--	--

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

CASE NO.: **PM-24-0016**

City of Winter Park
Petitioner,

vs.

CLARK WILLIE J
820 W. WEBSTER AVENUE
WINTER PARK, FL 32789
Respondent,

AFFIDAVIT OF POSTING

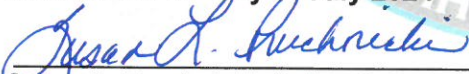
STATE OF FLORIDA
COUNTY OF ORANGE

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 820 W. WEBSTER AVENUE on this **19th day of July 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

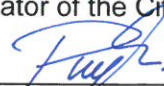
DATED this **19th day of July 2024**



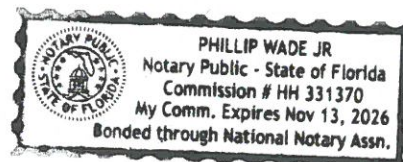
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of July 2024**, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Phillip Wade Jr., Notary Public
My Commission Expires November 13, 2026
Commission #HH331370



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

CASE NO.: **PM-24-0016**

City of Winter Park
Petitioner,

vs.

CLARK WILLIE J
820 W WEBSTER AVENUE
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

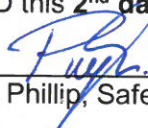
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Wade, Phillip, 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 820 W WEBSTER AVENUE on this **1st day of July 2024**.
3. That the attached picture document is proof of the posting.

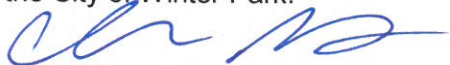
FURTHER AFFIANT SAYETH NOT

DATED this **2nd day of July 2024**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **2nd day of July 2024**, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



ALERT: FLOODING AND SEVERE WEATHER IN THE SOUTHERN AND CENTRAL U.S. MAY IMPA...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9171969009350313314389

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

Latest Update

Your item was delivered to an individual at the address at 12:35 pm on July 5, 2024 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789
July 5, 2024, 12:35 pm

In Transit to Next Facility

July 4, 2024

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
July 3, 2024, 6:40 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
July 2, 2024, 9:32 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
July 2, 2024, 8:50 pm

● **Hide Tracking History**

What Do USPS Tracking Statuses Mean? (<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

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: PM-24-16

CITY OF WINTER PARK
Petitioner,

vs.

CLARK WILLIE J.
820 W. WEBSTER AVENUE
WINTER PARK, FL 32789
Respondents,

**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 she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, August 1st, 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 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sections 202 (1), (2), (14) (b), (c) (16), (18) Nuisance, 302.7 Dilapidated Fences, 302.1 Sanitation & Storage of materials of the International Property Maintenance Code.**
2. Address where violation(s) exists: **820 W. WEBSTER AVENUE, WINTER PARK, FL 32789-3048.**

3. Parcel I.D. No.: **06-22-30-1168-02-032**
4. Property Zone: **R-3**
5. Legal Description: **CAPENS ADDITION TO WINTER PARK A/95 THE N 105 FT OF LOT 3 (LESS N 5 FT) BLK B SEE OR 49/180 & 1747/552**
6. Names and address of owner/person in charge of location where violation exists: **Clark Willie J- 820 W. Webster Avenue, Winter Park, FL 32789**
7. Description of Violation: **Severe conditions causes appreciable harm or material detriment to the aesthetic and/or property values of surrounding. Dilapidated wood fence surrounding the property is not structurally sound and is in need of repair. Unsightly discarded articles, white trash bag, debris, broken bicycles, grill, lawn mower, plastic containers, lawn equipment, leaf blower, trash cans, black trash bag, trolley, wheel barrel, ladder, generator, crate, gas canister, vacuum, metal boxes, white cover, tarp, car parts stored on the property.**
8. Compliance Requirements: **Repair and/or replace dilapidated fencing. Remove unsightly discarded articles from the property and out of plain view from the public right-of-way.**

Compliance Date to avoid hearing: **May 10, 2024.**

Unless Respondent(s) corrects the violation described 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 Enforcement Board, on the **August 1st, 2024, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commission Chambers).

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

\$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

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

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE 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.

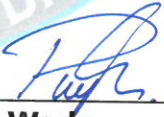
NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. If you do not attend this hearing, the Code Compliance Board will consider the case even though you are not present, and may assess fines, place liens, or take other actions which will affect your rights. If you feel that you have come into compliance 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: 20th day of June 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: **CLARK WILLIE J- 820 W WEBSTER AVENUE, WINTER PARK, FL 32789-**

9171 9690 0935 0313 3143 89

Certified Mail: 9171 9690 0935 0313 3143 89



Phillip Wade
Safety & Code Compliance Officer

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

CODES CITED

SEC. 22-176. - CODE ADOPTED.

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

(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

SEC. 22-177. - AMENDMENTS.

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

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

SEC 202 (1), (2), (14)(b), (c), (16), (18) NUISANCE

Nuisance. The following shall be defined as nuisances: It is a public nuisance for any person owning, leasing, occupying or having charge of any premises in this city to maintain, or permit to exist, such premises in such manner that any one or more of the following conditions are to exist thereon:

(1) Any public nuisance known at common law or in equity jurisprudence.

