



Code Compliance Board Regular Meeting

Agenda

March 6, 2025 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Approve the minutes of the February 6, 2025, Regular Board Meeting 1 Minute
- 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#OVR-24-0024 2906 Sandwell Dr., Winter Park, FL 32792 5 Minutes
 - b. CCB#PM-24-0119 2148 Blossom Ln., Winter Park, FL 32789 10 Minutes
 - c. CCB#PM-24-0016 820 W WEBSTER AVE., WINTER PARK, FL 32789 - MASSEY HEARING 10 Minutes
- 6. Non-Action Items**
- 7. Staff Updates**
 - a. PM-24-0115 435 Holt Ave., Winter Park, FL 32789 - Abandoned Vehicle removed from property 1 Minute
 - b. LDC-25-0106 655 W. Morse Blvd., Winter Park, FL 32789 (Non-Registered Hauler)
- 8. City Attorney Reports**
- 9. Board Comments**
- 10. Upcoming Agenda Items**
- 11. Adjournment**



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

March 6, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Approve the minutes of the February 6, 2025, Regular Board Meeting

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

1. CCB020625 DRAFT MINUTES



Code Compliance Board Regular Meeting Minutes

February 6, 2025 at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Douglas Bond, Wayne Johnson, Paul Mandelkern, Carlos Diez-Arguelles

Absent:

Melissa Blaney (Excused)
Steve Heller (Excused)
Tim Cordle

Legal Representative for the City:

None

Staff Present

Asst. Building Official Ashley Ong, Code Compliance Division Manager Susanne Porras,
Code Compliance Officer Christina Busch, Board Secretary Susan Pruchnicki

1. Call to Order

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

- a. Roll Call
- b. Board President Wayne Johnson read the Statement of Purpose

2. Swearing in of Witnesses

No witnesses were present

3. Consent Agenda

- a. Approve the minutes of the December 5, 2024 Regular Meeting

Two typographical mistakes were corrected. Board Member Paul Mandelkern made a motion to approve the minutes as presented. Board Member Doug Bond seconded. Motion passed 4-0.

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

There were no public comments.

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

There were no public hearings.

6. Non-Action Items

None

7. Staff Updates

Officer Porras offered that the following cases, previously noticed and scheduled for this meeting, have come into compliance:

- a. CCB# - BLDG-24-0032 1313 W. Fairbanks Ave., Winter Park, FL 32789 (Business Tax License)
- b. CCB# - PM-23-0220 1321 Fairview Ave., Winter Park, FL 32789 (Property Maintenance)

Mr. Johnson inquired about Deputy City Attorney Richard Geller's absence. Officer Porras stated that Mr. Geller determined his presence was not necessary since there were no public hearings.

8. City Attorney Reports

None

9. Board Comments:

Mr. Bond inquired about the progress on CCB#-PM-24-0157, the property located at 1000 S. Orlando Ave., Winter Park, FL 32789. Officer Porras stated the Building Department confirmed via email that Mr. Sant has completed the permit requirements, and confirmed that the graffiti has been removed from the building. Officer Porras stated that if everything is in order the case would be presented under the Staff Report as being in compliance at the next meeting.

10. Upcoming Agenda Items

Mr. Johnson inquired about cases for the March 6, 2025 meeting. Officer Porras responded that there are currently cases to be presented.

11. Adjournment

Paul Mandelkern made a motion to Adjourn at 3:17 PM. Seconded by Doug Bond. Motion passed 4-0.

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

March 6, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB#OVR-24-0024 2906 Sandwell Dr., Winter Park, FL 32792

motion | recommendation

background

VIOLATION DESCRIPTION: Grass and weeds over 12 inches on the property.

CODES CITED: Chapter 22, Section 302.4 Weeds and Overgrowth, Section 302.4.1 Clearing Overgrowth of the International Property Maintenance Code.

CORRECTIVE ACTION REQUIRED: Remove or mow all overgrowth, tall weeds and grass; cut and edge along sidewalk and right-of-ways.

alternatives | other considerations

fiscal impact

attachments

1. CCB#OVR-24-0024 2906 SANDWELL DR CASE PACKET (1)

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

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

Print Date: 02/20/2025 System Refresh Date: 02/16/2025

2906 Sandwell Dr 09-22-30-9438-00-230

Name(s):

CUPPY JOSEPH A
BELL MARIE L

Physical Street Address:

2906 Sandwell Dr

Property Use:

0100 - Single Family

Mailing Address On File:

2964 De Brocy Way
Winter Park, FL 32792-4506
[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32792

Municipality:

Winter Park



2906 SANDWELL DR, WINTER PARK, FL 32792 3/20/2024 8:05 AM

[Upload Photos](#)

[View 2024 Property Record Card](#)

i PROPERTY FEATURES

\$ VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

2025 Values will be available in August of 2025. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

WINTER PARK PINES UNIT FOURTEEN 2/59 LOT 23

Total Land Area

8,671 sqft (+/-) | 0.20 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WP-R-1A	1 Code Undefined	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:

1 - Single Fam Residence

Actual Year Built:

1968

Gross Area:

2751 sqft

Type Code:

0103 - Single Fam Class Iii

Beds:

4

Living Area:

2149 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Conc/Cindr

Estimated New Cost:

Working Value...

Floors:
1
Interior Wall:
Drywall

« « 1 » »

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Fpl2 - Null	01/01/1968	1 Unit(s)	Working Value...
Pl2 - Null	01/01/1968	1 Unit(s)	Working Value...
Scr2 - Null	01/01/1968	1 Unit(s)	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 3)



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

2024 Real Estate

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

CUPPY JOSEPH A, BELL MARIE L,
LEONARDI LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

Account Number: 288734
Assessed Value: 469,059
Millage Code: 6 WP
Parcel Number: 09-22-30-9438-00230
Address: 2906 SANDWELL DR, WINTER PARK, FL 32792
Exemptions:

PRIOR YEAR TAXES DUE

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	469,059	0	469,059	3.2160	1,508.49
LOCAL SCHOOL	469,059	0	469,059	3.2480	1,523.50
GENERAL COUNTY	469,059	0	469,059	4.4347	2,080.14
CITY OF WINTER PARK	469,059	0	469,059	4.0923	1,919.53
WINTER PARK DEBT 2017	469,059	0	469,059	0.2207	103.52
ST JOHNS RIVER WTR MGMT DIST	469,059	0	469,059	0.1793	84.10

Total Millage: 15.3910 Subtotal: \$7,219.28

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	302.47			
					Subtotal: \$302.47

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$7,521.75**

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.

288734
2906 SANDWELL DR

WINTER PARK PINES UNIT
09-22-30-9438-00230

Make checks payable to:
Scott Randolph, Tax Collector

CUPPY JOSEPH A, BELL MARIE L,
LEONARDI LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2024	\$7,220.88
Dec 31, 2024	\$7,296.10
Jan 31, 2025	\$7,371.31
Feb 28, 2025	\$7,446.53
Mar 31, 2025	\$7,521.75

PO Box 545100
Orlando FL 32854-5100



2024 Real Estate

Prepared By and Return To:
James N. Carlin Jr., Esq.
Fassett, Anthony & Taylor, P.A.
1325 W. Colonial Drive
Orlando, Florida 32804

AFFIDAVIT REGARDING FRAUDULENT DEED

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **JOSEPH A. CUPPY** (the "Affiant") who, upon being first duly sworn, deposes and says:

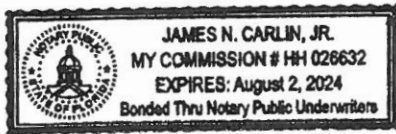
1. That he is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.
2. This Affidavit is in regards to the property located at 2906 Sandwell Drive, Winter Park, Florida 32792, as more particularly described as Lot 23, Section 14, Winter Park Pines, according to the plat thereof as recording in Plat Book 2, Public Records of Orange County, Florida (the "Property").
3. That Lillina Leonardi did not execute the Quit Claim Deed recorded June 11, 2021, in Official Document Number 20210349400, Public Records of Orange County, Florida (the "Deed").
3. The Deed purportedly contains Affiant's signature but the Deed is fraudulent. I confirmed that Lillina Leonardi did not sign the Deed or know about the Deed. Lillina Leonardi lives in Italy and was in Italy at the time this Deed was executed, notarized and/or recorded. Lillina Leonardi was not aware of the Deed and it would have been an impossibility for her to sign the Deed.
4. Affiant is signing and recording this Affidavit to put record notice that the Deed purportedly transferring the Property is fraudulent and should not be relied on.
5. Affiant filed a police report with Winter Park Police Department that is attached as Exhibit "A", that is now being handled by Orange County Sheriff Office with Case Number 23-21270.

FURTHER AFFIANT SAYETH NAUGHT.


JOSEPH A. CUPPY

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of **June 2023**, by **JOSEPH A. CUPPY**, who ☒ is personally known to me or ☐ has produced a driver's license as identification.



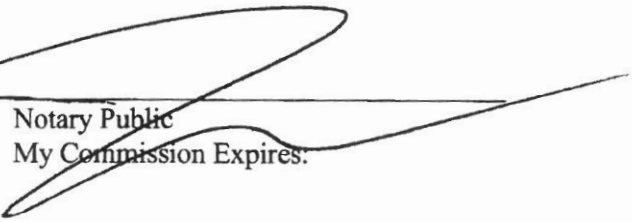

Notary Public
My Commission Expires:

EXHIBIT "A"

Winter Park Police Department
500 N. Virginia Ave.
Winter Park, FL 32789

Statement

Page 4 of 4

Case Number 202346000370

Statement of:		Victim ☒	Witness ☐	Suspect ☐	Defendant ☐
Name <u>Joseph A. Cuppy</u>			Race <u>Caucasian</u>	Sex <u>M</u>	Date of Birth <u>5/31/1969</u>
Home Address <u>2964 De Brocy Way</u>			City <u>Winter Park</u>	Zip Code <u>32792</u>	Home Phone <u>404-405-4706</u>
Work Address <u>4403 Jeff Fugate Blvd Delta</u>			City <u>Orlando</u>	Zip Code <u>32827</u>	Work Phone <u>404-825-5138</u>
Driver's License/ID Number <u>C100-481-69-191-0</u>		State <u>FL</u>	Email Address <u>JCATLWP77@yahoo.com</u>		Cell Phone <u>404-840-7084</u>
Location Where Statement Made <u>500 N. Virginia ave. Winter Park 32789</u>			Date <u>3/23/2023</u>	Time <u>1323</u>	

On 3/23/2023 I received an email from my Aunt (Candy ~~Leonard~~ - McErlane) asking if I could shed some light on why the name on the deed for 2964 Sandwell Dr. I spoke with her on 3/13/2023 and explained that we thought the house had been auctioned off in a tax auction. She advised me that there was a document with mine and my wife's signatures on it transferring the title. When I went online and looked at the attached Warranty Deed it showed that my wife and my names were on the Document but we had not signed it, the signatures didn't match our signatures and the address shown for us was not our address. I also discovered a prior recorded Quit Claim deed showing my grandmother's signature that showed 7644 Waukegan Dr. Winter Park 32792 (same as the fraudulent Warranty Deed) which is not her address, and has not been owned by me since 2009. My grandmother could not have signed that Document since she has not been in the U.S.A since approx 2006 or 2007. I discovered in my research that my Wood Design, LLC had put their Name on the deed on 6/7/2021 using the Quit Claim, this was also the date the LLC was created with Chris Norris as registered agent and 2964 Sandwell Dr as principle office address and then the Warranty Deed was executed on 8/18/2021, at no time was permission to use this property given by either myself or my grandmother - Lillian Leonard - to either Chris Norris, Any Wood Designs or any other person. It appears that our property was Auctioned without our permission and the property held with intent. We are willing to prosecute.

Sworn to and subscribed before me
This 23rd Day of March 2023 AD

[Signature]

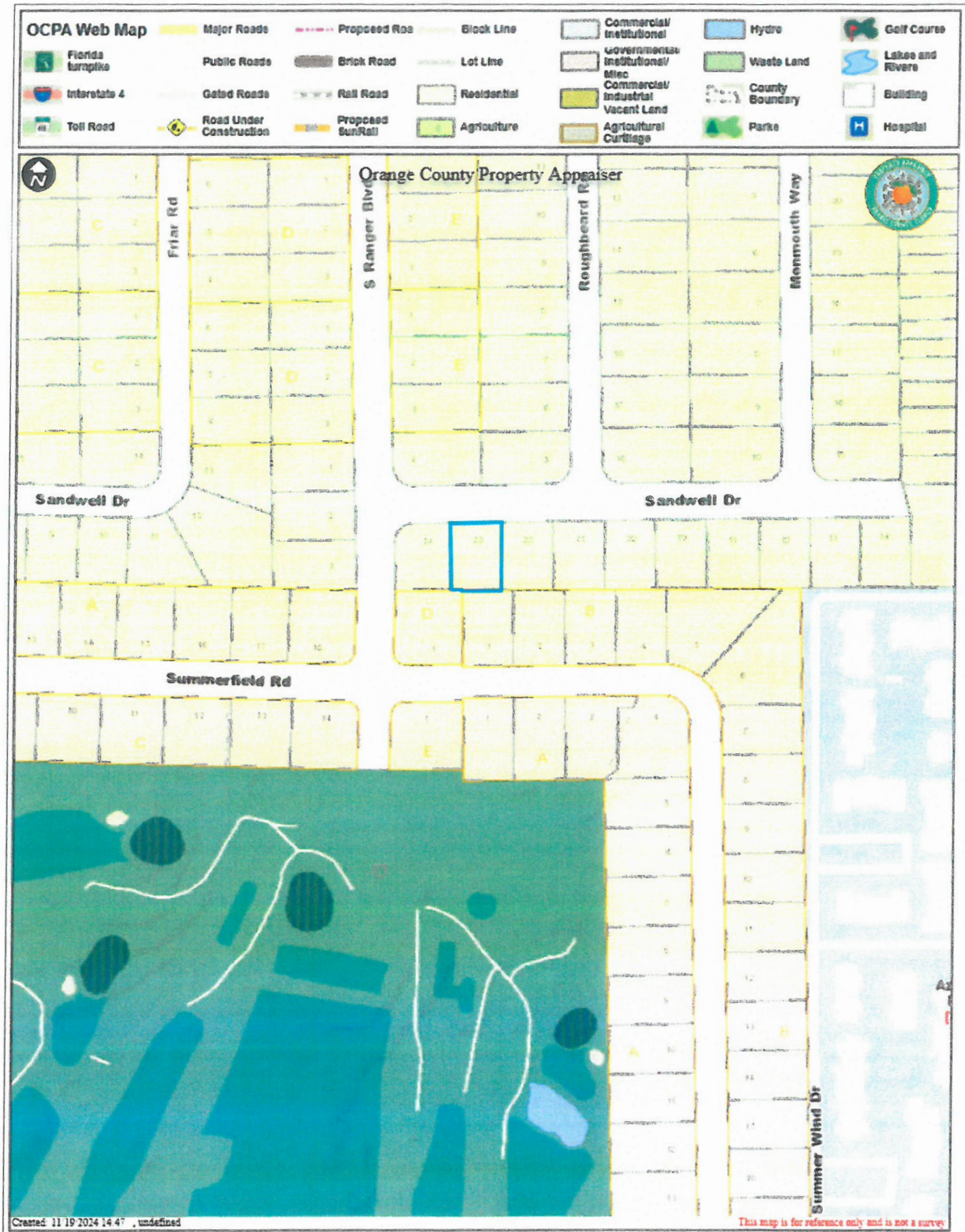
My Commission Expires LEO 623

Warning

The deliberate making of a false affidavit before a Notary Public and the reporting of a crime that did not occur to a Police Officer are **Felony Crimes** and punishable by both **Fine and Imprisonment**.

I hereby swear, under penalty of perjury, that the foregoing statement is true.

[Signature]
SIGNATURE OF PERSON MAKING STATEMENT



FACT SHEET

March 6, 2025.

Case No: OVR-24-24

Respondents:

Cuppy, Joseph A.
Bell, Marie L.
2964 De Brocy Way
Winter Park, FL 32792-4506

1. Address where violation exists: **2906 Sandwell Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-9438-00-230**
3. Property Zone: **R-1A**
4. Inspection(s): **03/08/2024, 03/13/2024, 03/22/2024, 04/3/2024, 06/24/2024, 07/01/2024, 08/14/2024, 08/19/2024, 08/26/2024, 10/14/2024, 10/23/2024, 11/15/2024, 1/31/2025, 2/18/2025.**
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: Grass and weeds over 12 inches on the property.	CORRECTIVE ACTION REQUIRED: Remove or mow all overgrowth, tall weeds and grass; cut and edge along sidewalk and right-of-ways.	CODES CITED: Chapter 22, Section 302.4 Weeds and Overgrowth, Section 302.4.1 Clearing Overgrowth of the International Property Maintenance Code.
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CODES CITED

302.4. WEEDS AND OVERGROWTH

302.4.1 Clearing overgrowth. The owner or the agent of such owner or occupant of any lot, place or area within the city shall not permit any trash, rubbish or noxious matter to remain lying on such lot, place or area or upon any sidewalk or street right-of-way abutting the lot, place or area. Upon sidewalks, noxious matter shall include accumulations of sand, leaves, algae growth, slippery conditions, food or food residue, and vegetation. Likewise, such owner, his agent and the occupant shall not permit any weeds or grass to grow to a height exceeding 12 inches upon any portion of such lot, place or area or upon any sidewalk, over street curbs or street right-of-way abutting such lot, place or area. For land being used for a bona fide commercial agricultural purpose, the limitation on the height of grass or weeds shall only apply to the first 20 feet of such lands abutting a public street or adjacent developed property. The limitation on the height of grass or weeds shall not apply to undeveloped wild land that remains in a natural state unless determined to be a fire hazard or other health hazard as determined by the code official.

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

CASE NO.: OVR-24-0024

City of Winter Park
Petitioner,

vs.

CUPPY, JOSEPH A.
BELL, MARIE L.
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506
Respondents, _____ /

AFFIDAVIT OF POSTING

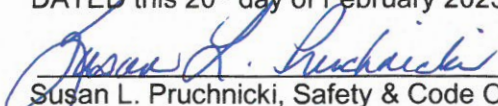
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing, scheduled for March 6, 2025, at City Hall for the property located at 2906 SANDWELL DR. on this 20th day of February 2025.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 20th day of February 2025



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of February 2025, 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.: **OVR-24-0024**

City of Winter Park
Petitioner,

vs.

CUPPY, JOSEPH A.
BELL, MARIE L.
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506
Respondents, /

AFFIDAVIT OF POSTING

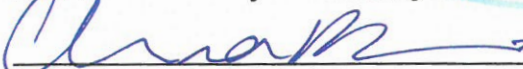
STATE OF FLORIDA
COUNTY OF ORANGE

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 Amended Notice of Hearing, scheduled for March 6, 2025, on the property located at **2906 SANDWELL DR.** on this **18th day of February 2025**.
3. That the attached picture document is proof of the posting.

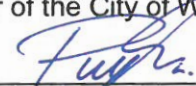
FURTHER AFFIANT SAYETH NOT

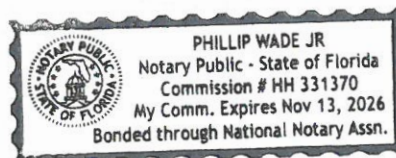
DATED this **18th day of February 2025**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **18th day of February 2025**, 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



02/18/2025

Office DEPOTS

**CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789
907.892.3800**

Case No. OVR-24-0024
CITY OF WINTER PARK
Residence

**JOSEPH A. CLARY
MARIE L. BELL
JILLINA LEONARD
204 DE BRUCK WAY
WINTER PARK, FL 32789-4006**
Respondents

**APPROVED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

Forwarded per Section 2105 of the Code of the City of Winter Park, the
Commissioner of Safety & Code Compliance, Department of Public Works, the
Mayor of the City of Winter Park, and the City Manager have hereby given notice of an administrative
hearing to the respondents. **COMPLIANCE HEARING** before the City of Winter Park
governmental board of the City of Winter Park, which will take place at
Thursday, March 6, 2025
at 3:00pm
Commissioner's Office
Second floor of Winter Park City Hall
401 S Park Ave., Winter Park, FL 32789

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

1. Violation of City Code Chapter 22, Section 22.01, Chapter 22, Section 22.01.4, and
Chapter 22, Section 22.01.4.1, Chapter 22, Section 22.01.4.1.1, Chapter 22, Section 22.01.4.1.1.1,
International Property Maintenance Code.
2. Address where respondent(s) reside: 204 De Bruck Dr., Winter Park, FL
32789.

ALERT: SEVERE WEATHER IN THE MIDWEST THROUGH THE NORTHEAST U.S. AND THE SOU...**USPS Tracking®****FAQs >**

Tracking Number:

Remove X**9489017898203037045223****Copy****Add to Informed Delivery (<https://informedelivery.usps.com/>)****Latest Update**

Your item was delivered to an individual at the address at 12:49 pm on February 20, 2025 in **WINTER PARK, FL 32792**.

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

Feedback

Delivered**Delivered, Left with Individual**

WINTER PARK, FL 32792

February 20, 2025, 12:49 pm

See All 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



**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: OVR-24-0024

CITY OF WINTER PARK
Petitioner,

vs.

JOSEPH A. CUPPY
MARIE L. BELL
LILLINA LEONARDI
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506
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 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, March 6, 2025
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 302.4 Weeds and Overgrowth, Section 302.4.1 Clearing Overgrowth of the International Property Maintenance Code.**
2. Address where violation(s) exists: **2906 Sandwell Dr., Winter Park, FL 32792.**

3. Parcel I.D. No.: **09-22-30-9438-00-230**
4. Property Zone: **R-1A**
5. Legal Description: **WINTER PARK PINES UNIT FOURTEEN 2/59 LOT 23**
6. Names and address of owner/person in charge of location where violation exists: **JOSEPH A. CUPPY, MARIE L. BELL, AND LILLINA LEONARDI – 2964 DE BROCY WAY, WINTER PARK, FL 32792-4506.**
7. Description of Violation: **GRASS AND WEEDS OVER 12 INCHES ON THE PROPERTY.**
8. Compliance Requirements: **REMOVE OR MOW ALL OVERGROWTH, TALL WEEDS AND GRASS; CUT AND EDGE ALONG SIDEWALK AND RIGHT-OF-WAYS.**

Compliance Date to avoid hearing: **Immediately.**

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 **March 6, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

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

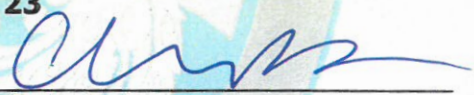
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 13th of February 2025

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **JOSEPH A. CUPPY, MARIE L. BELL, AND LILLINA LEONARDI – 2964 DE BROCY WAY, WINTER PARK, FL 32792-4506.**

Certified Mail: 9489 0178 9820 3037 0452 23


Christina Busch
Code Compliance Officer

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

CODES CITED

302.4. WEEDS AND OVERGROWTH

302.4.1 Clearing overgrowth. The owner or the agent of such owner or occupant of any lot, place or area within the city shall not permit any trash, rubbish or noxious matter to remain lying on such lot, place or area or upon any sidewalk or street right-of-way abutting the lot, place or area. Upon sidewalks, noxious matter shall include accumulations of sand, leaves, algae growth, slippery conditions, food or food residue, and vegetation. Likewise, such owner, his agent and the occupant shall not permit any weeds or grass to grow to a height exceeding 12 inches upon any portion of such lot, place or area or upon any sidewalk, over street curbs or street right-of-way abutting

such lot, place or area. For land being used for a bona fide commercial agricultural purpose, the limitation on the height of grass or weeds shall only apply to the first 20 feet of such lands abutting a public street or adjacent developed property. The limitation on the height of grass or weeds shall not apply to undeveloped wild land that remains in a natural state unless determined to be a fire hazard or other health hazard as determined by the code official.



