



# Code Compliance Board Regular Meeting

## Agenda

**April 3, 2025 @ 3:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

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### 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 March 6, 2025, Regular Board Meeting 2 Minutes
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
  - a. CCB# BLDG-24-0037 2602 Amsden Rd., Winter Park, FL 32792 5 Minutes
  - b. CCB# LDC-24-0319 1946 Strathaven Rd., Winter Park, FL 32792 5 Minutes
  - c. CCB# PM-25-0019 108 S. Park Ave., Winter Park, FL 32789 5 Minutes
  - d. CCB# PM-24-0016 820 W. Webster Ave., Winter Park, FL 32789 10 Minutes  
Massey Hearing
- 6. Non-Action Items**
- 7. Staff Updates**
  - a. LDC-25-0015 2131 Brookview Dr., Winter Park, FL 32792 (Boat parked in plain view) 1 Minute
  - b. CCB-LDC-23-0316 6 Isle of Sicily Update
- 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**

April 3, 2025

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance  
Manager

**subject**

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

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

1. Minutes (RSG REV.) - 3 13 25 (Revised by R. Geller)



# Code Compliance Board Regular Meeting Minutes

**March 6, 2025 at 3:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Steve Heller, Wayne Johnson, Paul Mandelkern, Melissa Blaney

## **Absent:**

Doug Bond (Excused)  
Carlos Diez-Arguelles (Excused)  
Tim Cordle

## **Legal Representative for the City:**

Assistant City Attorney Richard Geller

## **Staff Present**

Building Official Gary Hiatt, Asst. Building Official Ashley Ong, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Christina Busch, Code Compliance Officer Phillip Wade, 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**

Witnesses were sworn in by Board Secretary Susan Pruchnicki

## **3. Consent Agenda**

- a. Approve the minutes of the February 6, 2025 Regular Meeting

Board Member Paul Mandelkern made a motion to approve the minutes as presented. Board Chair Wayne Johnson 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.)**

**a. CCB#-OVR-24-0024 2906 Sandwell Dr., Winter Park, FL 32789**

**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.

Code Compliance Officer Christina Busch identified herself, and presented documentation of the property location, zoning, and ownership as verified per Orange County official records. She stated that the violation was brought to our attention via city management. Notices of Violation and Hearing were issued by regular and certified mail, and posted on the property and at City Hall to meet Florida Statutes Chapter 162 due process requirements.

Officer Busch presented photos and a timeline of inspections beginning March 8, 2024. Follow-up inspections were performed on March 13, 2024. A Notice of Violation was issued and posted on the property. March 22, 2024, no improvements were observed, and the first contractor work order was issued on March 25, 2024. A lien was placed on the property for \$474.98. April 3, 2024, the property had been mowed by the contractor. June 24, 2024, property was found to be overgrown again. The second Contractor Work Order was issued on June 25, 2024. A second lien was placed on the property for \$538.00. July 1, 2024, the property was mowed by the contractor. August 19, 2024, the property was overgrown again. The third Contractor Work Order was issued on August 19, 2024, and a third lien was placed on the property for \$538.00. August 26, 2024, the property was mowed by the contractor. October 14, 2024, the property is again found to be overgrown. The fourth Contractor Work Order was issued and the fourth lien was placed for \$1,136.93. October 23, 2024, the lawn was mowed by the contractor. Total fees due to the city for mowing services is \$2,687.91.

A follow-up inspection was conducted on November 14, 2024. Once again, the property was overgrown. January 31, 2025, the property was overgrown. An Amended Notice of Hearing was issued on February 18, 2025 and posted on the property. A follow-up inspection was performed today, March 6, 2025, and again the property is overgrown.

Board Member Melissa Blaney asked Officer Busch if there was any contact with the owner. Officer Busch replied no. Ms. Blaney asked if the house was occupied, Officer Busch replied no, it is vacant.

Board Member Paul Mandelkern asked for confirmation that the city's contractor has maintained the property four times, and that, upon the fifth inspection, it is still overgrown. Officer Busch replied yes. Mr. Mandelkern also requested confirmation that there are four charges for the city contractor that have not been paid. Officer Busch stated yes, and that the City placed four liens against the property.

Mr. Mandelkern then asked what the city is asking the Board to do. Division Manager Susanne Porras responded that the city wants the case adjudicated and apply a daily fine on top of the liens since Respondents have not maintained the property for the last two years. We have performed maintenance in the past that the owners obviously refuse to maintain. Mr. Mandelkern confirmed that the Board is being asked to impose a fine on top of the four liens filed on the property. Officer Porras responded yes, that is correct.

Mr. Mandelkern confirmed again with Officer Busch that the property owners have not been responsive at all. Officer Busch responded that no one has reached out to her. Mr. Mandelkern asked if there was any evidence that the owner maintained the property between the inspections. Officer Busch stated that she has not witnessed any maintenance done by the owner, at least where the overgrowth is concerned.

Board Member Steve Heller asked why the fourth mowing was more expensive than the earlier ones. Officer Busch responded that the fourth mowing was performed by a different contractor that the city is no longer using. Officer Porras added that the fees charged were higher, and that every time the city services a property an administrative fee is incurred and added to the invoiced amount, which increases with each mowing. The first administrative fee is \$150.00, and this fee doubles with each additional service performed. Mr. Heller thanked Officer Porras for the explanation.

Board Member Melissa Blaney asked if the city has any confirmation that the owners are aware of the situation. She noted that in the information provided there is an argument as to who holds the deed to the property, that there is documentation that a third person filed a fraudulent deed. Officer Busch responded that there is confirmation from USPS via a signature that the last Amended Notice of Hearing was received, and she believed this was the case for the Notice of Violation sent as well. Ms. Blaney asked if the mailing address was the property in question. Officer Busch responded that, per the Orange County Property Appraisers website the mailing address for the property is 2964 De Brocy Way, Winter Park, FL 32792-4506. Assistant City Attorney Richard Geller added that the posting is deemed to provide notice to whoever truly owns the property, and

that the Board does not need to consider the allegations regarding the validity of the deed and so forth. The violation is as to the property itself, and as of right now, to the two people who claim to own it, Mr. Cuppy and Ms. Bell.

Board Member Wayne Johnson asked when the fourth mowing was completed. Officer Busch responded that the fourth contractor work order was issued on October 14, 2024, the invoice from the contractor was dated October 21, 2024, and she followed up on October 23, 2024 to confirm the work was completed.

Ms. Blaney asked Officer Busch to confirm the total amount owed to the city for maintenance. Officer Busch stated \$2,687.91. Ms. Blaney asked if in the motion this should be included, and that the fine would be above and beyond this amount. Assistant City Attorney Richard Geller offered that he thought it would be prudent to mention it. Ms. Blaney asked how this should be worded in the motion. Mr. Geller offered that the motion should state that the fine is in addition to any outstanding liens for maintenance on the property that have been recorded in the public records.

No one appeared on behalf of the Respondents.

### **Board Discussion:**

Ms. Blaney and Mr. Heller both offered that this case was pretty straightforward, that the property owners were using the city as their lawn maintenance service. Ms. Blaney stated that the proposed \$250.00 per day fine seemed reasonable. Mr. Geller interjected that the proposed motion says "up to \$250.00," and so if there is an additional event of non-compliance, the case would come back for a Massey Hearing, at which time the Board would impose fines. The instant motion should establish a compliance date that the Respondents would be bound to.

Ms. Blaney acknowledged Mr. Geller's input, then suggested 10 days to come into compliance. Mr. Mandelkern noted that looking at the history here, the board has to impose a date by which they must cut and maintain the yard, but asked if the Board has the authority to require future compliance. Mr. Geller responded that is what the Board is doing. This is from today's date or a date established by the Board going forward, that they must comply.

Mr. Heller submitted that the violator would not have to cut the grass 10 days from now. Mr. Geller noted that would be required by the date established by the board. Mr. Heller asked that the city would not consider another violation unless the overgrowth reached the minimum 12" in height? Mr. Johnson noted that the order would require the respondent to provide proof to the city that the mowing was completed. As an example, if the grass was cut in five days and proof was provided, they would be in compliance.

Ms. Blaney clarified that what she understood Mr. Mandelkern to ask was what if they would be responsible to comply by and beyond the date set in respondent does comply, then falls out of compliance at a later date, does the case re-start? Mr. Geller responded no, absolutely not. If that were to happen then a *Massey* Hearing would be the next step. If they were found in non-compliance a third time, the board could increase the fines determined at the first *Massey* Hearing, up to \$500.00. Ms. Blaney and Mr. Mandelkern thanked Mr. Geller for the clarification that the respondent the order.

Ms. Blaney confirmed with Officer Busch that there is not a current contractor work order for the property to be mowed. Ms. Blaney confirmed that the most recent photo presented indicated that the property is currently overgrown.

Officer Porras made the Board aware that the city code requires that a new case be started every year when the violation is for overgrowth. A new case was started in January for 2025. Mr. Geller opined that because this is a 2024 case, and the board would be establishing a compliance date for the 2024 case that would be for perpetuity, the city would not have to proceed on a parallel track with a different case number, which could cause confusion. Mr. Johnson agreed, and noted that the Board would not want to adjudicate the respondent under 2025 case number.

Ms. Blaney asked if the respondent were in compliance for a year, then fell out of compliance, if then a new case would begin or not. Mr. Geller responded no, this is indefinite. Ms. Blaney confirmed that if the respondent fell out of line again, then the case would come back to them. Mr. Geller said yes.

Mr. Mandelkern stated he was trying to avoid the case coming back every month for a new hearing. Mr. Geller offered the example that the case comes back for a *Massey* Hearing, the fine will be \$250.00 per day. After that, if the city had to maintain the property again, the case would come back as a second *Massey* Hearing, asking for an increase in the daily fine to \$500.00 per day; it would be in the city's prerogative. Mr. Mandelkern stated that once they hold the *Massey* Hearing, the Board is done, but fines could be increased. Mr. Geller said this is correct, that the respondent would have to establish evidence of compliance.

**Motion:**

Wayne Johnson offered the following motion:

From the evidence presented today, I move to find the Respondents, Joseph A. Cuppy and Marie L. Bell, Compliance Board Case #OVR-24-0024, owners of 2906 Sandwell Drive, Winter Park, FL 32792 in violation of Chapter 22, Section 302.4 Weeds and Overgrowth, Section 302.4.1 Clearing Overgrowth of the International Property Maintenance Code.

The Respondents have been properly notified per regular and certified mail and posting to satisfy Florida Statutes chapter 162 and City Code section 2-109 due process requirements.

The respondents are ordered to remove or mow all overgrowth, tall weeds and grass; cut and edge along sidewalk and right-of-way at the subject property within 10 days of this hearing date. Failure to comply with this order will result in fines of \$250.00 per day, with repeat violations of up to \$500.00 per day, for each day the violation continues, in addition to any outstanding liens properly recorded. The Respondents are further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken within 15 days of this hearing date.

Paul Mandelkern seconded the motion. Motion carried with a 4-0 vote.

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

**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.

Office Wade introduced himself and presented documentation of the property location, zoning, and ownership as verified per Orange County official records. The property was brought to our attention by self-observation. The Notice of Violation and Notice of Hearing were issued by regular and certified mail, posted on the property, and at City Hall to meet Fla. Statute 162 due process requirements.

The initial inspection was conducted on July 17, 2024. The garage door was broken and missing panels, not properly maintained or in good repair. Follow up inspections were conducted on July 20, 2024, August 21, 2024, and August 27, 2024; no improvements had been made. On August 27, 2024 a Notice of Violation was posted on the property. Follow up inspections were conducted on August 30, 2024, September 4, 2024, and October 11, 2024; no improvements were observed. On October 11, 2024 a Notice of Hearing was posted on the property.

A follow-up inspection was conducted on October 18, 2024; no improvements were observed. A follow up inspection conducted on October 22, 2024 found the rear door of the property was unsecured. A follow up inspection on October 24, 2024 found the garage door was further damaged (one panel was hanging). On November 11, 2024, the hanging panel was gone. On November 18, 2024, November 21, 2024, and November 26, 2024, no improvements were observed. On November 26, 2024 there was no change to the garage door, and the rear door was still unsecured. An Amended Notice of Violation and an Amended Notice of Hearing were posted on the property November 26, 2024.

A follow-up inspection was conducted on December 27, 2024, no improvements had been made. A second Amended Notice of Hearing was posted on the property. Follow up inspections were made on January 8, 2025, January 10, 2025, January 14, 2025, January 27, 2025, February 11, 2025, and February 18, 2025; no improvements were seen. On February 18, 2025 an inspection found no changes. A second Amended Notice of Violation and a fourth Amended Notice of Hearing were posted on the property.

Mr. Mandelkern asked Officer Wade if the home was vacant, and if there was any communication between the city and the respondent. Officer Wade replied that he spoke to the owner's son (the owner passed away). The house went through probate. He stated that the probate was completed. He also stated that the estate does not have money to repair the property. Mr. Mandelkern confirmed that Officer Wade made numerous inspections of the property. He asked if there was a reason that Officer Wade kept returning, if he expected some repairs would be made. Officer Wade stated this was correct. Mr. Mandelkern asked how the property came to the attention of the city, if there was a complaint filed. Officer Wade stated it was self-observation.

Ms. Blaney inquired if there were any permits issued. She noted there were two documents attached to a window, and asked Officer Wade if he knew what they were for. Officer Wade stated they were for the probate, and that there were no permits.

Mr. Johnson noted that the recommended motion says that repairs must be done by a licensed contractor. He asked Chief Building Official Gary Hiatt what the time frame would be to issue permits if they were applied for. Mr. Hiatt responded that all permits are dependent upon the documents submitted, but this would be a quick turnaround as far as issuing the permit.



Mr. Heller noted that it does seem like the estate can't afford to do the repairs. He asked Officer Wade if he felt that the son was telling him the truth. Officer Wade stated that it depends, because there was also a realtor representing him that called and stated that they would try to repair the property so that it did not come to code board, but as shown no repairs have been made.

Mr. Geller interjected that in instances like this, if you were to impose fines at a *Massey* Hearing, those fines would start to accrue. Suspecting that the son would prefer to sell the property at some point, then at least the city would have a lien on the property for whatever fines had accrued by that point. That would be an incentive to get the repairs done to stop the fines.

Ms. Blaney asked if there was a timeframe that the city would let the violation continue. She asked Mr. Hiatt if at certain time the city would condemn the property, noting that it is not safe. Mr. Hiatt stated that his perspective is that the city is not going to go out and do anything because he doesn't think that is the city's role. He said he would be willing to consider if the son showed some effort in putting the property up for sale; he didn't think it would be on the market that long. He also stated that he sees no effort to sell or repair, thus going back to Mr. Geller's point to incentivize it somehow or another to get moving on the repairs or sale of the property. Ms. Blaney expressed concern about the property not selling quickly and sitting for another six months in its current condition. Mr. Hiatt stated that the city would come back to the Board before that for a *Massey* Hearing and impose the determined fines. He acknowledged that this case is a tough one, that if the respondent legitimately can't afford the repairs, then they should sell the property since the probate is cleared.

Mr. Johnson noted that the recommended motion asks for timeframes, i.e. obtaining permits within 30 days, and repairing within 60 days. He asked Mr. Hiatt if that would be a reasonable timeframe in his opinion. Mr. Hiatt responded that he believed that was reasonable, and may promulgate the son to at least do something to try to make repairs and/or to sell the property. Ms. Blaney asked if the order required permitting the repair, or providing proof that the property will be put on the market. Mr. Johnson stated that the board is not concerned about putting the property up for sale. Mr. Heller asked if the property were placed on the market if the repairs would still be required. Mr. Johnson replied yes. Mr. Geller added that by code, the estate is required to inform any prospective buyer of any code enforcement orders or fines that are assessed. Officer Porras offered that if a buyer was found, the city could come back to the board to reconsider the fines if there is a legitimate intention to purchase.

Mr. Johnson asked if there were any more questions for Officer Wade or the city. Ms. Blaney asked if the order needed to specify the repair to be permanent, or if a temporary repair such as installing plywood. Mr. Johnson reiterated that the recommended motion says the repair must be permitted and done by a licensed contractor. He acknowledged this could be modified by the board. Ms. Blaney offered that it needs to be specifically stated that the repair made is permanent, that being made by a licensed contractor doesn't necessarily mean a permanent repair. Mr. Johnson replied that the motion says to contact the Building Department to obtain all required permits; that's what he was asking Mr. Hiatt about. It also says that all repairs shall be performed by a licensed contractor. Mr. Hiatt responded that if the Respondent adheres to the order, then it would be a permanent repair because the city would not approve a temporary repair under the permit.

No one appeared on behalf of the Respondent.

#### **BOARD DISCUSSION:**

Mr. Johnson agreed that the repair should be permitted. Mr. Heller stated he did not think it needed to be a permanent repair given that the Respondent is experiencing financial hardship and he wants to get the property on the market and sell it. Additionally, the Respondent is in Dallas, TX, and is probably going through a lot of issues right now. Mr. Heller offered that getting the safety issue rectified should be the first step.

Mr. Mandelkern asked if a permit was required to repair the garage door. Mr. Hiatt stated if a repair was made to the existing door it would be fine without a permit. In his opinion this would be two-fold, to secure it within 30 days and permit it within 60 days or whatever the board deemed appropriate. Again, emphasis on if it goes up for sale, we could come back and say there is a contract. Mr. Mandelkern asked if the proposed motion says there has to obtain all required permits to repair the garage door and also the rear door, then is a permit required. Mr. Hiatt responded that it depends on what is being discussed. As far as a repair, if you put the permit stipulation on them and they come in with a work scope, we can determine this at that point in time. Contact will have been established with the Respondent and the city can establish if what they are doing is going to require a permit, just as we did in another recent case over a door slab and a window glass. He did not offer the names or address from this case, but noted that the contractor would end at a door slab, but to replace the glass no permit was needed and the city was able to advise them of that once contact was established. Mr. Mandelkern confirmed that Mr. Hiatt's response meant that the building department can determine whether permits are required or not. Mr. Hiatt confirmed that this was correct, but that in this case a permit would likely be required based on the evidence presented.

**MOTION:**

Paul Mandelkern proposed the following motion:

From the evidence presented today, I move to find the Respondent, Hinst Joan N. Estate, Compliance Board Case #PM-24-0119, owner of 2148 Blossom Lane, Winter Park, FL 32789 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.

The Respondent has been properly notified per regular and certified mail and posting to satisfy Florida Statutes chapter 162 and City Code section 2-109 due process requirements. The Respondent is ordered to 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 any permits that may be required. All repairs shall be performed by a licensed contractor and according to current building standards within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by 45 days from the date of this hearing.

Steve Heller seconded the motion. Motion carried with a 4-0 vote.

**c. CCB#-PM-24-0016 820 W. Webster Ave., Winter Park, FL 32789  
Massey Hearing**

**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 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.

**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.

**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.

Office Wade introduced himself. He addressed Mr. Johnson and noted that he wanted to review the map and location of the properties with the Board members present. Officer Wade referred to the map presented for viewing and noted that the property, 820 W. Webster Ave. is outlined in red, and the property located at 800 W. Webster Ave. is outlined in green. This is presented to clarify discussions regarding ownership at the previous hearing in regard to property boundaries, and to address those questions. Mr. Johnson asked if the property outlined in green belongs to the church; Officer Wade responded this was correct. He again identified the property lines by the colored outline, and stated that the trash that was placed along 800 W. Webster Ave. on the property line was removed. The church approved the city to hire a contractor to remove the debris, and then the son of the owner of 820 W. Webster again placed more items and debris on the property owned by the church. Code Compliance contacted and cited the church, who removed the new trash from the property and extended the fence line. This will be evident in new photos to be presented.

Officer Wade presented an Affidavit of Non-Compliance for the case heard on August 1, 2024 for 820 W. Webster Ave. The owner, Willie J. Clark, was found in violation and was ordered to a) repair or replace the dilapidated fence and remove all debris, and b) remove all unsightly discarded articles so they are out of plain view of the public right-of-way and adjacent neighboring properties within 30 days of the hearing date. Failure to comply with the order will result in fines up to \$250.00 per day per violation for each day the violation continues. Furthermore, the Respondent was ordered to contact the City Safety & Code Compliance and provide documentation of actions taken to bring the subject property into compliance by August 31, 2024.

Reinspections were performed on September 4, 2024, September 6, 2024, September 14, 2024, October 2, 2024, October 11, 2024, October 18, 2024, November 18, 2024, November 26, 2024, December 9, 2024, December 19, 2024, January 6, 2025, January 10, 2025, January 14, 2025, January 27, 2025, February 10, 2025, February 11, 2025, February 18, 2025, and March 5, 2025.

The city gave proper notice of this Massey Hearing to the Respondent by posting at the property and at City Hall, and also by U. S. certified mail to meet Florida Statute 162 due process requirements.

Officer Wade reviewed the codes that were cited, provided a description of the violations, and corrective actions required. He then provided documentation confirming ownership of the property as per the Orange County Property Appraisers website. He reiterated that the discarded articles along the adjacent property's driveway has been resolved. He then displayed a copy of the Affidavit of Non-Compliance, and photos taken during the reinspections conducted. These photos documented that the fence had been replaced, but was still missing a panel, but also documented that unsightly articles still remained stored in plain view. Subsequent inspections found no improvements.