(2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.

(14) Vegetation, including dry grass, dead shrubs, dead trees, combustible refuse and waste, or any material growing upon the area between the traveled way and the property line, sidewalks or upon private property which by reason of size, manner of growth and location would create any one or more of the following:

b. A condition likely to harbor rats, vermin or other similar creatures constituting a health hazard; or

c. Causes appreciable harm or material detriment to the aesthetic and/or property values of surrounding property.

(16) The accumulation and storage on any premises for more than ten days of abandoned, wrecked, dismantled or inoperative automobiles, trailers, campers, boats, other mobile equipment, or major part thereof within the view of persons on public or other property adjacent to the premises.

(18) Waste on the premises in open view or can be seen from an adjacent property, which by reason of its location is unsightly and interferes with the reasonable enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community or which would materially hamper or interfere with the suppression of fire upon the premises or adjacent premises and which is visible from public property or from neighboring properties for a period of time in excess of ten days. "Waste" is defined for the purpose of this section as unused or discarded matter and material which consists (without limitation or exclusion by enumeration) of such matter and material as rubbish and refuse and matter of any kind including, but not limited to, rubble, debris, asphalt, concrete, plaster, tile, rocks, bricks, soil, building materials, crates, cartons, containers, boxes, furniture and household equipment or parts thereof, lumber, trash, dirt, machinery or parts thereof, scrap metal and pieces of metal, ferrous or nonferrous, bottles, bedding, etc.

SEC 302.7 DILAPIDATED FENCES

Wood Fence, falling dilapidated in need of repair/block wall needs cleaning or painting/not stable or safe about to fall, creating unsafe conditions

302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.

SEC 302.1 UNSIGHTLY ARTICLES

302.1 Sanitation and storage of materials. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, discarded refrigerators, stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five days.

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.