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

CASE NO.: **OVR-24-0024**

City of Winter Park
Petitioner,

vs.

CUPPY, JOSEPH A.
BELL, MARIE L.
LEONARDI, LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506
Respondent, /

AFFIDAVIT OF POSTING

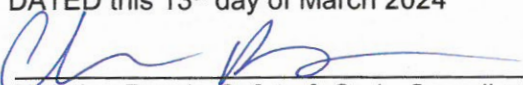
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 2906 SANDWELL DR. on this 13th day of March 2024.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 13th day of March 2024

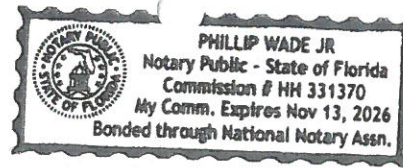

Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of March 2024, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

Phillip Wade Jr.

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





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

**VIOLATION NOTICE
OVERGROWTH AND/OR DISCARDED ARTICLES**

*In accordance with the City Code, continued re-notification will not occur.
This is the ONE and ONLY notice that you will receive this year*

Date: March 12, 2024
Case #: OVR-24-0327
Certified Tracking Number: 9171 9690 0935 0313 3045 28
Violation Location: 2906 SANDWELL DR
WINTER PARK, FL 32782
Parcel Number: 08-22-30-9438-00-230
Owner/Tenant Name: CUPPY, JOSEPH A.,
BELL, MARIE L. AND
LEONARDI, LILLINA
Mailing Address: 2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

You are hereby officially notified that the above stated property has been inspected and found to be in violation of:

VIOLATION(S)	DESCRIPTION OF VIOLATION(S)	COMPLIANCE REQUIREMENT
Shrubs, hedges and trees obstructing visibility at intersections (Ch. 22, Sec. 302.10)		Cut or trim back shrubs, hedges, trees or plantings obstructing visibility at intersections to 2 1/2 feet above street curb elevation or cut tree limbs to a height of 8 feet above curb or sidewalk.
Shrubbery/Weeds obstructing sidewalks (Ch. 90, Sec. 90-1)		Remove any weeds, undergrowth, grass, shrubbery or hedges grown over or on sidewalk that obstruct or interfere with safe passage of pedestrian traffic on the full width of sidewalk.
Discarded articles trash and debris (Ch. 22, Sec. 302.1)		Remove all unsightly discarded articles, trash and debris from exterior property.
Overgrowth of tall weeds and grass 12" or more. (Ch. 22, Sec. 302.4, 302.4.1)	Grass and weeds over 12 inches on the property.	Remove or mow all overgrowth, tall weeds and grass; cut and edge along sidewalk and right-of-ways.

Office Report

03/13/2024

ALERT: SEVERE WEATHER IN THE MIDWEST THROUGH THE NORTHEAST U.S. AND THE SOU...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9171969009350313304526

Copy

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

Latest Update

Your item has been delivered to the original sender at 12:58 pm on April 12, 2024 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, To Original Sender

WINTER PARK, FL 32789

April 12, 2024, 12:58 pm

See All Tracking History

Feedback

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



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

VIOLATION NOTICE
OVERGROWTH AND/OR DISCARDED ARTICLES

*In accordance with the City Code, continued re-notification will not occur.
This is the ONE and ONLY notice that you will receive this year*

Date: **March 12, 2024**
Case #: **OVR-24-0024**
Certified Tracking Number: **9171 9690 0935 0313 3045 26**
Violation Location: **2906 SANDWELL DR.
WINTER PARK, FL 32792**
Parcel Number: **09-22-30-9438-00-230**
Owner/Tenant Name: **CUPPY, JOSEPH A.,
BELL, MARIE L. AND
LEONARDI, LILLINA**
Mailing Address: **2964 DE BROCY WAY
WINTER PARK, FL 32792-4506**

You are hereby officially notified that the above stated property has been inspected and found to be in violation of:

	VIOLATION(S)	DESCRIPTION OF VIOLATION(S)	COMPLIANCE REQUIREMENT
	Shrubs, hedges and trees obstructing visibility at intersections (Ch. 22, Sec. 302.10)		Cut or trim back shrubs, hedges, trees or plantings obstructing visibility at intersections to 2 ½ feet above street curb elevation or cut tree limbs to a height of 8 feet above curb or sidewalk.
	Shrubbery/Weeds obstructing sidewalks (Ch.90, Sec. 90-1)		Remove any weeds, undergrowth, grass, shrubbery or hedges grown over or on sidewalk that obstruct or interfere with safe passage of pedestrian traffic on the full width of sidewalk.
	Discarded articles trash and debris (Ch. 22, Sec. 302.1)		Remove all unsightly discarded articles, trash and debris from exterior property.
X	Overgrowth of tall weeds and grass 12" or more. (Ch. 22, Sec. 302.4, 302.4.1)	Grass and weeds over 12 inches on the property.	Remove or mow all overgrowth, tall weeds and grass; cut and edge along sidewalk and right- of- ways.

It shall be the duty of all owners of property encumbered or crossed by city right-of-ways, to keep trees within the city right-of-ways on the owner's property trimmed. (Ch. 58, Sec. 58-296)

You are hereby notified to correct the violation(s) WITHIN FIVE (5) DAYS OF RECEIPT of this notice.

*Failure to comply with this notice of violation will result in the city hiring a contractor to remove the violation(s). All costs, including an administrative fee and an interest charge per city fee schedule beginning thirty (30) days after completion of work, **will be charged to the property.** Any delay in payment of said fees for services will result in a lien being placed against this property. On all subsequent violations will result in the city automatically taking action to remove the violation(s) and imposing said charges.*

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

Appeal Process

You have a right to appeal this notice and order by filing a written application for appeal with the City of Winter Park. The application for appeal must be filed within twenty (20) days after the day this notice is served upon you. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted there under have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

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 the Safety & Code Compliance at (407) 599-3600.

CITY ORDINANCE

Sec. 90-1. - Weeds or shrubbery obstructing sidewalks.

It shall be unlawful for any owner or the agent of any owner of any lots or parcels of land abutting upon any sidewalk to permit any weeds, undergrowth, grass, shrubbery or hedges to **grow over or on any sidewalk** or for any person to in any other manner obstruct or interfere with the safe passage of pedestrian traffic on the full width of any sidewalk within the corporate limits of the city.

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.

302.4. WEEDS AND OVERGROWTH

302.4.1 Clearing overgrowth. The owner or the agent of such owner or occupant of any lot, place or area within the city shall not permit any trash, rubbish or noxious matter to remain lying on such lot, place or area or upon any sidewalk or street right-of-way abutting the lot, place or area. Upon sidewalks, noxious matter shall include accumulations of sand, leaves, algae growth, slippery conditions, food or food residue, and vegetation. Likewise, such owner, his agent and the occupant shall not permit any weeds or grass to grow to a height exceeding 12 inches upon any portion of such lot, place or area or upon any sidewalk, over street curbs or street right-of-way abutting such lot, place or area. For land being used for a bona fide commercial agricultural purpose, the limitation on the height of grass or weeds shall only apply to the first 20 feet of such lands abutting a public street or adjacent developed property. The limitation on the height of grass or weeds shall not apply to undeveloped wild land that remains in a natural state unless determined to be a fire hazard or other health hazard as determined by the code official.

302.4.2 Notice. The city shall notify in writing the owner of any lot, place or area within the city or the agent of such owner or the occupant to cut, destroy or remove any weeds, grass, trash, rubbish or noxious matter found growing, lying or located on such owner or occupant's property or upon the sidewalk or street right-of-way abutting the property and that, upon the failure of the owner or agent or occupant to do so. The city will cause such weeds, grass, rubbish or noxious matter to be cut, destroyed or removed. Such notice shall be by certified mail, addressed to the owner or agent of the owner or occupant, at his last known address, or by hand delivery to the owner or agent of the owner or occupant. In lieu of notice by certified mail, a notice may be posted on the property upon which the violation is alleged to exist and at the office of code enforcement, and proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date, and the place of its posting. Notice by posting may run concurrently with, or may follow an attempt or attempts to provide notice by hand delivery or by mail, as required by this subsection.

302.4.3 Clearing by city. Upon failure, neglect or refusal of any owner, agent or occupant notified as provided in this article to cut, destroy or remove weeds, grass, trash, rubbish or noxious matter growing, lying or located upon such owner or occupant's property or upon the sidewalk or street right-of-way abutting property, within five days of posting the property as provided for in this article, or within five days upon receipt of the written notice provided for in this article or within five days after the date of such notice, if the notice is returned to the city because of the inability of the post office to make delivery thereof, provided the notice was properly addressed to the last known address of such owner, agent or occupant, the city may, in addition to any other penalties provided for in this Code, pay for the cutting, destroying or removing of such weeds, grass, trash, rubbish or noxious matter or effect the removal by the city.

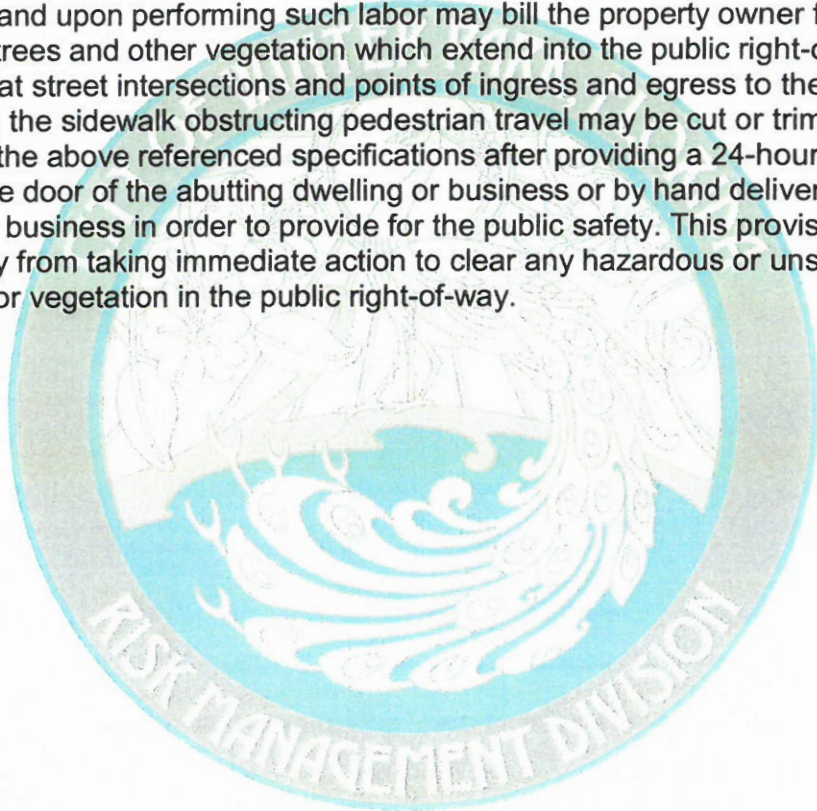
302.4.4. Charges. When the city has affected the removal of obnoxious growth or has paid for its removal the actual cost thereof, including administrative costs, plus accrued interest at the rate of twelve percent per annum beginning 30 days after completion of

the work, shall be charged to the owner or occupant of such property.

302.4.5. Lien. Where the full amount due the city is not paid by such owner or occupant within 30 days after the cutting, destroying or removal of weeds, grass, trash, rubbish or noxious matter as set forth in sections 302.4 and 302.4.4, such charges are declared a lien upon the property and the provisions of sections 102-135 shall apply.

302.10. Shrubs, hedges and trees obstructing visibility at intersections.

Shrubs, hedges, trees or plantings shall be kept trimmed so that the visibility for motor vehicle drivers is not obstructed at street intersections and points of ingress and egress to the public right-of-way. Where shrubs, hedges, trees or plantings are not kept so trimmed, in addition to any other penalties provided for in this code, the city may, after notice to the property owner responsible for such violation, enter upon the property where such violation is taking place and cut and trim the hedges or plantings, which are causing such violation to be reduced to a height of 2½ feet above the street curb elevation or cut tree limbs to a height of eight feet above the curb or sidewalk and upon performing such labor may bill the property owner for the actual cost thereof. Shrubs, trees and other vegetation which extend into the public right-of-way, and obstruct visibility at street intersections and points of ingress and egress to the public right-of-way or over hang the sidewalk obstructing pedestrian travel may be cut or trimmed by the city in accordance with the above referenced specifications after providing a 24-hour notice by placing such notice on the door of the abutting dwelling or business or by hand delivery to the occupant of the dwelling or business in order to provide for the public safety. This provision does not limit or prevent the city from taking immediate action to clear any hazardous or unsafe conditions created by trees or vegetation in the public right-of-way.



CONTRACTOR REQUEST WORK ORDER OVERGROWTH/DISCARDED ARTICLES REMOVAL

Submitted to Admin: October 14, 2024
Submitted to Contractor: October 14, 2024
Job must be completed by: October 22, 2024
Date of Completion per Contractor:
Submit invoice by:
Parcel ID No.: 09-22-30-9438-00-230
Case #: OVR-24-0024

Violation Location:
2906 SANDWELL DR.
WINTER PARK, FL 32792

Property Owner:
CUPPY, JOSEPH A.
BELL, MARIE L.
LEONARDI, LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

Inspector: Busch, Christina – (407)-599-3382 – cbusch@cityofwinterpark.org
Map: See Attached

LOT SIZE TO BE DETERMINED BY CONTRACTOR MINUS HOUSE/BLDG(S)

☒ Mow All Grass over 12" ☒ Edge ☒ Remove all trash/debris ☒ Trim Shrubs

Specific Instructions: REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE FRONT LAWN PROPERTY. EDGE AND CUT ALONG THE STREET CURB AND RIGHT-OF-WAY. REMOVE ALL YARD TRIMMINGS AND ANY OTHER DEBRIS FROM THE PROPERTY.

1 st Offense: 2024	2 nd Offense: 2024	3 rd Offense: 2024	CEB Date: Dec 5, 2024
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- Before and after pictures from the same angle must be submitted with breakdown of charges on invoice in order to receive payment
- LOTS SHOULD NOT BE CLEARED IF OVERGROWTH IS LESS THAN 12 INCHES
- All fees over and above contract price shall be approved by Section Chief prior to completion of job
- All invoices not submitted within 5 days of completion of job will be return (NON-PAYMENT)
- Failure to complete work within 5 calendar days, the City will charge a \$50.00 penalty per day

CONTRACTOR REQUEST WORK ORDER OVERGROWTH/DISCARDED ARTICLES REMOVAL

Submitted to Admin: August 19, 2024
Submitted to Contractor: August 19, 2024
Job must be completed by: August 27, 2024
Date of Completion per Contractor:
Submit invoice by:
Parcel ID No.: 09-22-30-9438-00-230
Case #: OVR-24-0024

Violation Location:
2906 SANDWELL DR.
WINTER PARK, FL 32792

Property Owner:
CUPPY, JOSEPH A.
BELL, MARIE L.
LEONARDI, LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

Inspector: Busch, Christina – (407)-599-3382 – cbusch@cityofwinterpark.org
Map: See Attached

LOT SIZE TO BE DETERMINED BY CONTRACTOR MINUS HOUSE/BLDG(S)

☒ Mow All Grass over 12" ☒ Edge ☒ Remove all trash/debris ☒ Trim Shrubs

Specific Instructions: REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE PROPERTY. EDGE AND CUT ALONG THE STREET CURB AND RIGHT-OF-WAY. REMOVE ALL YARD TRIMMINGS AND ANY OTHER DEBRIS FROM THE PROPERTY.

1 st Offense: 2024	2 nd Offense: 2024	3 rd Offense: 2024	CEB Date:
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- Before and after pictures from the same angle must be submitted with breakdown of charges on invoice in order to receive payment
- LOTS SHOULD NOT BE CLEARED IF OVERGROWTH IS LESS THAN 12 INCHES
- All fees over and above contract price shall be approved by Section Chief prior to completion of job
- All invoices not submitted within 5 days of completion of job will be return (NON-PAYMENT)
- Failure to complete work within 5 calendar days, the City will charge a \$50.00 penalty per day

CONTRACTOR REQUEST WORK ORDER OVERGROWTH/DISCARDED ARTICLES REMOVAL

Submitted to Admin: June 25, 2024
 Submitted to Contractor: June 27, 2024
 Job must be completed by: July 5, 2024
 Date of Completion per Contractor:
 Submit invoice by:
 Parcel ID No.: 09-22-30-9438-00-230
 Case #: OVR-24-0024

Violation Location:
2906 SANDWELL DR.
WINTER PARK, FL 32792

Property Owner:
CUPPY, JOSEPH A.
BELL, MARIE L.
LEONARDI, LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

Inspector: Busch, Christina – (407)-599-3382 – cbusch@cityofwinterpark.org
Map: See Attached

LOT SIZE TO BE DETERMINED BY CONTRACTOR MINUS HOUSE/BLDG(S)

☒ Mow All Grass over 12" ☒ Edge ☒ Remove all trash/debris ☒ Trim Shrubs

Specific Instructions: REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE PROPERTY. EDGE AND CUT ALONG THE STREET CURB AND RIGHT-OF-WAY. REMOVE ALL YARD TRIMMINGS AND ANY OTHER DEBRIS FROM THE PROPERTY.

1st Offense: 2024	2nd Offense: 2024	3rd Offense:	CEB Date:
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- Before and after pictures from the same angle must be submitted with breakdown of charges on invoice in order to receive payment
- LOTS SHOULD NOT BE CLEARED IF OVERGROWTH IS LESS THAN 12 INCHES
- All fees over and above contract price shall be approved by Section Chief prior to completion of job
- All invoices not submitted within 5 days of completion of job will be return (NON-PAYMENT)
- Failure to complete work within 5 calendar days, the City will charge a \$50.00 penalty per day

CONTRACTOR REQUEST WORK ORDER OVERGROWTH/DISCARDED ARTICLES REMOVAL

Submitted to Admin: March 25, 2024
 Submitted to Contractor: March 25, 2024
 Job must be completed by: April 2, 2024
 Date of Completion per Contractor:
 Submit invoice by:
 Parcel ID No.: 09-22-30-9438-00-230
 Case #: OVR-24-0024

Violation Location:
2906 SANDWELL DR.
WINTER PARK, FL 32792

Property Owner:
CUPPY, JOSEPH A.
BELL, MARIE L.
LEONARDI, LILLINA
2964 DE BROCY WAY
WINTER PARK, FL 32792-4506

Inspector: Busch, Christina – (407)-599-3382 – cbusch@cityofwinterpark.org
Map: See Attached

LOT SIZE TO BE DETERMINED BY CONTRACTOR MINUS HOUSE/BLDG(S)

☒ Mow All Grass over 12" ☒ Edge ☒ Remove all trash/debris ☒ Trim Shrubs

Specific Instructions: REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE PROPERTY. EDGE AND CUT ALONG THE STREET CURB AND RIGHT-OF-WAY. REMOVE ALL YARD TRIMMINGS AND ANY OTHER DEBRIS FROM THE PROPERTY.

1st Offense: 2024	2nd Offense:	3rd Offense:	CEB Date:
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- Before and after pictures from the same angle must be submitted with breakdown of charges on invoice in order to receive payment
- LOTS SHOULD NOT BE CLEARED IF OVERGROWTH IS LESS THAN 12 INCHES
- All fees over and above contract price shall be approved by Section Chief prior to completion of job
- All invoices not submitted within 5 days of completion of job will be return (NON-PAYMENT)
- Failure to complete work within 5 calendar days, the City will charge a \$50.00 penalty per day

DOC # 20250023730

01/13/2025 14:47 PM Page 1 of 1

Rec Fee: \$10.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller
Orange County, FL

Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Cuppy Joseph, A.
Bell Marie L.
Leonardi Lillina
2964 De Brocy Way,
Winter Park, FL 32792-4506

AND ALL WHOM THIS NOTICE MAY CONCERN:

The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to wit:

PROPERTY OWNER (S): CUPPY JOSEPH A., BELL MARIE L. & LEONARDI LILLINA

PROPERTY ADDRESS: 2906 SANDWELL DRIVE, WINTER PARK, FL 32792-4520

CASE NUMBER: OVR-24-0024

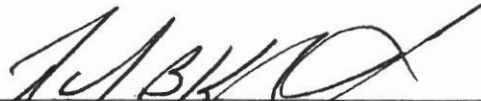
LEGAL DESCRIPTION: WINTER PARK PINES UNIT FOURTEEN 2/59 LOT 23

PARCEL ID NUMBER: 09-22-30-9438-00-230

Amount: \$538.00

Said lien being assessed for Fines due to the City of Winter Park for: Admin Fee of \$300.00, Mowing \$218.00 plus a Lien Recording Fee of \$20.00 dated August 22, 2024.

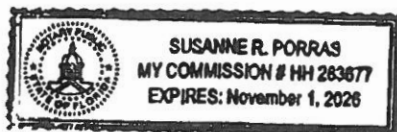

Rene Cranis, City Clerk

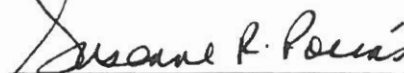

Randy Knight, City Manager or
Michelle Del Valle, Assistant City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of December 2024 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 30th day of December 2024.




Susanne R Porras, Notary Public

DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 909-3283

DOC # 20240555318

09/25/2024 07:50 AM Page 1 of 1

Rec Fee: \$10.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Cuppy, Joseph A.
Bell, Marie L.
Leonardi, Lillina
2906 Sandwell Drive
Winter Park, FL 32792-4506

9171 9690 0935 0309 8679 36

AND ALL WHOM THIS NOTICE MAY CONCERN:

The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to wit:

PROPERTY OWNER (S): Cuppy, Joseph A., Bell, Marie L. and Leonardi, Lillina

PROPERTY ADDRESS: 2906 SANDWELL DRIVE, WINTER PARK, FL 32792-4506

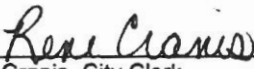
CASE NUMBER: OVR-24-0024

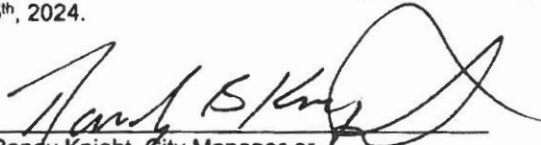
LEGAL DESCRIPTION: WINTER PARK PINES UNIT FOURTEEN 2/59 LOT 23

PARCEL ID NUMBER: 09-22-30-9438-00-230

Amount: \$538.00

Said lien being assessed for Fines due to the City of Winter Park for: Admin Fee of \$300.00, Mowing \$218.00 plus a Lien Recording Fee of \$20.00 dated July 5th, 2024.


Rene Cranis, City Clerk

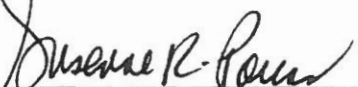

Randy Knight, City Manager or
Michelle Del Valle, Assistant City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of September 2024 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 23rd day of September 2024.