Mr. Johnson requested that Officer Wade indicate if the debris and unsightly articles were located on the church property or the violators property. Officer Wade responded that the debris and articles were all located on the owner's property, not the church property. He

noted that the photo being displayed from September 14, 2024, was regarding the missing fence panel, not the debris. Ms. Blaney asked if the fence was located on the property line; Officer Wade responded yes. Ms. Blaney then asked if anything outside the fence line was the church property; Officer Wade responded yes.

Officer Wade indicated that the Notice of the Massey Hearing was posted on October 11, 2024. Follow-up inspections still found debris and unsightly articles in the front yard, and the fence remained incomplete. Mr. Mandelkern noted he was confused about the photos from October 11, 2024. He asked if the photo displayed on the left showed a driveway between the two properties. Officer Wade responded yes, and that the driveway belongs to the church. Mr. Mandelkern then asked Officer Wade to confirm that the photo on the right was owned by the Respondent. Again, Officer Wade said yes.

Officer Wade proceeded to display photos from subsequent inspections indicating the conditions had not changed. Mr. Mandelkern asked if the photo taken on October 24, 2024, was taken from the driveway of the church property. Officer Wade responded no, that he was standing on the sidewalk. Mr. Mandelkern asked that the photo taken was of 820 W. Webster Ave., and that what is visible behind the fence is the Respondent's property. Officer Wade responded yes. Mr. Geller asked Officer Wade, just for clarity for the record, that the opening in the fence faces W. Webster Ave. Officer Wade stated that was correct.

Officer Wade continued his presentation, showing some items had been removed from the property but the fence remained incomplete on subsequent inspections. Ms. Blaney apologized for interrupting Officer Wade to ask Mr. Geller to confirm that the property shown was facing W. Webster Ave. Mr. Geller confirmed that this was the question he asked Officer Wade. Ms. Blaney thought the property was facing the church driveway on the side. Officer Wade stated that it was still visible from W. Webster Ave. Mr. Geller noted it was his understanding that the opening in the fence was along the side of the property with the church, but then thought he heard something differently, so he interjected to make sure everyone had a clear record. He stated that now he is hearing that the fence opening is as he originally understood it to be, along the church property and the subject property. Officer Wade responded that the fence is along the church property and the Respondent's property, but you can see the opening in the fence from W. Webster Ave. Mr. Geller then asked that insofar as there are articles that are in violation of the code, they are in the front yard, but if you can see such articles on the subject property through that opening then that would also be a violation and asked if the city was contending that. Officer Wade stated that the city was not citing for that violation as yet. This case is only regarding the front yard. Ms. Blaney noted that they still needed to repair the fence, Officer Wade said yes, that the repairs required were incomplete.

Mr. Mandelkern then asked that if the right-hand photograph displayed, taken on November 7, 2024, the only code violation was the gap in the fence. Officer Wade said yes. Then Mr. Mandelkern asked if the photo on the left-hand side was the owner's property and noted a large white rectangular item behind a vehicle. Officer Wade stated this was the church property, but that the item was removed from the front yard and placed it out on the church's property. Mr. Mandelkern apologized, noting that Officer Wade had been to the property and the Board had not. Officer Wade said that he understood the confusion.

Officer Wade continued his presentation, noting that during his reinspection on November 14, 2024, more unsightly and discarded items were stored in the front of the property. His inspection of November 18, 2024, noted that a cart had been removed, but other items remained. He also viewed trash and debris stored behind the trash bins, and the opening that remained in the fence.

The reinspection conducted on November 26, 2024 showed no change in the front yard or the fence. The reinspection conducted on December 9, 2024 found the grill had been removed from the front of the property, but other unsightly articles remained and the fence panel was still missing. No changes were found during the reinspections on December 19, 2024, and December 23, 2024; the debris was still stored behind the trash bins.

On January 6, 2025 an inspection found a washing machine and a trolley had been placed in the front yard, and other unsightly articles remained in front of the property. On January 10, 2025, no change was evident from the previous inspection. Mr. Mandelkern asked Officer Wade if the debris stored behind the trash bins in the photo was stored in the trash bins, if there wouldn't be a violation. Officer Wade said yes. Mr. Mandelkern then asked that the visible debris is the code violation. Officer Wade confirmed that was correct.

On January 14, 2025, an Amended Notice of Massey Hearing was posted on the property. The inspection found that the unsightly articles were removed from the front of the property. On January 27, 2025, the follow up inspection found unsightly articles of trash and debris had returned on the front of the property.

A follow-up inspection conducted on February 10, 2025 found that more unsightly articles were added to the front yard of the property. On February 11, 2025, the fence was still missing a panel, and you can see that the church cleaned up their property. On February 18, 2025, a follow up inspection found no change to the property. The inspection conducted on March 5, 2025 found no change to the property. Ms. Blaney asked if the green fence in the picture belonged to the church. Officer Wade said yes.

As of today, March 6, 2025, an inspection found no change to the front of the property and the fence still has a missing panel.

Mr. Johnson noted that at the prior hearing the board ordered repairs to a dilapidated fence. He confirmed with Officer Wade that the fence pictured was new, but that it was missing a panel. Ms. Blaney noted that the chain link fence installed by the church is right up against the property line. Officer Wade confirmed that it is right on the property line. Ms. Blaney asked Officer Wade if both fences were touching, Officer Wade responded yes. Mr. Geller asked for clarity that the chain link fence was installed by the church. Officer Wade responded yes, that the fence was installed after the city cited the church to clean up the property.

Mr. Johnson noted that in the prior order the Board said to repair or replace the dilapidated fence and remove the debris by August 31, 2024, and then asked Officer Wade if the Respondent contacted him to advise that the fence had been replaced. Officer Wade noted that the fence was replaced prior to the previous Massey Hearing, but that he was not contacted when it was done. Mr. Johnson asked if the respondent provided Officer Wade with a date that they replaced the fence. Officer Wade said no.

Officer Wade offered to review photos from the first presentation of the case if it would be helpful. Mr. Johnson asked for a photo taken prior to the first hearing to see what condition the fence was in. Office Wade retrieved several photos: a photo from April 16, 2024, showing the debris on the property; from April 26, 2024, depicting the dilapidated condition of the fence and the debris present in the front yard; a photo from May 4, 2024 indicating the condition of the fence prior to it being replaced and the debris present; a photo from May 10, 2024 showing the unsightly articles stored in the yard; and a photo from July 31, 2024. Ms. Blaney commented that it appeared that the fence was replaced in July of 2024. Officer Wade responded that it may have been replaced before then, he could not provide a specific date. Ms. Blaney offered that n the July photo displayed a new fence; Officer Wade stated yes. Ms. Blaney asked Mr. Johnson if he agreed, but also that he was curious because the original hearing was on August 1, 2024 where the repair or replacement of the fence was ordered, however this photo indicates that the fence was already replaced.

Ms. Blaney stated that she remembered the case, that the Respondent was the gentleman that needed time to work on the fence because he was doing it himself, and had started work on it. The major issue he was having was the debris. When it came to the first Massey Hearing, it came to light that there was an issue with who was actually responsible for the strip of land. Officer has provided evidence that the land in question belongs to the neighboring church. They have become involved and moved the fence line. It seems now, if she recalled correctly, at the last hearing Mr. Clark came with his father, the gentleman that owns the property at 820 W. Webster Ave. He still had the missing piece of fence to install and gave a reason for not installing it, but she didn't recall what it was. He had been working on the fence and the board was trying to provide him leeway in doing so because he was doing it on his own on the weekends as he could complete it.

Mr. Willie Clark Jr. of 820 W. Webster Ave. approached the podium He stated that he was still having an ongoing battle with his brother. He noted that the photos presented showed that the property had been cleaned up, and then got junky again. He stated that he thought this was the week that his brother told him that the debris would be cleared away from the area, leaving only the truck. he stated that since the church put their fence up, the front yard is the only area that he hasn't gotten to. He stated that he gets it cleaned up, goes to work, and when he returns his brother has brought more stuff and left it in the yard. This has happened time and time again, even though he's been asked not to. This week Mr. Clark, Jr. specified to his brother that once the area is cleaned again not to bring anything else or he would have to take further action. Mr. Clark, Jr. said he explained to his brother that he has to keep coming to these hearings because of the debris being left on the property. Mr. Clark, Jr. stated that he has been working on complying, and progress has been made.

Mr. Johnson interjected and asked Mr. Clark to identify himself for the record. Mr. Clark stated his name again, his address as 820 W. Webster Ave., Winter Park, FL 32789.

Mr. Johnson asked Mr. Clark if he recalled when he started repairing or removing the fence. Mr. Clark didn't remember, just that he got a notice and that is when he started working on it. He remarked that the work was shown in the July picture Officer Wade presented. He noted that he had been working on it for about 20 days after he received the notice, but couldn't remember the date. Mr. Johnson then asked about the missing fence panel, and the reason it had not been installed yet. Mr. Clark stated he has not had time to do it. He had planned to do it, but then the church put up their fence. He anticipated having the missing panel installed this week.

Mr. Johnson stated that at the prior hearing the ownership of the land was discussed. He asked if anyone had questions regarding that. Mr. Clark stated that now that the fence is up he knows who that right-of-way belongs to. Mr. Johnson noted that Mr. Clark was present during Officer Wade's presentation, and asked him if he disputed that the property outside of the fence was his. Mr. Clark said no. Mr. Johnson asked Officer Wade to display some of the pictures again just so he had a better understanding. Officer Wade displayed a photo from February 11, 2025. Mr. Johnson asked Mr. Clark if the trash cans in the photo were on his property. Mr. Clark said yes, that they were on the front of his property.

Mr. Mandelkern asked Mr. Clark if he lived in the house. Mr. Clark stated yes, that he lives there with his father at 820 W. Webster Ave. Mr. Mandelkern confirmed that it was Mr. Clark's brother who was dumping the debris in the yard.

Mr. Johnson reviewed the content of the Board Order issued for everyone's information. He then asked Mr. Clark if he had removed any of the debris immediately afterward. Mr. Clark responded yes, that they started removing it. Once it had been removed was when he started working on the fence. Mr. Clark added that he didn't come to or contact Officer Wade to let him know that he was working on the fence because he was doing it on the weekends, and the city offices aren't open then. He also noted that during the week he is busy and didn't have time to come to the city. Mr. Johnson clarified that Mr. Clark did not need to come to the city's offices, that Officer Porras and Officer Wade could have been reached by phone to let them know that you were working on the repairs.

Mr. Mandelkern asked Mr. Clark how long it would take him to close the gap in the fence. Mr. Clark responded that it could be fixed in an afternoon, that he just has to buy it, cut it, and install it. Mr. Mandelkern then asked how much time Mr. Clark thought he needed to purchase and install the panel. Mr. Clark stated that it should be completed by Tuesday, March 11<sup>th</sup>, and explained that he will have to install it from the inside.

Mr. Geller pointed out that it is within the Board's discretion to delay the accrual of fines on the fence from a certain point if they wanted to extend the compliance deadline.

There were no more questions for the Respondent; he returned to his seat.



## **BOARD DISCUSSION:**

Mr. Heller acknowledged that he had missed several meetings due to an injury, and told Mr. Clark that it was nice to see him. Mr. Heller noted that Mr. Clark was obviously making an effort to comply, that there were restraints in his ability to complete the project, and the issues with his brother that he keeps coming back, and then stated that he saw a lot of progress. He stated he was inclined to allow a little more time for Mr. Clark to complete the necessary work. Ms. Blaney agreed.

Mr. Mandelkern agreed in not imposing fines for the fence. He stated that he couldn't know what would happen with Mr. Clark's brother, but that he was willing to extend more time to get that resolved.

Mr. Johnson told Mr. Clark that if the Board did provide more time, that Mr. Clark needed to contact Officer Wade immediately when he got anything done.

Mr. Mandelkern asked Mr. Geller if it was procedure to table the *Massey* Hearing, defer it, or what. Mr. Geller responded that the Board could make a motion to table until time certain, until next month, or you could impose fines, but say the onset of fines would be delayed to a date certain to give an opportunity to come into compliance before that deadline. Mr. Mandelkern asked if the Board followed the second path offered, another hearing would be necessary if he hasn't complied. Mr. Geller said that was correct.

Mr. Johnson asked Mr. Geller if they table the hearing and Mr. Clark completes the remaining work this weekend and contacts the city to let them know, then the case turns into a staff report for the next meeting. Ms. Blaney interjected that the remaining work includes cleaning up the debris.

**MOTION:**

Paul Mandelkern made a motion to table the *Massey* Hearing until the next Code Board Meeting on April 3, 2025. Mr. Heller seconded the motion. Motion carried with a 4-0 vote.

Mr. Mandelkern confirmed with Officer Wade that Mr. Clark knew how to reach him by phone, then reminded Mr. Clark to communicate with Officer Wade as much as possible, that he will provide guidance if needed.

**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# - PM-24-0115 435 Holt Ave., Winter Park, FL 32789 (Abandoned Vehicle)
- b. CCB# - LDC-25-0106 655 W. Morse Blvd., Winter Park, FL (Non-Registered Hauler)

**8. City Attorney Reports**

None

**9. Board Comments:**

Mr. Heller noted that he had been following along with what was happening with the Tree Board, and it seems that the Code Board will be inheriting those cases. Officer Porras stated that was correct. She stated that this was done before, many years ago, and Code will be taking it back.

Mr. Mandelkern made a comment about the case at 6 Isle of Sicily because it always bothers him. He stated that if his math was correct, the total fines for both cases is \$3,186,000.00 and keeps compounding. He stated that if he recalled that exceeds the mortgage that is on the property, so he assumes, knowing very little about foreclosures, that the city's position is still the same, that it would not economically make sense because of the fact that there is bank mortgage on the property. Mr. Hiatt confirmed that was correct. Mr. Mandelkern acknowledged Mr. Hiatt's response.

Ms. Blaney asked what the Tree Board was. Mr. Hiatt responded that what the Board is now a parent of appeals of decisions of city staff. If they deny a tree removal, the appeal will come before this board. Cases will be presented, and the City Arborist will be present to go through it. You will basically decide if it was legitimate or illegitimate. If the Code Board denies it, Mr. Hiatt believes the case then goes to the City Commission, but he wasn't positive. The Board won't be the end-all, but the problem they were having with the Tree Board was a quorum. If a hearing was scheduled and there was not a quorum, they automatically got to remove the tree because the appeal wasn't being heard expeditiously. That said, we need you here as always, of course. Basically, it's just the appeals that will come before the Code Board, and Mr. Hiatt didn't recollect that many but there have been a few.

Mr. Geller added that the Board did such a good job on 6 Isle of Sicily, it just goes to show you, never do anything too well or you will be stuck with it forever. Mr. Mandelkern offered that he was on the Tree Board many years ago and the case were kind of interesting, that people would basically come in and ask for permission after they had done something.

Mr. Johnson inquired about the property at 1260 Whitesell Drive, Mr. Gary Moore, and the \$114,000.00 payment. Mr. Hiatt responded the case was still being reviewed for foreclosure action by City Administration for a decision, that a final move forward has not been decided yet.

Mr. Hiatt noted that, returning to tree violations, they would have come to the Code Board anyway as a code complaint, and the Board would assess fines accordingly.

## **10. Upcoming Agenda Items**

## **11. Adjournment**

Paul Mandelkern made a motion to Adjourn at 4:36 PM. Seconded by Melissa Blaney. 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**

April 3, 2025

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance Manager

**subject**

CCB# BLDG-24-0037 2602 Amsden Rd., Winter Park, FL 32792

**motion | recommendation****background**

VIOLATION DESCRIPTION: Construction and/or alterations to a single - family dwelling and splitting the home into separate units. Renovations involving electrical, gas, mechanical, plumbing systems, and fencing addition within the already fenced-in backyard areas without a permit.

CODES CITED: Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.

CORRECTIVE ACTION REQUIRED: Contact the building department to obtain all required permits or restore the property to its original use. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple basic permit fee.

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

1. BLDG-24-0037 PACKET

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

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

Print Date: 01/28/2025 System Refresh Date: 01/24/2025

**2602 Amsden Rd** 04-22-30-9414-06-010

**Name(s):**

GRULLON LOPEZ INVESTMENT  
LLC

**Physical Street Address:**

2602 Amsden Rd

**Property Use:**

0104 - Single Fam Class IV

**Mailing Address On File:**

1119 Densmore Dr  
Winter Park, FL 32792-2737

[Incorrect Mailing Address?](#)

**Postal City and Zip:**

Winter Park, FL 32792

**Municipality:**

Winter Park



2602 AMSDEN RD, WINTER PARK, FL 32792 7/15/2015 3:20 PM

[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**

WINTER PARK ESTATES SECTION 3 X/1 LOT 1 BLK F

**Total Land Area**

14,123 sqft (+/-) | 0.32 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-2 | 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:**

1959

**Gross Area:**

3078 sqft

**Type Code:**

0104 - Single Fam Class Iv

**Beds:**

3

**Living Area:**

2389 sqft

**Building Value:**

Working Value...

**Baths:**

2

**Exterior Wall:**

Alum/Vylsd

**Estimated New Cost:**

Working Value...

Floors:  
1  
Interior Wall:  
Drywall

«« « 1 » »»

Page 1 of 1 (Total Records:1)

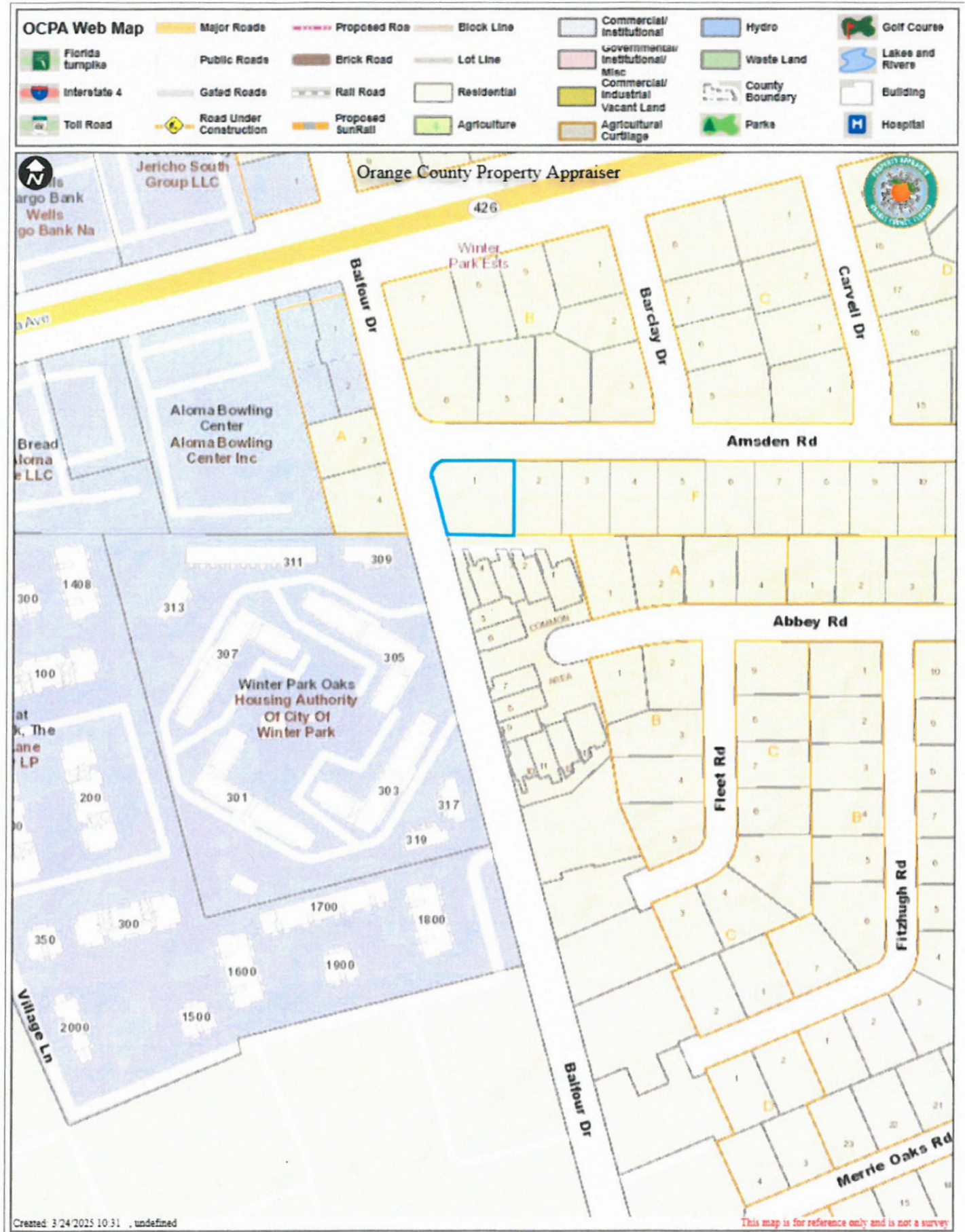
#### Extra Features

| Description | Date Built | Units     | Xfob Value       |
|-------------|------------|-----------|------------------|
| Fpl2 - Null | 01/01/1959 | 1 Unit(s) | Working Value... |
| Pl1 - Null  | 01/01/1959 | 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 Paid Real Estate