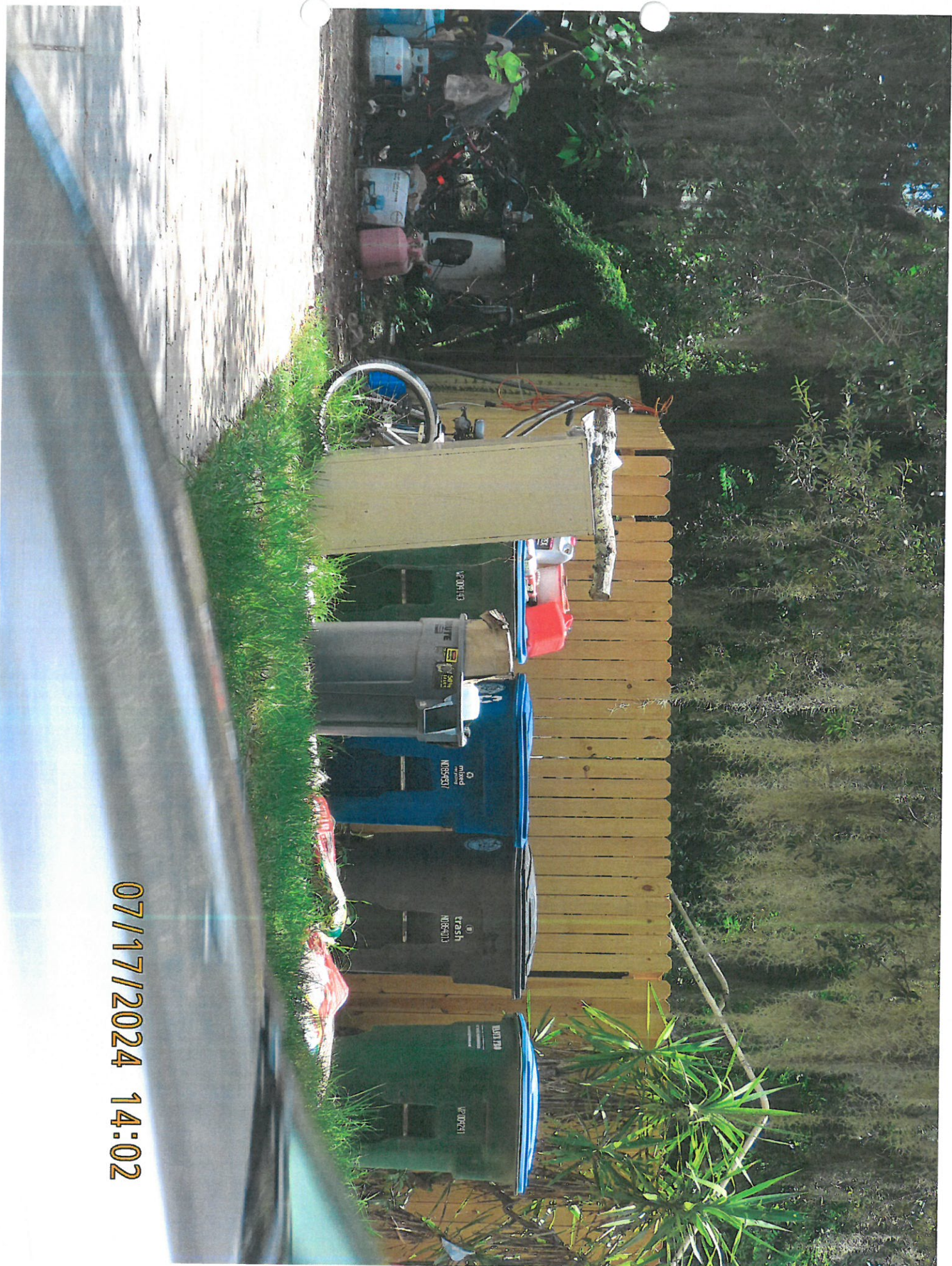




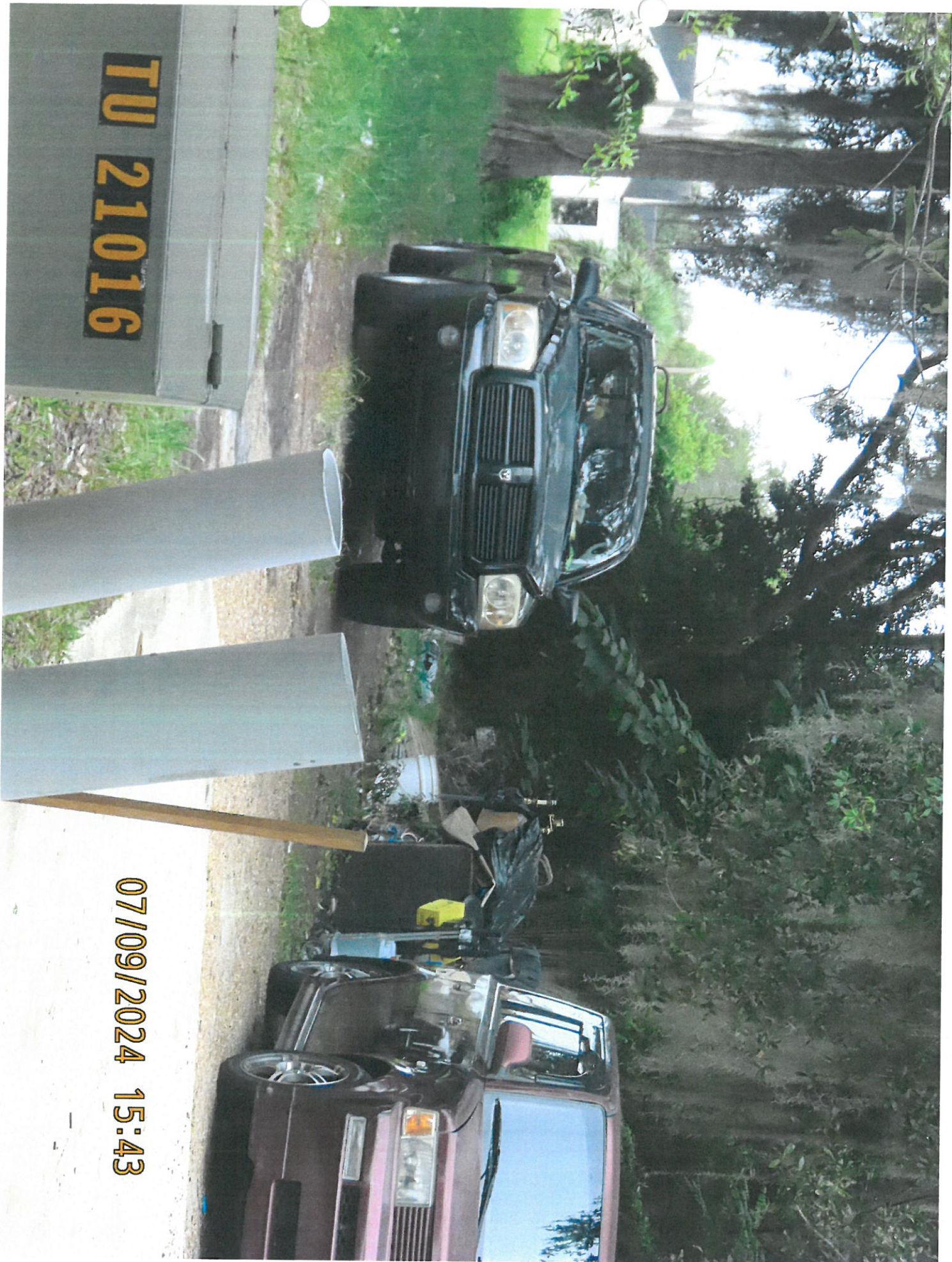
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