Susanne R Porras, Notary Public

DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 599-3283

DOC # 20240307828

05/29/2024 10:13 AM Page 1 of 1

Rec Fee: \$10.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Cuppy, Joseph A.
Bell, Marie L.
Leonardi, Lillina
2964 De Brocy Way
Winter Park, FL 32792-4506

9171 9690 0935 0313 3154 30

AND ALL WHOM THIS NOTICE MAY CONCERN:

The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to wit:

PROPERTY OWNER (S): Cuppy, Joseph A., Bell, Marie L. and Leonardi, Lillina

PROPERTY ADDRESS: 2906 SANDWELL DRIVE, WINTER PARK, FL 32792-4506

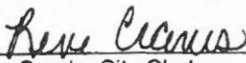
CASE NUMBER: OVR-24-0024

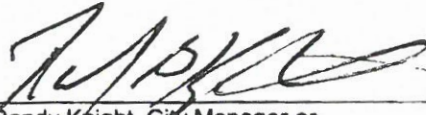
LEGAL DESCRIPTION: WINTER PARK PINES UNIT FOURTEEN 2/59 LOT 23

PARCEL ID NUMBER: 09-22-30-9438-00-230

Amount: \$474.98

Said lien being assessed for Fines due to the City of Winter Park for: Admin Fee of \$150.00, Mowing \$304.98 plus a Lien Recording Fee of \$20.00 dated April 2, 2024.


Rene Cranis, City Clerk

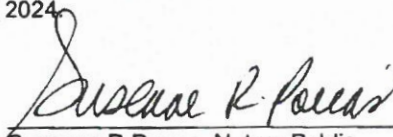

Randy Knight, City Manager or
Michelle Del Valle, Assistant City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of May 2024 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 24 day of May 2024.



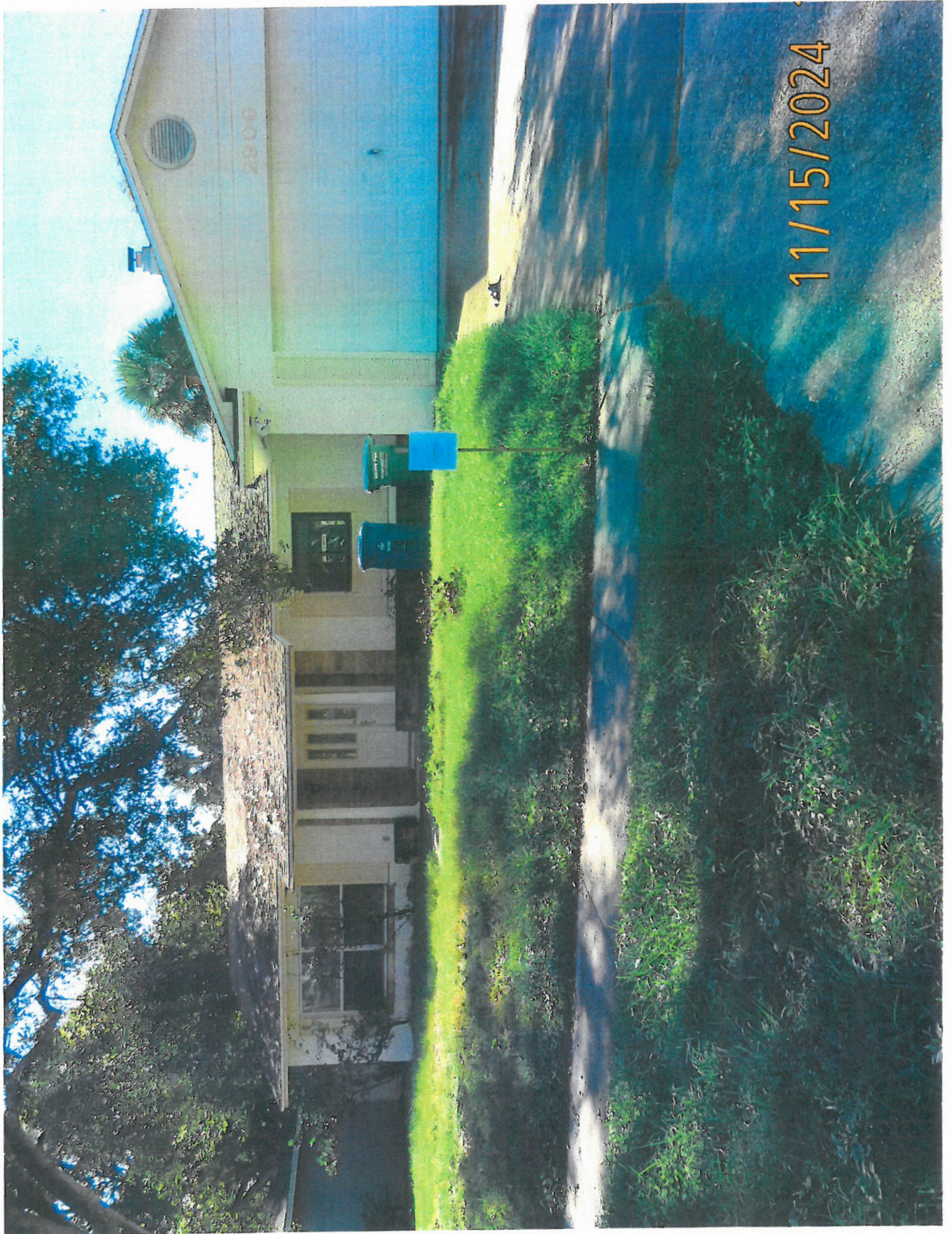

Susanne R Porras, Notary Public

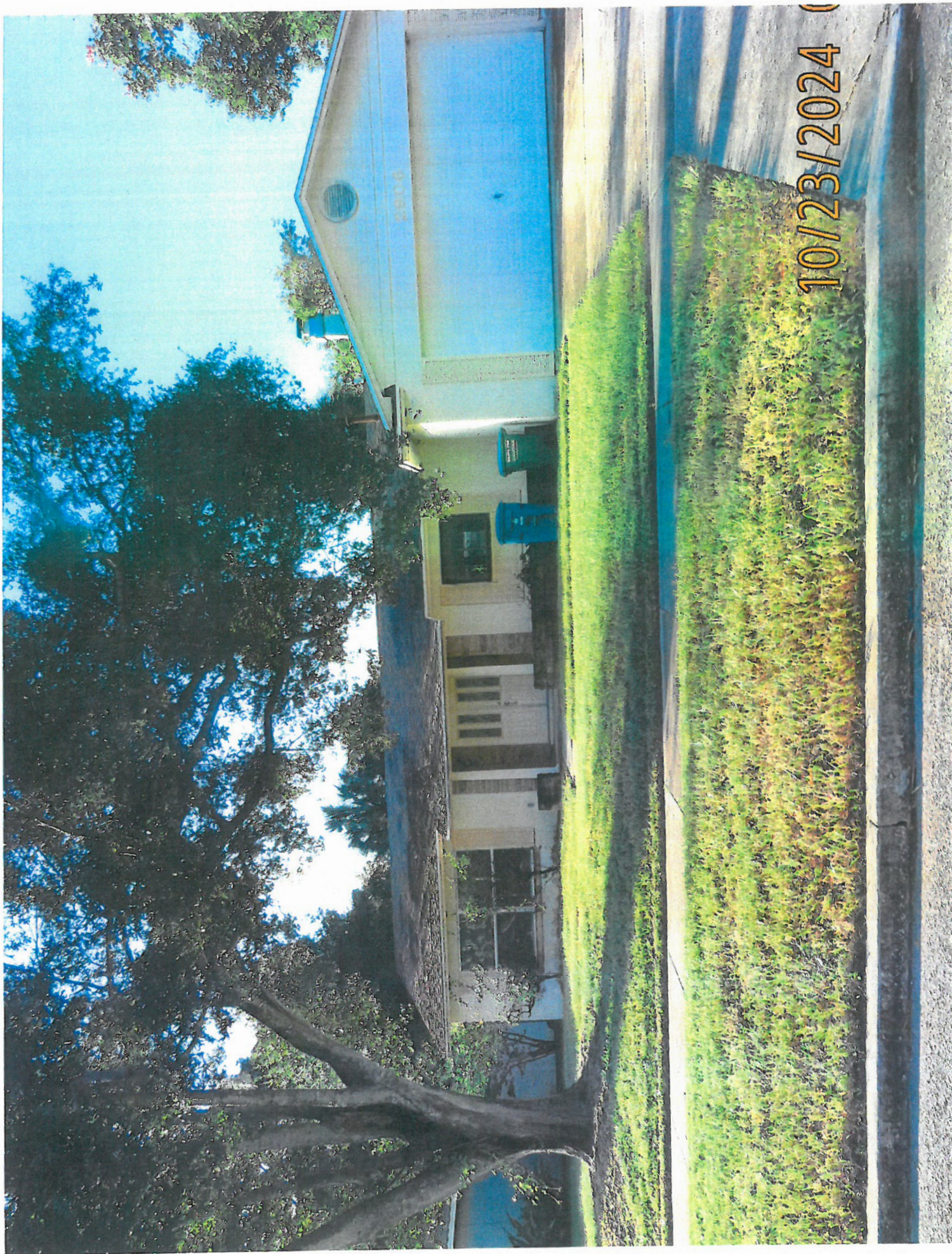
DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32780
(407) 900-3283





01/31/2025

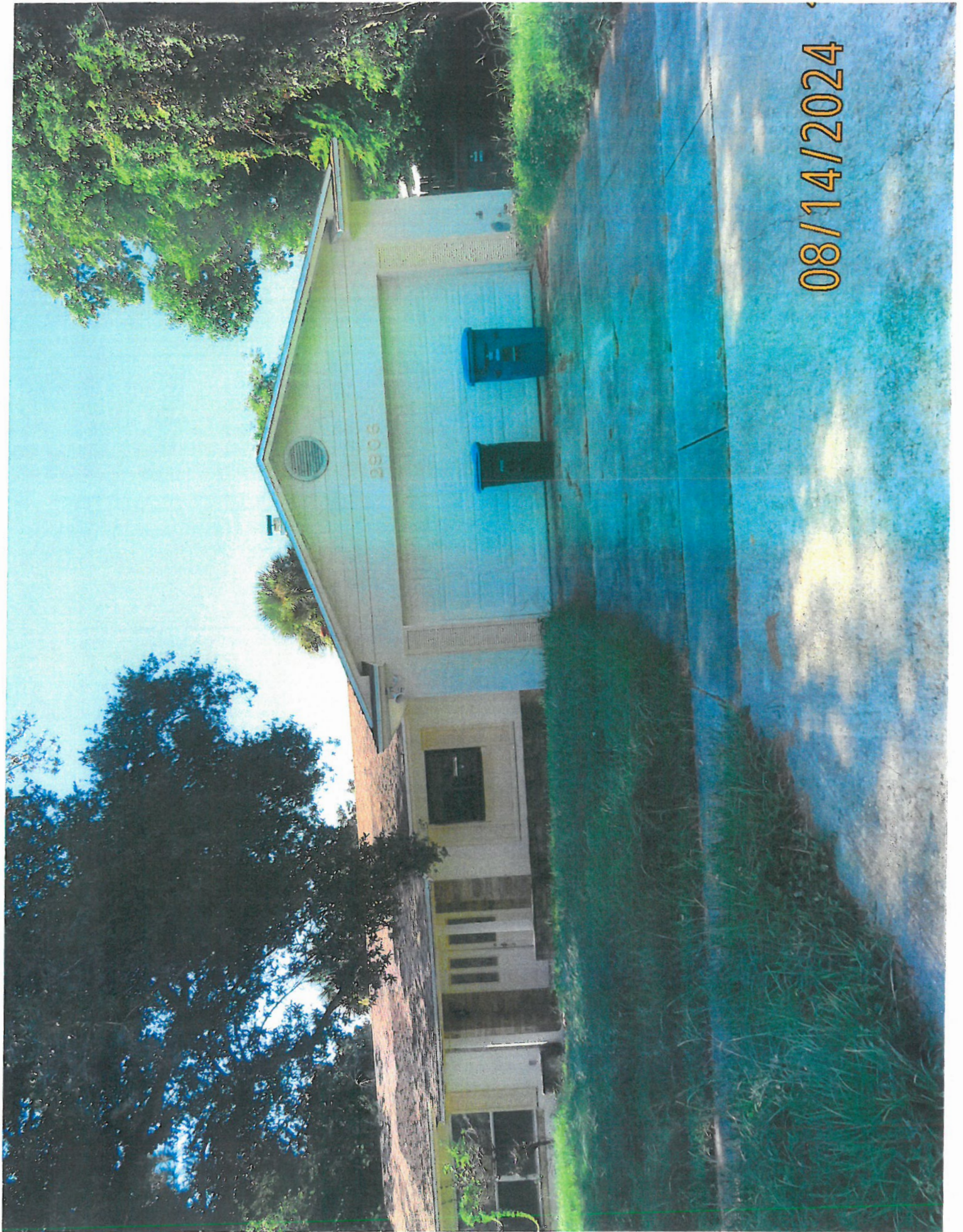




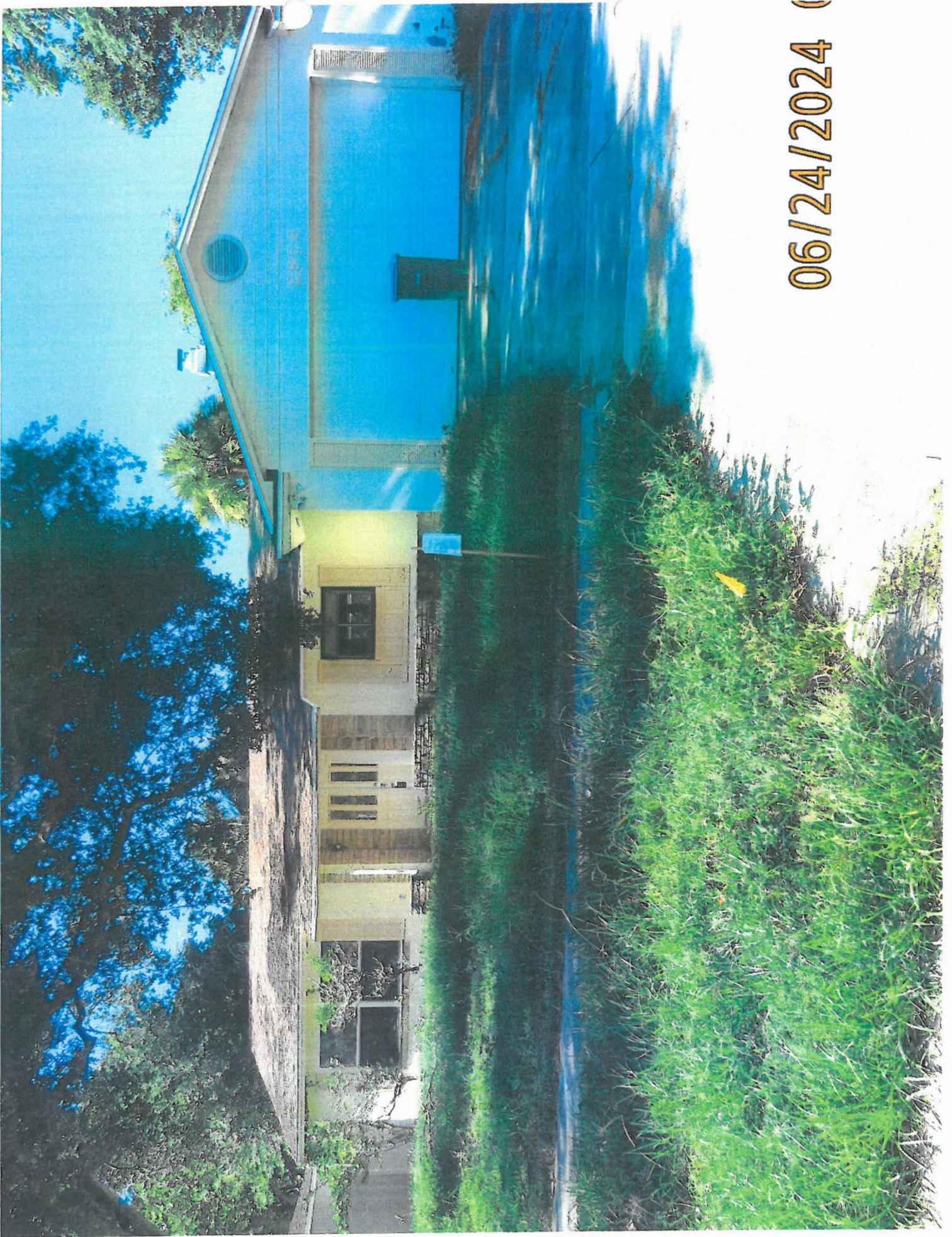




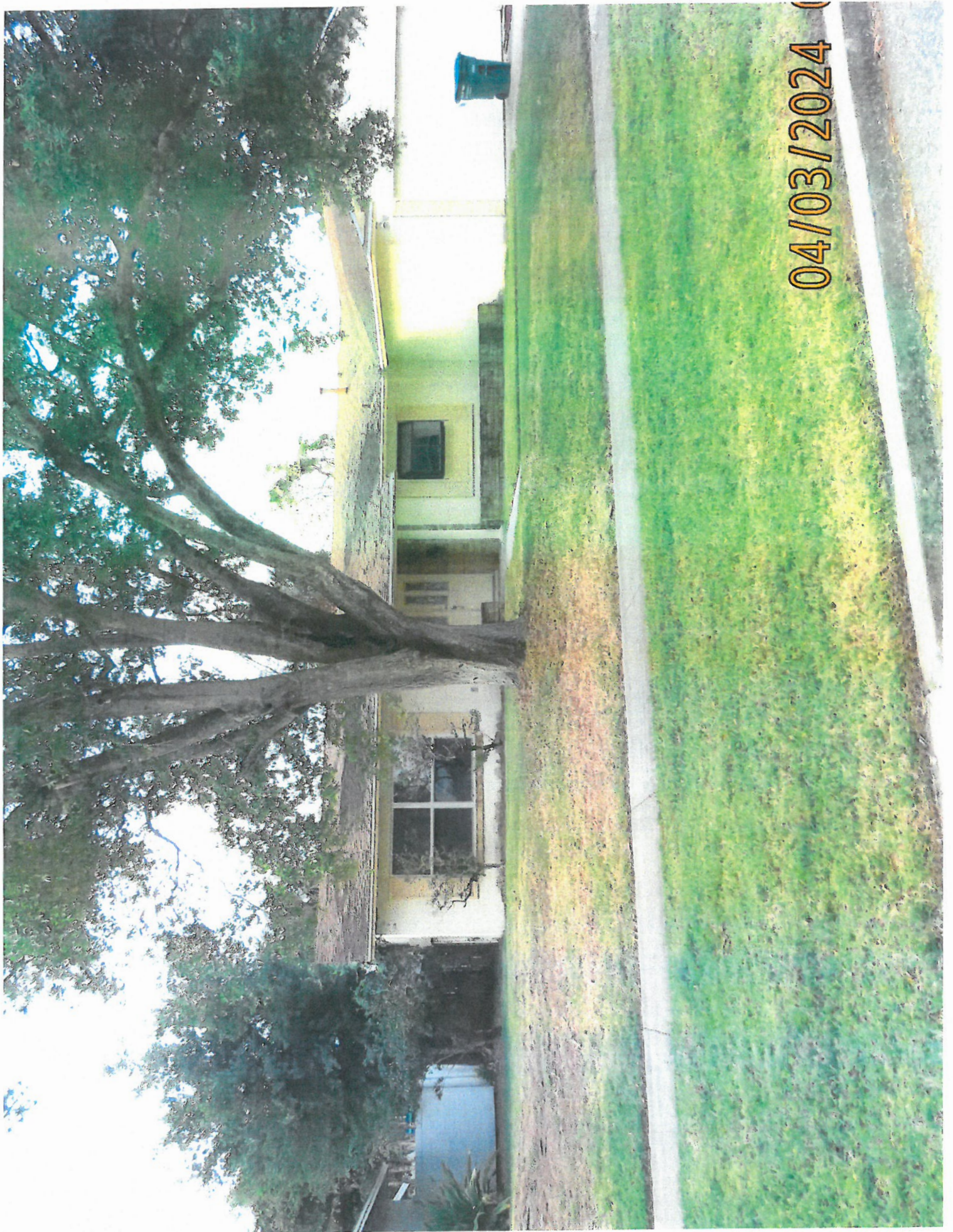








06/24/2024 (











Code Compliance Board

agenda item 5.b

item type

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

meeting date

March 6, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB#PM-24-0119 2148 Blossom Ln., Winter Park, FL 32789

motion | recommendation

background

VIOLATION DESCRIPTION: Unsecured vacant home, open rear door and garage door. The garage door is not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.

CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.

CORRECTIVE ACTION REQUIRED: Secure the vacant property, garage door and all other doors on the property. Repair or replace garage door of all holes and cracks. Contact the building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according to current building standards.

alternatives | other considerations

fiscal impact

attachments

1. CCB#PM-24-0119 2148 BLOSSOM LN CASE DOCS

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: 07/22/2024 System Refresh Date: 07/21/2024

2148 Blossom Ln 01-22-29-0000-00-036

Name(s):

HINST JOAN N ESTATE

Physical Street Address:

2148 Blossom Ln

Property Use:

0100 - Single Family

Mailing Address On File:

17943 Windflower Way
Dallas, TX 75252-5204

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

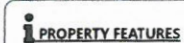
Winter Park



2148 BLOSSOM LN, WINTER PARK, FL 32789 5/6/2021 9:01 AM

[Upload Photos](#)

[View 2023 Property Record Card](#)



[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

FROM W1/4 COR OF SEC RUN E 68.65 FT S 41 DEG E 362.95 FT N 48 DEG E 150 FT TO POB N 48 DEG E 150 FT S 41 DEG E 100 FT S 48 DEG W 150 FT N 41 DEG W TO POB (BEING IN NW1/4 OF SW1/4 SEC 01-22-29)

Total Land Area

14,999 sqft (+/-) | 0.34 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:

1958

Gross Area:

2261 sqft

Type Code:

0103 - Single Fam Class III

Beds:

3

Living Area:

1685 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Concrete Block Stucco

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
Fpl2 - Fplace 2	01/01/1998	1 Unit(s)	Working Value...
Pt1 - Patio 1	01/01/1958	1 Unit(s)	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 2)



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

2024 Real Estate

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

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204

Account Number: 168301

Assessed Value: 416,874

Millage Code: 6 WP

Parcel Number: 01-22-29-0000-00036

Address: 2148 BLOSSOM LN, WINTER PARK, FL 32789

Exemptions:

PRIOR YEAR TAXES DUE

AD VALOREM TAXES					
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	416,874	0	416,874	3.2160	1,340.67
LOCAL SCHOOL	416,874	0	416,874	3.2480	1,354.01
GENERAL COUNTY	416,874	0	416,874	4.4347	1,848.71
CITY OF WINTER PARK	416,874	0	416,874	4.0923	1,705.97
WINTER PARK DEBT 2017	416,874	0	416,874	0.2207	92.00
ST JOHNS RIVER WTR MGMT DIST	416,874	0	416,874	0.1793	74.75
				Total Millage:	15.3910
				Subtotal:	\$6,416.11
NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	228.41			
				Subtotal:	\$228.41
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					\$6,644.52

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.