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

GRULLON LOPEZ INVESTMENT LLC  
1119 DENSMORE DR  
WINTER PARK, FL 32792-2737

Account Number: 282184

Assessed Value: 305,172

Millage Code: 6 WP

Parcel Number: 04-22-30-9414-06010

Address: 2602 AMSDEN RD, WINTER PARK, FL 32792

Exemptions:

| AD VALOREM TAXES                                                 |                |              |                   |                |            |                      |
|------------------------------------------------------------------|----------------|--------------|-------------------|----------------|------------|----------------------|
| Taxing Authority                                                 | Assessed Value | Exempt Value | Taxable Value     | Millage        | Tax Levied |                      |
| STATE SCHOOL                                                     | 305,172        | 0            | 305,172           | 3.2160         | 981.43     |                      |
| LOCAL SCHOOL                                                     | 305,172        | 0            | 305,172           | 3.2480         | 991.20     |                      |
| GENERAL COUNTY                                                   | 305,172        | 0            | 305,172           | 4.4347         | 1,353.35   |                      |
| CITY OF WINTER PARK                                              | 305,172        | 0            | 305,172           | 4.0923         | 1,248.86   |                      |
| WINTER PARK DEBT 2017                                            | 305,172        | 0            | 305,172           | 0.2207         | 67.35      |                      |
| ST JOHNS RIVER WTR MGMT DIST                                     | 305,172        | 0            | 305,172           | 0.1793         | 54.72      |                      |
|                                                                  |                |              |                   | Total Millage: | 15.3910    | Subtotal: \$4,696.91 |
| NON-AD VALOREM ASSESSMENTS                                       |                |              |                   |                |            |                      |
| Levying Authority                                                | Phone          | Amount       | Levying Authority | Phone          | Amount     |                      |
| 5110 WINTER PARK STM                                             |                | 399.56       |                   |                |            |                      |
|                                                                  |                |              |                   |                | Subtotal:  | \$399.56             |
| Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: |                |              |                   |                |            | <b>\$5,096.47</b>    |

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent

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

282184

2602 AMSDEN RD

WINTER PARK ESTATES SECTION 3

04-22-30-9414-06010

SELECT PORTFOLIO SERVICING INC

Make checks payable to:  
Scott Randolph, Tax Collector

GRULLON LOPEZ INVESTMENT LLC  
1119 DENSMORE DR  
WINTER PARK, FL 32792-2737

Paid By See Account Note  
Receipt # 0040-03170542 12/01/2024 \$4,892.61

| ONLY PAY ONE AMOUNT |            |
|---------------------|------------|
| If Paid By          | Amount Due |
| Nov 30, 2024        | \$0.00     |
|                     |            |
|                     |            |
|                     |            |
|                     |            |

PO Box 545100  
Orlando FL 32854-5100



2024 Paid Real Estate



## ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

P.O. Box 545100, Orlando, FL 32854 | (407) 434-0312

octaxcol.com |    octaxcol

## PROPERTY TAX NOTICE

### Downtown Orlando

301 Rosalind Ave.  
Orlando, FL 32801

### West Oaks Mall

9401 W. Colonial Dr., Suite 360  
Ocoee, FL 34761

### Clarcona

4101 Clarcona Ocoee Rd.  
Orlando, FL 32810

### Sand Lake

730 W. Sand Lake Rd.  
Orlando, FL 32809

### Lee Vista

6050 Wooden Pine Dr., Ste 100  
Orlando, FL 32829

### University

10051 University Blvd.  
Orlando, FL 32817

### Hours of Operation

8:30 a.m. — 5:00 p.m. — M, T, Th, F

9:00 a.m. — 5:00 p.m. — W

### 200 S. Orange Ave., Orlando

Limited services are provided by appointment at 200 S. Orange Ave., Orlando, including tax deed (comptroller status), lien settlement statements, good faith payments, bankruptcy, and homestead liens.

Call (407) 434-0312 for information.

### SELECT A PAYMENT METHOD

**Online:** Pay online at [octaxcol.com](http://octaxcol.com). Pay by credit/ debit card, eCheck or PayPal.

**By Mail:** Return the notice to Property Tax Dept., P.O. Box 545100, Orlando, FL 32854. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector."

**In Person:** Visit any of our office locations by appointment. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector," money order, cash, or credit/debit card.

*Liens may require certified funds, please contact office for details.*

### RECEIVE AN EARLY PAYMENT DISCOUNT

| Payment Postmark Date | Discount |
|-----------------------|----------|
|-----------------------|----------|

|          |    |
|----------|----|
| November | 4% |
| December | 3% |
| January  | 2% |
| February | 1% |

*Processing fees: \$1.50 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).*

### 2024-25 IMPORTANT DATES

**November 1, 2024:** First day to pay taxes and assessments.

**Before March 1:** File for new exemptions with the Property Appraiser. Learn more at [ocpafi.org](http://ocpafi.org).

**March 31, 2025:** Taxes and assessments are due. Payment must be received by our office by March 31 regardless of postmark date to avoid being delinquent.

**April 1:** Unpaid real estate taxes are delinquent (3% minimum mandatory charged).

Unpaid tangible personal property taxes are delinquent (interest accrues at a rate of 1.5% per month plus advertising and fees).

Tax warrants are issued for all unpaid tangible personal property taxes.

**April 30:** Deadline for Installment Plan Application. Download the application at [octaxcol.com](http://octaxcol.com).

**May 1:** Interest plus fees are imposed.

**Friday, May 30 at 4:30 p.m.:** Last day to pay real estate taxes without lien. Full payment must be physically received in our office by May 30, 2025 at 4:30 p.m. regardless of postmark date.

**Sunday, June 1:** Tax Certificate Sale. Visit [octaxcol.com](http://octaxcol.com) for more information.

### ARE YOU THE CURRENT OWNER?

**Real Property:** If you are not the current owner, please forward this notice to the new owner or return it to the Tax Collector's Office, P.O. Box 545100, Orlando, FL 32854.

**Tangible Personal Property:** If you are not the current owner of the business equipment, but you were the owner as of January 1, you are responsible for the tax.

### PAY YOUR TAX BILL

Pay online at [octaxcol.com](http://octaxcol.com).

### PRINT A RECEIPT

To print a receipt of your Property Tax Bill, visit our Pay My Taxes page at [octaxcol.com](http://octaxcol.com). Enter an owner name, parcel ID, tangible ID, or location address to search for your tax bill.

### COMPLETE A CHANGE OF ADDRESS

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at [ocpafi.org](http://ocpafi.org).

### APPLY FOR THE INSTALLMENT PAYMENT PLAN

To qualify for the quarterly Installment Payment Plan, you must be current on your taxes and your prior year taxes must exceed \$100.00. Download the application at [octaxcol.com](http://octaxcol.com).

**Notice:** Failure to pay the amounts due will result in a tax certificate being issued against the property.

### ABOUT PROPERTY TAX COLLECTION

**Tax rates are set.** Taxing authorities set the millage rate, which is the rate of tax per \$1,000 of taxable value. Non-Ad Valorem assessments are levied on a unit basis rather than the value of property.

**Property values are determined.** The Property Appraiser establishes the value of property, approves exemptions, including Homestead, and certifies the Tax Roll to the Tax Collector.

**Taxes are collected.** The Tax Collector is then responsible for mailing tax bills, collecting taxes and distributing revenue to the taxing authorities in Orange County.

LOCATIONS & HOURS

PAYING YOUR TAXES

ONLINE

Prepared by:  
Laura D. Cesin  
1119 Densmore Drive  
Winter Park, FL 32792

Consideration amount: \$100.00

DOC # 20240007907  
01/04/2024 12:03 PM Page 1 of 1  
Rec Fee: \$10.00  
Deed Doc Tax: \$0.70  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: CSC INC

### General Warranty Deed

Made this December 15<sup>th</sup>, 2023 A.D. By Laura D. Fernandez Cesin, a married woman, whose address is: 1119 Densmore Drive Winter Park, Florida 32792, hereinafter called the grantor, to Grullon Lopez Investment, LLC, whose post office address is: 1119 Densmore Drive Winter Park, Florida 32792, hereinafter called the grantee:

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

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

LOT 1, BLOCK F, Winter Park Estates Section Three, According to the Plat thereof, as recorded in Plat Book X, Page 1, of the Public Records of Orange County, Florida.

A/K/A 2602 Amsden Road, Winter Park, Florida 32792

Parcel ID Number: 04-22-30-9414-06-010

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

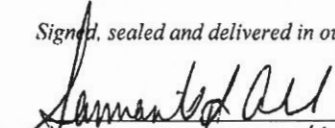
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

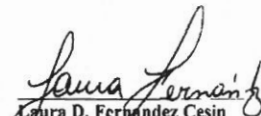
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name: Samantha L. Andrade  
Address: 714 N. John Young Parkway, Kissimmee, FL 34741

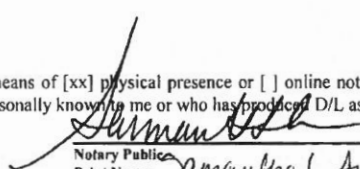
  
Laura D. Fernandez Cesin (Seal)  
Address: 1119 Densmore Drive Winter Park, Florida 32792

  
Witness Printed Name: Amanda Cedeno  
Address: 714 N. John Young Parkway, Kissimmee, FL 34741

State of Florida  
County of Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of December, 2023, by Laura D. Fernandez Cesin, who is/are personally known to me or who has produced D/L as identification.



  
Notary Public  
Print Name: Samantha L. Andrade  
My Commission Expires: \_\_\_\_\_

## **FACT SHEET**

April 3, 2025.

**Case No: BLDG-24-37**

### **Respondents:**

GRULLON LOPEZ INVESTMENT, LLC  
1119 Densmore Dr.  
Winter Park, FL 32792-2737

1. Address where violation exists: **2602 Amsden Road, Winter Park, FL 32792**
2. Parcel I.D. No.: **04-22-30-9414-06-010**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **12/19/2024, 01/29/2025, 03/19/2025.**
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

|                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br><b>Construction and/or alterations to a single - family dwelling and splitting the home into separate units. Renovations involving electrical, gas, mechanical, plumbing systems, and fencing addition within the already fenced-in backyard areas without a permit.</b> | <b>CORRECTIVE ACTION REQUIRED:</b><br><b>Contact the building department to obtain all required permits or restore the property to its original use. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple basic permit fee.</b> | <b>CODES CITED:</b><br><b>Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Be-fore Permit Issuance of the City of Winter Park Land Development Code.</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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

CASE NO.: **BLDG-24-0037**

City of Winter Park  
Petitioner,

vs.

GRULLON LOPEZ INVESTMENT, LLC  
1119 DENSMORE DR.  
WINTER PARK, FL 32792-2737  
Respondents, \_\_\_\_\_/

AFFIDAVIT OF POSTING

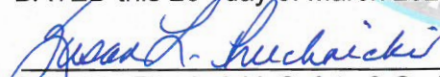
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for April 03, 2025, at City Hall for the property located at 2602 AMSDEN RD. on this 24<sup>th</sup> day of March 2025.
3. That the attached picture document is proof of the posting.

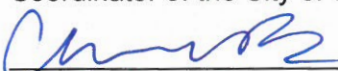
FURTHER AFFIANT SAYETH NOT

DATED this 26<sup>th</sup> day of March 2025

  
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March 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.: **BLDG-24-0037**

City of Winter Park  
Petitioner,

vs.

GRULLON LOPEZ INVESTMENT, L.L.C.  
1119 DENSMORE DR.  
WINTER PARK, FL 32792-2737  
Respondents, \_\_\_\_\_

**AFFIDAVIT OF POSTING**

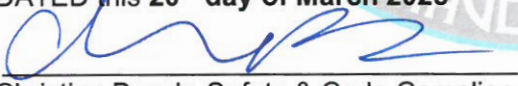
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for April 3, 2025, on the property located at **2602 AMSDEN ROAD**, on this **19<sup>th</sup> day of March 2025**.
3. That the attached picture document is proof of the posting.

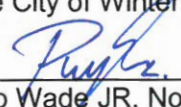
FURTHER AFFIANT SAYETH NOT

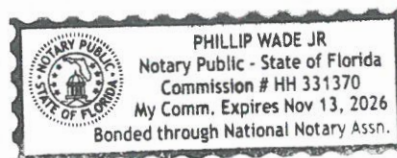
DATED this **20<sup>th</sup> day of March 2025**

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **20<sup>th</sup> day of March 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





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

**Case No: LDC-24-0319**

CITY OF WINTER PARK  
Petitioner,

vs.

ART LION, LLC  
7901 4TH ST. N. STE. 11015  
SAINT PETERSBURG, FL 33702-4305  
Respondents,

**NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

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

Thursday, April 3, 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 58, Section 58-71 (y) (3) (e) Prohibited Home Occupations and Section 58-95 Definitions of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1946 Strathaven Rd., Winter Park, FL 32792.**
3. Parcel I.D. No.: **09-22-30-4134-09-030**

Office Depot®

03/19/2025



# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9489017898203037045247**[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 12:00 pm on January 31, 2025 in WINTER PARK, FL 32792.

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

### Delivered

**Delivered, Left with Individual**

WINTER PARK, FL 32792

January 31, 2025, 12:00 pm

[See All Tracking History](#)

Feedback

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

Track Another Package

Enter tracking or barcode numbers



**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: BLDG-24-0037**

CITY OF WINTER PARK  
Petitioner,

vs.

GRULLON LOPEZ INVESTMENT, LLC  
1119 DENSMORE DR.  
WINTER PARK, FL 32792-2737  
Respondents,  
\_\_\_\_\_

**NOTICE OF**  
**CODE COMPLIANCE BOARD HEARING**

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

**Thursday, April 3, 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: **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2602 Amsden Rd., Winter Park, FL 32792.**
3. Parcel I.D. No.: **04-22-30-9414-06-010**

4. Property Zone: **R-2**
5. Legal Description: **WINTER PARK ESTATES SECTION 3 X/1 LOT 1 BLK F**
6. Names and address of owner/person in charge of location where violation exists: **GRULLON LOPEZ INVESTMENT, LLC– 1119 DENSMORE DR. WINTER PARK, FL 32792-2737.**
7. Description of Violation: **CONSTRUCTION AND/OR ALTERATIONS TO A SINGLE - FAMILY DWELLING AND SPLITTING THE HOME INTO SEPARATE UNITS. RENOVATIONS INVOLVING ELECTRICAL, GAS, MECHANICAL, PLUMBING SYSTEMS, AND FENCING ADDITION WITHIN THE ALREADY FENCED-IN BACKYARD AREAS WITHOUT A PERMIT.**
8. Compliance Requirements: **CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS OR RESTORE THE PROPERTY TO ITS ORIGINAL USE. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE.**

Compliance Date to avoid hearing: **February 10, 2025.**

**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 **April 3, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2<sup>nd</sup> Floor (Commissioner's Chambers).

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

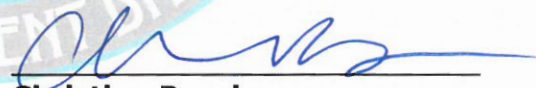
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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: 27<sup>th</sup> 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: **GRULLON LOPEZ INVESTMENT, LLC- 1119 DENSMORE DR. WINTER PARK, FL 32792-2737.**

**Certified Mail: 9489 0178 9820 3037 0452 47**

  
**Christina Busch**  
Code Compliance Officer

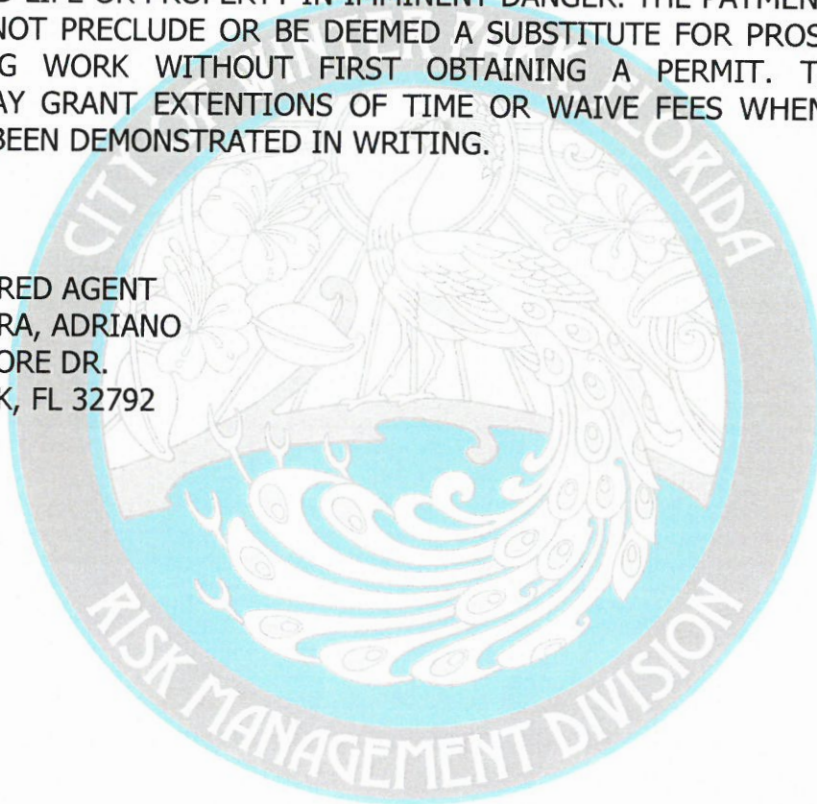
**Please contact our office at 407-599-3600 if you have any questions.**

## **CODES CITED**

**Article II. – Building Code; Sec.22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec.109-4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.**

**SEC. 109.4** WORK COMMENCING BEFORE PERMIT ISSUANCE ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE THE BASIC FEE. THIS PROVISION DOES NOT APPLY IF THE BUILDING OFFICIAL DETERMINES THAT DUE TO EMERGENCY WORK A DELAY WOULD CLEARLY HAVE PLACED LIFE OR PROPERTY IN IMMINENT DANGER. THE PAYMENT OF A TRIPLE FEE SHALL NOT PRECLUDE OR BE DEEMED A SUBSTITUTE FOR PROSECUTION FOR COMMENCING WORK WITHOUT FIRST OBTAINING A PERMIT. THE BUILDING OFFICIAL MAY GRANT EXTENTIONS OF TIME OR WAIVE FEES WHEN JUSTIFIABLE CAUSE HAS BEEN DEMONSTRATED IN WRITING.

CC: REGISTERED AGENT  
GRULLON-LARA, ADRIANO  
1119 DENSMORE DR.  
WINTER PARK, FL 32792





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

CASE NO.: **BLDG-25-0037**

City of Winter Park  
Petitioner,

vs.

GRULLON LOPEZ INVESTMENT, LLC  
1119 DENSMORE DR.  
WINTER PARK, FL 32792-2737  
Respondent, \_\_\_\_\_/

**AFFIDAVIT OF POSTING**

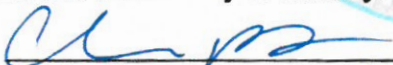
STATE OF FLORIDA  
COUNTY OF ORANGE

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 2602 AMSDEN RD. on this **29<sup>th</sup> day of January 2025**.
3. That the attached picture document is proof of the posting.

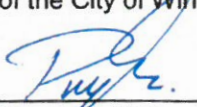
FURTHER AFFIANT SAYETH NOT

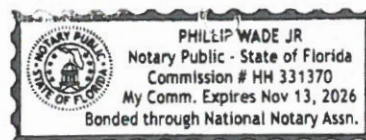
DATED this **29<sup>th</sup> day of January 2025**

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **29<sup>th</sup> day of January 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





## OFFICIAL NOTICE OF VIOLATION

Office Name: **BLACK CHERRY**  
CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789

DATE: **December 19, 2024**

CASE # **BLDG-24-0037**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3037 0454 38**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Article II. - Building Code; Sec. 22-26, Short Title.; Sec. 22-27. - Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**

### BUILDING CODE

On **December 19, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **January 9, 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-2**  
Parcel ID#: **04-22-30-9414-06-010**  
Violation: **2602 AMSDEN RD.**  
Location/Address: **WINTER PARK, FL 32792**  
Property Owner/ Tenant: **GRULLON LOPEZ INVESTMENT, LLC**  
Mailing Address: **1119 DENSMORE DR.**  
City/ State/ Zip: **WINTER PARK, FL 32792-2737**  
Description of Violation: **CONSTRUCTION AND/OR ALTERATIONS TO A SINGLE - FAMILY DWELLING AND SPLITTING THE HOME INTO SEPARATE UNITS. RENOVATIONS INVOLVING ELECTRICAL, GAS, MECHANICAL, PLUMBING SYSTEMS, AND FENCING ADDITION WITHIN THE ALREADY FENCED-IN BACKYARD AREAS WITHOUT A PERMIT. CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS OR RESTORE THE PROPERTY TO ITS ORIGINAL USE. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE**

Corrective action to be taken:

01/29/2025



ALERT: SEVERE WEATHER AND WINTER STORMS IN THE WESTERN AND NORTH CENTRAL U...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489017898203037045438

Copy

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

### Latest Update

Your item was forwarded to a different address at 12:09 pm on December 26, 2024 in WINTER PARK, FL. This was because of forwarding instructions or because the address or ZIP Code on the label was incorrect.