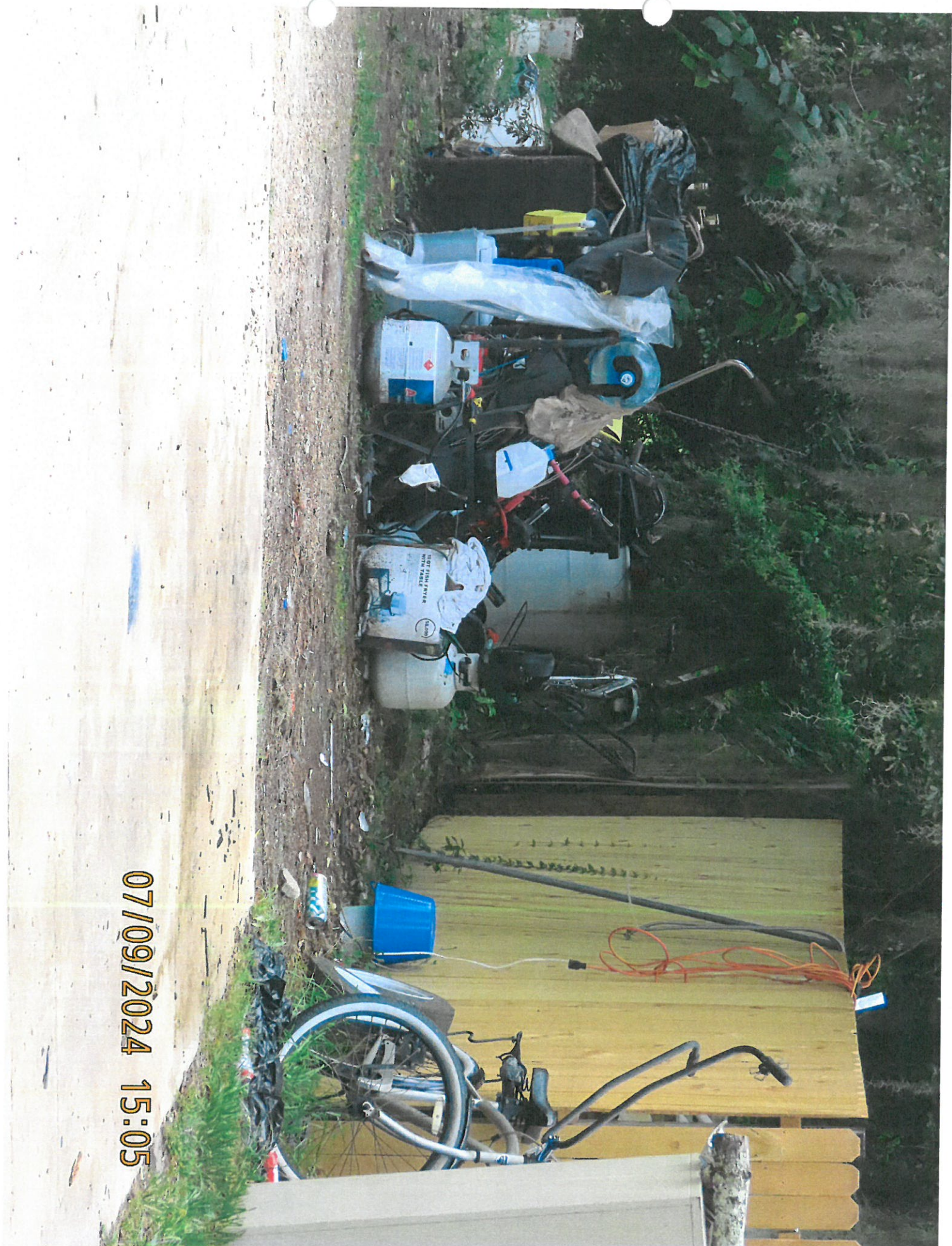
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