168301
2148 BLOSSOM LN

FROM W1/4 COR OF SEC RUN E 68.65

01-22-29-0000-00036

Make checks payable to:
Scott Randolph, Tax Collector

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2024	\$6,378.74
Dec 31, 2024	\$6,445.18
Jan 31, 2025	\$6,511.63
Feb 28, 2025	\$6,578.07
Mar 31, 2025	\$6,644.52

PO Box 545100
Orlando FL 32854-5100



2024 Real Estate

PROUGH N RITY
Prepared BY:

Form A298

QUITCLAIM DEED

Record Verified - Martha D. Haynie

THIS QUITCLAIM DEED, Executed this 15TH day of July, 19 94

first party, Steven W. Hinst and Joan N. Hinst

whose post office address is 2148 Blossom Lane, Winter Park, Fla. 32789

to second party: Joan N. Hinst

whose post office address is 2148 Blossom Lane, Winter Park, Fla. 32789

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Orange, State of Florida to wit:

LEGAL DESCRIPTION (AS FURNISHED)

LOT 80 OF THE UNRECORDED PLAT OF KILLARNEY POINT:
DESCRIBED AS: FROM THE WEST $\frac{1}{4}$ CORNER OF SECTION 1
TOWNSHIP 22 SOUTH, RANGE 29 EAST, RUN EAST 68.65 FT
THENCE S.41 57'E. 362.95 FT., THENCE AT RIGHT ANGLES
RUN N.48 03'E. 150 FT. TO THE POINT OF BEGINNING,
THENCE RUN N.48 03'E. 150 FT., THENCE RUN S.41 57'E.
100 FT., THENCE RUN S.48 03'W. 150 FT., THENCE RUN
N.41 57'W. TO POINT OF BEGINNING, LYING, SITUATE AND
BEING IN ORANGE COUNTY, FLORIDA.

Orange Co FL 4941199
07/18/94 10:23:58am
OR Bk 4769 Pg 4079
Rec 6.00 DSC 277.20

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

Signed, sealed and delivered in presence of:

Audley O. Murphy
WITNESS
Audley O. Murphy
WITNESS

Joan N. Hinst
JOAN N. HINST
Steven W. Hinst
STEVEN W. HINST

State of FLORIDA
County of ORANGE

On 15th July 1994 before me, Audley O. Murphy
appeared Steven W. Hinst and Joan N. Hinst
personally known to me proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Audley O. Murphy

AUDLEY O. MURPHY
NOTARY PUBLIC
CC 157070



OFFICIAL SEAL

AUDLEY O. MURPHY
MY COMMISSION EXPIRES
AUGUST 18, 1995

Affiant Known Produced ID Florida Drivers License
Type of ID Florida Drivers License (Seal)

© F.Z. Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary
to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. F.Z. Legal
Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of
this form for an intended use or purpose.

(Revised 3/93)

Run APHP



FACT SHEET

February 18, 2025

Case No: PM-24-0119

Respondent:

Hinst Joan N Estate
17943 Windflower Way
Dallas, Tx 75252

1. Address where violation exists: **2148 Blossom Lane, Winter Park, FL 32789**
2. Parcel I.D. No.: **01-22-29-0000-00-036**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **07/17/2024, 07/20/2024, 08/21/2024, 08/27/2024, 08/30/2024, 09/04/2024, 10/11/2024, 10/18/2024, 10/22/2024, 10/24/2024, 11/12/2024, 11/18/2024, 11/21/2024, 11/26/2024, 12/27/2024, 01/8/2025, 01/10/2025, 01/14/2025, 01/27/2025, 02/11/2025 and 02/18/2025.**
5. Notice of Violations and Notice of Hearings 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: Unsecured vacant home, open rear door and garage door. Garage door not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.	CORRECTIVE ACTION REQUIRED: Secure the vacant property, garage door and all other doors on the property. Repair or replace garage door of all holes and cracks. Contact the building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according	CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.
---	--	--

	to current building standards.	
--	---------------------------------------	--

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).

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 202 (1), (12) - 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.

(12) The failure to close, by such means as are acceptable to the code official, all doorways, windows and other openings into vacant structures.

CODES CITED

Violation Detail

Sec. 301.2 – Responsibility

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – Unsafe Conditions

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international existing Building code as required for existing buildings.

(3) Structures or components thereof that have reached their limited state.

Violation Detail

SEC. 304.15 – DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3

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

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent,

AFFIDAVIT OF POSTING

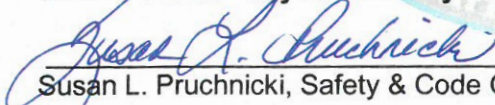
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for March 6, 2025, for the property located at 2148 blossom lane on this **20th day of February 2025**.
3. That the attached picture document is proof of the posting.

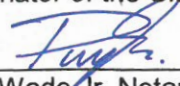
FURTHER AFFIANT SAYETH NOT

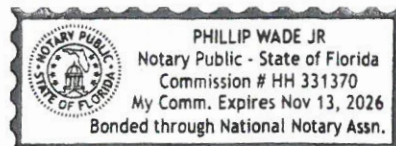
DATED this **21st day of February 2025**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of February 2025**, 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



USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350313315911**[Copy](#)[Schedule a Redelivery \(https://tools.usps.com/redelivery.htm\)](https://tools.usps.com/redelivery.htm)

Latest Update

We attempted to deliver your item at 1:17 pm on February 22, 2025 in DALLAS, TX 75252 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning February 24, 2025. If this item is unclaimed by March 9, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

DALLAS, TX 75252

February 22, 2025, 1:17 pm

Arrived at USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

February 21, 2025, 12:52 pm

In Transit to Next Facility

February 20, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 19, 2025, 8:55 pm

[Hide Tracking History](#)

Feedback

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

Text & Email Updates

Schedule Redelivery

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
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____ /

AFFIDAVIT OF POSTING

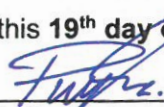
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for March 6, 2024, on the property located at 2148 BLOSSOM LANE on this **18th day of February 2025**.
3. That the attached picture document is proof of the posting.

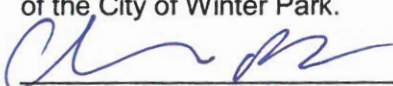
FURTHER AFFIANT SAYETH NOT

DATED this **19th day of February 2025**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of February 2025**, 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
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____/

AFFIDAVIT OF POSTING

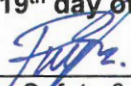
STATE OF FLORIDA
COUNTY OF ORANGE

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 Violation on the property located at 2148 BLOSSOM LANE on this **18th day of February 2025**.
3. That the attached picture document is proof of the posting.

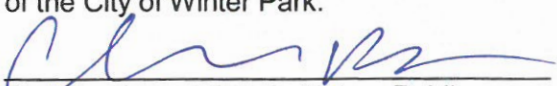
FURTHER AFFIANT SAYETH NOT

DATED this **19th day of February 2025**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of February 2025**, 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)

9171 9690 0935 0313 3159 11

Case No: PM-24-0119

CITY OF WINTER PARK
Petitioner,

vs.

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
Respondent,

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

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

**Thursday, March 6th, 2025
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), Sec. 202 (1), (12) Nuisance; Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.**
2. Address where violation(s) exists: **2148 BLOSSOM LANE, WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **01-22-29-0000-00-036**
4. Property Zone: **R-1A**
5. Legal Description: **FROM W1/4 COR OF SEC RUN E 68.65 FT S 41 DEG E 362.95 FT N 48 DEG E 150 FT TO POB N 48 DEG E 150 FT S 41 DEG E 100 FT S 48 DEG W 150 FT N 41 DEG W TO POB (BEING IN NW1/4 OF SW1/4 SEC 01-22-29)**
6. Names and address of owner/person in charge of location where violation exists: **Joan N. Hinst Estate - 2148 Blossom Lane, Winter Park, FL 32789**
7. Description of Violation: **Unsecured vacant home, open rear door and garage door. Garage door not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.**
8. Compliance Requirements: **Secure the vacant property, garage door and all other doors on the property. Repair or replace garage door of all holes and cracks. Contact the building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according to current building standards.**

Compliance Date to avoid hearing: **March 3, 2025.**

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 **March 6th, 2025, 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.

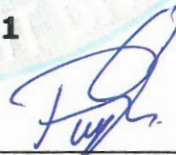
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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 February 2025

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **JOAN N. HINST ESTATE - 17943 WINDFLOWER WAY, DALLAS, TX 75252-5204**

Certified Mail: 9171 9690 0935 0313 3159 11



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).

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 202 (1), (12) 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.

(12) The failure to close, by such means as are acceptable to the code official, all doorways, windows and other openings into vacant structures.

Violation Detail

SEC 301.2 – RESPONSIBILITY

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – UNSAFE CONDITIONS

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international existing Building code as required for existing buildings.

(3) Structures or components thereof that have reach their limited state.

Violation Detail

SEC. 304.15 –DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.

SECOND AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **February 18, 2025**

9171 9690 0935 0313 3159 42

CASE # **PM-24-0119**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0313 3159 42**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec. 202 (1), (12) Nuisance; Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **July 17, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 3, 2025**. 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#: **01-22-29-0000-00-036**
Violation: **2148 BLOSSOM LANE**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **HINST JOAN N ESTATE**
Mailing Address: **17943 WINDFLOWER WAY**
City/ State/ Zip: **DALLAS, TX 75252**
Description of Violation: **UNSECURED VACANT HOME, OPEN REAR DOOR AND GARAGE DOOR. GARAGE DOOR NOT PROPERLY MAINTAINED OR IN GOOD REPAIR. GARAGE DOOR HAS OPENINGS EXPOSING THE STRUCTURE TO RAIN AND OTHER ELEMENTS.**
Corrective action to be taken: **SECURE THE VACANT PROPERTY, GARAGE DOOR AND ALL OTHER DOORS ON THE PROPERTY. REPAIR OR REPLACE GARAGE DOOR OF ALL HOLES AND CRACKS. CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS. ALL REPAIRS SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND ACCORDING TO CURRENT BUILDING STANDARDS. CONTACT THE 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

SEC 22-176 & 22-177 – PROPERTY MAINTENANCE

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

Violation Detail

SEC 202 (1), (12) 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.

(12) The failure to close, by such means as are acceptable to the code official, all doorways, windows and other openings into vacant structures.

Violation Detail

SEC 301.2 – RESPONSIBILITY

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – UNSAFE CONDITIONS

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international

existing Building code as required for existing buildings.

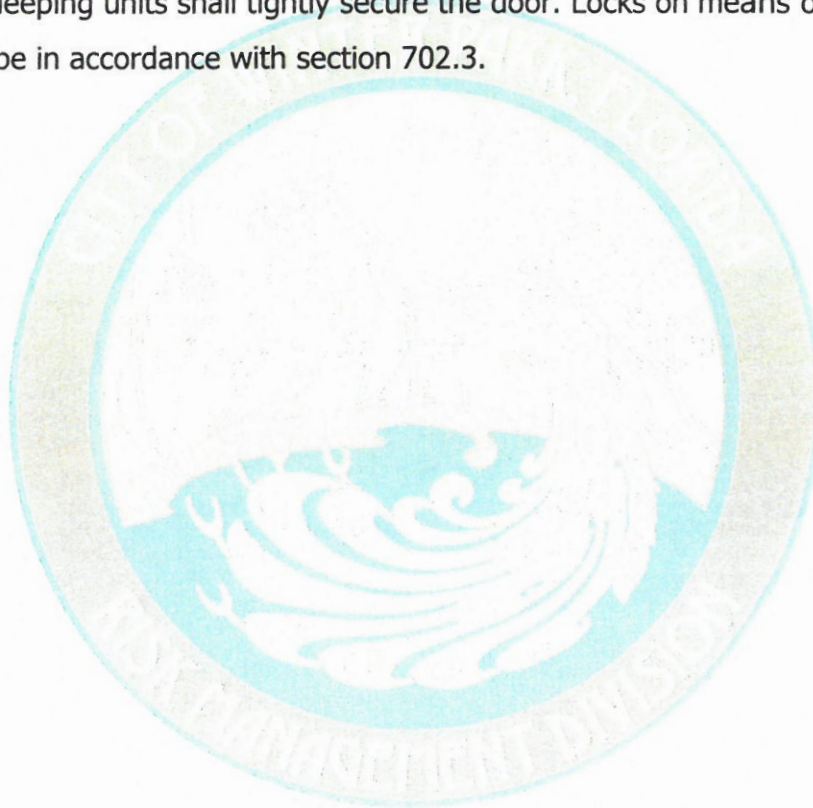
(3) Structures or components thereof that have reach their limited state.

Violation Detail

SEC. 304.15 –DOORS

Violation Description:

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ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FIN...

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Latest Update

Your item was delivered to an individual at the address at 4:56 pm on January 21, 2025 in DALLAS, TX 75252.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

DALLAS, TX 75252

January 21, 2025, 4:56 pm

Out for Delivery

DALLAS, TX 75252

January 21, 2025, 11:15 am

Departed USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

January 20, 2025, 1:27 am

Arrived at USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

January 18, 2025, 5:52 am

In Transit to Next Facility

January 17, 2025

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

January 15, 2025, 9:03 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

January 15, 2025, 8:46 pm

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Enter tracking or barcode numbers

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FAQs

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

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____/

AFFIDAVIT OF POSTING

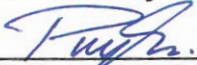
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for March 6, 2025, on the property located at 2148 BLOSSOM LANE on this **14th day of January 2025**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

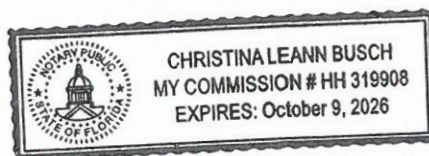
DATED this **15th day of January 2025**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **15th day of January 2025**, 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

Case No: PM-24-0119

**CITY OF WINTER PARK
Petitioner,**

vs.

**JOAN N. HINST ESTATE
17943 WINDEFLOWER WAY
DALLAS, TX 75252-5204
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, March 6th, 2025
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), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.
2. Address where violation(s) exists: **2148 BLOSSOM LANE, WINTER PARK, FL 32789.**

01/14/2025 15:04



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

9489 0178 9820 3026 1719 64

Case No: PM-24-0119

CITY OF WINTER PARK
Petitioner,

vs.

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
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2. Address where violation(s) exists: **2148 BLOSSOM LANE, WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **01-22-29-0000-00-036**

4. Property Zone: **R-1A**

5. Legal Description: **FROM W1/4 COR OF SEC RUN E 68.65 FT S 41 DEG E 362.95 FT N 48 DEG E 150 FT TO POB N 48 DEG E 150 FT S 41 DEG E 100 FT S 48 DEG W 150 FT N 41 DEG W TO POB (BEING IN NW1/4 OF SW1/4 SEC 01-22-29)**

6. Names and address of owner/person in charge of location where violation exists: **Joan N. Hinst Estate - 2148 Blossom Lane, Winter Park, FL 32789**

7. Description of Violation: **Unsecured vacant home, open rear door and garage door. Garage door not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.**

8. Compliance Requirements: **Secure the vacant property, garage door and all other doors on the property. Repair or replace garage door of all holes and cracks. Contact the building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according to current building standards.**

Compliance Date to avoid hearing: **January 20, 2025.**

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 **March 6th, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commission Chambers).

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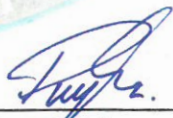
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Dated this: 14th day of January 2025

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **JOAN N. HINST ESTATE - 17943 WINDFLOWER WAY, DALLAS, TX 75252-5204**

Certified Mail: 9489 0178 9820 3026 1719 64



Phillip Wade
Safety & Code Compliance Officer

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

CODES CITED

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Violation Detail

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ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FIN...**USPS Tracking®****FAQs >****Tracking Number:****Remove X****9489017898203026171896****Copy****Add to Informed Delivery (<https://informedelivery.usps.com/>)****Latest Update**

Your item was delivered to an individual at the address at 1:41 pm on December 26, 2024 in DALLAS, TX 75252.

Get More Out of USPS Tracking:**USPS Tracking Plus®****Feedback****Delivered****Delivered, Left with Individual**

DALLAS, TX 75252

December 26, 2024, 1:41 pm

Arrived at USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

December 25, 2024, 10:52 am

In Transit to Next Facility

December 24, 2024

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

December 23, 2024, 9:04 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

December 23, 2024, 8:05 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
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____/

AFFIDAVIT OF POSTING

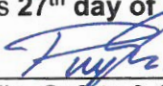
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for February 6, 2024, on the property located at 2148 BLOSSOM LANE on this **27th day of December 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

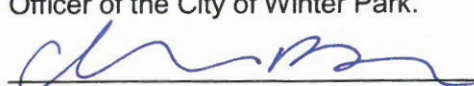
DATED this **27th day of December 2024**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **27th day of December 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

Case No: PM-24-0119

CITY OF WINTER PARK
Petitioner,

VS.

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
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, February 6th, 2025
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, Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.
2. Address where violation(s) exists: 2146 BLOSSOM LANE, WINTER PARK, FL 32789.

12/27/2024 13:23



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-24-0119

9489 0178 9820 3026 1718 96

CITY OF WINTER PARK
Petitioner,

vs.

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
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, February 6th, 2025
at 3 p.m. at
Commission Chambers
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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), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.**
2. Address where violation(s) exists: **2148 BLOSSOM LANE, WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **01-22-29-0000-00-036**

4. Property Zone: **R-1A**

5. Legal Description: **FROM W1/4 COR OF SEC RUN E 68.65 FT S 41 DEG E 362.95 FT N 48 DEG E 150 FT TO POB N 48 DEG E 150 FT S 41 DEG E 100 FT S 48 DEG W 150 FT N 41 DEG W TO POB (BEING IN NW1/4 OF SW1/4 SEC 01-22-29)**

6. Names and address of owner/person in charge of location where violation exists: **Joan N. Hinst Estate - 2148 Blossom Lane, Winter Park, FL 32789**

7. Description of Violation: **Unsecured vacant home, open rear door and garage door. Garage door not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.**

8. Compliance Requirements: **Secure the vacant property, garage door and all other doors on the property. Repair or replace garage door of all holes and cracks. Contact the building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according to current building standards.**

Compliance Date to avoid hearing: **January 20, 2025.**

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 **February 6th, 2025, 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.

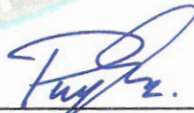
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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: 23rd day of December 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: **JOAN N. HINST ESTATE - 17943 WINDFLOWER WAY, DALLAS, TX 75252-5204**

Certified Mail: 9489 0178 9820 3026 1718 96



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).

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 202 (1), (12) 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.

(12) The failure to close, by such means as are acceptable to the code official, all doorways, windows and other openings into vacant structures.

Violation Detail

SEC 301.2 – RESPONSIBILITY

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – UNSAFE CONDITIONS

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international existing Building code as required for existing buildings.

(3) Structures or components thereof that have reach their limited state.

Violation Detail

SEC. 304.15 –DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.

ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FIN...**USPS Tracking®****FAQs >****Tracking Number:****Remove X****9489017898203026171797****Copy****Add to Informed Delivery (<https://informedelivery.usps.com/>)****Latest Update**

Your item was delivered to an individual at the address at 5:00 pm on November 29, 2024 in DALLAS, TX 75252.

Get More Out of USPS Tracking:**USPS Tracking Plus®****Feedback****Delivered****Delivered, Left with Individual**

DALLAS, TX 75252

November 29, 2024, 5:00 pm

In Transit to Next Facility

November 28, 2024

Arrived at USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

November 27, 2024, 10:50 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

November 25, 2024, 9:02 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

November 25, 2024, 7:40 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
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____/

AFFIDAVIT OF POSTING

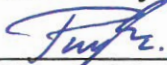
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for January 9, 2024, on the property located at 2148 BLOSSOM LANE on this **26th day of November 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

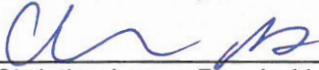
DATED this **26th day of November 2024**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **26th day of November 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



CODE OF VIOLATION

PARK
PLANNING
COMMISSION
OFFICE
DA 32789

20 3026 1727 80

has been inspected and found
to be in compliance with the IPMC, 2021
edition, (1) (2) Sec. 301.2
Violations: and Sec. 304.15 Doors of

CE/NUISANCE

to your property. The violation(s)
are in compliance with city ordinances
and the Code Enforcement Board
has no objection.

2-036
WE
DATE
2/27/89
ER WAY

NET HOME, OPEN REAR DOOR
DOOR, GARAGE DOOR, NOT
CLOSED OR IN GOOD REPAIR,
AS OPENINGS EXPOSING THE
PROPERTY, GARAGE DOOR
IS ON THE PROPERTY.
AS, CONTACT THE BUILDING
DEPARTMENT. ALL REQUIRED
REPAIRS SHALL BE PERFORMED BY
A LICENSED CONTRACTOR AND ACCORDING TO
CITY STANDARDS. CONTACT THE
CITY OFFICER WITH YOUR

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

401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

Case No: PM-24-0119

CITY OF WINTER PARK
Petitioner,

VS.

JOAN N. HUNT ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
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, January 9th, 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),
Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe
Conditions; and Sec. 304.15 Doors of the International Property
Maintenance Code.
2. Address where violation(s) exists: 2148 BLOSSOM LANE, WINTER PARK,
FL 32789.

11/26/2024 16:11



**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-24-0119

CITY OF WINTER PARK
Petitioner,

9489 0178 9820 3026 1717 97

vs.

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
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, January 9th, 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), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.**
2. Address where violation(s) exists: **2148 BLOSSOM LANE, WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **01-22-29-0000-00-036**
4. Property Zone: **R-1A**
5. Legal Description: **FROM W1/4 COR OF SEC RUN E 68.65 FT S 41 DEG E 362.95 FT N 48 DEG E 150 FT TO POB N 48 DEG E 150 FT S 41 DEG E 100 FT S 48 DEG W 150 FT N 41 DEG W TO POB (BEING IN NW1/4 OF SW1/4 SEC 01-22-29)**
6. Names and address of owner/person in charge of location where violation exists: **Joan N. Hinst Estate - 2148 Blossom Lane, Winter Park, FL 32789**
7. Description of Violation: **Unsecured vacant home, open rear door and garage door. Garage door not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.**
8. Compliance Requirements: **Secure the vacant property, garage door and all other doors on the property. Repair or replace garage door of all holes and cracks. Contact the building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according to current building standards.**

Compliance Date to avoid hearing: **December 22, 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 **January 9th, 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: 22th day of November 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: **JOAN N. HINST ESTATE - 17943 WINDFLOWER WAY, DALLAS, TX 75252-5204**

Certified Mail: 9489 0178 9820 3026 1717 97



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).

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 202 (1), (12) 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.

(12) The failure to close, by such means as are acceptable to the code official, all doorways, windows and other openings into vacant structures.

Violation Detail

SEC 301.2 – RESPONSIBILITY

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – UNSAFE CONDITIONS

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international existing Building code as required for existing buildings.

(3) Structures or components thereof that have reach their limited state.

Violation Detail

SEC. 304.15 –DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.

ALERT: CANADA POST ADVISES THAT THE STRIKE BY ITS EMPLOYEES HAS ENDED. HOWEV...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489017898203026171780

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

Latest Update

Your item was delivered to an individual at the address at 5:00 pm on November 29, 2024 in DALLAS, TX 75252.