Get More Out of USPS Tracking:

USPS Tracking Plus®

#### Alert

##### Forwarded

WINTER PARK, FL  
December 26, 2024, 12:09 pm

##### In Transit to Next Facility

December 25, 2024

See All Tracking History

Feedback

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

Text & Email Updates



USPS Tracking Plus®



## Product Information



See Less 

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

## **OFFICIAL NOTICE OF VIOLATION**

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

DATE: **December 19, 2024**

CASE # **BLDG-24-0037**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3037 0454 38**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**

### **BUILDING CODE**

On **December 19, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **January 9, 2024**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-2**  
Parcel ID#: **04-22-30-9414-06-010**  
Violation: **2602 AMSDEN RD.**  
Location/Address: **WINTER PARK, FL 32792**  
Property Owner/ Tenant: **GRULLON LOPEZ INVESTMENT, LLC**  
Mailing Address: **1119 DENSMORE DR.**  
City/ State/ Zip: **WINTER PARK, FL 32792-2737**  
Description of Violation: **CONSTRUCTION AND/OR ALTERATIONS TO A SINGLE - FAMILY DWELLING AND SPLITTING THE HOME INTO SEPARATE UNITS. RENOVATIONS INVOLVING ELECTRICAL, GAS, MECHANICAL, PLUMBING SYSTEMS, AND FENCING ADDITION WITHIN THE ALREADY FENCED-IN BACKYARD AREAS WITHOUT A PERMIT.**  
Corrective action to be taken: **CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS OR RESTORE THE PROPERTY TO ITS ORIGINAL USE. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE**



## OFFICER WITH YOUR INTENTIONS.

Officer Name: **BUSCH, CHRISTINA (407)599-3382**  
[cbusch@cityofwiinterpark.org](mailto:cbusch@cityofwiinterpark.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.**

**Article II. – Building Code; Sec.22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec.109-4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.**

**SEC. 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE THE BASIC FEE. THIS PROVISION DOES NOT APPLY IF THE BUILDING OFFICIAL DETERMINES THAT DUE TO EMERGENCY WORK A DELAY WOULD CLEARLY HAVE PLACED LIFE OR PROPERTY IN IMMINENT DANGER. THE PAYMENT OF A TRIPLE FEE SHALL NOT PRECLUDE OR BE DEEMED A SUBSTITUTE FOR PROSECUTION FOR COMMENCING WORK WITHOUT FIRST OBTAINING A PERMIT. THE BUILDING OFFICIAL MAY GRANT EXTENTIONS OF TIME OR WAIVE FEES WHEN JUSTIFIABLE CAUSE HAS BEEN DEMONSTRATED IN WRITING.**

CC: REGISTERED AGENT  
GRULLON-LARA, ADRIANO  
1119 DENSMORE DR.  
WINTER PARK, FL 32792











































Stellar N



























## Code Compliance Board

# agenda item 5.b

**item type**

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

**meeting date**

April 3, 2025

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance Manager

**subject**

CCB# LDC-24-0319 1946 Strathaven Rd., Winter Park, FL 32792

**motion | recommendation****background**

VIOLATION DESCRIPTION: Operating a rooming house in a residential single-family dwelling.

CODES CITED: Chapter 58, Section 58-71 (y) (3) (e) Prohibited Home Occupations and Section 58-95 Definitions of the City of Winter Park Land Development Code.

CORRECTIVE ACTION REQUIRED: Cease the illegal use of rooming house operations in a residential single-family dwelling.

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

1. LDC-24-0319 PACKET 1

1946 Strathaven Rd 09-22-30-4134-09-090

Name(s):  
ART LION LLC

Physical Street Address:  
1946 Strathaven Rd

Property Use:  
0100 - Single Family

Mailing Address On File:  
7901 4Th St N Ste 11015  
Saint Petersburg, FL 33702-4305  
[Incorrect Mailing Address?](#)

Postal City and Zip:  
Winter Park, FL 32792

Municipality:  
Winter Park



[Upload Photos](#)

[View 2024 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)



[MARKET STATS](#)



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

KENILWORTH SHORES SECTION SEVEN U/93 LOT 9 BLK I

Total Land Area

10,562 sqft (+/-) | 0.24 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](#)

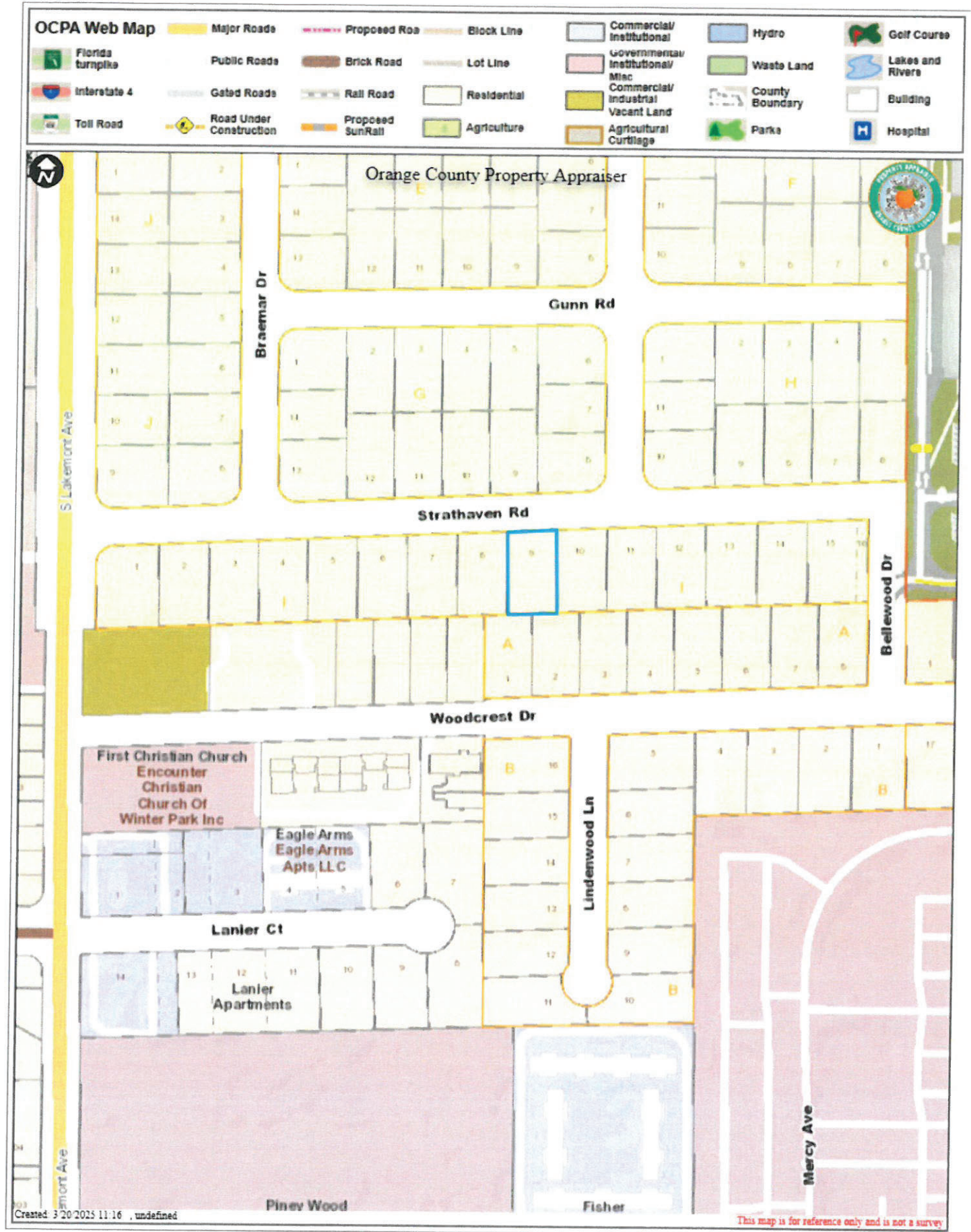


Model Code:  
1 - Single Fam Residence  
Actual Year Built:  
1960  
Gross Area:  
2658 sqft  
Type Code:  
0103 - Single Fam Class Iii  
Beds:  
3  
Living Area:  
2102 sqft  
Building Value:  
Working Value...  
Baths:  
2  
Exterior Wall:  
Conc/Cindr  
Estimated New Cost:  
Working Value...  
Floors:  
1  
Interior Wall:  
Plastered



Extra Features

| Description | Date Built | Units     | Xfob Value       |
|-------------|------------|-----------|------------------|
| Fp11 - Null | 01/01/1978 | 1 Unit(s) | Working Value... |
| Pt1 - Null  | 01/01/1997 | 1 Unit(s) | Working Value... |
| WInv - Null | 01/01/2010 | 1 Unit(s) | Working Value... |





ORANGE COUNTY TAX COLLECTOR  
**SCOTT RANDOLPH**  
INDEPENDENTLY ELECTED TO SERVE YOU

2024 Paid Real Estate

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

ART LION LLC  
7901 4TH ST N STE 11015  
SAINT PETERSBURG, FL 33702-4305

Account Number: 288191  
Assessed Value: 439,412  
Millage Code: 6 WP  
Parcel Number: 09-22-30-4134-09090  
Address: 1946 STRATHAVEN RD, WINTER PARK, FL 32792  
Exemptions:

| AD VALOREM TAXES                                                 |                |              |                  |                |                   |
|------------------------------------------------------------------|----------------|--------------|------------------|----------------|-------------------|
| Taxing Authority                                                 | Assessed Value | Exempt Value | Taxable Value    | Millage        | Tax Levied        |
| STATE SCHOOL                                                     | 587,163        | 0            | 587,163          | 3.2160         | 1,888.32          |
| LOCAL SCHOOL                                                     | 587,163        | 0            | 587,163          | 3.2480         | 1,907.11          |
| GENERAL COUNTY                                                   | 439,412        | 0            | 439,412          | 4.4347         | 1,948.66          |
| CITY OF WINTER PARK                                              | 439,412        | 0            | 439,412          | 4.0923         | 1,798.21          |
| WINTER PARK DEBT 2017                                            | 439,412        | 0            | 439,412          | 0.2207         | 96.98             |
| ST JOHNS RIVER WTR MGMT DIST                                     | 439,412        | 0            | 439,412          | 0.1793         | 78.79             |
|                                                                  |                |              |                  | Total Millage: | 15.3910           |
|                                                                  |                |              |                  | Subtotal:      | \$7,718.07        |
| NON-AD VALOREM ASSESSMENTS                                       |                |              |                  |                |                   |
| Levyng Authority                                                 | Phone          | Amount       | Levyng Authority | Phone          | Amount            |
| 5110 WINTER PARK STM                                             | 407-599-3381   | 317.03       |                  |                |                   |
|                                                                  |                |              |                  | Subtotal:      | \$317.03          |
| Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: |                |              |                  |                | <b>\$8,035.10</b> |

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent

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

288191  
1946 STRATHAVEN RD  
  
KENILWORTH SHORES SECTION  
09-22-30-4134-09090

SELECT PORTFOLIO SERVICING INC

Make checks payable to:  
Scott Randolph, Tax Collector

| ONLY PAY ONE AMOUNT |            |
|---------------------|------------|
| If Paid By          | Amount Due |
| Nov 30, 2024        | \$0.00     |
|                     |            |
|                     |            |
|                     |            |
|                     |            |

ART LION LLC  
7901 4TH ST N STE 11015  
SAINT PETERSBURG, FL 33702-4305

Paid By See Account Note  
Receipt # 0040-03171957 12/01/2024 \$7,713.70

PO Box 545100  
Orlando FL 32854-5100



2024 Paid Real Estate



DOC # 20220704055

11/22/2022 11:14 AM Page 1 of 3

Rec Fee: \$27.00

Deed Doc Tax: \$2,870.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

Prepared by and return to:

Andrea Wallace

Sea Rock Title

2002 E. Robinson Street

Orlando, FL 32803

(407) 205-2906

File Number: 22-0105

Parcel Identification Number: 09-22-30-4134-09-090

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 18<sup>th</sup> day of November, 2022 between Sean M Retz and Amy Retz, Husband and Wife, and Mikel Martin Retz, a married man whose post office address is 1210 Altaloma Ave, Orlando, FL 32803, grantor, and Art Lion LLC, a Florida Limited Liability Company whose post office address is 7901 4th St N, Ste 11015, Saint Petersburg, FL 33702, grantee:

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

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

**Lot 9, Block 1, KENILWORTH SHORES SECTION SEVEN, according to the plat thereof as recorded in Plat Book U, Page 93, Public Records of Orange County, Florida**

**Also known as 1946 Strathaven Road, Winter Park, FL 32792**

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

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

**Under and Subject**, nevertheless, to all easements, covenants, conditions and restrictions of record if any.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022.

*[Remainder of page intentionally left blank. Signatures to follow on next page.]*

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

Signed, sealed and delivered in our presence:

Teresa Furchert  
Witness

Printed Name: Teresa Furchert

Andrea Wallace  
Witness

Printed Name: Andrea Wallace

Amy Retz  
Amy Retz

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of November, 2022 by Amy Retz who ☐ are personally known or ☒ have produced drivers' licenses as identification.



Andrea Wallace  
Comm.: HH 185174  
Expires: Oct. 11, 2025  
Notary Public - State of Florida

Andrea Wallace  
Notary Public  
Print Name: Andrea Wallace  
My Commission Expires: \_\_\_\_\_

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

Signed, sealed and delivered in our presence:

Witness to All

Printed Name: Amy Turner

Witness to All

Printed Name: Andrea Wallace

Sean M Retz

Witness to All

Printed Name: Amy Turner

Witness to All

Printed Name: Andrea Wallace

Mikel Martin Retz

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of November, 2022 by Sean M Retz and Mikel Martin Retz who ☐ are personally known or ☒ have produced drivers' licenses as identification.



Andrea Wallace  
Comm.: HH 185174  
Expires: Oct. 11, 2025  
Notary Public - State of Florida

Notary Public

Print Name: Andrea Wallace

My Commission Expires: \_\_\_\_\_



**FACT SHEET**

April 3, 2025.

**Case No: LDC-24-0319**

**Respondents:**

ART LION, LLC  
7901 4Th St. N. Ste. 11015  
Saint Petersburg, FL 33702-4305

1. Address where violation exists: **1946 Strathaven Road, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-4134-09-090**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **10/28/2024, 12/10/2024, 12/16/2024, 01/06/2025, 01/07/2025, 01/16/2025, 01/27/2025, 02/05/2025, 02/14/2025, 02/21/2025, 02/28/2025, 03/11/2025, 03/20/2025, 03/27/2025, 04/03/2025.**
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

|                                                                                                            |                                                                                                                                         |                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br><b>Operating a rooming house in a residential single-family dwelling.</b> | <b>CORRECTIVE ACTION REQUIRED:</b><br><b>Cease the illegal use of rooming house operations in a residential single-family dwelling.</b> | <b>CODES CITED:</b><br><b>Chapter 58, Section 58-71 (y) (3) (e) Prohibited Home Occupations and Section 58-95 Definitions of the City of Winter Park Land Development Code.</b> |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

CASE NO.: **LDC-24-0319**

City of Winter Park  
Petitioner,

vs.

ART LION, LLC  
7901 4TH ST. N. STE. 11015  
SAINT PETERSBURG, FL 33702-4305  
Respondents, \_\_\_\_\_/

AFFIDAVIT OF POSTING

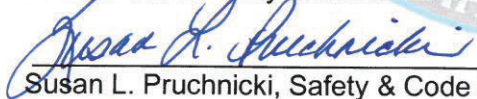
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for April 03, 2025, at City Hall for the property located at 1946 STRATHAVEN RD. on this 24<sup>th</sup> day of March 2025.
3. That the attached picture document is proof of the posting.

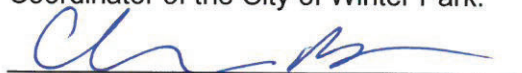
FURTHER AFFIANT SAYETH NOT

DATED this 26<sup>th</sup> day of March 2025

  
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March 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.: **LDC-24-0319**

City of Winter Park  
Petitioner,

vs.

ART LION, L.L.C.  
7901 4TH ST. N. STE. 11015  
SAINT PETERSBURG, FL 33702-4305  
Respondents, \_\_\_\_\_/

**AFFIDAVIT OF POSTING**

STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for April 3, 2025, on the property located at **1946 STRATHAVEN ROAD**, on this **19<sup>th</sup> day of March 2025**.
3. That the attached picture document is proof of the posting.

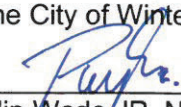
FURTHER AFFIANT SAYETH NOT

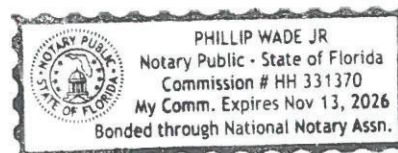
DATED this **20<sup>th</sup> day of March 2025**

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **20<sup>th</sup> day of March 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





**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: BLDG-24-0037**

CITY OF WINTER PARK  
Petitioner,

vs.

GRULLON LOPEZ INVESTMENT, LLC  
1119 DENSMORE DR.  
WINTER PARK, FL 32792-2737  
Respondents,

**NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, April 3, 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: Article II. - Building Code; Sec. 22-26. Short Title.; Sec. 22-27. - Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.
2. Address where violation(s) exists: 2602 Amsden Rd., Winter Park, FL 32792.
3. Parcel I.D. No.: 04-22-30-9414-06-010

Office DEPOT®

03/19/2025



**ALERT: WILDFIRES AND EMERGENCY EVENTS IN THE LOS ANGELES METRO AREA U.S. MAY ...****USPS Tracking®****FAQs >****Tracking Number:****Remove X****9489017898203037045285****Copy****Add to Informed Delivery (<https://informedelivery.usps.com/>)****Latest Update**

Your item was delivered to an individual at the address at 11:06 am on January 31, 2025 in SAINT PETERSBURG, FL 33702.

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

SAINT PETERSBURG, FL 33702

January 31, 2025, 11:06 am

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

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

**Case No: LDC-24-0319**

CITY OF WINTER PARK  
Petitioner,

vs.

ART LION, LLC  
7901 4TH ST. N. STE. 11015  
SAINT PETERSBURG, FL 33702-4305  
Respondents,  
\_\_\_\_\_

**NOTICE OF**  
**CODE COMPLIANCE BOARD HEARING**

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

**Thursday, April 3, 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 58, Section 58-71 (y) (3) (e) Prohibited Home Occupations and Section 58-95 Definitions of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1946 Strathaven Rd., Winter Park, FL 32792.**
3. Parcel I.D. No.: **09-22-30-4134-09-090**



4. Property Zone: **WP-R-1A**
5. Legal Description: **KENILWORTH SHORES SECTION SEVEN U/93 LOT 9 BLK I**
6. Names and address of owner/person in charge of location where violation exists: **ART LION, LLC- 7901 4TH ST N STE 11015, SAINT PETERSBURG, FL 33702-4305.**
7. Description of Violation: **OPERATING A ROOMING HOUSE IN A RESIDENTIAL SINGLE-FAMILY DWELLING.**
8. Compliance Requirements: **CEASE THE ILLEGAL USE OF ROOMING HOUSE OPERATIONS IN A RESIDENTIAL SINGLE-FAMILY DWELLING.**

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 **April 3, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2<sup>nd</sup> Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in 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: 17<sup>th</sup> 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: **ART LION, LLC- 7901 4TH ST N STE 11015, SAINT PETERSBURG, FL 33702-4305.**

**Certified Mail: 9489 0178 9820 3037 0452 85**



**Christina Busch**  
Code Compliance Officer

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

## **CODES CITED**

### **Violation Detail**

#### **Sec. 58-71. - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS.**

(y) Home occupations

(3) Prohibited home occupations.

The building director and/or zoning official shall make determination as to whether any business qualifies as a home occupation based upon its type and operational

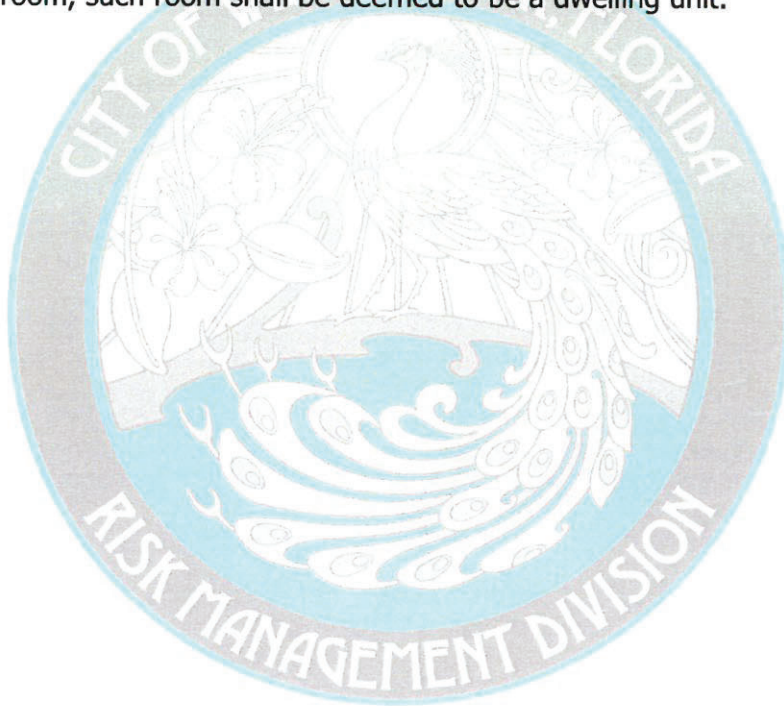


characteristics. The following list of uses indicates some the businesses which shall be prohibited as home occupations but is not intended to be a complete list:

e. Bed and breakfast facilities;

**Sec. 58-95. - Definitions.**

Bed and breakfast or boardinghouse, means, a building or part thereof with nine or less rooms which is not consistent with the definition of a hotel or inn in which sleeping rooms are available for hire as lodging with or without meals and the building having only one kitchen. Where equipment for cooking or provisions for the same are included in a sleeping room, such room shall be deemed to be a dwelling unit.