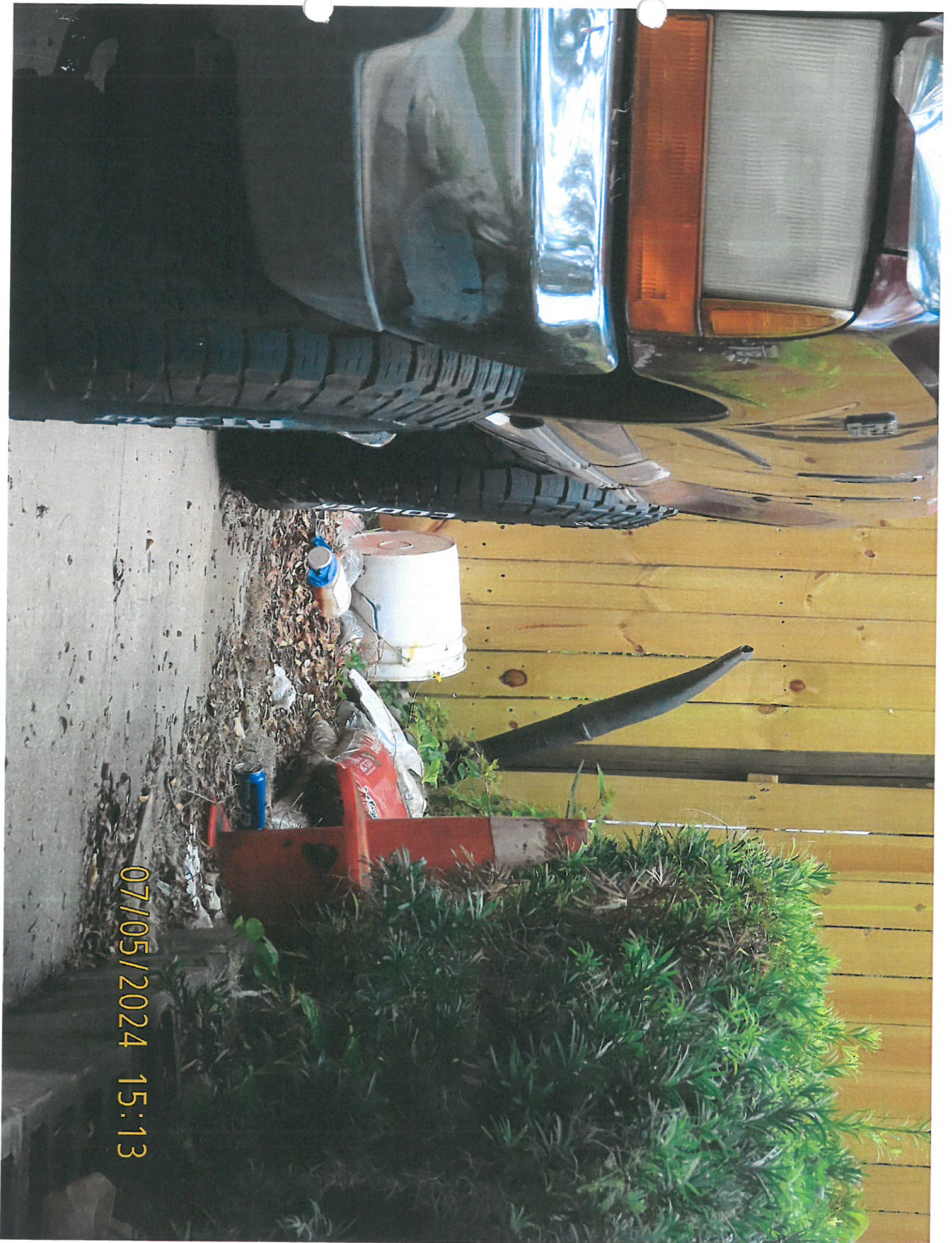
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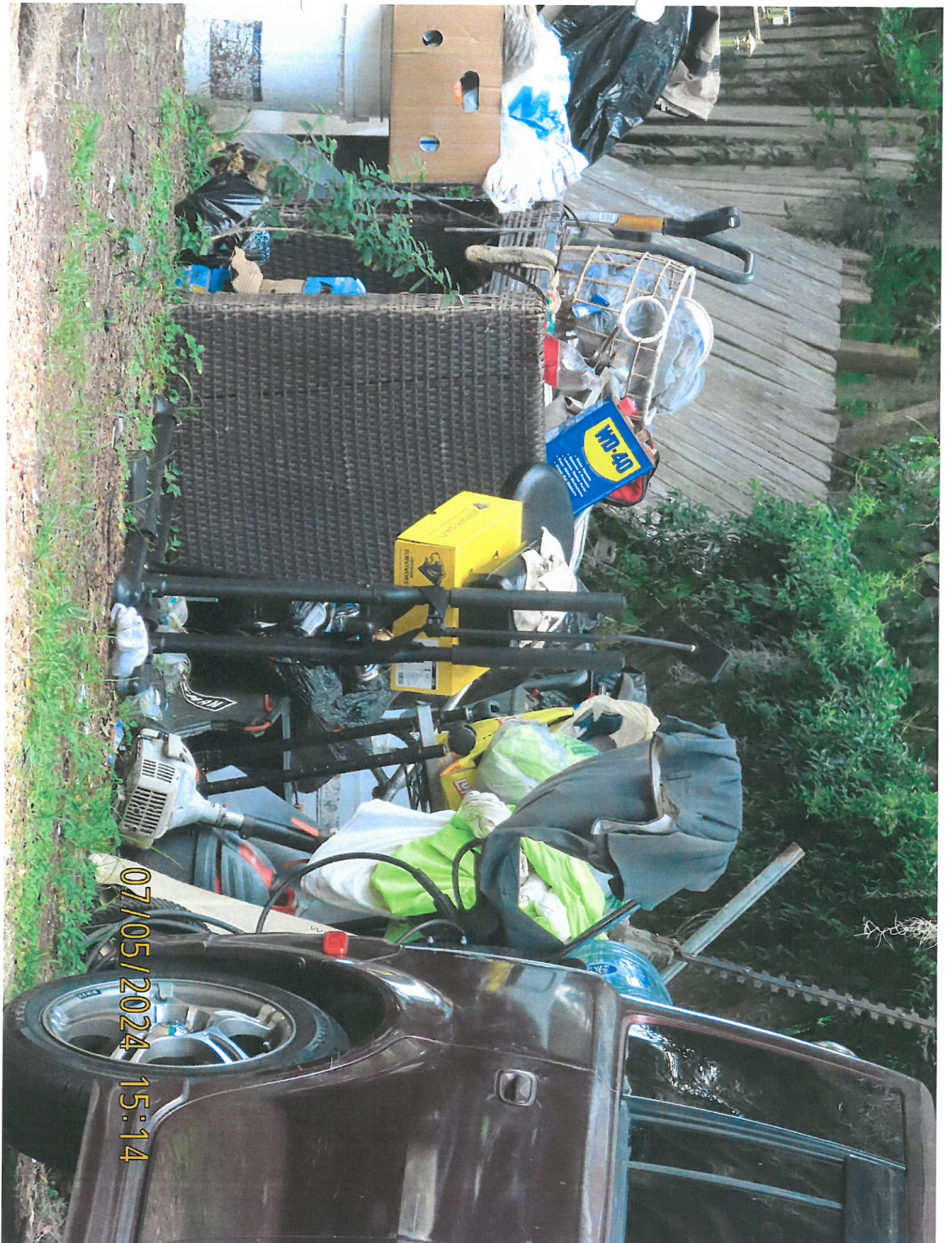