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

Feedback

Delivered

Delivered, Left with Individual

DALLAS, TX 75252

November 29, 2024, 5:00 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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
2148 BLOSSOM LANE
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

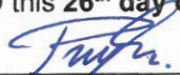
STATE OF FLORIDA
COUNTY OF ORANGE

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 Violation on the property located at 2148 BLOSSOM LANE on this **26th day of November 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

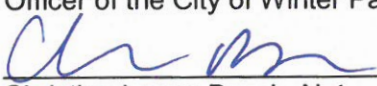
DATED this **26th day of November 2024**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **26th day of November 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



AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: November 22, 2024
CASE # PM-24-0119
CERTIFIED TRACKING NUMBER: 9489 0178 9920 3026 1717 80

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.

PROPERTY MAINTENANCE/NUISANCE

On July 12, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by December 22, 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 #: 01-22-29-0000-00-036
Violation: 2148 BLOSSOM LANE
Location/Address: WINTER PARK, FL 32789
Property Owner/ Tenant: HINST JOAN N ESTATE
Mailing Address: 17943 WINDFLOWER WAY
City/ State/ Zip: DALLAS, TX 75252
Description of Violation:

UNSECURED VACANT HOME, OPEN REAR DOOR AND GARAGE DOOR. GARAGE DOOR NOT PROPERLY MAINTAINED OR IN GOOD REPAIR. GARAGE DOOR HAS OPENINGS EXPOSING THE STRUCTURE TO RAIN AND OTHER ELEMENTS. SECURE THE VACANT PROPERTY, GARAGE DOOR AND ALL OTHER DOORS ON THE PROPERTY. REPAIR OR REPLACE GARAGE DOOR OF ALL HOLES AND CRACKS. CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS. ALL REPAIRS SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND ACCORDING TO CURRENT BUILDING STANDARDS. CITY OF WINTER PARK CODE COMPLIANCE OFFICER INTENTIONS.

Corrective action to be taken:

11/26/2024 16:11



AMENDED OFFICIAL NOTICE OF VIOLATION

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

9489 0178 9820 3026 1717 80

DATE: **November 22, 2024**

CASE # **PM-24-0119**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3026 1717 80**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec. 202 (1), (2); Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **July 17, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **December 22, 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#: **01-22-29-0000-00-036**
Violation: **2148 BLOSSOM LANE**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **HINST JOAN N ESTATE**
Mailing Address: **17943 WINDFLOWER WAY**
City/ State/ Zip: **DALLAS, TX 75252**
Description of Violation: **UNSECURED VACANT HOME, OPEN REAR DOOR AND GARAGE DOOR. GARAGE DOOR NOT PROPERLY MAINTAINED OR IN GOOD REPAIR. GARAGE DOOR HAS OPENINGS EXPOSING THE STRUCTURE TO RAIN AND OTHER ELEMENTS.**
Corrective action to be taken: **SECURE THE VACANT PROPERTY, GARAGE DOOR AND ALL OTHER DOORS ON THE PROPERTY. REPAIR OR REPLACE GARAGE DOOR OF ALL HOLES AND CRACKS. CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS. ALL REPAIRS SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND ACCORDING TO CURRENT BUILDING STANDARDS. CONTACT THE 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

SEC 22-176 & 22-177 – PROPERTY MAINTENANCE

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

Violation Detail

SEC 202 (1), (12) 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.

(12) The failure to close, by such means as are acceptable to the code official, all doorways, windows and other openings into vacant structures.

Violation Detail

SEC 301.2 – RESPONSIBILITY

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – UNSAFE CONDITIONS

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international

existing Building code as required for existing buildings.

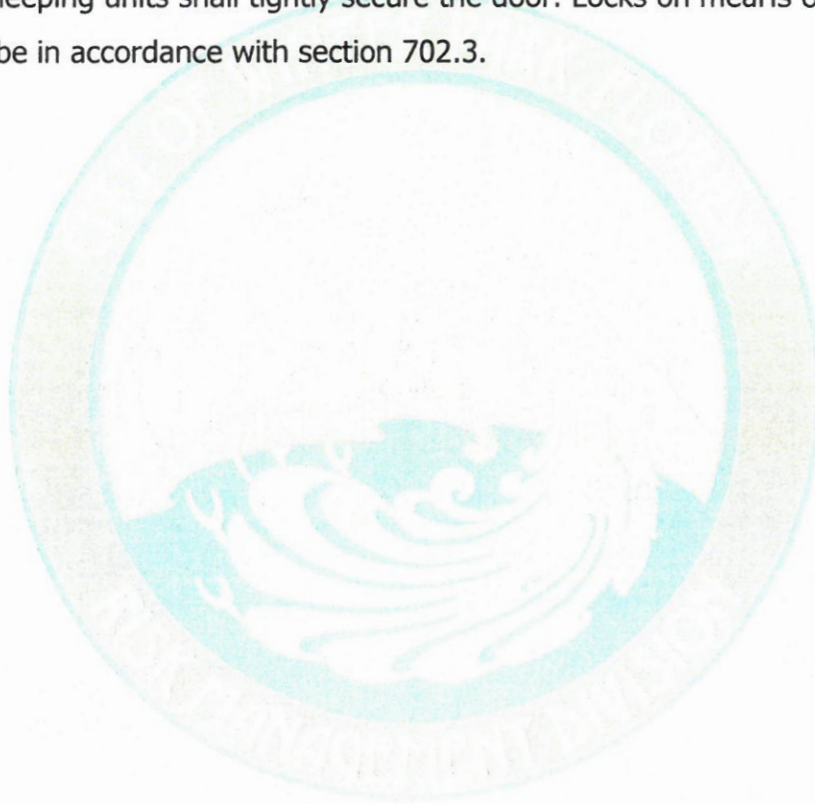
(3) Structures or components thereof that have reach their limited state.

Violation Detail

SEC. 304.15 –DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.



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

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____/

AFFIDAVIT OF POSTING

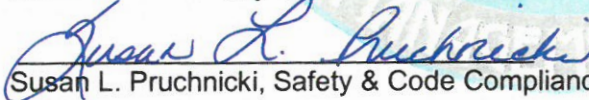
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for December 5, 2024, for the property located at 2148 BLOSSOM LANE, on this **14th day of November 2024.**
3. That the attached picture document is proof of the posting.

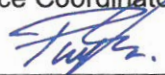
FURTHER AFFIANT SAYETH NOT

DATED this **14th day of November 2024.**

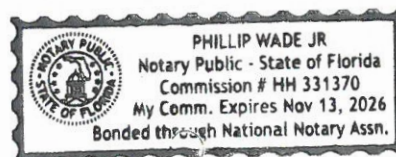

Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **14th day of November 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



USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9489017898203026171537**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 4:15 pm on October 24, 2024 in DALLAS, TX 75252.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

DALLAS, TX 75252

October 24, 2024, 4:15 pm

Reminder to Schedule Redelivery of your item

October 17, 2024

Notice Left (No Authorized Recipient Available)

DALLAS, TX 75252

October 12, 2024, 1:46 pm

Departed USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

October 12, 2024, 12:55 am

Arrived at USPS Regional Facility

DALLAS TX DISTRIBUTION CENTER

October 11, 2024, 5:04 am

In Transit to Next Facility

Feedback

October 10, 2024

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

October 8, 2024, 8:39 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

October 8, 2024, 7:29 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

9489 0178 9820 3026 1016 95

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252
Respondent, _____ /

AFFIDAVIT OF POSTING

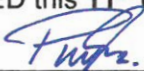
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for December 5, 2024, on the property located at 2148 BLOSSOM LANE on this **11th day of October 2024**.
3. That the attached picture document is proof of the posting.

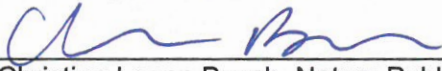
FURTHER AFFIANT SAYETH NOT

DATED this **11th day of October 2024**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **11th day of October 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



407-599-3600

CITY OF WINTER PARK
Petitioner,

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
Respondent,

ESTATE
OWER WAY
252-5204

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

ant to Section 2-105 of the Code of the City of Win
Safely & Code Compliance Officer hereby gives notice of a
Code of City of Winter Park, as more particularly describe
requested a **PUBLIC HEARING** before the Code Enforc
board of the City of Winter Park, which will take place on

Thursday, December 5th, 2024
at 2 p.m. at

Thursday, December 5th, 2024
at 3 p.m. at
Commission Chambers
Second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

10/11/2024 12:57

- Parcel I.D. No.: 01-22-29-0000-00-036



**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-24-0119

9489 0178 9820 3026 1715 37

CITY OF WINTER PARK
Petitioner,

vs.

JOAN N. HINST ESTATE
17943 WINDFLOWER WAY
DALLAS, TX 75252-5204
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, December 5th, 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), Sec. 301.2 Responsibility; Sec. 304.1.1 (3) Unsafe Conditions; and Sec. 304.15 Doors of the International Property Maintenance Code.**
2. Address where violation(s) exists: **2148 BLOSSOM LANE, WINTER PARK, FL 32789.**
3. Parcel I.D. No.: **01-22-29-0000-00-036**

4. Property Zone: **R-1A**

5. Legal Description: **FROM W1/4 COR OF SEC RUN E 68.65 FT S 41 DEG E 362.95 FT N 48 DEG E 150 FT TO POB N 48 DEG E 150 FT S 41 DEG E 100 FT S 48 DEG W 150 FT N 41 DEG W TO POB (BEING IN NW1/4 OF SW1/4 SEC 01-22-29)**

6. Names and address of owner/person in charge of location where violation exists: **Joan N. Hinst Estate - 2148 Blossom Lane, Winter Park, FL 32789**

7. Description of Violation: **Garage door not properly maintained or in good repair. Garage door has openings exposing the structure to rain and other elements.**

8. Compliance Requirements: **Repair or replace garage door and seal holes and cracks. Contact the Building department to obtain all required permits. All repairs shall be performed by a licensed contractor and according to current building standards.**

Compliance Date to avoid hearing: **October 30, 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 **December 5th, 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.**

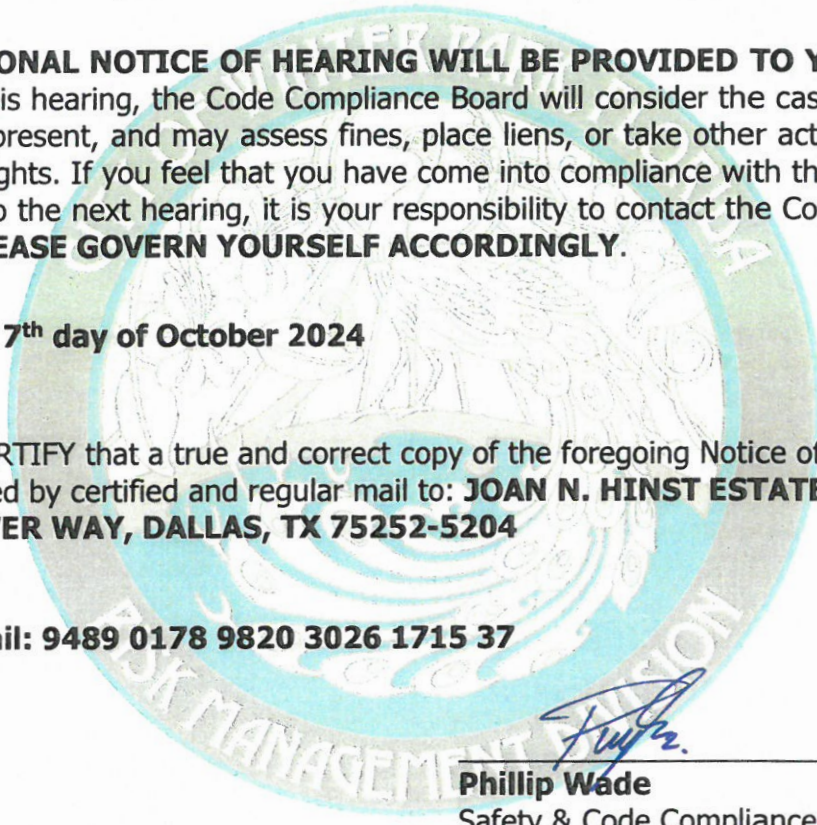
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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: 7th day of October 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: **JOAN N. HINST ESTATE - 17943 WINDFLOWER WAY, DALLAS, TX 75252-5204**

Certified Mail: 9489 0178 9820 3026 1715 37



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).

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. 301.2 – Responsibility

Violation Description:

The owner of the premises shall maintain the structures and exterior of the property in compliance with these requirements, except as otherwise provided for in this code. a person shall not occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter.

Violation Detail

304.1.1 (3) – Unsafe Conditions

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international existing Building code as required for existing buildings.

(3) Structures or components thereof that have reached their limited state.

Violation Detail

SEC. 304.15 – DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.



USPS Tracking®

[FAQs >](#)[Remove X](#)

Tracking Number:

9489017898203026101695[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:50 am on July 25, 2024 in DALLAS, TX 75252.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

DALLAS, TX 75252

July 25, 2024, 11:50 am

Arrived at USPS Regional Destination Facility

DALLAS TX DISTRIBUTION CENTER

July 24, 2024, 12:18 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

July 23, 2024, 9:19 pm

Arrived at USPS Regional Origin Facility

ORLANDO FL DISTRIBUTION CENTER

July 22, 2024, 10:13 pm

Departed Post Office

WINTER PARK, FL 32789

July 22, 2024, 7:03 pm

USPS in possession of item

Feedback

WINTER PARK, FL 32789
July 22, 2024, 3:33 pm

Hide 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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

CASE NO.: **PM-24-0119**

City of Winter Park
Petitioner,

vs.

HINST JOAN N ESTATE
2148 BLOSSOM LANE
WINTER PARK, FL 32789
Respondent, _____

AFFIDAVIT OF POSTING

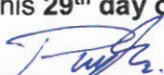
STATE OF FLORIDA
COUNTY OF ORANGE

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 Violation on the property located at 2148 BLOSSOM LANE on this **27th day of August 2024**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

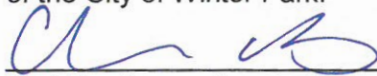
DATED this **29th day of August 2024**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **29th day of August 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



OFFICIAL NOTICE OF VIOLATION

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

DATE: July 22, 2024
CASE # PM-24-0119
CERTIFIED TRACKING NUMBER: 9489 0178 9820 3026 1016 95

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 22, Sections 22-176 (adoption of the IPMC, 2023 edition), 22-177 (amending the IPMC), Sec. 301.2 Responsibility, Sec. 304.1.1 (3) Unsafe Conditions, and Sec. 304.15 Doors of the International Property Maintenance Code.

PROPERTY MAINTENANCE/NUISANCE

On July 17, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by August 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-1A

Parcel ID#: 01-22-29-0000-00-036

Location/Address: 2148 BLOSSOM LANE

Violation: WINTER PARK, FL 32789

Property Owner/ Tenant: HINSH JOAN N ESTATE

Mailing Address: 17943 WINDFLOWER WAY

City/ State/ Zip: DALLAS, TX 75252

Description of Violation:

GARAGE DOOR NOT PROPERLY MAINTAINED OR IN GOOD REPAIR. GARAGE DOOR HAS OPENINGS EXPOSING THE STRUCTURE TO RAIN AND OTHER ELEMENTS. REPAIR OR REPLACE GARAGE DOOR OF ALL HOLES AND CRACKS. CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED BY PERMITS. ALL REPAIRS SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND ACCORDING TO THE CURRENT BUILDING STANDARDS. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Corrective action to be taken:

08/27/2024 15:40



OFFICIAL NOTICE OF VIOLATION

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

DATE: **July 22, 2024**

CASE # **PM-24-0119**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3026 1016 95**

9489 0178 9820 3026 1016 95

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On **July 17, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **August 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-1A**
Parcel ID#: **01-22-29-0000-00-036**
Violation: **2148 BLOSSOM LANE**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **HINST JOAN N ESTATE**
Mailing Address: **17943 WINDFLOWER WAY**
City/ State/ Zip: **DALLAS, TX 75252**
Description of Violation: **GARAGE DOOR NOT PROPERLY MAINTAINED OR IN GOOD REPAIR. GARAGE DOOR HAS OPENINGS EXPOSING THE STRUCTURE TO RAIN AND OTHER ELEMENTS.**
Corrective action to be taken: **REPAIR OR REPLACE GARAGE DOOR OF ALL HOLES AND CRACKS. CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS. ALL REPAIRS SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND ACCORDING TO CURRENT BUILDING STANDARDS. CONTACT THE 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

SEC 22-176 & 22-177 – PROPERTY MAINTENANCE

Violation Description:

Sec. 22-176. - Code adopted.

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(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.

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Violation Detail
SEC 301.2 – RESPONSIBILITY

Violation Description:

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Violation Detail
304.1.1 (3) – UNSAFE CONDITIONS

Violation Description:

304.1.1.- Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International building code or the international existing Building code as required for existing buildings.

(3) Structures or components thereof that have reach their limited state.

Violation Detail
SEC. 304.15 –DOORS

Violation Description:

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.