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

CASE NO.: LDC-24-0319

City of Winter Park  
Petitioner,

vs.

ART LION LLC  
7901 4TH ST. N. STE. 11015  
SAINT PETERSBURG, FL 33702-4305  
Respondents,

AFFIDAVIT OF POSTING

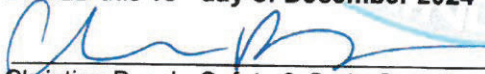
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 1946 STRATHAVEN RD. on this **16<sup>th</sup> day of December 2024**.
3. That the attached picture document is proof of the posting.

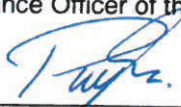
FURTHER AFFIANT SAYETH NOT

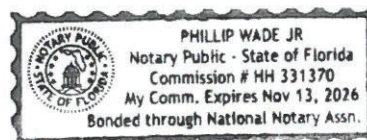
DATED this **16<sup>th</sup> day of December 2024**

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **16<sup>th</sup> day of December 2024**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

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





**OFFICIAL NOTICE OF VIOLATION**

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

DATE: November 7, 2024  
CASE # LDC-24-0319  
CERTIFIED TRACKING NUMBER: 9489 0178 9820 3026 1001 55

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-71 (v) (3) (e) Prohibited Home Occupations and Section 58-35 Definitions of the City of Winter Park Land Development Code.

**ZONING/OTHER CITY ORDINANCES**

On October 28, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by Upon Receipt. 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 Correll: R-1A  
Parcel ID#: 08-22-30-4134-09-000  
Location/Address: 1946 STRATHAVEN RD.  
Violation: WINTER PARK, FL 32792  
Owner/Tenant: ART LICH ST. N. STE. 11015  
Property Address: 1946 STRATHAVEN RD. WINTER PARK, FL 32792-3005  
City/State/Zip: WINTER PARK, FL 32792-3005  
Description of Violation: OPERATING A ROOMING HOUSE IN A RESIDENTIAL SINGLE-FAMILY DWELLING.  
Corrective action to be taken: CEASE THE ILLEGAL USE OF ROOMING HOUSE OPERATIONS IN A RESIDENTIAL SINGLE-FAMILY DWELLING.

Officer Name: Busch, Christina (407)598-3382  
[christina.busch@cityofwinterpark.org](mailto:christina.busch@cityofwinterpark.org)

**Appeal Process**

An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the City Commission. The appeal must be filed within 30 days of the order and must be accompanied by a fee. The scope of review shall be limited to questions of law and fact. The City Commission may affirm, modify, or reverse the order. The City Commission's decision shall be final. The City Commission may also refer the matter to the City Attorney for legal advice.

12/16/2024



ALERT: SEVERE WEATHER AND WINTER STORMS IN THE WESTERN AND NORTH CENTRAL U...

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489017898203026100155

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

## Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network  
In Transit to Next Facility

November 18, 2024

Arrived at USPS Regional Facility  
SARASOTA FL DISTRIBUTION CENTER  
November 14, 2024, 12:39 pm

See All Tracking History

Feedback

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**



## **OFFICIAL NOTICE OF VIOLATION**

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

DATE: **November 7, 2024**

CASE # **LDC-24-0319**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3026 1001 55**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (y) (3) (e) Prohibited Home Occupations and Section 58-95 Definitions of the City of Winter Park Land Development Code.**

### **ZONING/OTHER CITY ORDINANCES**

On **October 28, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **Upon Receipt**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**  
Parcel ID#: **09-22-30-4134-09-090**  
Violation **1946 STRATHAVEN RD.**  
Location/Address: **WINTER PARK, FL 32792**  
Property Owner/ Tenant: **ART LION L.L.C.**  
Mailing Address: **7901 4TH ST. N. STE. 11015**  
City/ State/ Zip: **SAINT PETERSBURG, FL 33702-4305**  
Description of Violation: **OPERATING A ROOMING HOUSE IN A RESIDENTIAL SINGLE-FAMILY DWELLING.**  
Corrective action to be taken: **CEASE THE ILLEGAL USE OF ROOMING HOUSE OPERATIONS IN A RESIDENTIAL SINGLE-FAMILY DWELLING.**

Officer Name: **Busch, Christina (407)599-3382**

[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)

### ***Appeal Process***

*An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.*

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

Violation Detail

**Sec. 58-71. - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS.**

**(y) Home occupations**

**(3) Prohibited home occupations.**

The building director and/or zoning official shall make determination as to whether any business qualifies as a home occupation based upon its type and operational characteristics. The following list of uses indicates some the businesses which shall be prohibited as home occupations but is not intended to be a complete list:

**e. Bed and breakfast facilities;**

Violation Detail

**Sec. 58-95. - Definitions.**

**Bed and breakfast or boardinghouse means a building or part thereof with nine or less rooms which is not consistent with the definition of a hotel or inn in which sleeping rooms are available for hire as lodging with or without meals and the building having only one kitchen. Where equipment for cooking or provisions for the same are included in a sleeping room, such room shall be deemed to be a dwelling unit.**



Home > Find room > Orlando, FL > Winter Park, FL

## Rooms for rent near Winter Park, FL

Search cities or zip codes

Sort by

Price

Private bathroom

No move-in fee

Move-in time

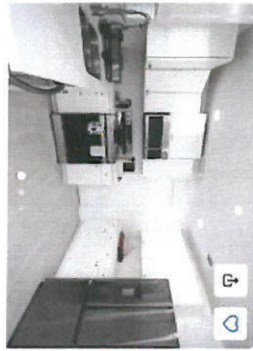
Instant bookings

Parking available

Washer/Dryer

Private access

Add travel time



From \$220 to \$220 weekly

Fully Renovated Winter Park

Home with Dining Area - Behind...

Alert me when I can book

Looking for more bookings?



83°F Sunny

Search



Home > Find room > Orlando, FL > Winter Park, FL

## Rooms for rent near Winter Park, FL

Search cities or zip codes

Filters

Add travel time

Sort by

This home is fully booked

From \$210 to \$275 weekly

Fully Renovated Winter Park

Home with Dining Area - Behind...

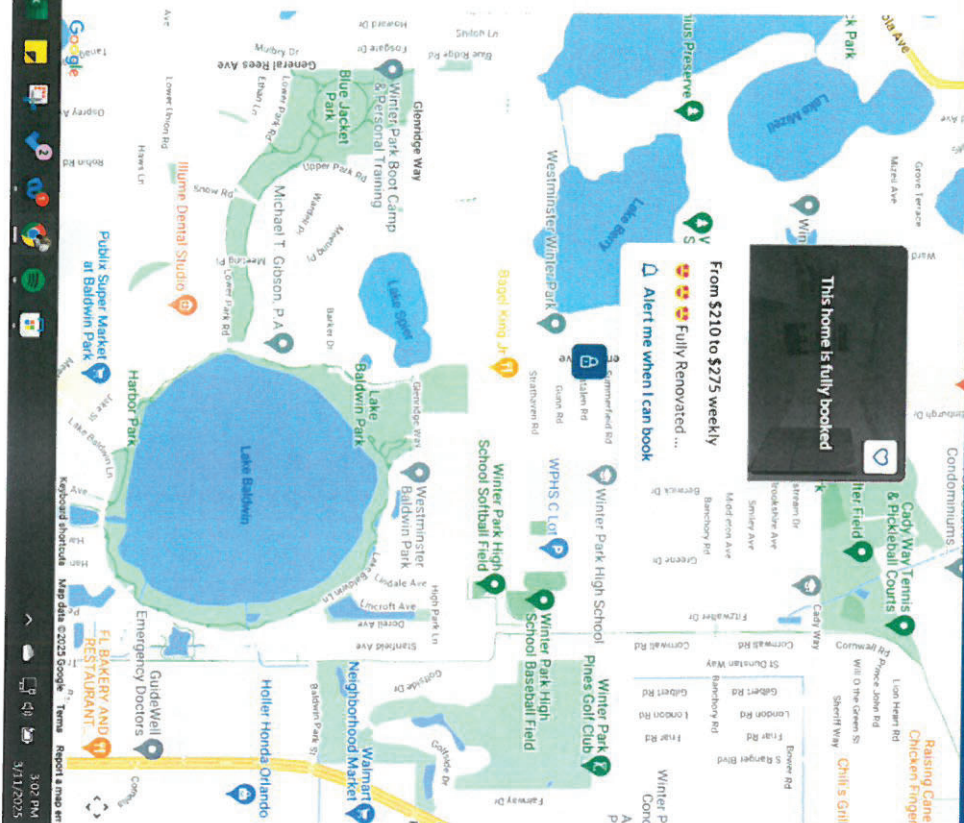
Alert me when I can book

Looking for more bookings?

Show occupied homes



Search





PadSplit

Find a Room

About

Refer a Member

Sign in

Rent a room

Host on PadSplit

Home > Find room > Orlando, FL > Winter Park, FL

Rooms for rent near Winter Park, FL

Search cities or zip codes

Filters

Sort by

Add travel time

This home is fully booked

From \$210 to \$275 weekly

Fully Renovated ...

Alert me when I can book

This home is fully booked

From \$210 to \$275 weekly

Fully Renovated Winter Park

Home with Dining Area - Behind...

Alert me when I can book

Looking for more bookings?

Show occupied homes

75°F Sunny

Search

Report a map error

3:02 PM 3/11/2025

Page 86 of 229

Home > Find room > Orlando, FL > Winter Park, FL

## Rooms for rent near Winter Park, FL

Search cities or zip codes

Filters

Add travel time

Sort by



From \$210 to \$275 weekly

Fully Renovated Winter Park

Home with Dining Area - Behind...

Alert me when I can book

Looking for more bookings?

Show occupied homes





Home > Find room > Orlando, FL > Winter Park, FL

## Rooms for rent near Winter Park, FL

Search cities or zip codes

Filters

Add travel time

Sort by

This home is fully booked

From \$210 to \$275 weekly

Fully Renovated Winter Park

Home with Dining Area - Behind...

Alert me when I can book

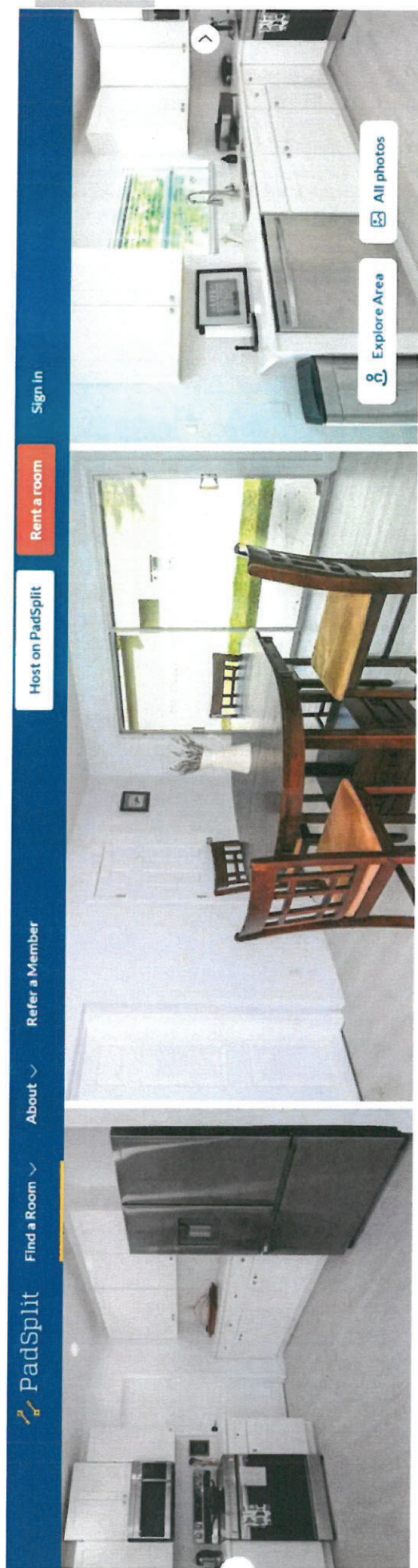
Looking for more bookings?

Show occupied homes









Home > Find a room > Orlando, FL > Winter Park, FL > 🏡🏡🏡 Fully Renovated Winter Park Home With...

Share Save

## 🥰🥰🥰 Fully Renovated Winter Park Home with Dining Area - Behind Baldwin Park 🥰🥰🥰 - 🎉💰💰 USE PROMO CODE FOR DISCOUNT 🎉

House info

🏠 House

🏠 1 room available

**Rooms from \$210 /week**  
All utilities included

Your new home awaits! This high-quality Winter Park home is waiting for you. This PadSplit has a Backyard and Dining area - and it's newly renovated and modern.





Home > Find a room > Orlando, FL > Winter Park, FL > Fully Renovated Winter Park Home with...

## 🥰🥰🥰 Fully Renovated Winter Park Home with Dining Area - Behind Baldwin Park 🥰🥰🥰 - 💰💰 USE PROMO CODE FOR DISCOUNT 🎉

Share Save

This PadSplit is popular!  
37 people have viewed this listing today

1 room available

**Rooms from \$210 /week**  
All utilities included

[See Rooms](#)

[Refund Policy](#) [Cancellation Policy](#)

Stay rewards

### House info

House

Your new home awaits! This high-quality Winter Park home is waiting for you. This PadSplit has a Backyard and Dining area, and it's newly-renovated and modern.

The kitchen comes equipped with upgraded appliances such as fridge, oven, stove & dishwasher.





PadSplit

Find a RoomAboutRefer a Member

Rent a room

Sign in



Home > Find a room > Orlando, FL > Winter Park, FL > Fully Renovated Winter Park Home with...

Fully Renovated Winter Park Home with Dining Area - Behind Baldwin Park - USE PROMO CODE FOR DISCOUNT

ShareSave

House info

1 room available

Set lightly sunny

Search

2:14 PM 1/16/2025





## Rooms for rent near Winter Park, FL

[Home](#) > [Find room](#) > [Orlando, FL](#) > [Winter Park, FL](#)

**Q.** Search cities neighborhoods

Filters

 Add travel timeSort by 

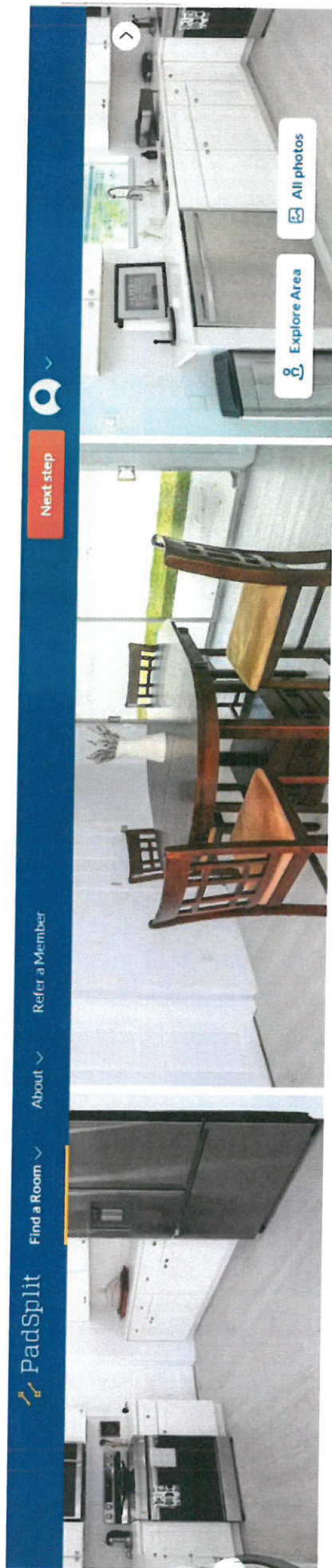
From \$210 to \$210 weekly

👨👩👧👦 Fully Renovated Winter Park  
Home with Dining Area - Behind...

 Alert me when I can book

### Looking for more bookings?

 Show occupied homes



Home > Find a room > Orlando, FL > Winter Park, FL > Fully Renovated Winter Park Home with...

## 🥰🥰 Fully Renovated Winter Park Home with Dining Area - Behind Baldwin Park 🥰🥰 - 🎉💰 USE PROMO CODE FOR DISCOUNT 🎉💰

🔥 This PadSplit is popular!  
23 people have viewed this listing today

🛏 1 room available

**Rooms from \$189 /week**  
All utilities included

 **House**

[See Rooms](#)

Your new home awaits! This high-quality Winter Park home is waiting for you. This PadSplit has a

[Refund Policy](#) [Cancellation Policy](#)



2:11 PM  
12/16/2024







Home > Find a room > Orlando, FL > Winter Park, FL > Newly-Renovated Winter Park Home with Dining..

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

## Newly-Renovated Winter Park Home with Dining Area Minutes to Baldwin Park, Shopping & Restaurants!!!

### House info



1 room available

Your new home awaits! This high-quality Winter Park home is waiting for you. This PadSpilt has a Backyard and Dining area, and it's newly-renovated and modern.

**Rooms from \$210 /week**  
All utilities included

The kitchen comes equipped with upgraded appliances such as fridge, oven, stove & dishwasher.

[See Rooms](#)



# Newly-Renovated Winter Park Home with Dining Area Minutes to Baldwin Park, Shopping & Restaurants!!!



This PadSpilt is popular!

20 people have viewed this listing today

1 room available

## House info



### House

Your new home awaits! This high-quality Winter Park home is waiting for you. This PadSpilt has a Backyard and Dining area, and it's newly-renovated and modern.

The kitchen comes equipped with upgraded appliances such as fridge, oven, stove & dishwasher.

The neighbourhood is close to public transit, which means you won't be far from all Winter Park has to offer.



### Parking

Driveway parking

3 open parking spots remaining

Your Host allows for a limited number of vehicles to park on the property. If you wish to park on the property, please register your vehicle. [Learn more](#)

**Rooms from \$270 /week**  
All utilities included

[See Rooms](#)

[Refund Policy](#) [Cancellation Policy](#)

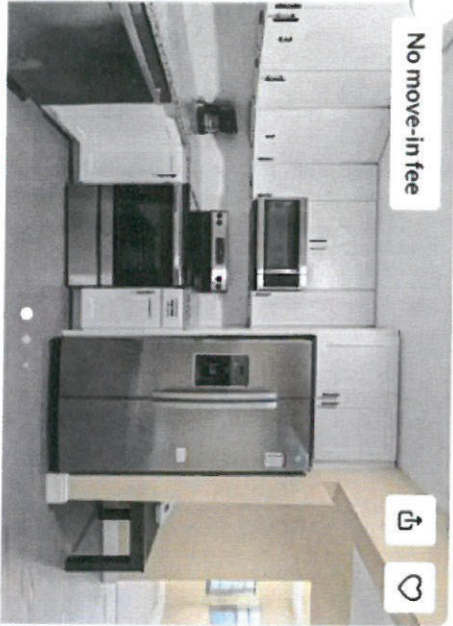
rooms for rent near winter park, FL

Search cities neighborhoods

Filters

Add travel time

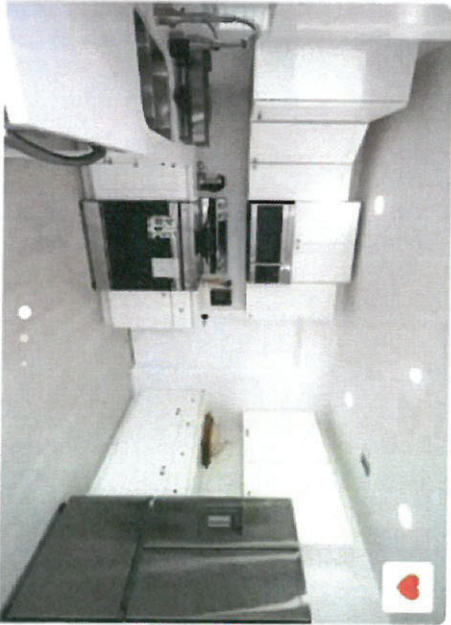
Sort by



From \$199 /week

★ NO MOVE IN FEE. Newly-renovated. Winter Park Area. Close to I-4 and Orlando...

1 room left



From \$210 to \$210 weekly

Newly-Renovated Winter Park Home with Dining Area Minutes to Baldwin Park...

✓ You are subscribed

See this page in Spanish





[Find  
a  
Room](#)[About](#)[Host on  
PadSplit](#)[Sign  
in](#)[Get  
Started](#)

# What is PadSplit, and how can it help you?

August 07, 2024

Affordable Housing

Posts

In today's [housing market](#), finding affordable and flexible rental options is a challenge. For many renters in the U.S., it's no longer realistic to have a traditional lease when renting. Most leases have extremely [high upfront costs](#) and long-term commitments that can lock you in for up to 12 months.

Although it can be easy to feel limited and [cornered as a renter](#), PadSplit is an excellent solution that more people are turning to because of its affordability and convenience. PadSplit is a marketplace with thousands of rooms for rent in [coliving and shared homes](#). Residents can live in cozy and warm homes in metro areas where rent prices continue to soar. It's now possible to live in a major destination without paying a high price tag.

## What is PadSplit?



Find  
a  
Room

Host on  
PadSplit

Sign  
in

Get  
Started

the kitchen, living room, and laundry facilities with other members. Many of the homes are in desirable neighborhoods and in proximity to public transportation, making it easier to get to work each day.