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**CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION**

401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789

407-599-3600

Case No: PM-24-16

CITY OF WINTER PARK
Petitioner,

VS.

CLARK WILLIE J.
820 W. WEBSTER AVENUE
WINTER PARK, FL 32789
Respondents,

**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 she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, August 1st, 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 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sections 202 (1), (2), (14) (b), (c) (16), (18) Nuisance, 302.7 Dilapidated Fences, 302.1 Sanitation & Storage of materials of the International Property Maintenance Code.
2. Address where violation(s) exists: 820 W. WEBSTER AVENUE, WINTER PARK, FL 32789-3048.

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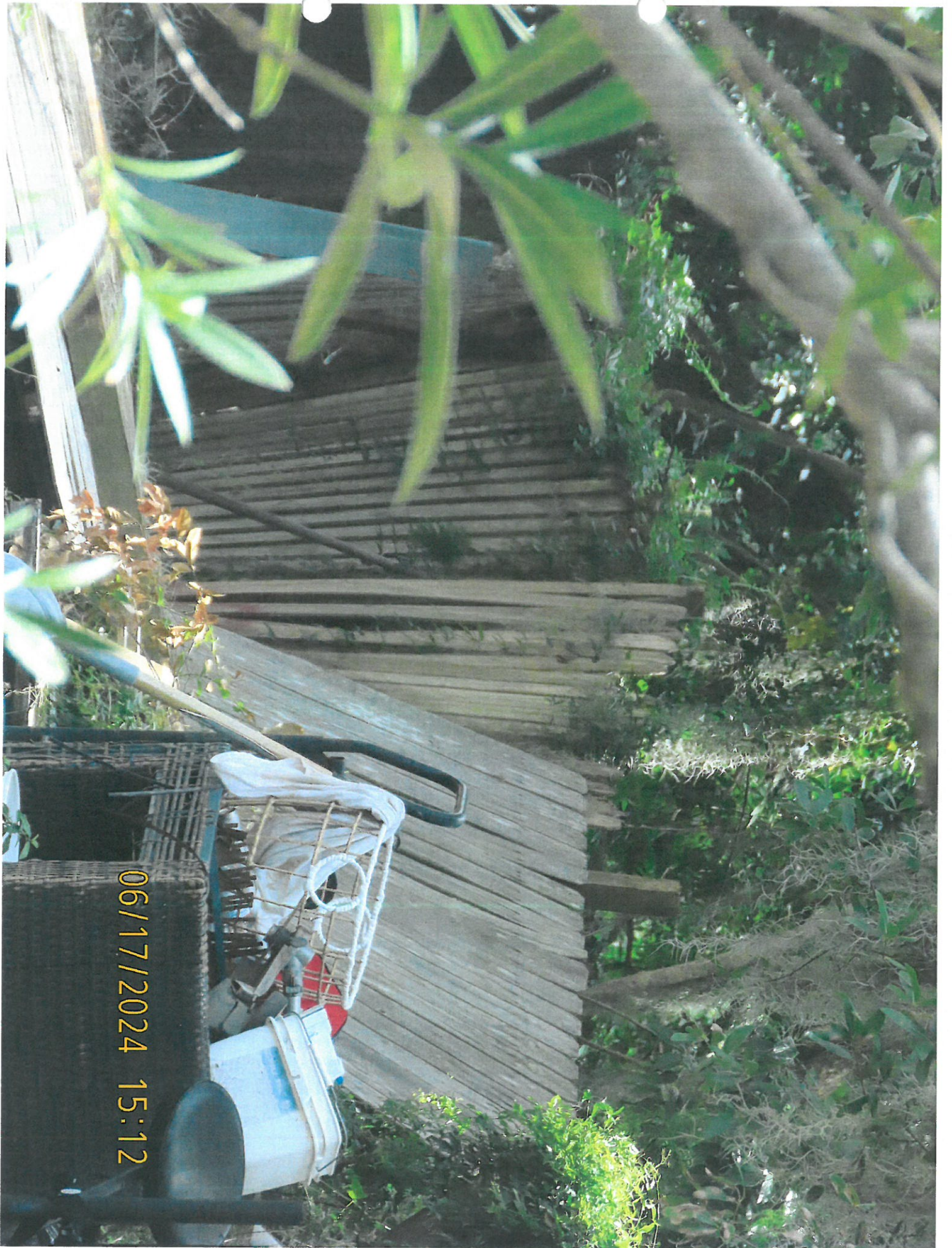