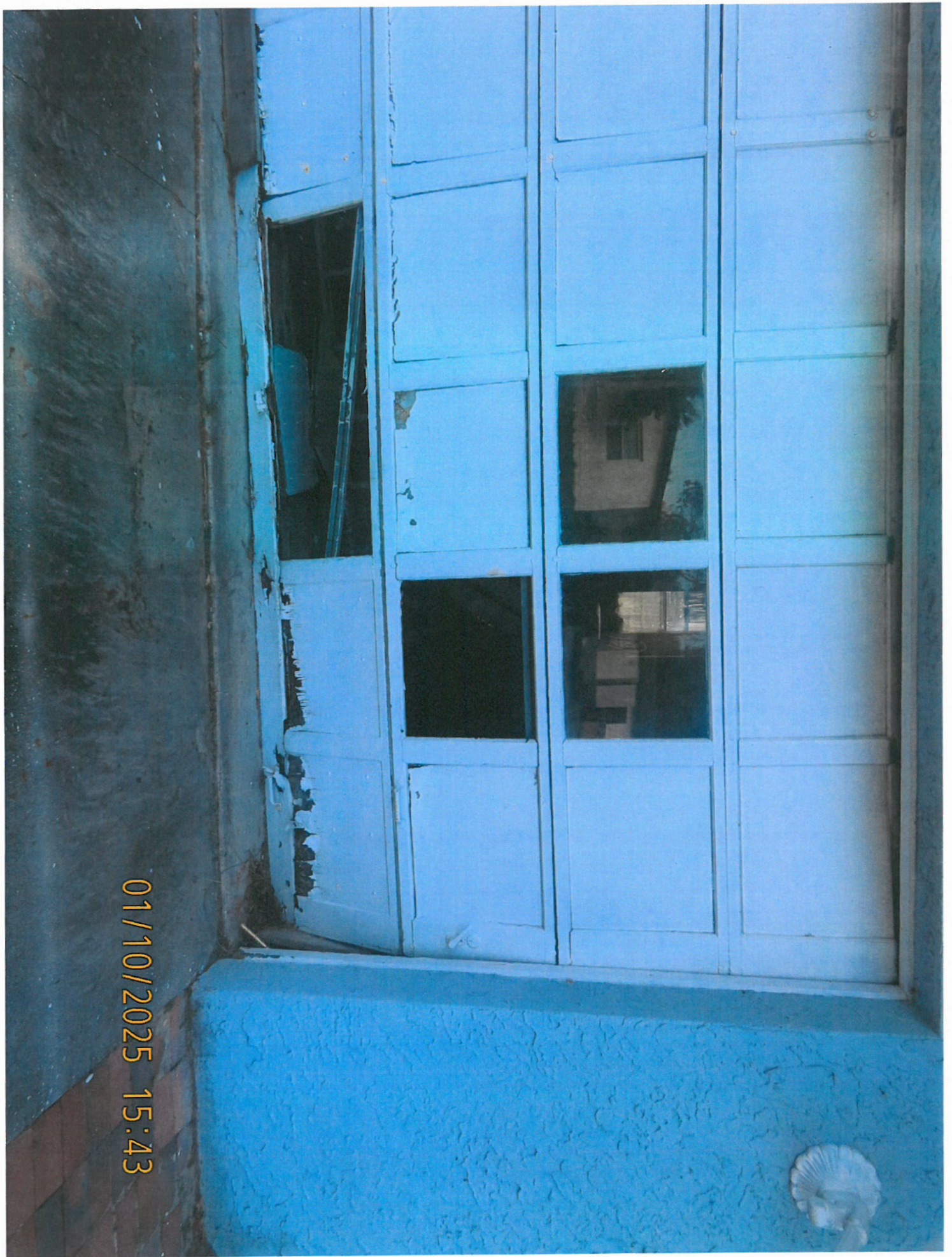


01/27/2025 14:21







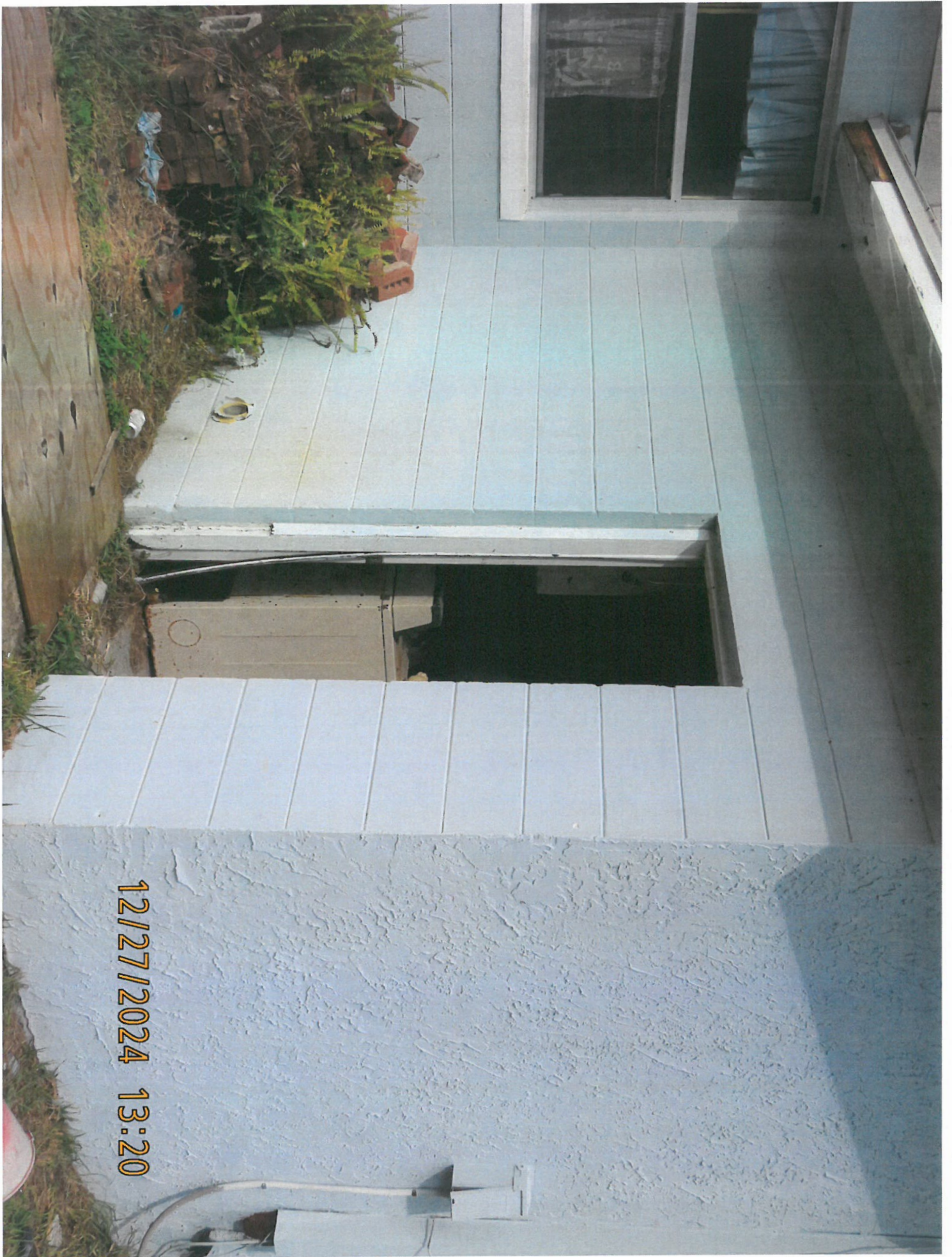






01/08/2025 15:46



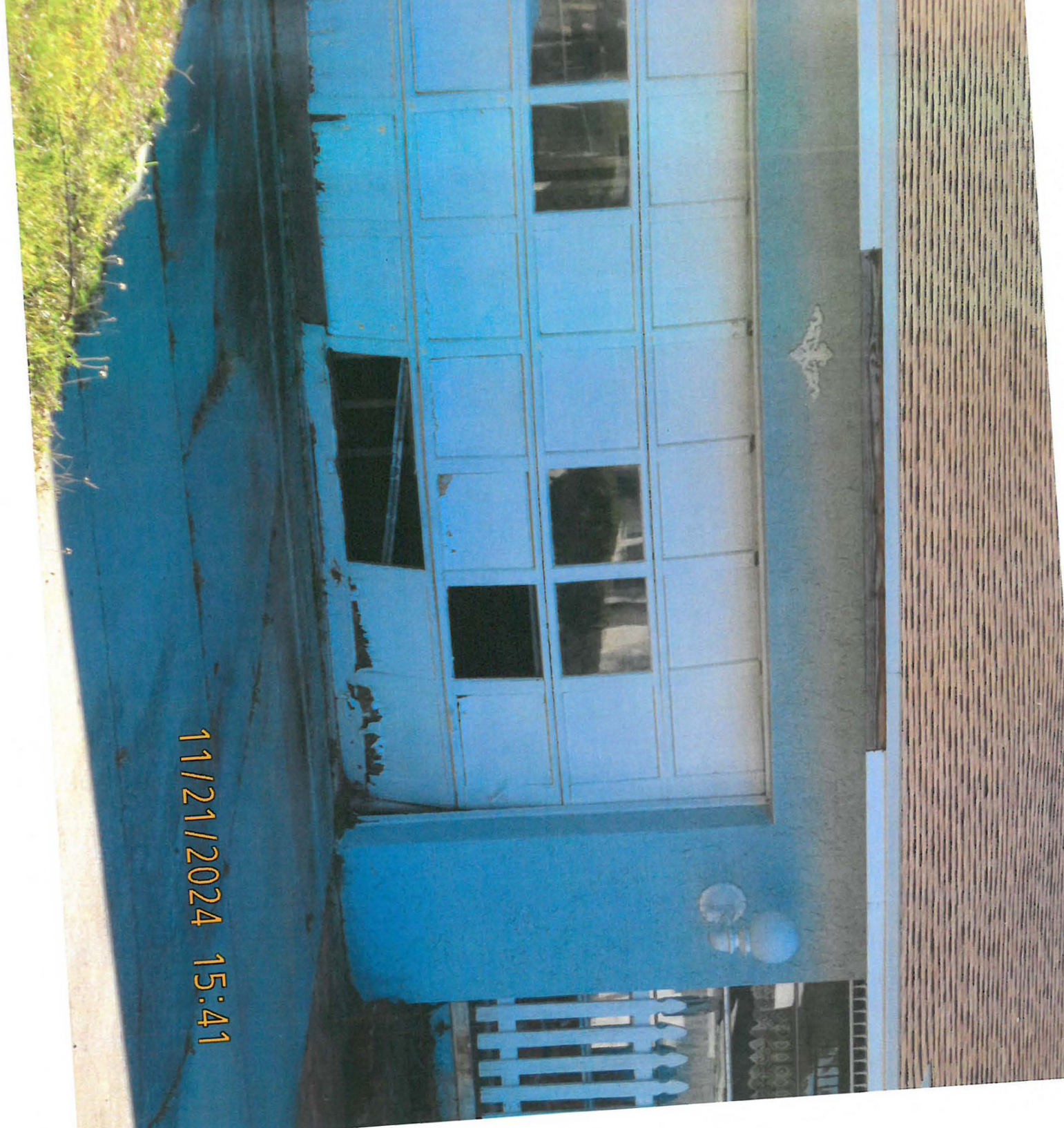


12/27/2024 13:20

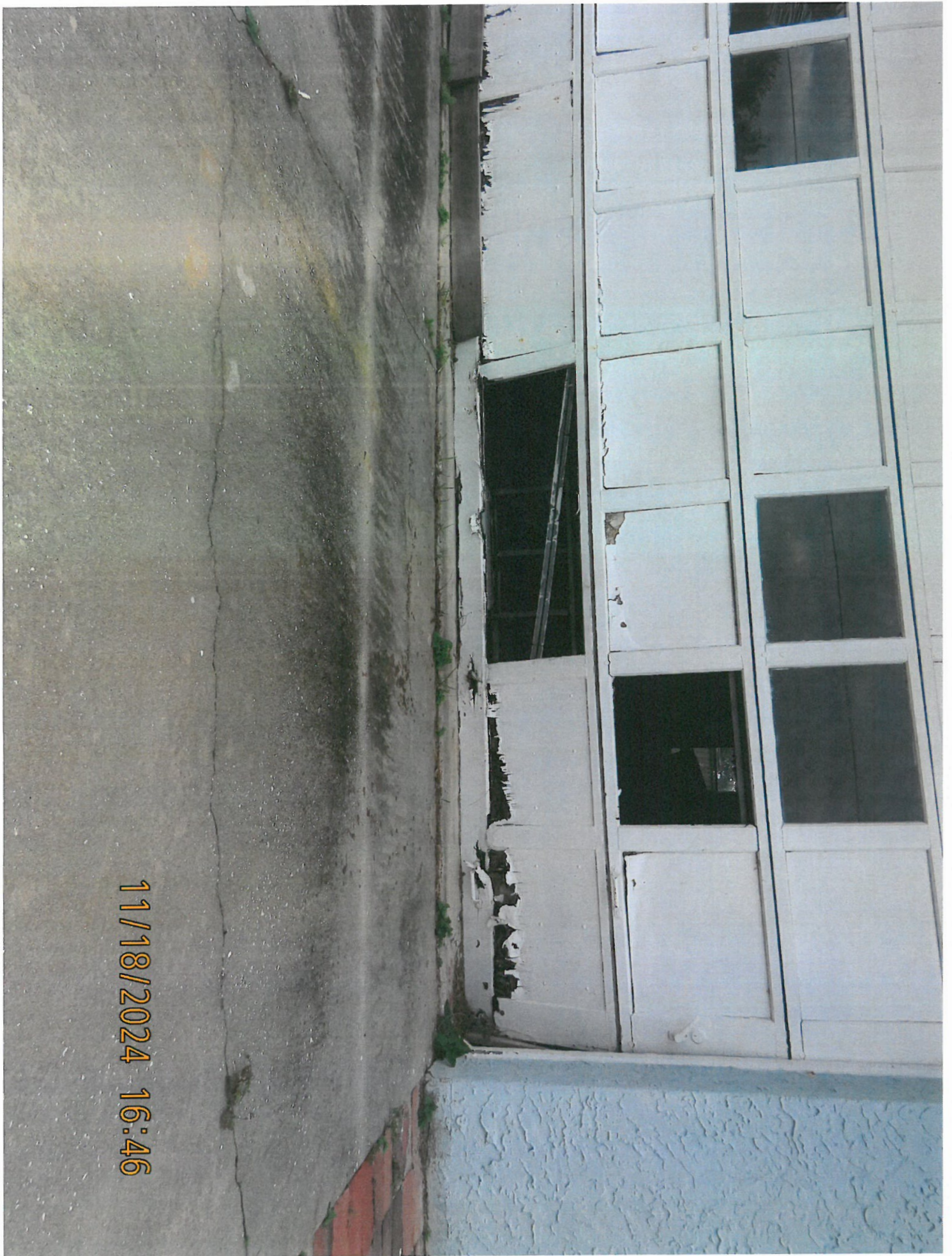


11/26/2024 16:11





11/21/2024 15:41

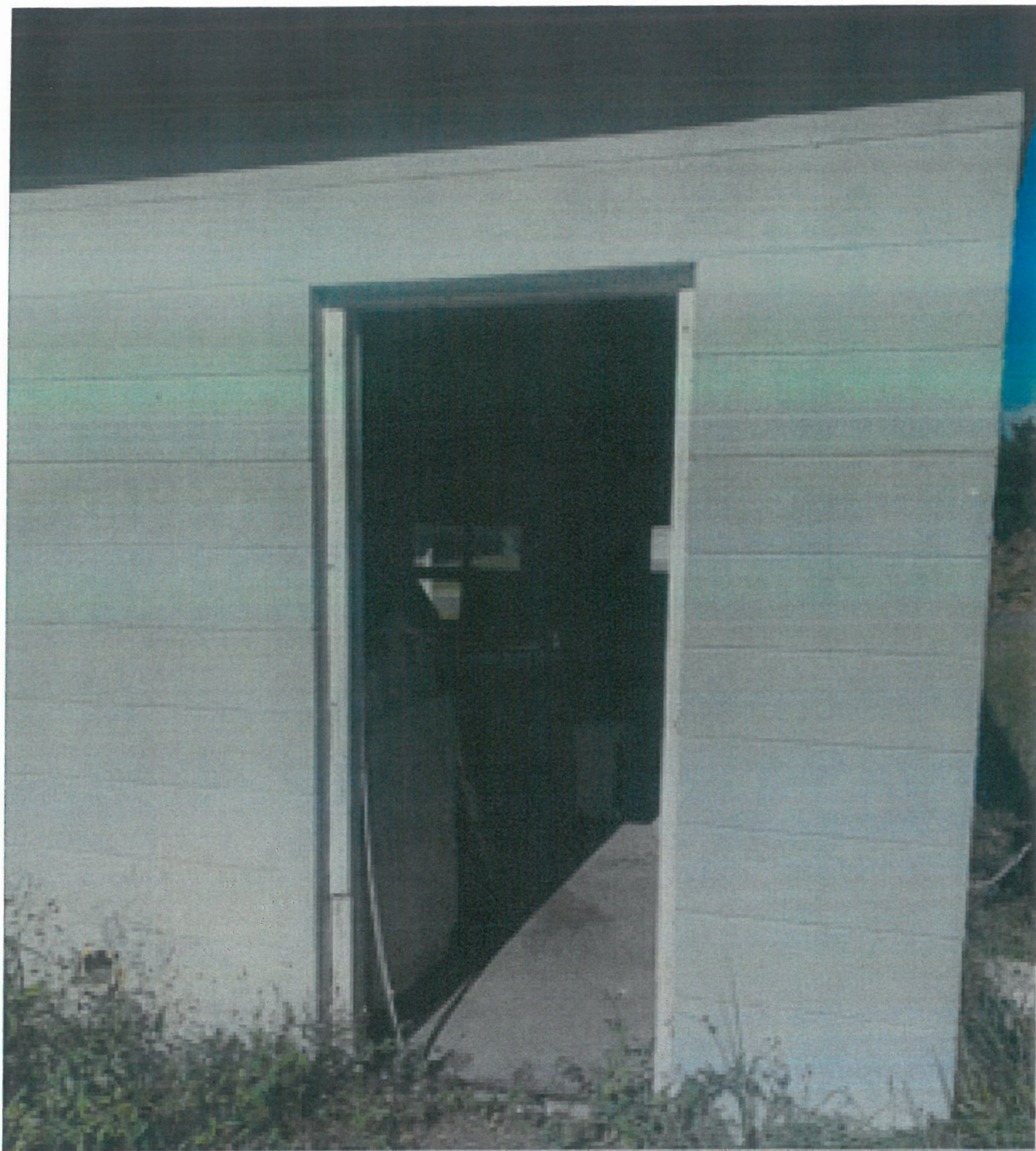






11/12/2024 15:26

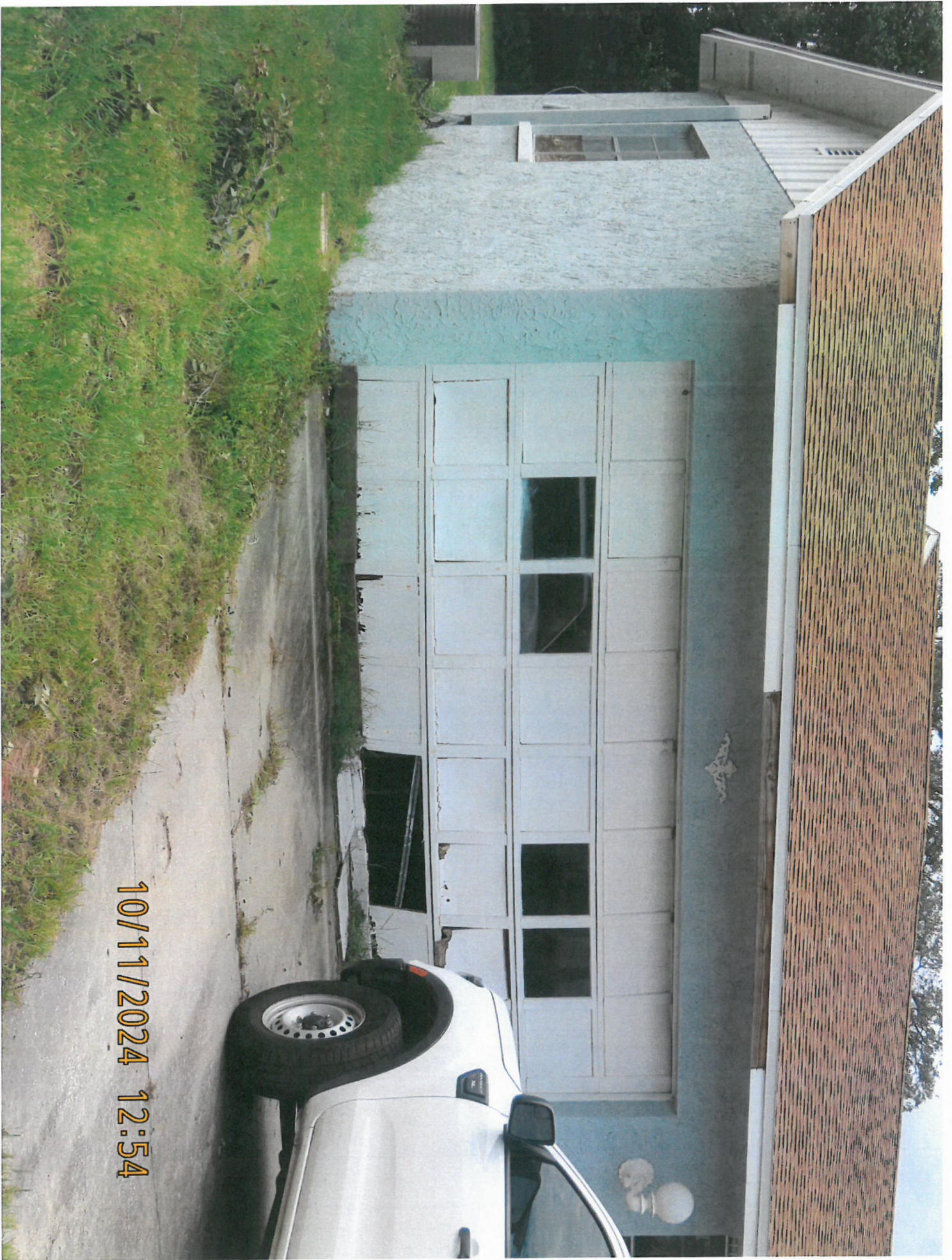




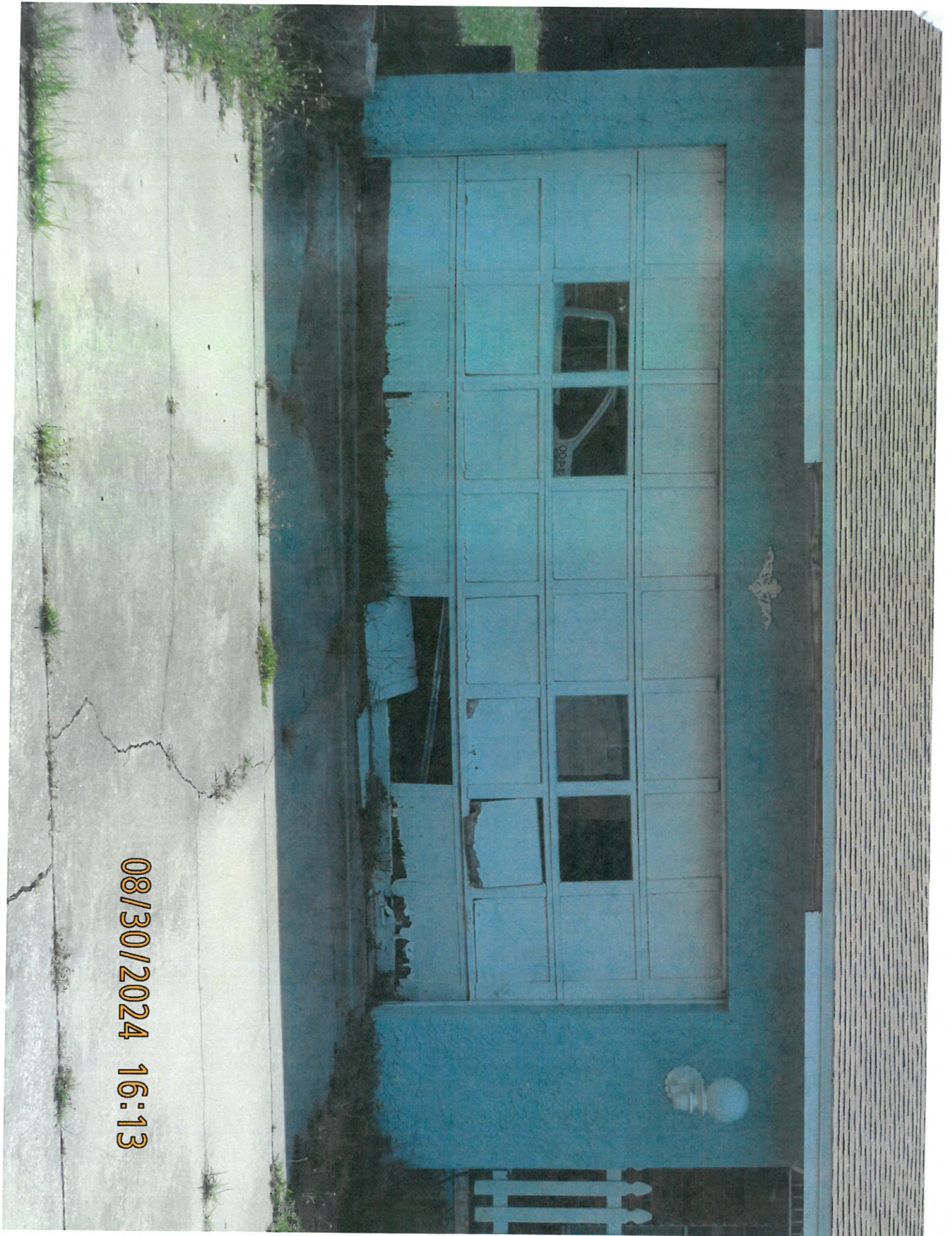
Tuesday - Oct 22, 2024 - 3:53 PM

IMG_4058









08/30/2024 16:13



08/27/2024 15:38





07/20/2024 12:26





Code Compliance Board

agenda item 5.c

item type

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

meeting date

March 6, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB#PM-24-0016 820 W WEBSTER AVE., WINTER PARK, FL 32789 - MASSEY HEARING

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

1. CCB#PM-24-0016 820 W WEBSTER AVE CASE DOCS (4)

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: 02/20/2025 System Refresh Date: 02/16/2025

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
[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



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

[Upload Photos](#)

[View 2024 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

2025 Values will be available in August of 2025. 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 (L ESS 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	WP-R-3	1 Code Undefined	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:

1 - 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:

Conc/Cindr

Estimated New Cost:

Working Value...

Floors:

1

Interior Wall:

Wood Panel

«« « 1 » »»

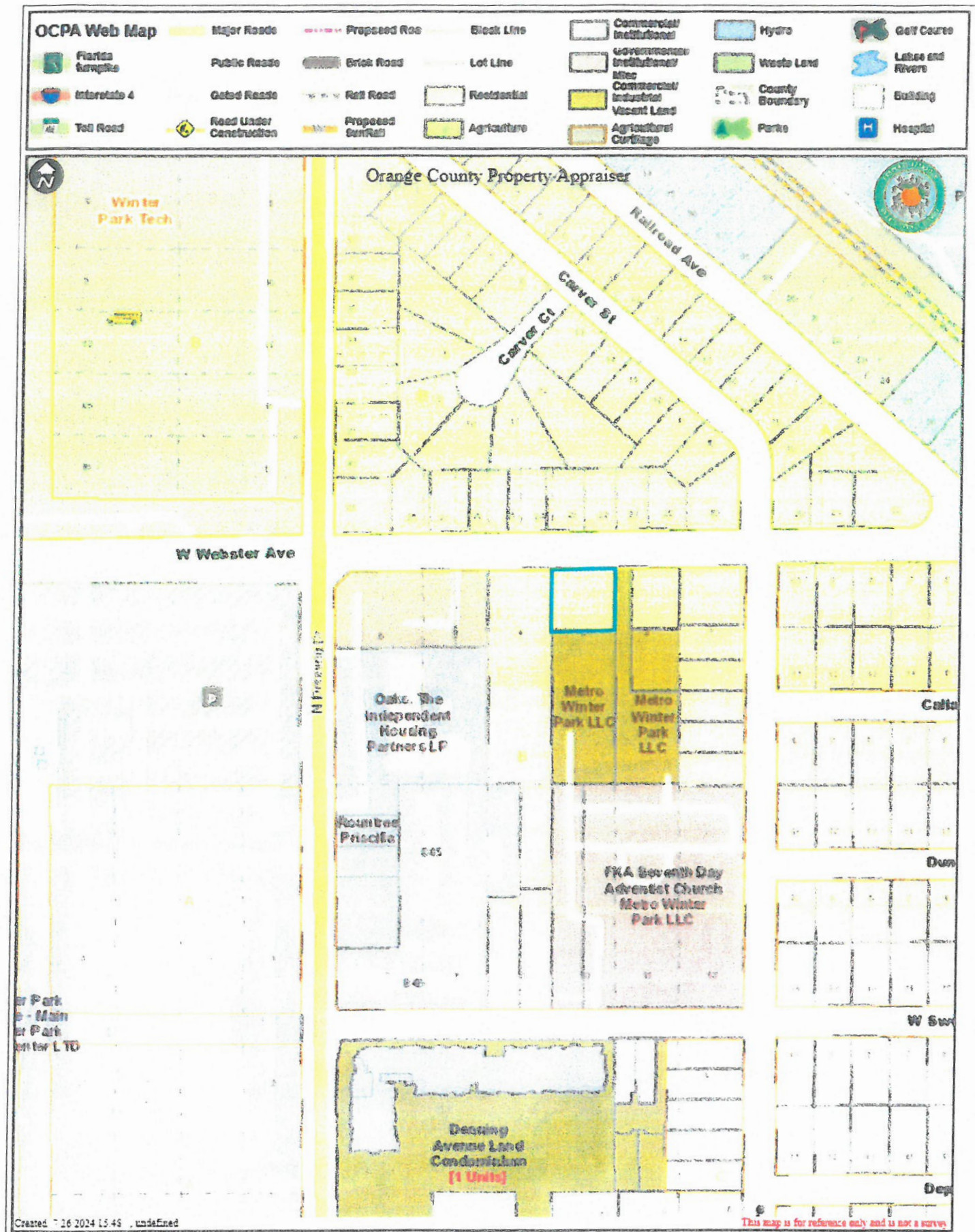
Page 1 of 1 (Total Records:1)

Extra Features

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

«« « 1 » »»

Page 1 of 1 (Total Records: 2)



FACT SHEET

February 24, 2025

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: **WP-R-3**
4. Inspection(s): **09/04/2024, 09/06/2024, 09/14/2024, 10/02/2024, 10/11/24, 10/18/2024, 10/24/2024, 11/07/2024, 11/14/2024, 11/18/2024, 11/26/2024, 12/09/2024, 12/19/2024, 12/23/2024, 01/06/2025, 01/10/2025, 01/14/2025, 01/27/2025, 02/10/2025, 2/11/2025, 02/18/2025 and 03/05/2025.**
5. Notice of Violation, Notice of Hearing, and Notice of Massey 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 in need of repair. Unsightly discarded articles, white trash	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 International Property Maintenance Code.
--	---	--

bags, debris, broken bicycles, grill, lawn mower, plastic containers, lawn equipment, leaf blower, trash cans, black trash bag, trolley, wheelbarrow, ladder, generator, crate, gas canister, vacuum, metal boxes, white cover, tarp, car parts stored on the property in plain view.		
--	--	--

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

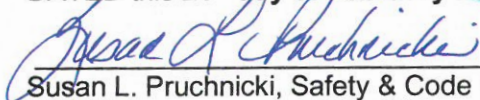
STATE OF FLORIDA
COUNTY OF ORANGE

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, scheduled for March 6, 2025, for the property located at 820 W. WEBSTER AVENUE on this **20th day of February 2025**.
3. That the attached picture document is proof of the posting.