With PadSplit, you can rent a room on a weekly basis and leave at any time. You can even choose the day that you pay your rent each week. You also have the option of moving to a different PadSplit home for free, whether you find a better home to live in or change jobs and want to live closer to your new place of employment.

## How PadSplit started in 2017

PadSplit was founded by [Atticus LeBlanc](#) in 2017, who had entered an affordable housing ideas competition in Atlanta, GA. Having spent most of his career in affordable housing as an entrepreneur, Atticus was frustrated by the slow pace of affordable housing creation in the U.S. and the increasing gap of affordable homes. He believed that our existing housing stock could be used more efficiently to create new housing opportunities from unused space, specifically by renting individual bedrooms in homes with shared access to kitchens and common areas.

Atticus had been experimenting with shared housing models since 2009 and knew that such arrangements created housing that was both more affordable for renters and more profitable for housing providers. As importantly, these new housing options could immediately begin to reduce the housing gap without using taxpayer dollars. Rather than trying to own and operate shared homes at scale, Atticus proposed to create a platform that any housing provider or homeowner anywhere could use to quickly set up, market, and operate their shared home.





## Code Compliance Board

# agenda item 5.c

**item type**

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

**meeting date**

April 3, 2025

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance Manager

**subject**

CCB# PM-25-0019 108 S. Park Ave., Winter Park, FL 32789

**motion | recommendation****background**

**VIOLATION DESCRIPTION:** Illicit discharge of solid waste into the storm drain behind the building along city property on center street outside of the designated waste pro containers.

**CODES CITED:** Chapter 102 - Utilities; Division 2 – Discharge Regulations – Sec. 102-112 (4) Prohibited Discharges – Generally of the City of Winter Park Code of Ordinances.

**CORRECTIVE ACTION REQUIRED:** Cease the illicit discharge of waters or solid waste into the storm drains along center street immediately. All trash shall be disposed of in the designated containers provided by Waste Pro.

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

1. PM-25-0019 PACKET

**120 E Morse Blvd** 05-22-30-9400-36-120

**Name(s):**  
120 EAST MORSE BOULEVARD  
LLC

**Physical Street Address:**  
120 E Morse Blvd

**Property Use:**  
1105 - Retail M/t I

**Mailing Address On File:**  
46 Seabreeze Ln  
Amagansett, NY 11930  
[Incorrect Mailing Address?](#)

**Postal City and Zip:**  
Winter Park, FL 32789

**Municipality:**  
Winter Park



[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](#)

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 12 BLK 36

[Total Land Area](#)

6,906 sqft (+/-) | 0.16 acres  
(+/-)

[GIS Calculated](#)

[Notice](#)

[Land](#)

| Land Use Code       | Zoning | Land Units          | Unit Price       | Land Value       | Class Unit Price | Class Value      |
|---------------------|--------|---------------------|------------------|------------------|------------------|------------------|
| 1105 - Retail M/t I | WP-C-2 | 6906 Code Undefined | Working Value... | Working Value... | Working Value... | Working Value... |

« « 1 » »

Page 1 of 1 (Total Records: 1)

[Building](#)

[View Winter Park Permits](#)



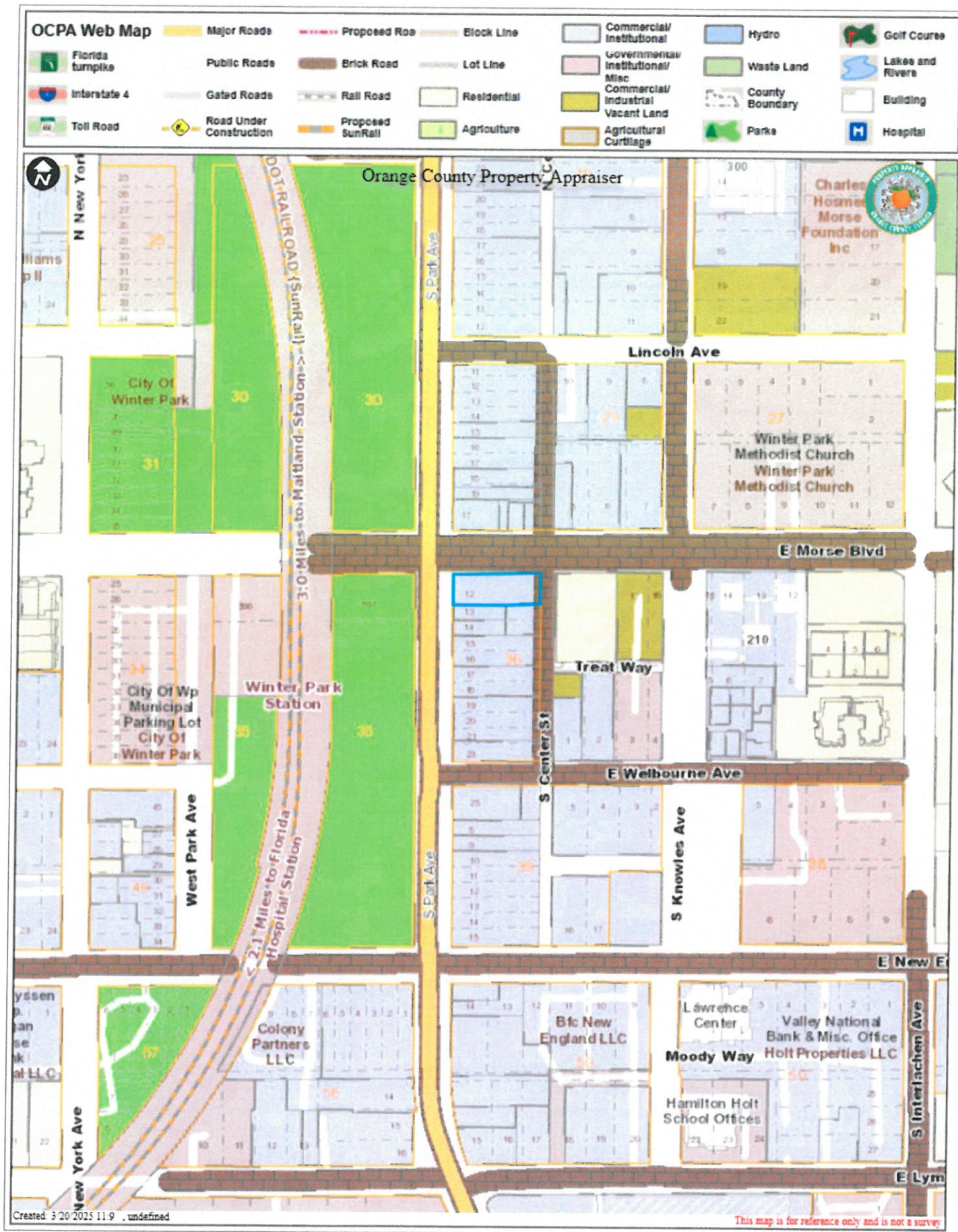
[More Details](#)

**Model Code:**  
4 - Commercial  
**Actual Year Built:**  
1920  
**Gross Area:**  
10650 sqft  
**Type Code:**  
1105 - Retail M/T I  
**Beds:**  
0  
**Living Area:**  
10274 sqft  
**Building Value:**  
Working Value...  
**Baths:**  
0  
**Exterior Wall:**  
Com.Brick  
**Estimated New Cost:**  
Working Value...  
**Floors:**  
2  
**Interior Wall:**  
Plastered



Extra Features

| Description | Date Built | Units       | Xfob Value       |
|-------------|------------|-------------|------------------|
| 6040 - Null | 01/01/1975 | 282 Unit(s) | Working Value... |









Tripadvisor

<https://www.tripadvisor.com> › FAQ-g34747-d610537-... ;

## Bosporous Turkish Cuisine - Winter Park

It's Florida and weather can be hot; **generally nice casual** is what you'll see people wearing both inside the restaurant and.



Toast

<https://order.toasttab.com> › online › btc-wp ;

## Bosporous Turkish Cuisine - Winter Park 1

Order online from 1 - Winter Park, including Non-Alcoholic, APPETIZERS, SALADS. Get the best prices and service by ordering direct!



Visit Orlando

<https://www.visitorlando.com> › listing › bosporous-turk... ;

## Bosporous Turkish Cuisine - Winter Park, FL

Our focus is Anatolian cuisine – we have a wonderful variety of **fresh salads, hand carved Halal meats, made to order breads and pides**. We offer Turkish Cuisine ...



Winter Park Magazine

<https://winterparkmag.com> › hosgeldiniz-bienvenidos ;

## Hoşgeldiniz! Bienvenidos!

Jun 26, 2018 — You'll hear the word (pronounced hosh-gel-din-iz, with a hard "g") when you walk into **Bosporous, the popular Turkish eatery on Park Avenue**.

Images :

People also search for :

Bosporous winter park **menu** 🔍Bosporous winter park **photos** 🔍Bosporous winter park **restaurant menu** 🔍Bosporous winter park **reviews** 🔍Bosporous **Turkish Cuisine** 🔍Bosporous winter park **prices** 🔍Bosporous **Turkish cuisine menu** 🔍Bosporous winter park **dress code** 🔍

1 2 3 4 5 6

Next

Results are personalized - [Try without personalization](#)32789, Winter Park, FL - Based on your past activity - [Update location](#)[Help](#) [Send feedback](#) [Privacy](#) [Terms](#)

### Profiles



Instagram



Facebook

### Reviews

Reviews from the web

OpenTable

4.7/5

2,875 reviews

Uber Eat

4.7/5

1,500 reviews

### Google reviews

[Write a review](#)

"Really enjoyed **dining** at Bosperus Turkish - very great **service!**"

"Amazing **ambience**, great **location**, super helpful knowledgeable **staff**."

"After **server** gave us our **meal** he only came back our **water**."

[View all Google reviews](#)

People also search for

|              |            |          |              |     |
|--------------|------------|----------|--------------|-----|
| LALE         | The Bridge | Boca     | AVA          | Bri |
| Mediterra... | Turkish    | American | MediterrA... | Re  |
| Cuisine      | Cuisine    |          | Mediterr...  | Arr |
| Restaurant   | Turkish    |          |              |     |





ORANGE COUNTY TAX COLLECTOR  
**SCOTT RANDOLPH**  
INDEPENDENTLY ELECTED TO SERVE YOU

2024 Paid Real Estate

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

MENNELLO PROPERTIES LLC  
2035 SUMMERLAND AVE  
WINTER PARK, FL 32789-1453

Account Number: 828  
Assessed Value: 3,276,393  
Future Installment  
Millage Code: 4 WP  
Parcel Number: 05-22-30-9400-36120  
Address: 120 E MORSE BLVD, WINTER PARK, FL 32789  
Exemptions:

| AD VALOREM TAXES                                                 |                |              |                  |                |                    |
|------------------------------------------------------------------|----------------|--------------|------------------|----------------|--------------------|
| Taxing Authority                                                 | Assessed Value | Exempt Value | Taxable Value    | Millage        | Tax Levied         |
| STATE SCHOOL                                                     | 3,276,393      | 0            | 3,276,393        | 3.2160         | 10,536.88          |
| LOCAL SCHOOL                                                     | 3,276,393      | 0            | 3,276,393        | 3.2480         | 10,641.72          |
| GENERAL COUNTY                                                   | 3,276,393      | 0            | 3,276,393        | 4.4347         | 14,529.82          |
| CITY OF WINTER PARK                                              | 3,276,393      | 0            | 3,276,393        | 4.0923         | 13,407.98          |
| WINTER PARK DEBT 2017                                            | 3,276,393      | 0            | 3,276,393        | 0.2207         | 723.10             |
| ST JOHNS RIVER WTR MGMT DIST                                     | 3,276,393      | 0            | 3,276,393        | 0.1793         | 587.46             |
|                                                                  |                |              |                  | Total Millage: | 15.3910            |
|                                                                  |                |              |                  | Subtotal:      | \$50,426.96        |
| NON-AD VALOREM ASSESSMENTS                                       |                |              |                  |                |                    |
| Levyng Authority                                                 | Phone          | Amount       | Levyng Authority | Phone          | Amount             |
| 5110 WINTER PARK STM                                             | 407-599-3381   | 469.63       |                  |                |                    |
|                                                                  |                |              |                  |                | Subtotal: \$469.63 |
| Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: |                |              |                  |                | \$50,896.59        |

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent

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

828  
120 E MORSE BLVD

TOWN OF WINTER PARK A/67 & B/86  
05-22-30-9400-36120

Make checks payable to:  
Scott Randolph, Tax Collector

| ONLY PAY ONE AMOUNT |             |
|---------------------|-------------|
| If Paid By          | Amount Due  |
| Mar 31, 2025        | \$0.00      |
| Gross               | \$12,775.07 |

MENNELLO PROPERTIES LLC  
2035 SUMMERLAND AVE  
WINTER PARK, FL 32789-1453

Paid By A T Wonus Property Managem  
Receipt # INT-25-00295797 03/12/2025 \$12,775.07

PO Box 545100  
Orlando FL 32854-5100



2024 Paid Real Estate



## ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

P.O. Box 545100, Orlando, FL 32854 | (407) 434-0312  
octaxcol.com |    octaxcol

## PROPERTY TAX NOTICE

PAYING YOUR TAXES

### SELECT A PAYMENT METHOD

**Online:** Pay online at [octaxcol.com](http://octaxcol.com). Pay by credit/ debit card, eCheck or PayPal.

**By Mail:** Return the notice to Property Tax Dept., P.O. Box 545100, Orlando, FL 32854. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector."

**In Person:** Visit any of our office locations by appointment. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector," money order, cash, or credit/debit card.

*Liens may require certified funds, please contact office for details.*

### RECEIVE AN EARLY PAYMENT DISCOUNT

| Payment Postmark Date | Discount |
|-----------------------|----------|
| November              | 4%       |
| December              | 3%       |
| January               | 2%       |
| February              | 1%       |

*Processing fees: \$1.50 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).*

### 2024-25 IMPORTANT DATES

**November 1, 2024:** First day to pay taxes and assessments.

**Before March 1:** File for new exemptions with the Property Appraiser. Learn more at [ocpafl.org](http://ocpafl.org).

**March 31, 2025:** Taxes and assessments are due. Payment must be received by our office by March 31 regardless of postmark date to avoid being delinquent.

**April 1:** Unpaid real estate taxes are delinquent (3% minimum mandatory charged).

Unpaid tangible personal property taxes are delinquent (interest accrues at a rate of 1.5% per month plus advertising and fees).

Tax warrants are issued for all unpaid tangible personal property taxes.

**April 30:** Deadline for Installment Plan Application. Download the application at [octaxcol.com](http://octaxcol.com).

**May 1:** Interest plus fees are imposed.

**Friday, May 30 at 4:30 p.m.:** Last day to pay real estate taxes without lien. Full payment must be physically received in our office by May 30, 2025 at 4:30 p.m. regardless of postmark date.

**Sunday, June 1:** Tax Certificate Sale. Visit [octaxcol.com](http://octaxcol.com) for more information.

LOCATIONS & HOURS

#### Downtown Orlando

301 Rosalind Ave.  
Orlando, FL 32801

#### West Oaks Mall

9401 W. Colonial Dr., Suite 360  
Ocoee, FL 34761

#### Clarcona

4101 Clarcona Ocoee Rd.  
Orlando, FL 32810

#### Sand Lake

730 W. Sand Lake Rd.  
Orlando, FL 32809

#### Lee Vista

6050 Wooden Pine Dr., Ste 100  
Orlando, FL 32829

#### University

10051 University Blvd.  
Orlando, FL 32817

#### Hours of Operation

8:30 a.m. — 5:00 p.m. — M, T, Th, F  
9:00 a.m. — 5:00 p.m. — W

#### 200 S. Orange Ave., Orlando

Limited services are provided by appointment at 200 S. Orange Ave., Orlando, including tax deed (comptroller status), lien settlement statements, good faith payments, bankruptcy, and homestead liens. Call (407) 434-0312 for information.

### ARE YOU THE CURRENT OWNER?

**Real Property:** If you are not the current owner, please forward this notice to the new owner or return it to the Tax Collector's Office, P.O. Box 545100, Orlando, FL 32854.

**Tangible Personal Property:** If you are not the current owner of the business equipment, but you were the owner as of January 1, you are responsible for the tax.

**Notice:** Failure to pay the amounts due will result in a tax certificate being issued against the property.

### ABOUT PROPERTY TAX COLLECTION

**Tax rates are set.** Taxing authorities set the millage rate, which is the rate of tax per \$1,000 of taxable value. Non-Ad Valorem assessments are levied on a unit basis rather than the value of property.

**Property values are determined.** The Property Appraiser establishes the value of property, approves exemptions, including Homestead, and certifies the Tax Roll to the Tax Collector.

**Taxes are collected.** The Tax Collector is then responsible for mailing tax bills, collecting taxes and distributing revenue to the taxing authorities in Orange County.

ONLINE

### PAY YOUR TAX BILL

Pay online at [octaxcol.com](http://octaxcol.com).

### PRINT A RECEIPT

To print a receipt of your Property Tax Bill, visit our Pay My Taxes page at [octaxcol.com](http://octaxcol.com). Enter an owner name, parcel ID, tangible ID, or location address to search for your tax bill.

### COMPLETE A CHANGE OF ADDRESS

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at [ocpafl.org](http://ocpafl.org).

### APPLY FOR THE INSTALLMENT PAYMENT PLAN

To qualify for the quarterly Installment Payment Plan, you must be current on your taxes and your prior year taxes must exceed \$100.00. Download the application at [octaxcol.com](http://octaxcol.com).



Prepared by and return to:  
Karen Richardt  
Premier Title Company, Ltd.  
151 Royal Palm Way  
Palm Beach, FL 33480  
File No: 24-018

Parcel Identification No: 05-22-30-9400-36-120

[Space Above This Line For Recording Date]

## ***SPECIAL WARRANTY DEED***

THIS SPECIAL WARRANTY DEED, made the 1st day of November, 2024, between Mennello Properties, LLC, a Florida Limited Liability Company, whose post office address is 1311 Via Tuscany, Winter Park, FL 32789, Grantor, to 120 East Morse Boulevard, LLC, a Florida Limited Liability Company, whose post office address is 46 Seabreeze Lane, Amagansett, NY 11930, Grantee:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Orange, State of Florida, more particularly described as follows (the "Property"):

**Lot 12, Block 36, Revised Map of the Town of Winter Park, according to the plat thereof as recorded in Plat Book A, Page 67, Public Records of Orange County, Florida.**

**SUBJECT TO** taxes and assessments for the year 2024 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements and restrictions of record, if any, it not being the intent hereof to reimpose any of the foregoing.

**TO HAVE AND TO HOLD** the Property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

**GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey the Property, and hereby warrants the title to said Property, subject as aforesaid, and warrant and defend the title to the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS #1:

[Signature]  
Signature

Leslie Cebollero  
Printed Name

Address: 200 E Robinson St., 800  
Orlando, FL 32801

Mennello Properties, LLC, a Florida  
liability company

By: [Signature]  
Ross Silverbach, Manager

WITNESS #2:

[Signature]  
Signature

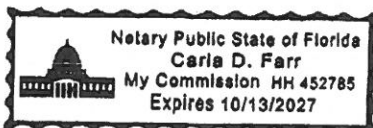
Lori A. Brown  
Printed Name

Address: 200 E. Robinson St, Ste 800  
Orlando, FL 32801

STATE OF FL  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of September, 2024, by Ross Silverbach, as Manager of Mennello Properties, LLC, a Florida limited liability company, ☒ who is personally known to me or ☐ produced \_\_\_\_\_ as identification.

(SEAL)



Carla D. Farr  
Notary Public

Carla D. Farr  
Printed Notary Name  
My Commission Expires





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

## Detail by Entity Name

Florida Limited Liability Company  
120 EAST MORSE BOULEVARD, LLC

### Filing Information

**Document Number** L24000132134  
**FEI/EIN Number** NONE  
**Date Filed** 03/21/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

46 SEABREEZE LANE  
AMAGANSETT, NY 11930

### Mailing Address

P.O. BOX 2130  
AMAGANSETT, NY 11930

Changed: 06/11/2024

### Registered Agent Name & Address

CAPITOL CORPORATE SERVICES, INC.  
515 E. PARK AVE FLOOR 2  
TALLAHASSEE, FL 32301

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

OVERBY, SYLVIA W  
46 SEABREEZE LANE  
AMAGANSETT, NY 11930

Title MGR

WILSON, LYNDIA J  
46 SEABREEZE LANE  
AMAGANSETT, NY 11930

### Annual Reports

**No Annual Reports Filed**

**Document Images**

[03/21/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



**FACT SHEET**

April 3, 2025.

**Case No: PM-25-0019**

**Respondents:**

Bosphorous Turkish Cuisine  
108 South Park Avenue.  
Winter Park, FL 32789

1. Address where violation exists: **108 South Park Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **05-22-30-9400-36-120**
3. Property Zone: **WP-C-2**
4. Inspection(s): **02/17/2025, 02/19/2025.**
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

|                                                                                                                                                                                                        |                                                                                                                                                                                                                                          |                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br><b>Illicit discharge of solid waste into the storm drain behind the building along city property on center street outside of the designated waste pro containers.</b> | <b>CORRECTIVE ACTION REQUIRED:</b><br><b>Cease the illicit discharge of waters or solid waste into the storm drains along center street immediately. All trash shall be disposed on the designated containers provided by Waste pro.</b> | <b>CODES CITED:</b><br><b>Chapter 102 - Utilities; Division 2 – Discharge Regulations – Sec. 102-112 (4) Prohibited Discharges – Generally of the City of Winter Park Code of Ordinances.</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

CASE NO.: **PM-25-0019**

City of Winter Park  
Petitioner,

vs.