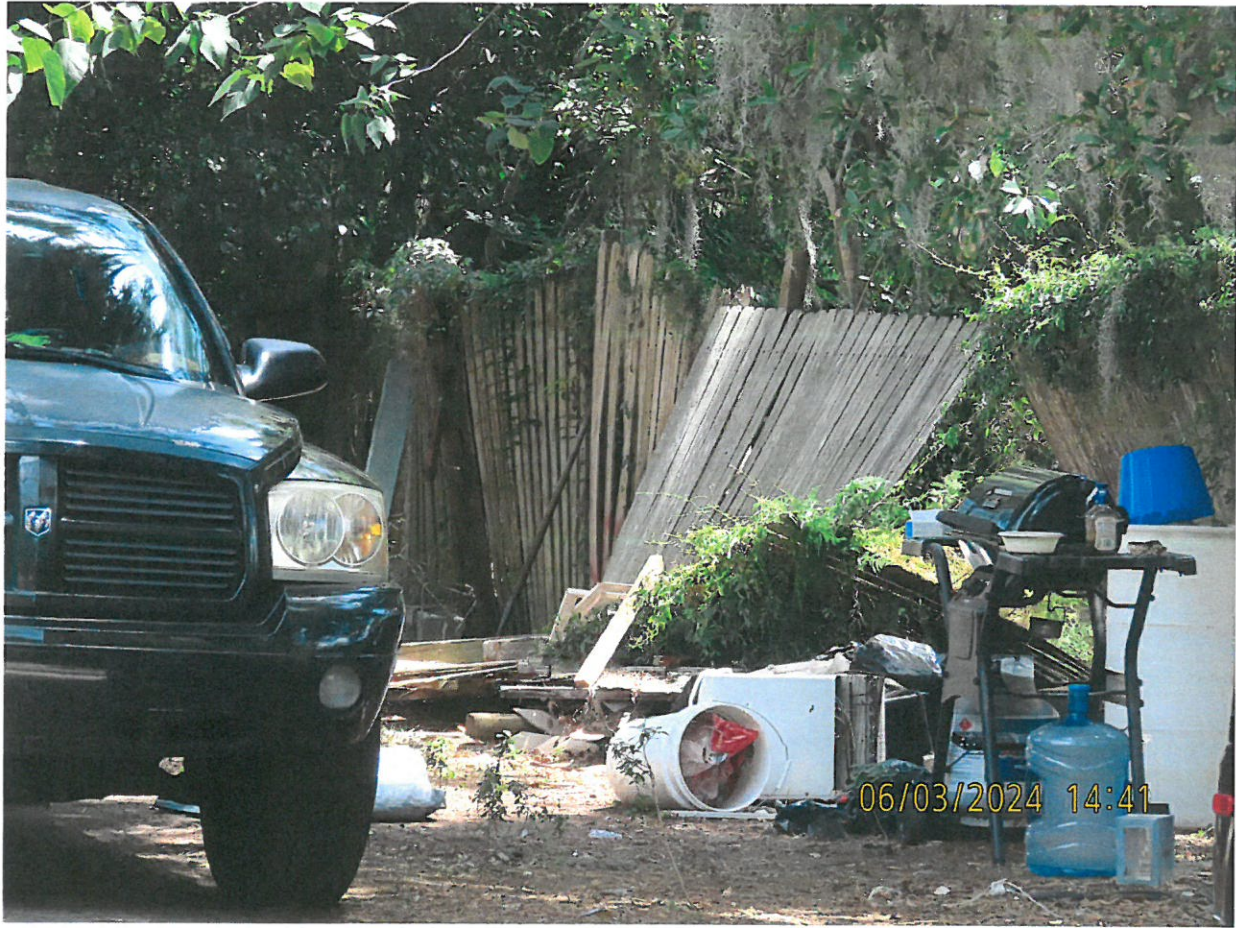


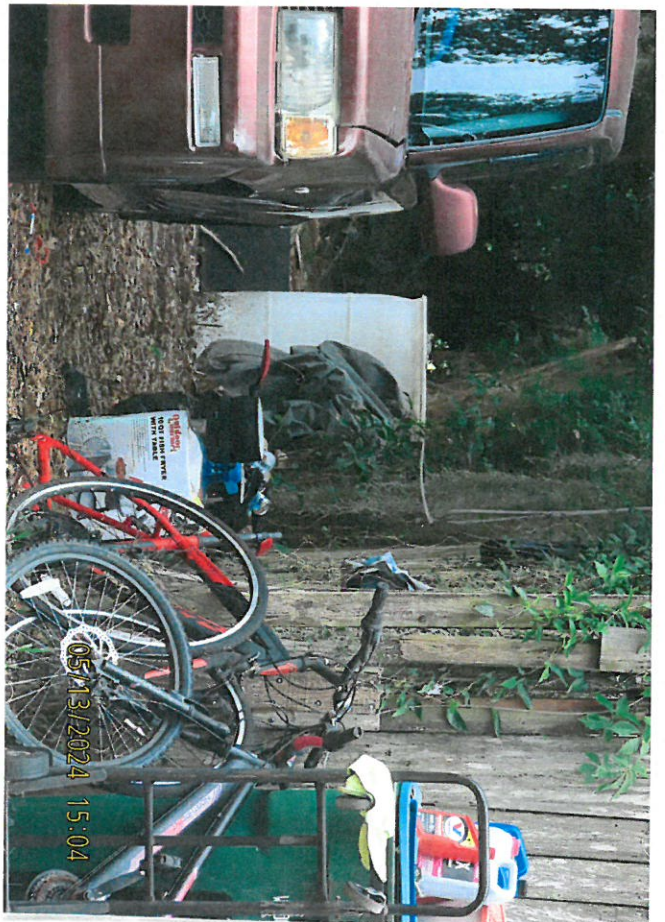




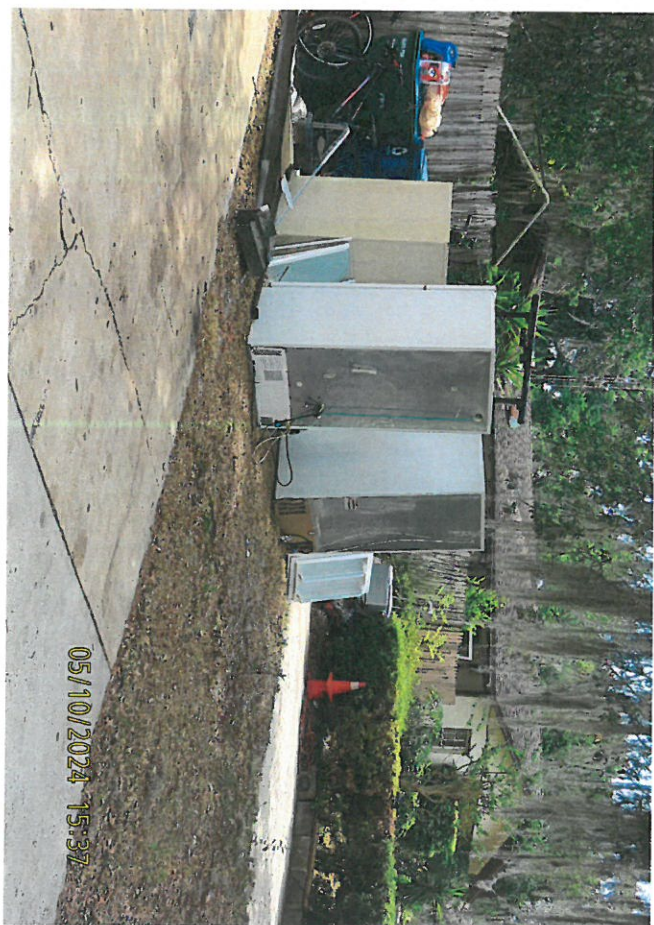




















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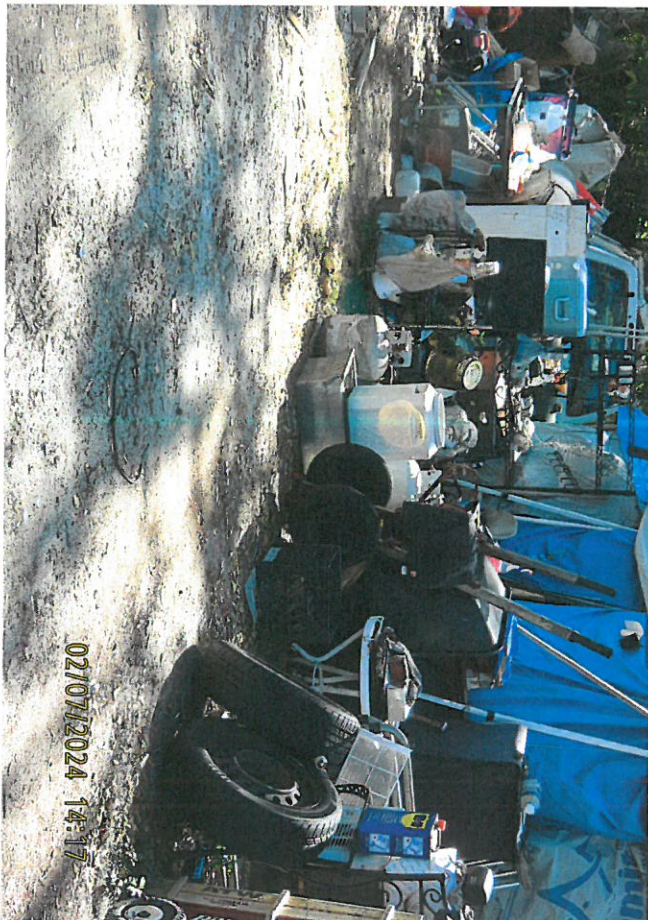














Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-24-0269 607 Ellen Drive, Winter Park, FL 32789 (Illegal Hauler)

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

None



Code Compliance Board

agenda item 7.b

item type

Staff Updates

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-24-0270 1100 W. Fairbanks Avenue, Winter Park, FL 32789 (Illegal Hauler)

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

None



Code Compliance Board

agenda item 7.c

item type

Staff Updates

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-24-0202 1150 Louisiana Avenue, Winter Park, FL 32789 (Illegal Hauler)

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

None



Code Compliance Board

agenda item 7.d

item type

Staff Updates

meeting date

August 1, 2024

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-24-0201 360 Garfield Avenue, Winter Park, FL 32789 (Illegal Hauler)

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

None