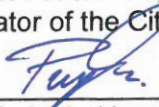
FURTHER AFFIANT SAYETH NOT

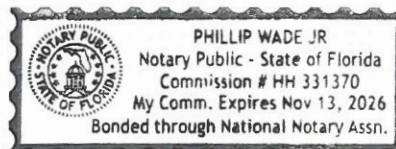
DATED this **21st day of February 2025**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of February 2025**, 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



ALERT: WINTER STORMS IN THE MIDWEST THROUGH THE NORTHEAST U.S. MAY DELAY FIN...**USPS Tracking®****FAQs >**

Tracking Number:

Remove X**9489017898203026171971****Copy****Add to Informed Delivery (<https://informedelivery.usps.com/>)****Latest Update**

Your item was delivered to an individual at the address at 1:23 pm on January 17, 2025 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:**USPS Tracking Plus®****Feedback****Delivered****Delivered, Left with Individual**

WINTER PARK, FL 32789

January 17, 2025, 1:23 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

January 16, 2025, 7:24 pm

In Transit to Next Facility

January 16, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

January 15, 2025, 9:56 pm

Hide 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

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

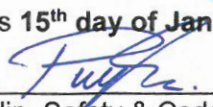
STATE OF FLORIDA
COUNTY OF ORANGE

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 Massey Hearing, scheduled for March 6, 2025, on the property located at 820 W WEBSTER AVENUE on this **14th day of January 2025**.
3. That the attached picture document is proof of the posting.

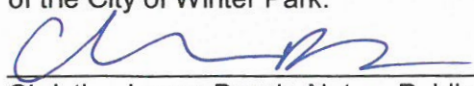
FURTHER AFFIANT SAYETH NOT

DATED this **15th day of January 2025**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **15th day of January 2025**, 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 AND CODE COMPLIANCE DIVISION
401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

Case No: PM-24-0016

CITY OF WINTER PARK
Petitioner,

VS.

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

Respondent.

NOTICE OF MASSEY HEARING FOR DETERMINATION OF NON-
COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER
AND TO IMPOSE FINES AND LIEN

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines to the Respondents, WILLIE J. CLARK - 820 W. WEBSTER AVENUE, WINTER PARK, FL 32789-3048. The Code Compliance Board will hear, discuss, and decide Petitioner, the City's Request for Determination of Non-Compliance with Code Compliance Board Order, effective August 1, 2024, and to Impose Fines and Lien. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed. In accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

Thursday, March 6th, 2025
at 3 p.m.
Commission Chambers, 2nd floor, Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

01/14/2025 15:17

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

401 S PARK AVENUE
WINTER PARK, FLORIDA 32789

407-599-3600

Case No: PM-24-0016

CITY OF WINTER PARK
Petitioner,

9489 0178 9820 3026 1719 71

vs.

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

Respondent.

**NOTICE OF *MASSEY HEARING* FOR DETERMINATION OF NON-
COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER
AND TO IMPOSE FINES AND LIEN**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines to the Respondents, **Willie J. Clark – 820 W. WEBSTER AVENUE, WINTER PARK, FL 32789-3048**. The Code Compliance Board will hear, discuss, and decide Petitioner, the City's Request for Determination of Non-Compliance with Code Compliance Board Order, effective August 1, 2024, and to Impose Fines and Lien. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

**Thursday, March 6th, 2025
at 3 p.m.**

**Commission Chambers. 2nd floor, Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

The below information is in reference to the case fines to be discussed.

1. Violation of City Code Chapter/Section and Order: **On August 1st, 2024, the Code Compliance Board determined that Respondents were in violation of 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.**

At the hearing, and in the attached Findings of Fact, Conclusions of Law and Order (effective on August 1st, 2024), the Respondent was **ORDERED** to:

A. Repair and/or replace the dilapidated fence and remove all debris; and

B. Remove all unsightly, discarded articles so that they are out of plain view from the public right-of-way and adjacent neighboring properties within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day, per violation for each day the violation continues. The respondent is further ordered to contact the Safety & Code Compliance Officer and provide documentation of action taken to bring the Subject Property into compliance by August 31, 2024.

2. Address where violation exists: **820 W. WEBSTER AVENUE, WINTER PARK, FL 32789-3048**

3. Parcel I.D. No.: **06-22-30-1168-02-032**

4. Property Zone: **WP-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 per Orange County records.**

6. Respondent/Names and address of owner/person in charge of location where violation exists: **WILLIE J. CLARK - 820 W. WEBSTER AVENUE, WINTER PARK, FL 32789**

7. Description of Violation(s): **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. Motion to be Heard: **Request for Determination of Non-Compliance with Code Compliance Board Order and assessment of fines and lien.**

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU.

Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, and may assess fines, enable the City to place liens on your property, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the **August 1st, 2024** Order prior to the **March 6, 2025** hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

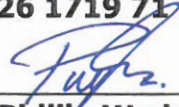
PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **January 13, 2025**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Willie J. Clark - 820 W. Webster Avenue, Winter Park, FL 32789-3048**

Certified Mail # 9489 0178 9820 3026 1719 71



Phillip Wade

Safety & Code Compliance Officer

Page 3 | 6

Appeal Process

Respondent is hereby notified that Respondent or the City of Winter Park, who may be aggrieved by an Order of the Code Compliance Board, has the right to appeal the Order to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of an Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please contact our office at (407) 599-3600 if you have any questions. Persons with disabilities needing assistance to participate in this proceeding should contact us at least 48 hours in advance of the meeting.

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.

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

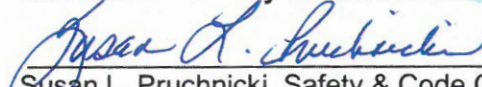
STATE OF FLORIDA
COUNTY OF ORANGE

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 Massey Hearing at City Hall, scheduled for November 7, 2024, for the property located at 820 W. WEBSTER AVENUE on this **30th day of October 2024.**
3. That the attached picture document is proof of the posting.

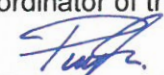
FURTHER AFFIANT SAYETH NOT

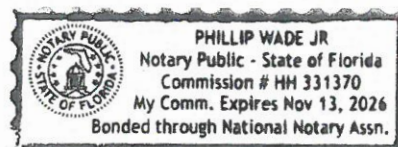
DATED this **30th day of October 2024.**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **30th day of October 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.

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

AFFIDAVIT OF HAND DELIVERY

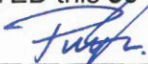
STATE OF FLORIDA
COUNTY OF ORANGE

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 served a copy of the Notice of Hearing, scheduled for November 7, 2024, to the following person, Willie J. Clark at 820 W. Webster Avenue, Winter Park, FL, 32789 on the **30th day of October 2024**.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT

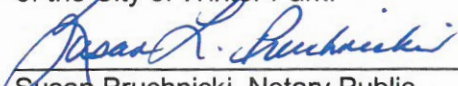
DATED this **30th day of October 2024**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **30th day of October 2024**, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



Susan Pruchnicki, Notary Public
My Commission Expires March 15, 2027
Commission #HH373623



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WINTER PARK, FL 32789

October 12, 2024, 12:22 pm

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October 11, 2024, 9:22 pm

In Transit to Next Facility

October 11, 2024

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

October 8, 2024, 10:12 pm

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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-24-0016**

City of Winter Park
Petitioner,

vs.

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

AFFIDAVIT OF POSTING

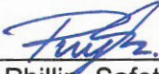
STATE OF FLORIDA
COUNTY OF ORANGE

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 Massey Hearing, scheduled for November 7, 2024, on the property located at 820 W WEBSTER AVENUE on this **11th day of October 2024**.
3. That the attached picture document is proof of the posting.

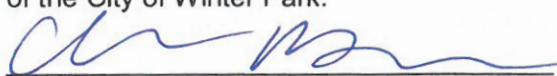
FURTHER AFFIANT SAYETH NOT

DATED this **11th day of October 2024**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **11th day of October 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 AND CODE COMPLIANCE DIVISION
401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

Case No: PM-24-0016

CITY OF WINTER PARK
Petitioner,

vs.

WILLIE J. CLARK
820 W. WEBSTER AVENUE
WINTER PARK, FL 32789-3048
Respondent

**NOTICE OF MASSEY HEARING FOR DETERMINATION OF NON-
COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER
AND TO IMPOSE FINES AND LIEN**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines to the Respondents, Willie J. Clark - 820 W. Webster Avenue, Winter Park, FL 32789-3048. The Code Compliance Board will hear, discuss, and decide the Petitioner's Request for Determination of Non-Compliance and Lien. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place

Thursday, November 7th, 2024
at 3 p.m.
Commission Chambers, 2nd floor, Winter Park City Hall
493 S. Park Ave., Winter Park, FL 32789

10/11/2024 13:26



10/11/2024 13:26

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

401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
[407-599-3600](tel:407-599-3600)

Case No: PM-24-0016

9171 9690 0935 0313 3154 78

CITY OF WINTER PARK
Petitioner,

vs.

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

Respondent.
_____ /

**NOTICE OF *MASSEY HEARING* FOR DETERMINATION OF NON-
COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER
AND TO IMPOSE FINES AND LIEN**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines to the Respondents, **Willie J. Clark – 820 W. WEBSTER AVENUE, WINTER PARK, FL 32789-3048**. The Code Compliance Board will hear, discuss, and decide Petitioner, the City's Request for Determination of Non-Compliance with Code Compliance Board Order, effective August 1, 2024, and to Impose Fines and Lien. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

**Thursday, November 7th, 2024
at 3 p.m.
Commission Chambers. 2nd floor, Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

The below information is in reference to the case fines to be discussed.

1. Violation of City Code Chapter/Section and Order: **On August 1st, 2024, the Code Compliance Board determined that Respondents were in violation of 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.**

At the hearing, and in the attached Findings of Fact, Conclusions of Law and Order (effective on August 1st, 2024), the Respondent was **ORDERED** to:

- A. Repair and/or replace the dilapidated fence and remove all debris; and
 - B. Remove all unsightly, discarded articles so that they are out of plain view from the public right-of-way and adjacent neighboring properties within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day, per violation for each day the violation continues. The respondent is further ordered to contact the Safety & Code Compliance Officer and provide documentation of action taken to bring the Subject Property into compliance by August 31, 2024.
2. Address where violation 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 per Orange County records.**
 6. Respondent/Names and address of owner/person in charge of location where violation exists: **WILLIE J. CLARK - 820 W. WEBSTER AVENUE, WINTER PARK, FL 32789**

7. Description of Violation(s): **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. Motion to be Heard: **Request for Determination of Non-Compliance with Code Compliance Board Order and assessment of fines and lien.**

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU.

Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, and may assess fines, enable the City to place liens on your property, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the **August 1st, 2024** Order prior to the **November 7, 2024** hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

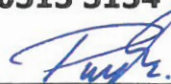
PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **October 7, 2024**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Willie J. Clark - 820 W. Webster Avenue, Winter Park, FL 32789-3048**

Certified Mail # 9171 9690 0935 0313 3154 78



Phillip Wade
Safety & Code Compliance Officer

Appeal Process

Respondent is hereby notified that Respondent or the City of Winter Park, who may be aggrieved by an Order of the Code Compliance Board, has the right to appeal the Order to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of an Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please contact our office at (407) 599-3600 if you have any questions. Persons with disabilities needing assistance to participate in this proceeding should contact us at least 48 hours in advance of the meeting.

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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Latest Update

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Delivered, Left with Individual

WINTER PARK, FL 32789

August 14, 2024, 12:03 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

August 13, 2024, 7:26 pm

In Transit to Next Facility

August 13, 2024

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

August 12, 2024, 9:57 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

August 12, 2024, 8:10 pm

[Feedback](#)

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FAQs

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

CITY OF WINTER PARK

CASE NO. PM-24-0016

Petitioner, _____ /

vs.

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

Respondent. _____ /

STATE OF FLORIDA :
COUNTY OF ORANGE :

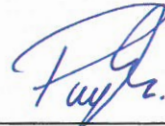
**AFFIDAVIT OF NON-COMPLIANCE WITH
CODE COMPLIANCE BOARD ORDER**

Before me, the undersigned authority, personally appeared Phillip Wade, who, after being duly sworn, deposes and says:

1. My name is Phillip Wade. I am a Safety and Code Compliance Officer with the City of Winter Park.
2. I am over the age of 18 and base the averments in this Affidavit on my personal knowledge, information, and belief.
3. I am familiar with the property located at 820 W. Webster Avenue, Winter Park FL, 32789, with a Parcel Identification number of 06-22-30-1168-02-032.
4. I am familiar with, and reviewed the code compliance case involving the Property, Case #. PM-24-0016.
5. On August 1, 2024, the Code Compliance Board entered an Order (the "Order") requiring the respondent to

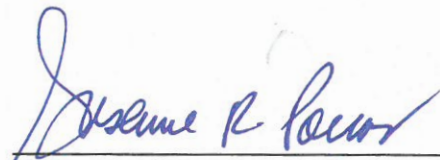
A. Repair and/or replace the dilapidated fence and remove all debris; and
B. Remove all unsightly, discarded articles so that they are out of plain view from the public right-of-way and adjacent neighboring properties within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day, per violation for each day the violation continues. The respondent is further ordered to contact the Safety & Code Compliance Officer and provide documentation of action taken to bring the Subject Property into compliance by August 31, 2024.

6. On September 4, 2024, I re-inspected the Property to determine if the property owner undertook corrective action. I observed: The fence with a missing panel. Unsightly discarded articles of trash, debris, ladder, buckets, vacuum, boxes, grey tarp, water containers, air condition unit, bicycle, concrete blocks, chairs, cones, broom, plastic bottles on trash bin, trailer, grills, plastic bags, lawn care materials, metal pipes, water heater, old wood debris, wheel barrel, scrap metal, cooler, metal frames, spray bottle, propane tank, gas stove, pot, lawn equipment, moving trolley, file cabinet on the right-of-way of the property.
7. Therefore, I determined that the property owner has not taken corrective actions and the Property remains out of compliance with 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.



Phillip Wade, Affiant

SWORN TO AND SUBSCRIBED
Before me this 17th day of September 2024,
By Phillip Wade, who is personally known to me
as a Safety & Code Compliance Officer of the City of Winter Park.



Notary Public
Susanne R. Porras, Notary Public
My Commission Expires November 1, 2026
Commission # HH283677



CODE COMPLIANCE BOARD OF THE
CITY OF WINTER PARK, FLORIDA

Case No: PM-24-0016

CITY OF WINTER PARK,

Petitioner,

vs.

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

Respondent.

DOC # 20240539131

09/17/2024 10:56 AM Page 1 of 3

Rec Fee: \$27.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller
Orange County, FL

9489 0178 9820 3026 1010 53

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CASE came for a public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Board"), on the 1ST day of August, 2024, after due notice to the Respondent, WILLIE CLARK, 820 W WEBSTER AVE WINTER PARK FL 32789-3048, and the Board having heard sworn testimony and argument, and having received evidence, the Board thereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT

The Board makes the following findings of fact:

- A. Address, Ownership and Possessory Interest: The property at issue is located at 820 W Webster Ave (the "Subject Property").
- B. 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 per Orange County records.
- C. Parcel I.D.: 06-22-30-1168-02-032
- D. Notice: The City gave proper notice of this hearing to the Respondents by posting at the Property and at City Hall and by United States certified mail.
- E. Description of Violation: Severe conditions causing appreciable harm or material detriment to the aesthetic and/or property values of surrounding properties. 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, and car parts are or were stored on the property in plain view of the right-of-way and/or neighboring properties.

II. CONCLUSIONS OF LAW

Based on the testimony and evidence of record, the Board reaches the following conclusions of law:

Case # PM-24-0016

STATE OF FLORIDA, COUNTY OF ORANGE

I HEREBY CERTIFY That the above and foregoing
is a true copy of the original filed in This office in the
City of Winter Park, Florida

Page 1 of 3

Dated: 9/16/2024 By: Phil Diamond
City Clerk - Deputy Clerk

- A. The City complied with the procedures and notice requirements of Sections 2-105 and 2-110 of the Winter Park Code of Ordinances and in Florida Statutes, chapter 162.
- B. The Respondent, Willie Clark, repeatedly violated 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.

II. ORDER

Based on the foregoing Finding of Fact and Conclusions of Law, and upon a motion made by Chair Wayne Johnson, seconded by Todd Boyer, and agreed to in a unanimous 7-0 vote by the Board:

The Respondent is **ORDERED** to:

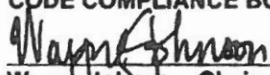
- A. Repair and/or replace the dilapidated fence and remove all debris; and
- B. Remove all unsightly, discarded articles so that they are out of plain view from the public right-of-way and adjacent neighboring properties within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day, per violation for each day the violation continues. The respondent is further ordered to contact the Safety & Code Compliance Officer and provide documentation of action taken to bring the Subject Property into compliance by August 31, 2024.

NOTICE OF RIGHT TO APPEAL

Respondents are hereby notified that they, or any party who may be aggrieved by this Order, including the City, has the right to appeal this Order to the Circuit Court in and for Orange County within thirty (30) calendar days of the rendition of this Order, as set forth in Florida Statutes § 162.11 and Section 2-108 of the City Code.

DONE AND ORDERED, effective AUGUST 1, 2024, at Winter Park, Florida.

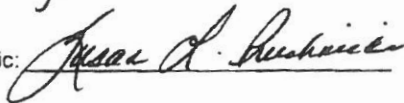
CITY OF WINTER PARK, FLORIDA
CODE COMPLIANCE BOARD


Wayne Johnson, Chair

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 4th day of August 2024, by Wayne Johnson, Chair, who is personally known to me.

Notary Public:



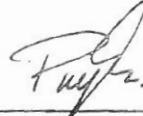


Case # PM-24-0016

Page 2 of 3

CERTIFICATE OF SERVICE

A true and correct copy of the above and aforementioned Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to: WILLIE CLARK, 820 W WEBSTER AVE. WINTER PARK, FL 32789-3048