BOSPHOROUS TURKISH CUISINE  
108 S. PARK AVE.  
WINTER PARK, FL 32789  
Respondents,

AFFIDAVIT OF POSTING

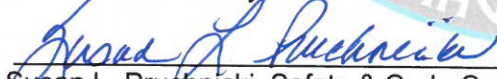
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for April 03, 2025, at City Hall for the property located at 108 SOUTH PARK AVE. on this 24<sup>th</sup> day of March 2025.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 26<sup>th</sup> day of March 2025

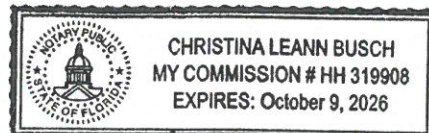


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March 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 DIVISION  
401 S PARK AVENUE  
WINTER PARK, FLORIDA 32789

CASE NO.: **PM-25-0019**

City of Winter Park  
Petitioner,

vs.

BOSPHOROUS TURKISH CUISINE  
LAUREN TOSTE (HOST)  
108 S. PARK AVE.  
WINTER PARK, FL 32789  
Respondents,

**AFFIDAVIT OF HAND DELIVERY**

STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That she is an employee of City of Winter Park, Florida, and, that she is over twenty-one years of age.
2. That she served a copy of the Notice of Violation, to the following person, Lauren Toste (Host) at **108 S. Park Ave., Winter Park, FL 32789** on the **21<sup>st</sup> day of March, 2025**, at **12:06/PM**.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT

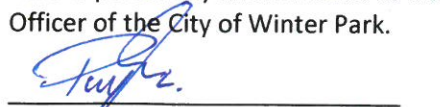
DATED this **24<sup>th</sup> day of March 2025**



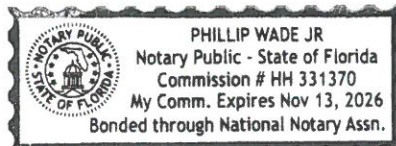
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me  
This **24<sup>th</sup> day of March 2025**, by Officer Busch,  
Who is personally known to me as a Safety & Code Compliance  
Officer of the City of Winter Park.



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





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

CASE NO.: **PM-25-0019**

City of Winter Park  
Petitioner,

vs.

BOSPHOROUS TURKISH CUISINE  
ADRIANA VASQUEZ (HR GENERAL MANAGER)  
108 S. PARK AVE.  
WINTER PARK, FL 32789  
Respondents,

**AFFIDAVIT OF HAND DELIVERY**

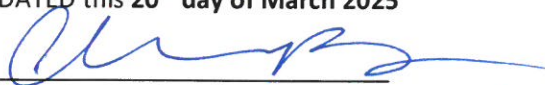
STATE OF FLORIDA  
COUNTY OF ORANGE

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

1. That she is an employee of City of Winter Park, Florida, and, that she is over twenty-one years of age.
2. That she served a copy of the Notice of Hearing, scheduled for April 3, 2025, to the following person, Adriana Vasquez (HR General Manager) at **108 S. Park Ave., Winter Park, FL 32789** on the **19<sup>th</sup> day of March, 2025**, at **3:00/PM**.
3. That a copy of the document served is attached to this Affidavit.

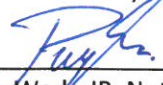
FURTHER AFFIANT SAYETH NOT

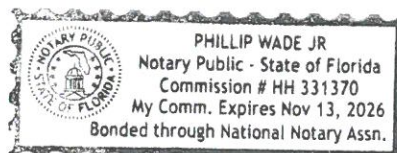
DATED this **20<sup>th</sup> day of March 2025**

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me  
This **20<sup>th</sup> day of March 2025**, by Officer 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



ALERT: SEVERE WEATHER AND WINTER STORMS IN THE WESTERN AND NORTH CENTRAL U...

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489017898203037045506

Copy

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

## Latest Update

Your item was delivered to an individual at the address at 1:22 pm on February 22, 2025 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

## Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

February 22, 2025, 1:22 pm

See All Tracking History

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

Feedback

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**

**Case No: PM-25-0019**

CITY OF WINTER PARK

Petitioner,

vs.

BOSPHOROUS TURKISH CUISINE  
108 S. PARK AVE.  
WINTER PARK, FL 32789

Respondents.  
\_\_\_\_\_

**NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, April 3, 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 102 - Utilities; Division 2 – Discharge Regulations – Sec. 102-112 (4) Prohibited Discharges – Generally of the City of Winter Park Code of Ordinances.**
2. Address where violation(s) exists: **108 SOUTH PARK AVE., Winter Park, FL 32789.**



3. Parcel I.D. No.: **05-22-30-9400-36-120**
4. Property Zone: **WP-C-2**
5. Legal Description: **TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 12 BLK 36**
6. Names and address of owner/person in charge of location where violation exists: **Bosphorous Turkish Cuisine – 108 S. Park Ave., Winter Park, FL 32789.**
7. Description of Violation: **ILLICIT DISCHARGE OF SOLID WASTE INTO THE STORM DRAIN BEHIND THE BUILDING ALONG CITY PROPERTY ON CENTER STREET OUTSIDE OF THE DESIGNATED WASTE PRO CONTAINERS.**
8. Compliance Requirements: **CEASE THE ILLICIT DISCHARGE OF WATERS OR SOLID WASTE INTO THE STORM DRAINS ALONG CENTER STREET IMMEDIATELY. ALL TRASH SHALL BE DISPOSED ON THE DESIGNATED CONTAINERS PROVIDED BY WASTE PRO.**

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 **April 3, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2<sup>nd</sup> Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in 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 ORANGE COUNTY CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required, or may be desirable. It is the sole responsibility of the party taking the appeal 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: 20<sup>th</sup> 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: **BOSPHOROUS TURKISH CUISINE – 108 S. PARK AVE., WINTER PARK, FL 32789.**

**Certified Mail: 9489 0178 9820 3037 0455 06**

  
**Christina Busch**  
Code Compliance Officer

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



## **CODES CITED**

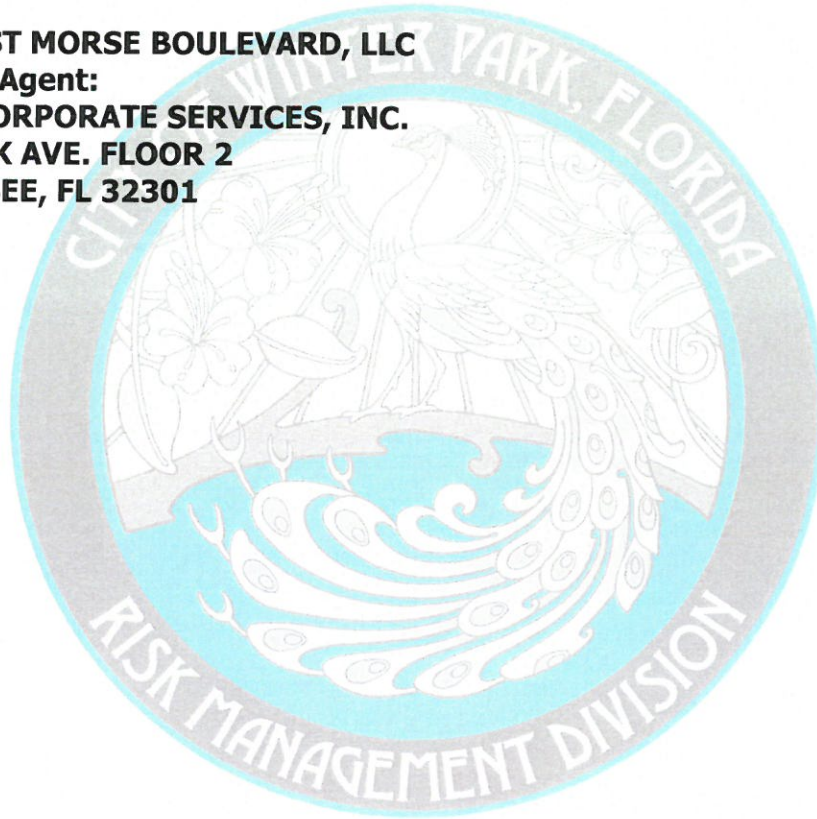
### **Chapter 102 - Utilities**

#### **Sec. 102-112. - Prohibited discharges—Generally.**

**(4)**

**Solids or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the sewage works, such as but not limited to ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails, paper dishes, cups, milk containers, etc.**

**cc: 120 EAST MORSE BOULEVARD, LLC  
Registered Agent:  
CAPITOL CORPORATE SERVICES, INC.  
515 E. PARK AVE. FLOOR 2  
TALLAHASSEE, FL 32301**





**ALERT: SEVERE WEATHER AND WINTER STORMS IN THE WESTERN AND NORTH CENTRAL U...**

# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

## 9489017898203037045506

[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 1:22 pm on February 22, 2025 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

**USPS Tracking Plus®**

### Delivered

**Delivered, Left with Individual**

WINTER PARK, FL 32789  
February 22, 2025, 1:22 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**



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Feedback

## **OFFICIAL NOTICE OF VIOLATION**

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

DATE: **February 19, 2025**

CASE # **PM-25-0019**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3037 0455 06**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 102 - Utilities; Division 2 – Discharge Regulations – Sec. 102-112 (4) Prohibited Discharges – Generally of the City of Winter Park Code of Ordinances.**

### **CITY OF WINTER PARK CODE OF ORDINANCES**

On **February 17, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **Immediately**. 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: **WP-C-2**  
Parcel ID#: **05-22-30-9400-36-120**  
Violation **108 S. PARK AVE.**  
Location/Address: **WINTER PARK, FL 32789**  
Property Owner/ Tenant: **BOSPHOROUS TURKISH CUISINE**  
**ATTN: REST. OWNER/MANAGER**  
Mailing Address: **108 S. PARK AVE.**  
City/ State/ Zip: **WINTER PARK, FL 32789**  
Description of Violation: **ILLCIT DISCHARGE OF SOLID WASTE INTO THE STORM DRAIN BEHIND THE BUILDING ALONG CITY PROPERTY ON CENTER STREET OUTSIDE OF THE DESIGNATED WASTE PRO CONTAINERS.**  
Corrective action to be taken: **CEASE THE ILLICIT DISCHARGE OF WATERS OR SOLID WASTE INTO THE STORM DRAINS ALONG CENTER STREET IMMEDIATELY. ALL TRASH SHALL BE DISPOSED ON THE DESIGNATED CONTAINERS PROVIDED BY WASTE PRO. CONTACT THE SAFETY & CODE COMPLIANCE MANAGER WITH YOUR INTENTIONS.**

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

### ***Appeal Process***

*An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.*

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

## **Chapter 102 - Utilities**

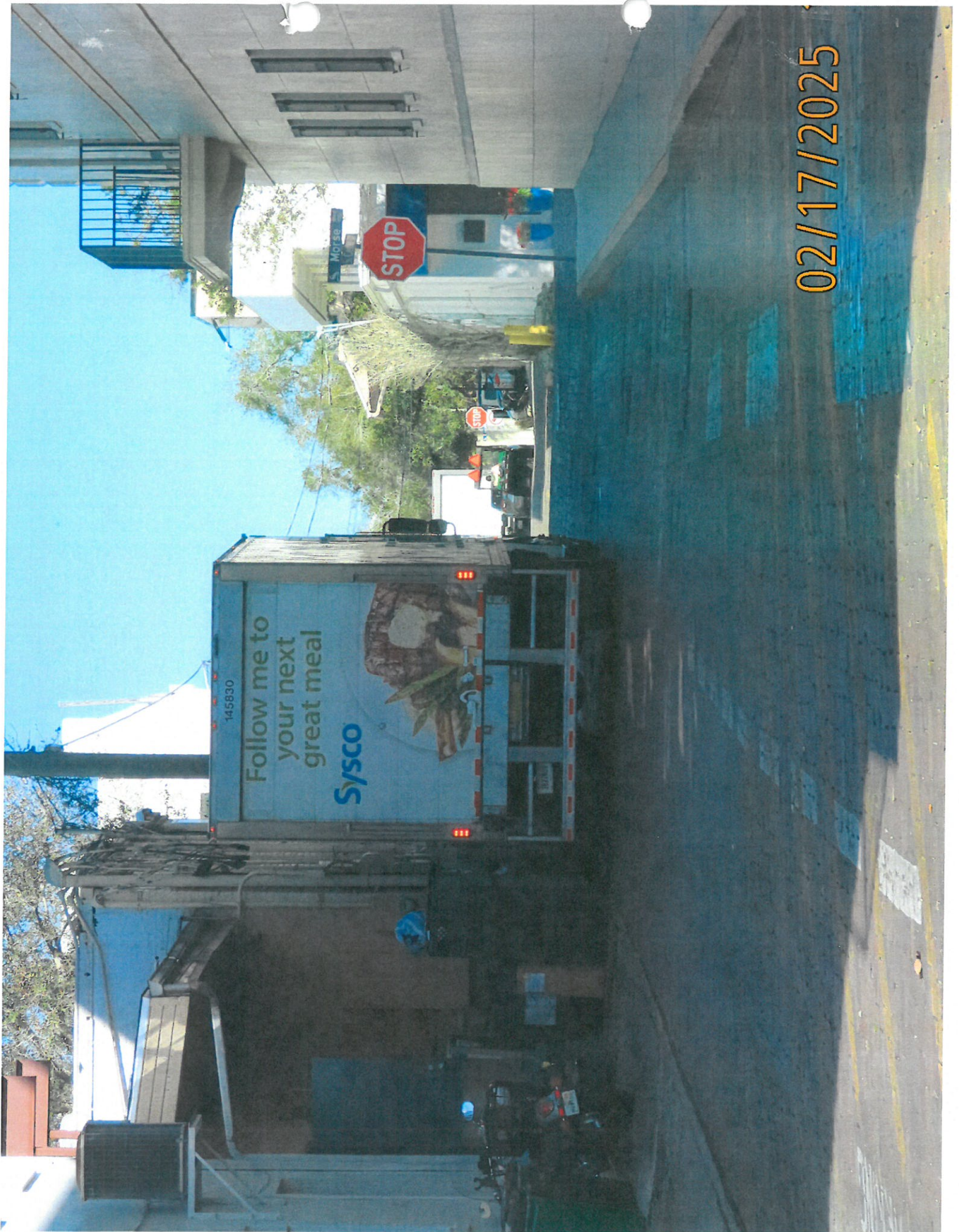
### **Sec. 102-112. - Prohibited discharges—Generally.**

(4)

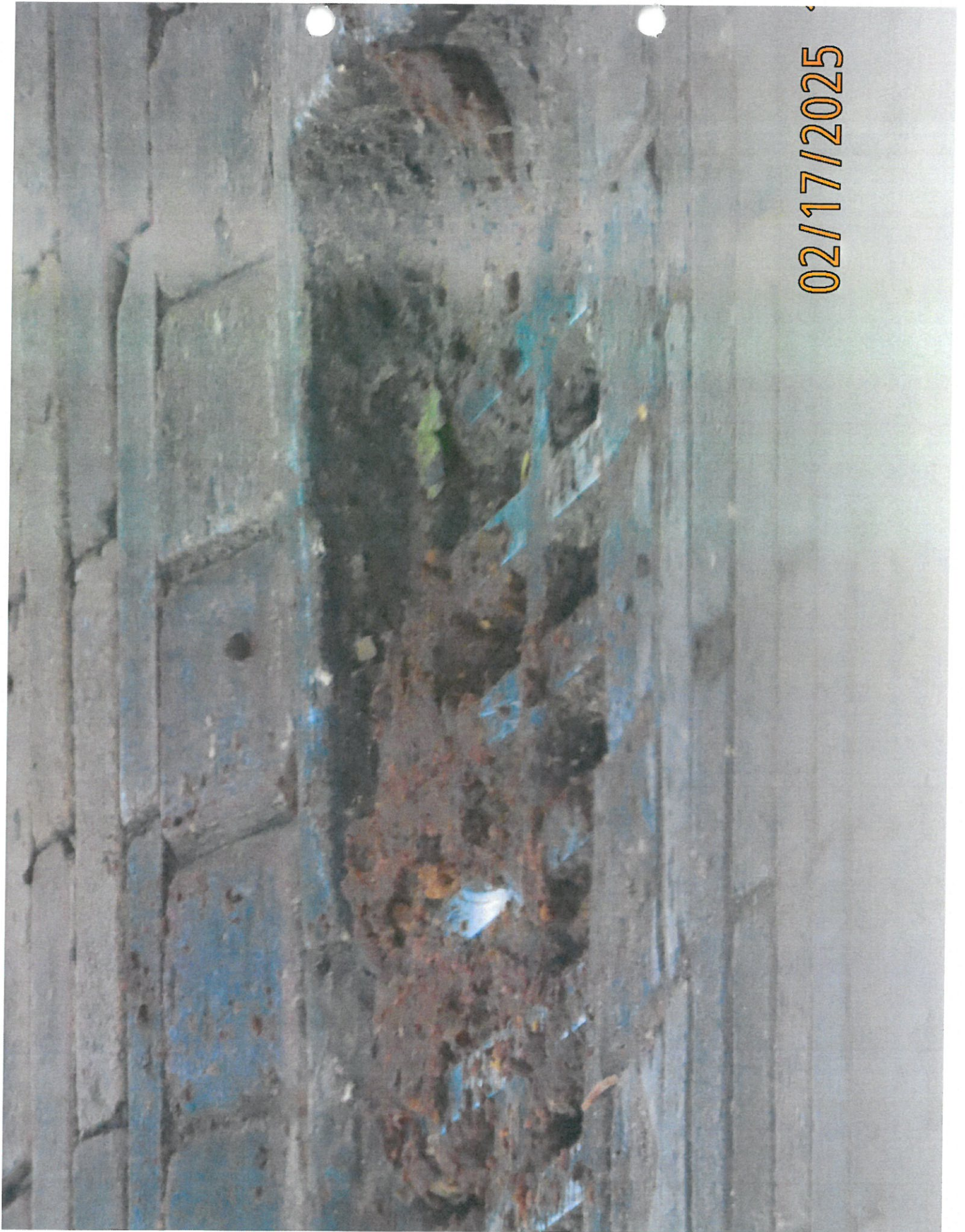
Solids or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers or other interference with the proper operation of the sewage works, such as but not limited to ashes, cinders, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, entrails, paper dishes, cups, milk containers, etc.

**cc: 120 EAST MORSE BOULEVARD, LLC**  
**Registered Agent:**  
**CAPITOL CORPORATE SERVICES, INC.**  
**515 E. PARK AVE. FLOOR 2**  
**TALLAHASSEE, FL 32301**









02/17/2025



## Christina Busch

---

**From:** Susanne Porras  
**Sent:** Wednesday, February 19, 2025 2:43 PM  
**To:** Christina Busch  
**Subject:** FW: 108 S Park Ave. Bosphorous  
**Attachments:** 20250219\_102146.jpg; image000007 (1).jpg; image000004.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[See below...](#)

### Susanne R. Porras, COSS

Safety & Code Compliance

Code Compliance Div. Manager

Phone: 407-599-3283



**NOTE:** Florida law prohibits code enforcement officers from investigating potential code violations by way of an anonymous complaint. A person making a code violation complaint must provide their name and address. Providing your phone number and email is optional but recommended so we may contact you if needed an update.

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

**From:** Samuel Cruz <SCruz@cityofwinterpark.org>  
**Sent:** Wednesday, February 19, 2025 2:41 PM  
**To:** Doved Sexter <dsexter@smrestaurants.com>  
**Cc:** Susanne Porras <SPorras@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>; Deneshwar Dewdat <DDewdat@cityofwinterpark.org>; Wayland Paxman <wpaxman@cityofwinterpark.org>; David L Zusi <Dzusi@cityofwinterpark.org>  
**Subject:** 108 S Park Ave. Bosphorous

Hello Mr. Sexter,

It has been a long time since we talk, I hope this email find you well. Unfortunately, cannot comment on the storm drain issue on Center St. because that is a Code Enforcement active case at this time. But I need to talk to you about the Grease trap at the WP restaurant. I stop by on Wednesday 19 around 10:00am to take a sample of the discharge effluent of the Trap to the City of Winter Park Sewer system. We were able to take a good representative sample out of the floor clean out, But as you see in the attached photo of the bottom of the grease line, is full of solid. I send the sample to be analyzed to Eurofin Laboratories for testing of the 3 ordinance regulation parameter BOD, TSS and Oil/Grease. As you know your trap is extremely under side for the load of your restaurant. I will be testing the trap every month for now on for 6 month. Is my recommendation to get together with Hoods (your grease hauler vendor) and find an adequate cleaning schedule to comply with the City of Winter Park Grease Ordinance regulations. After the results



comes back from the lab, I be contacting you to communicate the results. Also I attached photos of the conditions of the grease container area that I need to be clean asap. We have an terrible nuisance problem in Center St. that we're trying to control. The oil/grease spills around your Oil container is not helping me. I trust you will help me to keep Center St. clean. You can contact me personally at my cell phone if you need some directions on how to tackle the task.