Code Officer

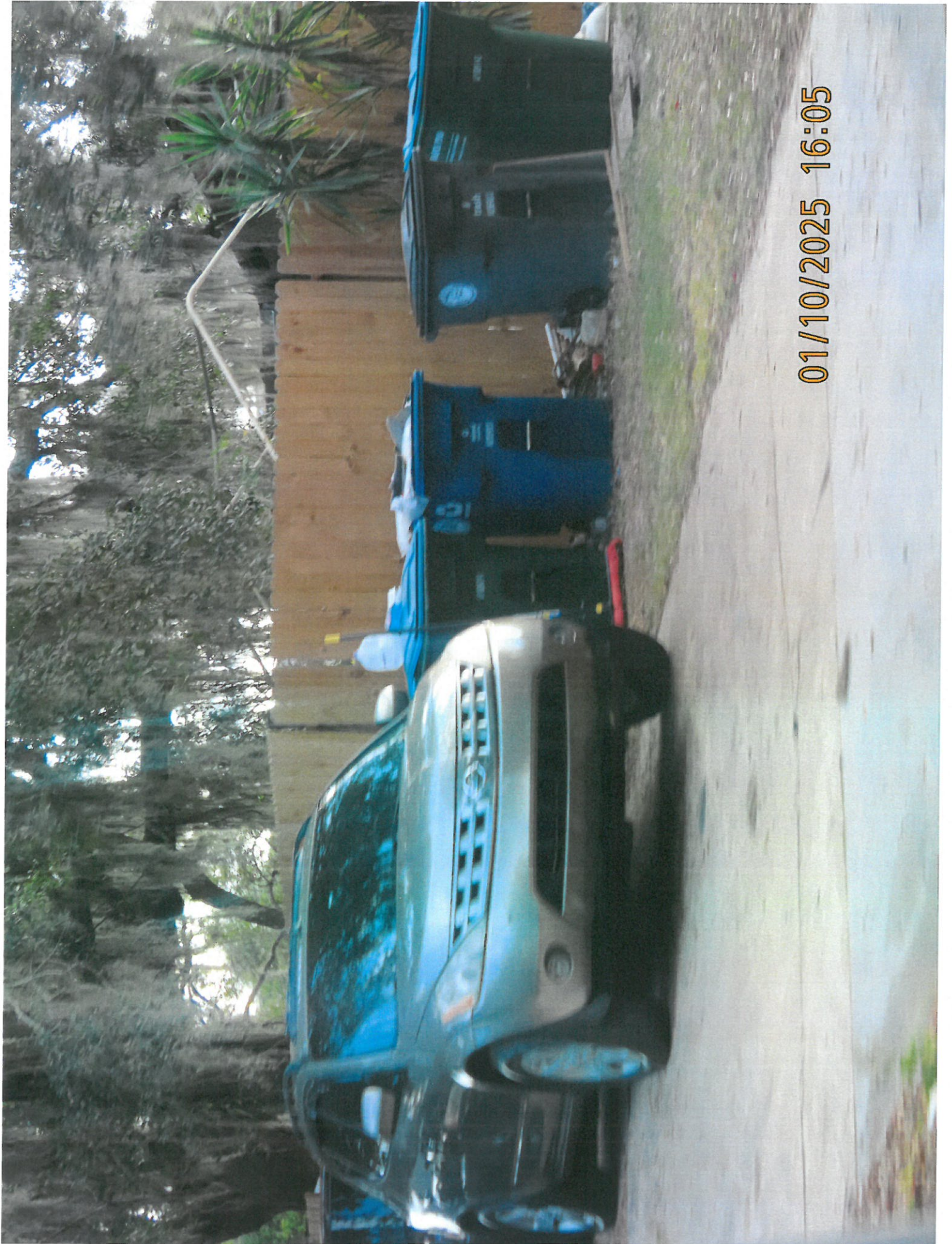
Certified Tracking #



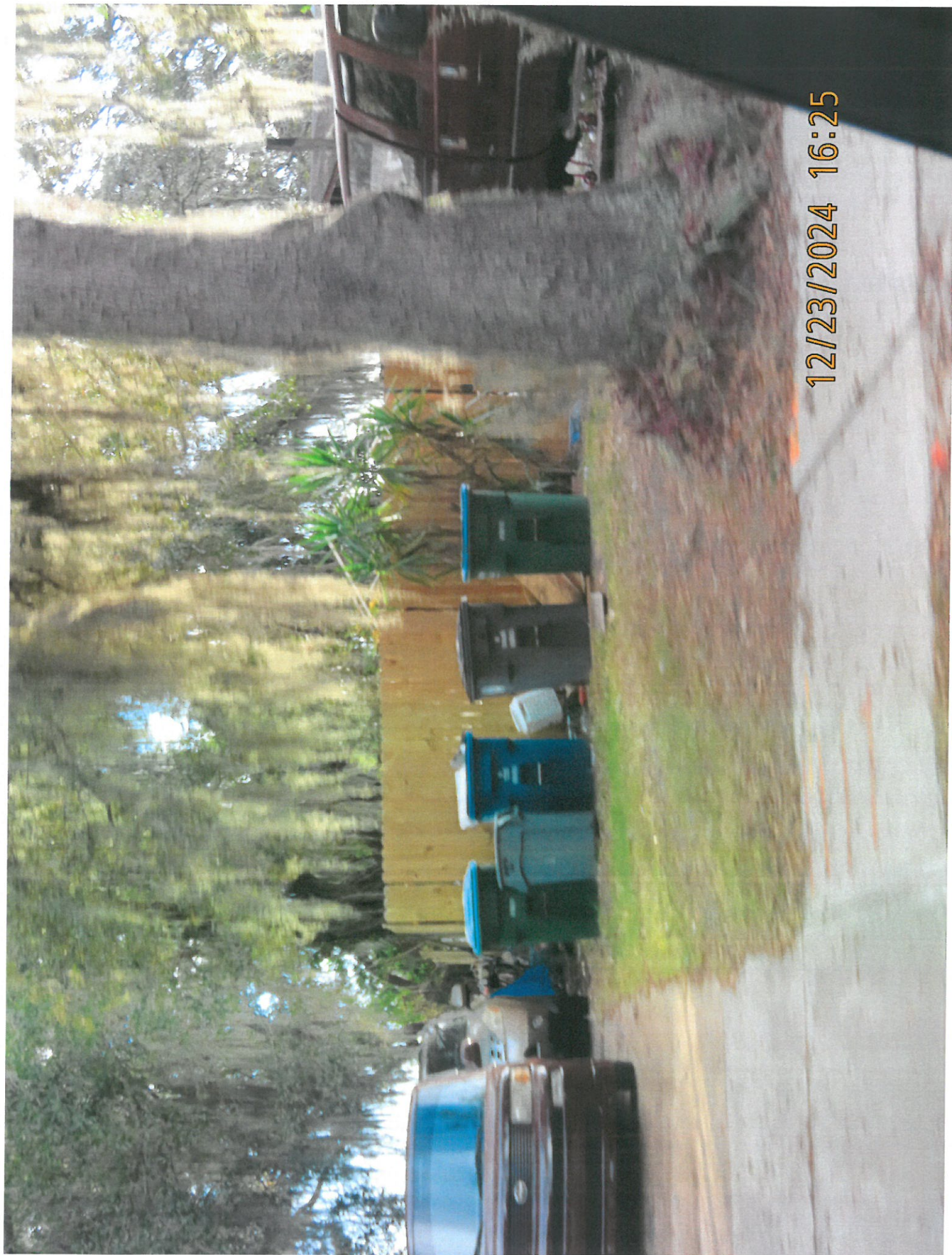
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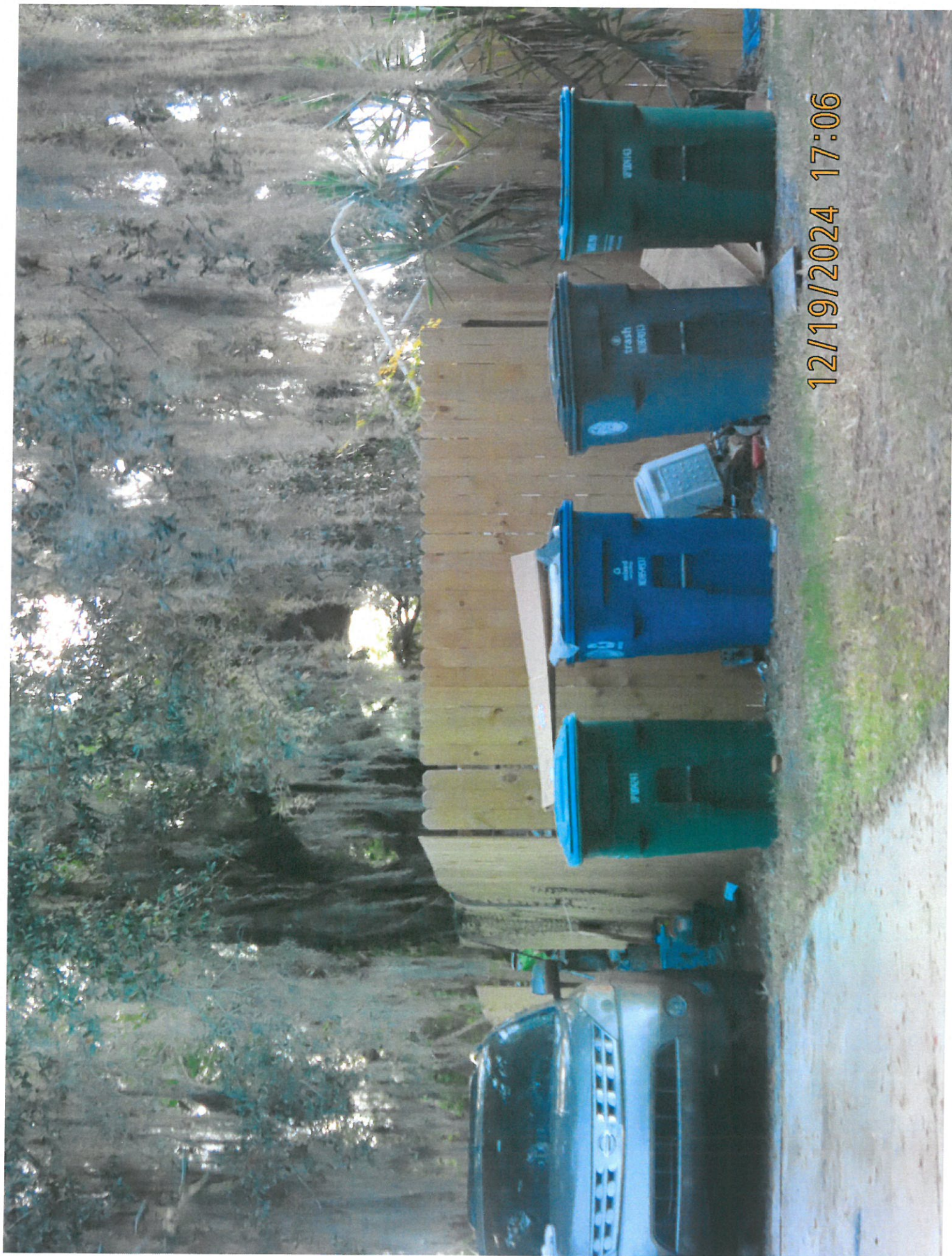


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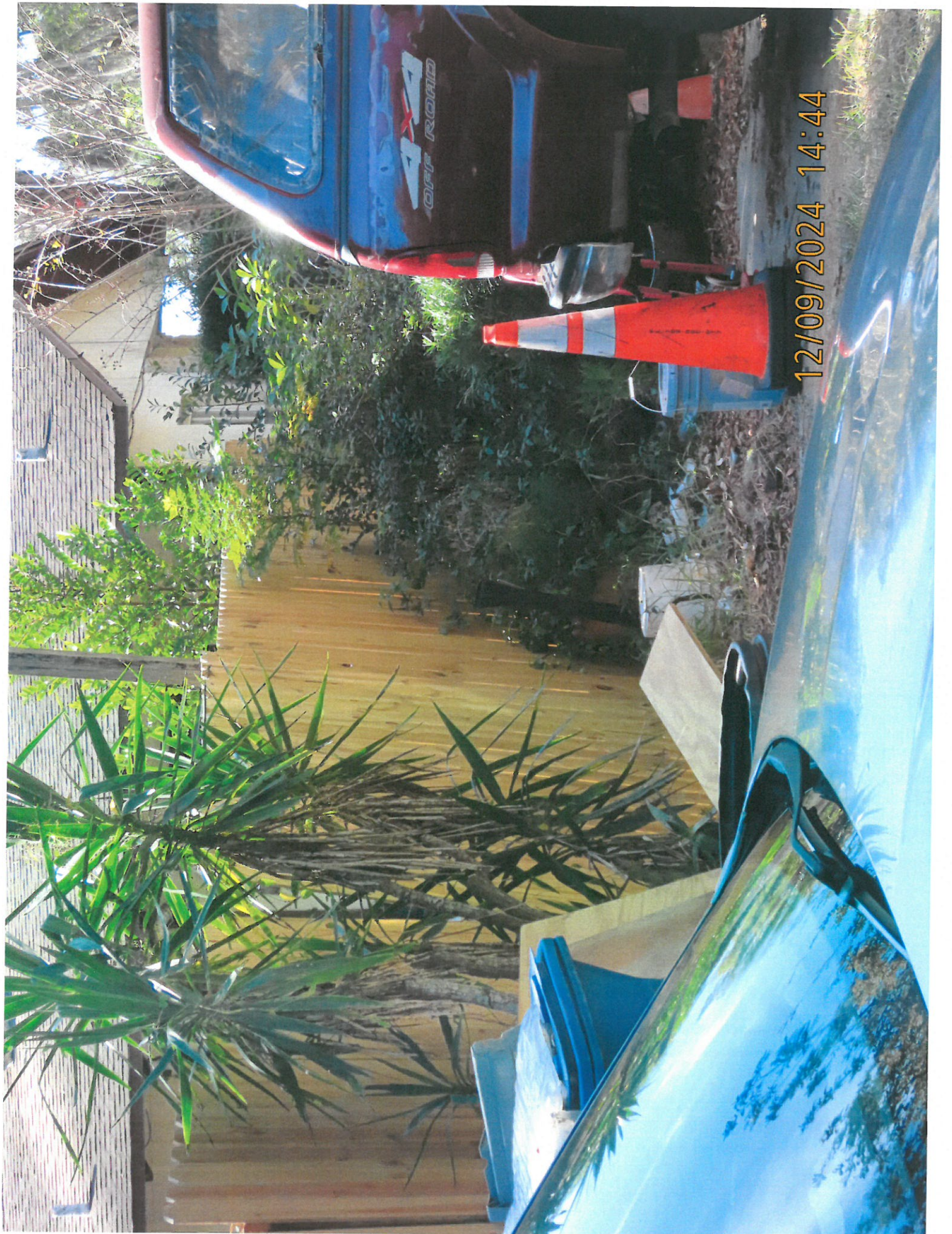


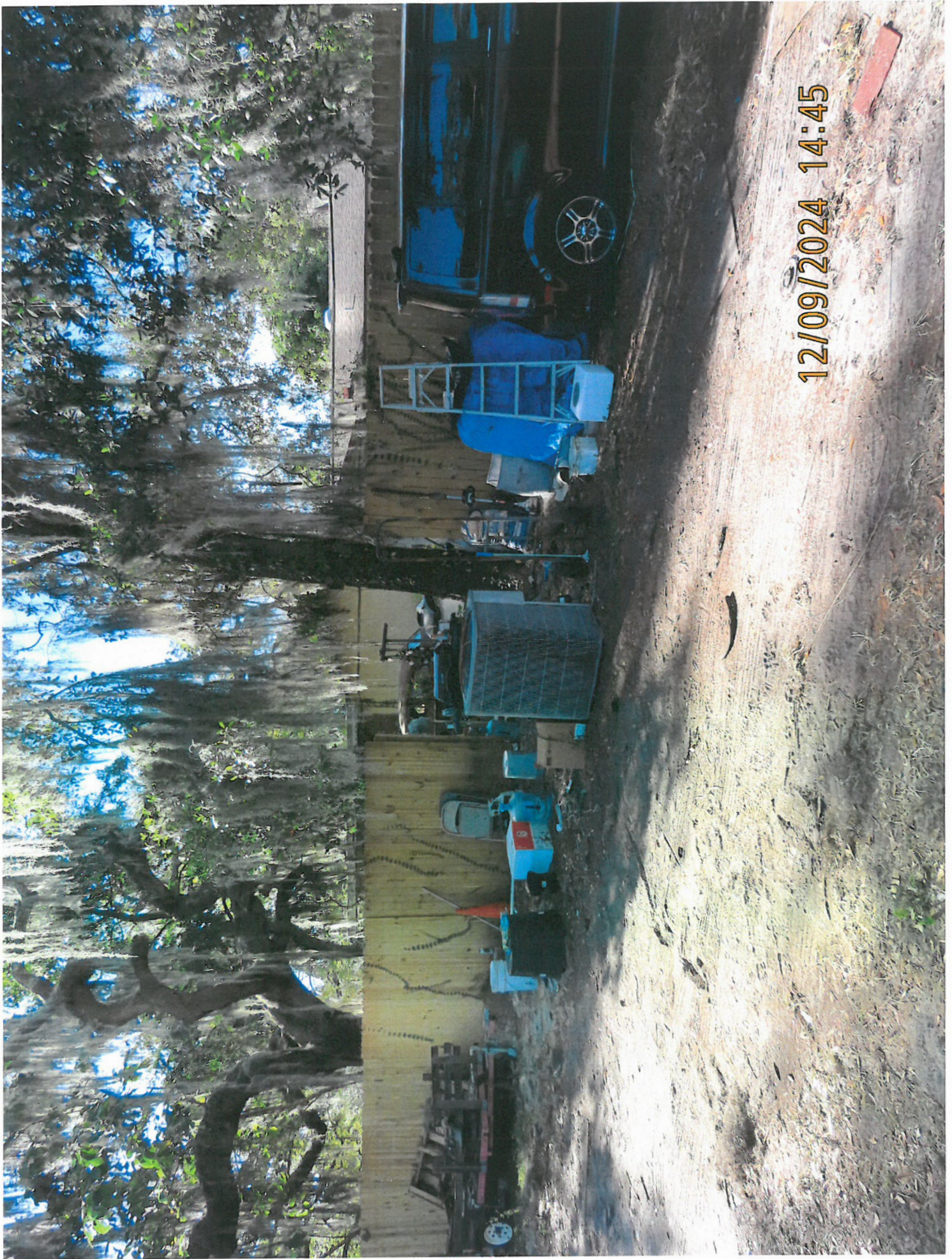






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11/26/2024 16:34







11/18/2024 17:15



11/14/2024 16:43

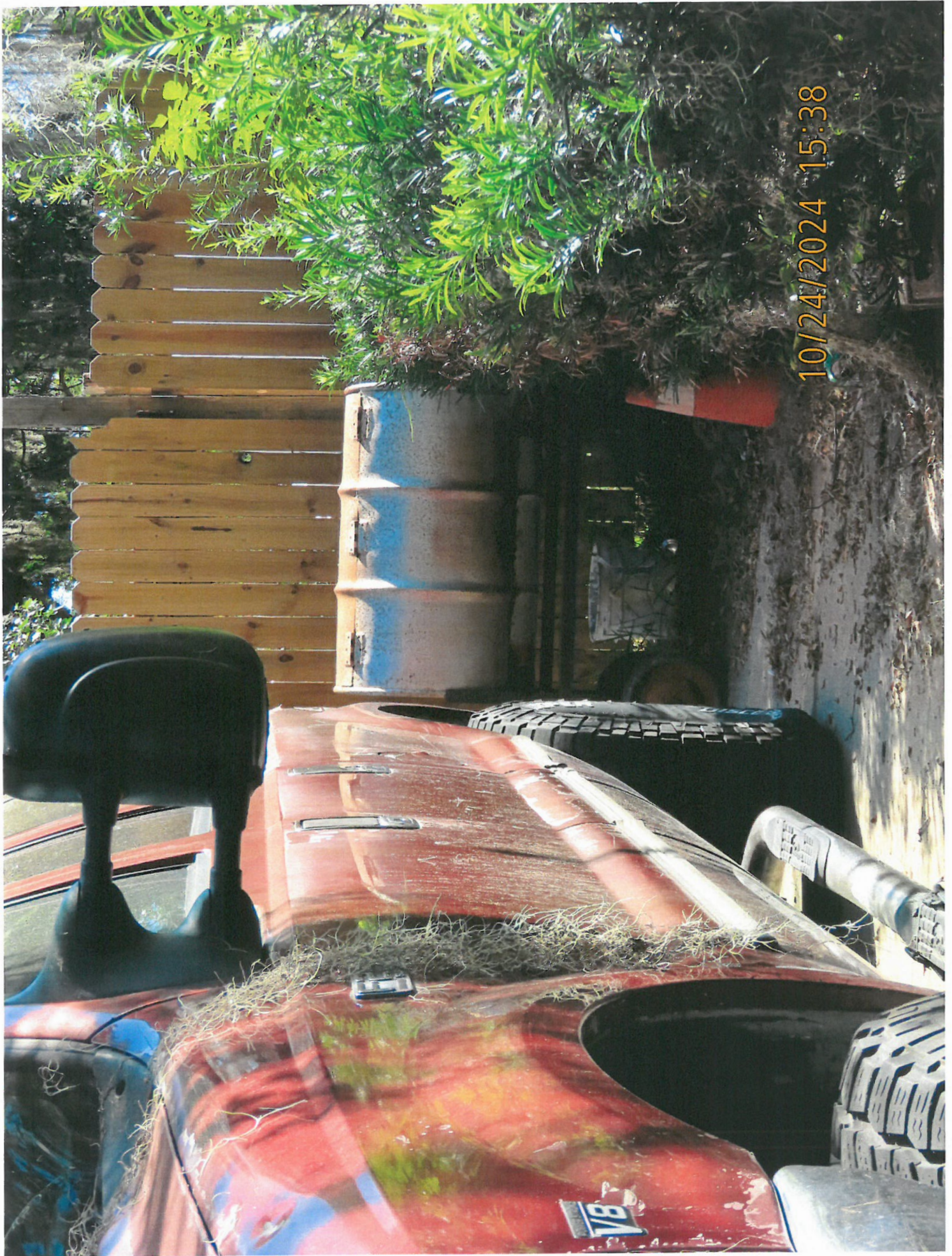


11/07/2024 13:13



11/07/2024 13:14





10/24/2024 15:38



10/24/2024 15:37



10/18/2024 16:17



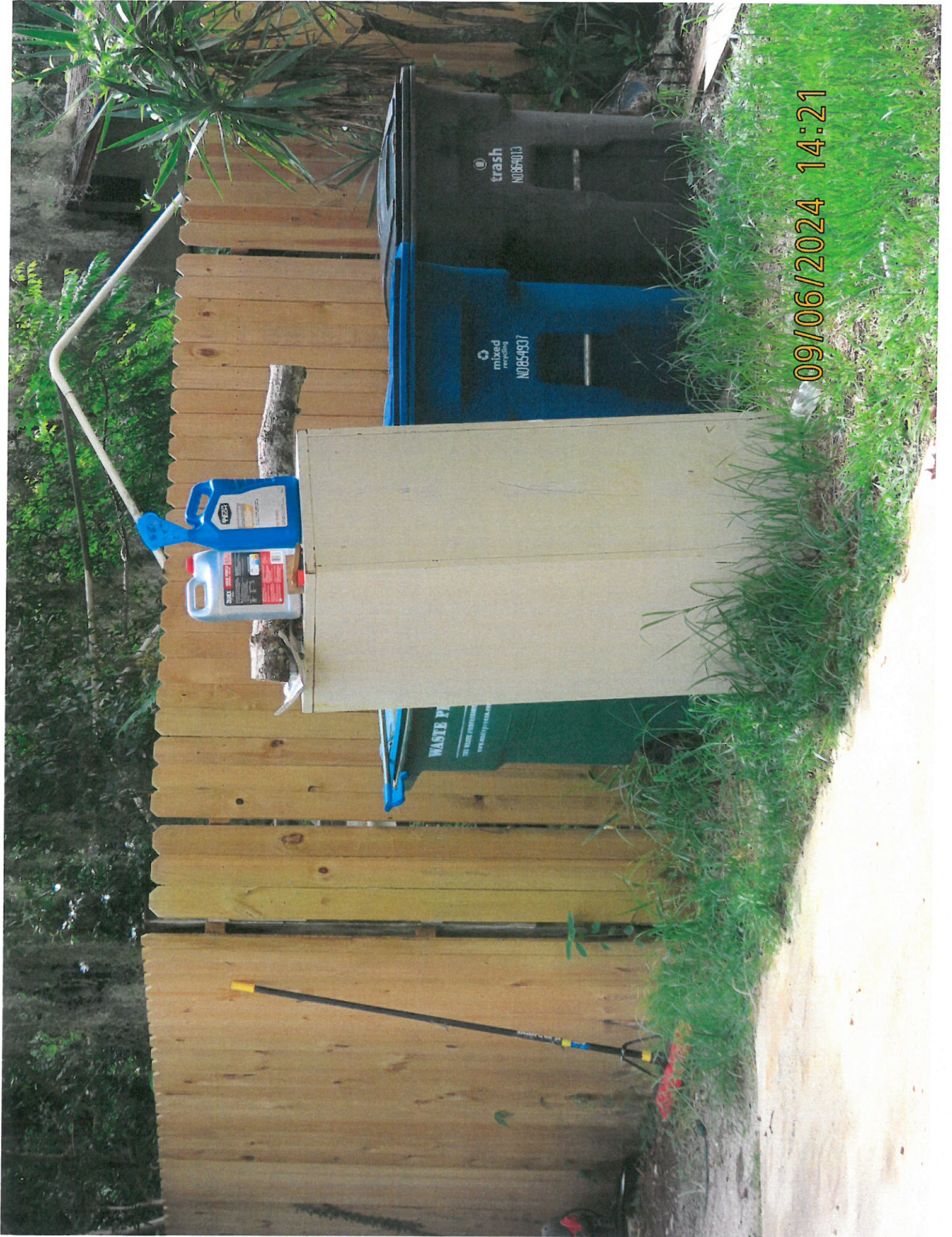
















09/06/2024 14:22







Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

March 6, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-24-0115 435 Holt Ave., Winter Park, FL 32789 - Abandoned Vehicle removed from property

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

None



Code Compliance Board

agenda item 7.b

item type

Staff Updates

meeting date

March 6, 2025

prepared by**approved by****subject**

LDC-25-0106 655 W. Morse Blvd., Winter Park, FL 32789 (Non-Registered Hauler)

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

None