Best Regards,



**From:** Doved Sexter <[dsexter@smrestaurants.com](mailto:dsexter@smrestaurants.com)>

**Sent:** Wednesday, February 19, 2025 11:17 AM

**To:** Samuel Cruz <[SCruz@cityofwinterpark.org](mailto:SCruz@cityofwinterpark.org)>

**Subject:** [External] Re: Grease Trap Manifests

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

Hi Samuel –

Hope all is well. Jackie (GM) told me you all came out, and it was a tense situation. I'm not sure what is at the heart of the issue. Did someone see our team dumping? We have both a grease interceptor and a used grease container outback that we dump into obviously. We have a very robust camera system that does not cover the entire drain – we could easily see if someone goes over there.

Glad to help in any way we can. Feel free to reach out.

All the best,

Doved

---

**From:** Samuel Cruz <[SCruz@cityofwinterpark.org](mailto:SCruz@cityofwinterpark.org)>

**Date:** Wednesday, February 19, 2025 at 11:02 AM

**To:** Jackie Johnson <[jjohnson@smrestaurants.com](mailto:jjohnson@smrestaurants.com)>

**Cc:** Doved Sexter <[dsexter@smrestaurants.com](mailto:dsexter@smrestaurants.com)>, Virginia Benton <[vbenton@smrestaurants.com](mailto:vbenton@smrestaurants.com)>

**Subject:** RE: Grease Trap Manifests

Thank you

Regards,



**From:** Jackie Johnson <[jjohnson@smrestaurants.com](mailto:jjohnson@smrestaurants.com)>  
**Sent:** Wednesday, February 19, 2025 10:30 AM  
**To:** Samuel Cruz <[SCruz@cityofwinterpark.org](mailto:SCruz@cityofwinterpark.org)>  
**Cc:** Doved Sexter <[dsexter@smrestaurants.com](mailto:dsexter@smrestaurants.com)>; Virginia Benton <[vbenton@smrestaurants.com](mailto:vbenton@smrestaurants.com)>  
**Subject:** [External] Fw: Grease Trap Manifests

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

**Jackie Johnson**  
General Manager  
Winter Park

---

**From:** Virginia Benton <[vbenton@smrestaurants.com](mailto:vbenton@smrestaurants.com)>  
**Sent:** Wednesday, February 19, 2025 10:28:02 AM  
**To:** Jackie Johnson <[jjohnson@smrestaurants.com](mailto:jjohnson@smrestaurants.com)>; Doved Sexter <[dsexter@smrestaurants.com](mailto:dsexter@smrestaurants.com)>  
**Subject:** Grease Trap Manifests

**Virginia Benton**  
Executive Assistant  
(321) 332-7833 Ext. 122  
[vbenton@smrestaurants.com](mailto:vbenton@smrestaurants.com)





# COST CONTROL SHEET

**Date:** Tuesday 2/17/25  
**Location:** 108 S. Park Ave **Date of Project** 2/17/2025  
**Bill to:**

| Quantity                        | Material List | Unit Cost | Cost |
|---------------------------------|---------------|-----------|------|
|                                 |               |           |      |
|                                 |               |           |      |
|                                 |               |           |      |
|                                 |               |           |      |
|                                 |               |           |      |
| <b>Subtotal (Material Cost)</b> |               |           |      |

| Quantity | hr. | Reg/OT | Personnel | Labor Description       | Unit Cost | Cost     |
|----------|-----|--------|-----------|-------------------------|-----------|----------|
| 2        |     |        |           | Operator III            | \$29.00   | \$58.00  |
| 2        |     |        |           | Maintenace Worker       | \$23.00   | \$46.00  |
|          |     |        |           |                         |           |          |
|          |     |        |           |                         |           |          |
|          |     |        |           |                         |           |          |
|          |     |        |           | <b>Subtotal (Labor)</b> |           | \$104.00 |

| Quantity | Mobilization fee | Unit Cost | Cost |
|----------|------------------|-----------|------|
|          |                  |           |      |

| Quantity | Demolition/Disposal Cost | Unit Cost | Cost |
|----------|--------------------------|-----------|------|
|          |                          |           |      |

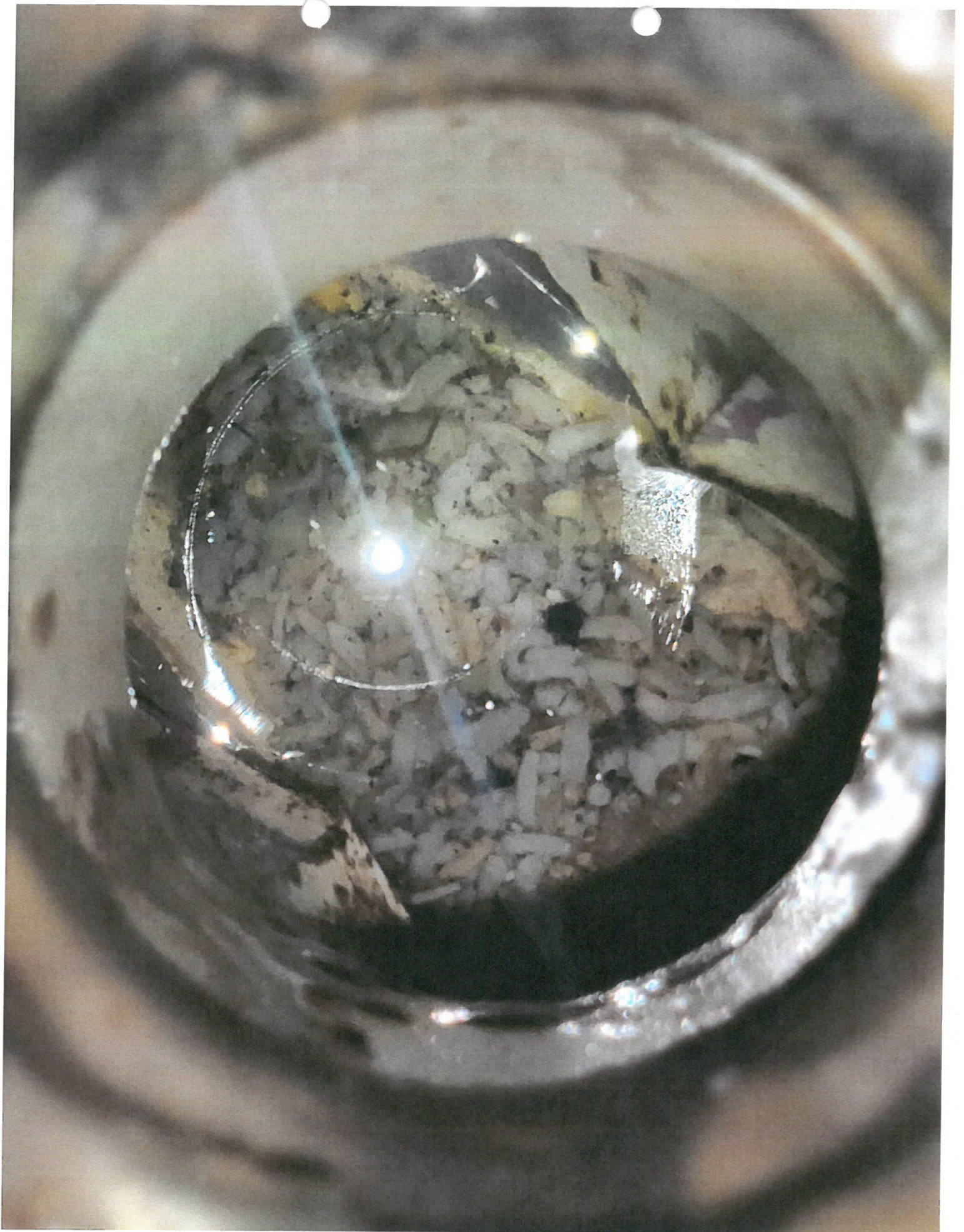
| Quantity                    | Equipment Description | Unit Cost | Cost     |
|-----------------------------|-----------------------|-----------|----------|
| 2                           | Vaccon                | \$60.00   | \$120.00 |
|                             |                       |           |          |
|                             |                       |           |          |
|                             |                       |           |          |
|                             |                       |           |          |
| <b>Subtotal (Equipment)</b> |                       |           | \$120.00 |

| Quantity | hr | Vehicle Description            | Unit Cost | Cost |
|----------|----|--------------------------------|-----------|------|
|          |    |                                |           |      |
|          |    |                                |           |      |
|          |    |                                |           |      |
|          |    |                                |           |      |
|          |    |                                |           |      |
|          |    | <b>Subtotal (Vehicle Cost)</b> |           |      |

|                            |                 |
|----------------------------|-----------------|
| <b>Subtotal</b>            | <b>\$224.00</b> |
| Adm & Engineering Fees 15% | \$33.60         |
| <b>Total Cost</b>          | <b>\$257.60</b> |

Remarks: \_\_

Report by: \_\_ Joe B Newman















## Code Compliance Board

# agenda item 5.d

**item type**

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

**meeting date**

April 3, 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**

**VIOLATION DESCRIPTION:** Severe conditions causing appreciable harm or material detriment to the aesthetic and/or values of surrounding property. 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, wheelbarrow, ladder, generator, crate, gas canister, vacuum, metal boxes, white cover, tarp, car parts stored on the property in plain view.

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

**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.

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

## **attachments**

1. PM-24-0016 PACKET (APRIL)



*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**

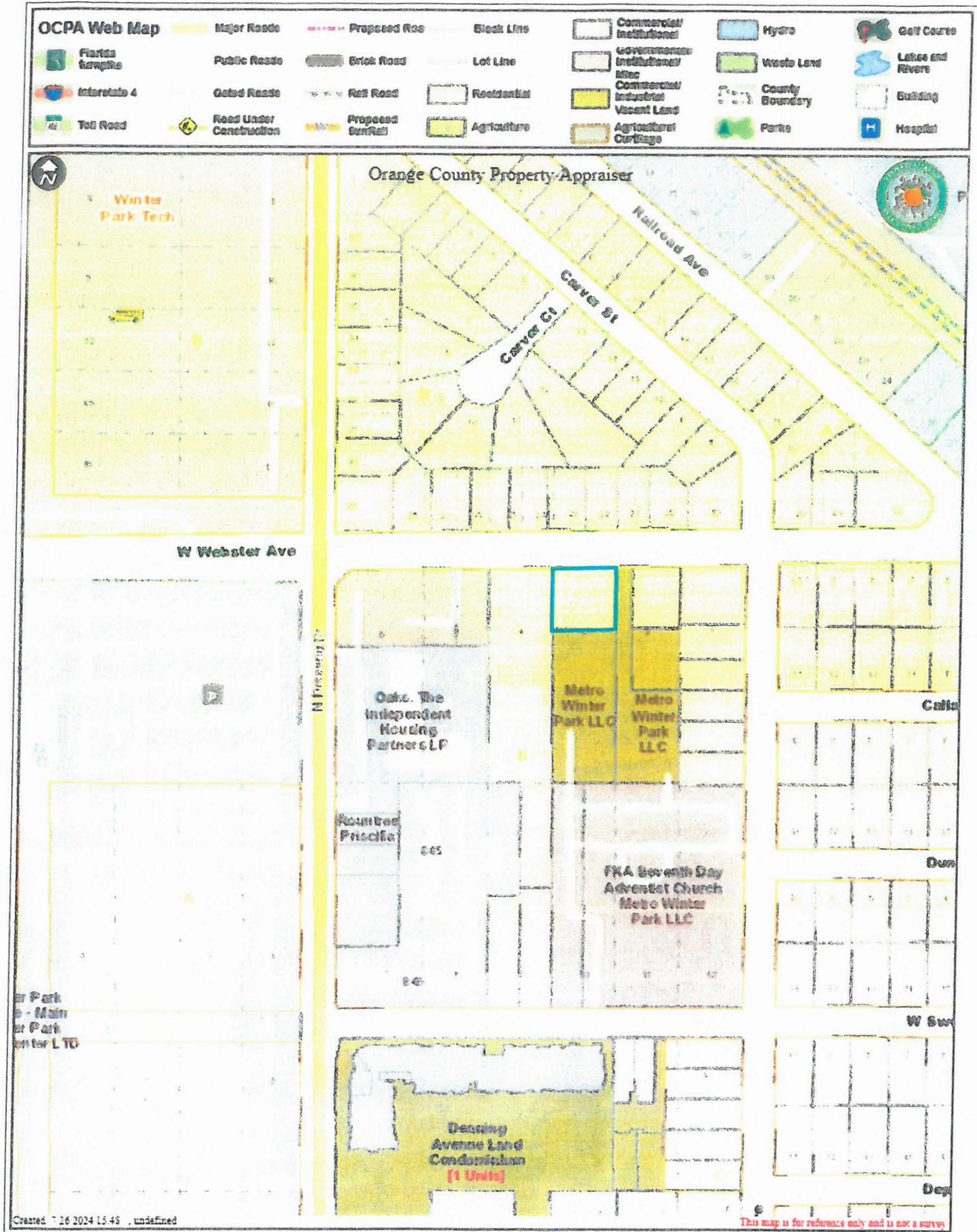
| Description | Date Built | Units     | Xfob Value       |
|-------------|------------|-----------|------------------|
| Fpl1 - Null | 01/01/1971 | 1 Unit(s) | Working Value... |
| Shed - Null | 01/01/2001 | 1 Unit(s) | Working Value... |

« « 1 » »

Page 1 of 1 (Total Records: 2)









## **FACT SHEET**

April 3, 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, 03/05/2025, 03/06/2025, and 03/19/2025.**
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

|                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br><b>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</b> | <b>CORRECTIVE ACTION REQUIRED:</b><br><b>Repair and/or replace dilapidated fencing. Remove unsightly discarded articles out of plain view from the public right-of-way and adjacent neighboring properties.</b> | <b>CODES CITED:</b><br><b>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 &amp; Storage of materials of the International Property Maintenance Code.</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

articles, white trash 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

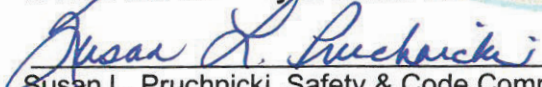
STATE OF FLORIDA  
COUNTY OF ORANGE

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 Massey Hearing at City Hall, scheduled for April 3, 2025, for the property located at 820 W. WEBSTER AVENUE on this **24th day of March 2025**.
3. That the attached picture document is proof of the posting.

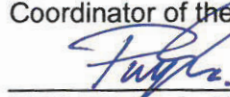
FURTHER AFFIANT SAYETH NOT

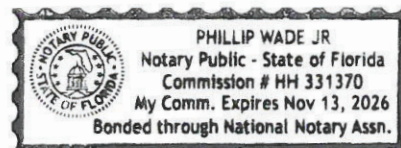
DATED this **25th day of March 2025**

  
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **25<sup>th</sup> day of March 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



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

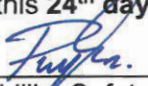
STATE OF FLORIDA  
COUNTY OF ORANGE

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 April 3, 2025, on the property located at 820 W WEBSTER AVENUE on this **21<sup>st</sup> day of March 2025**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **24<sup>th</sup> day of March 2025**

  
Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **24<sup>th</sup> day of March 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





# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9489017898203037044271**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

## Latest Update

Your item was picked up at the post office at 3:12 pm on March 25, 2025 in WINTER PARK, FL 32789.

### Get More Out of USPS Tracking:

**USPS Tracking Plus®**

#### Delivered

**Delivered, Individual Picked Up at Post Office**

WINTER PARK, FL 32789

March 25, 2025, 3:12 pm

#### Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32789

March 24, 2025, 2:19 pm

#### In Transit to Next Facility

March 23, 2025

#### Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

March 22, 2025, 10:48 pm

#### Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

March 22, 2025, 9:28 am

#### Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

[Feedback](#)

March 21, 2025, 10:57 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 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.

**3<sup>rd</sup> AMENDED 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, April 3<sup>rd</sup>, 2025  
at 3 p.m.  
Commission Chambers, 2<sup>nd</sup> floor, Winter Park City Hall  
401 S. Park Ave., Winter Park, FL 32789

03/21/2025 15:38



**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**

CITY OF WINTER PARK  
Petitioner,

vs.

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

Respondent.

**3<sup>RD</sup> AMENDED 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, April 3<sup>rd</sup>, 2025  
at 3 p.m.  
Commission Chambers. 2<sup>nd</sup> 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 1<sup>st</sup>, 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 1<sup>st</sup>, 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 1<sup>st</sup>, 2024** Order prior to the **April 3<sup>rd</sup>, 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: **March 20, 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 3037 0442 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**

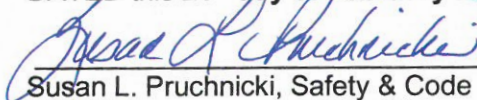
STATE OF FLORIDA  
COUNTY OF ORANGE

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 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.

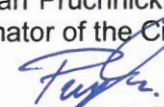
FURTHER AFFIANT SAYETH NOT

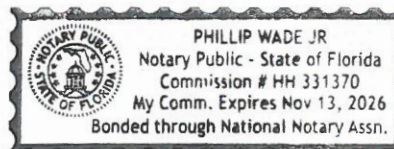
DATED this **21<sup>st</sup> day of February 2025**

  
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21<sup>st</sup> 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)**



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**Text & Email Updates**

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**USPS Tracking Plus®**

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**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**

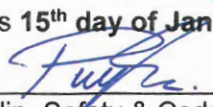
STATE OF FLORIDA  
COUNTY OF ORANGE

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 **14<sup>th</sup> day of January 2025**.
3. That the attached picture document is proof of the posting.

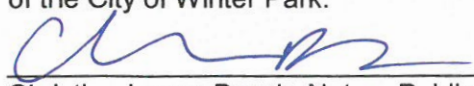
FURTHER AFFIANT SAYETH NOT

DATED this **15<sup>th</sup> day of January 2025**

  
Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **15<sup>th</sup> 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 6<sup>th</sup>, 2025  
at 3 p.m.  
Commission Chambers, 2<sup>nd</sup> 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 6<sup>th</sup>, 2025  
at 3 p.m.**

**Commission Chambers. 2<sup>nd</sup> 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 1<sup>st</sup>, 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 1<sup>st</sup>, 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 1<sup>st</sup>, 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.

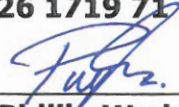
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

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:

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#### **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:

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(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.

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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**

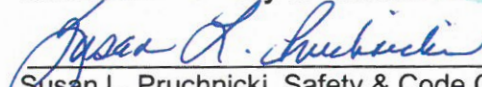
STATE OF FLORIDA  
COUNTY OF ORANGE

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 **30<sup>th</sup> day of October 2024.**
3. That the attached picture document is proof of the posting.

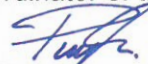
FURTHER AFFIANT SAYETH NOT

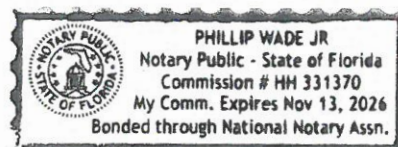
DATED this **30<sup>th</sup> day of October 2024.**

  
Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **30<sup>th</sup> 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**

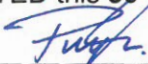
STATE OF FLORIDA  
COUNTY OF ORANGE

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 **30<sup>th</sup> day of October 2024**.
3. That a copy of the document served is attached to this Affidavit.

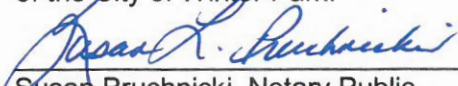
FURTHER AFFIANT SAYETH NOT

DATED this **30<sup>th</sup> day of October 2024**

  
\_\_\_\_\_  
Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **30<sup>th</sup> 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





# USPS Tracking®

[FAQs >](#)

Tracking Number:

Remove X

**9171969009350313315478**[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 12:22 pm on October 12, 2024 in WINTER PARK, FL 32789.

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

### Delivered

**Delivered, Left with Individual**

WINTER PARK, FL 32789

October 12, 2024, 12:22 pm

### Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

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

[Hide Tracking History](#)

Feedback

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

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**Text & Email Updates**

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**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

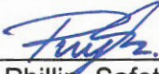
STATE OF FLORIDA  
COUNTY OF ORANGE

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 November 7, 2024, on the property located at 820 W WEBSTER AVENUE on this **11<sup>th</sup> day of October 2024**.
3. That the attached picture document is proof of the posting.

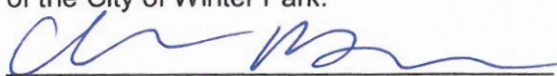
FURTHER AFFIANT SAYETH NOT

DATED this **11<sup>th</sup> day of October 2024**

  
Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **11<sup>th</sup> 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 Petitioner, the City'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. 2<sup>nd</sup> 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 1<sup>st</sup>, 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 1<sup>st</sup>, 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 1<sup>st</sup>, 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.

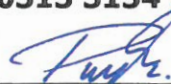
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

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.

# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9489017898203026101053**[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 12:03 pm on August 14, 2024 in WINTER PARK, FL 32789.

### Get More Out of USPS Tracking:

**USPS Tracking Plus®**

#### Delivered

**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



● **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

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**

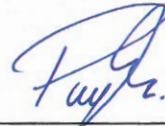
Before me, the undersigned authority, personally appeared Phillip Wade, who, after being duly sworn, deposes and says:

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.

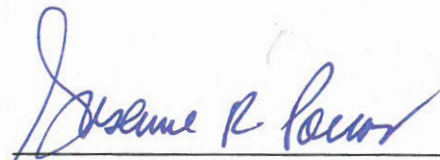
6. On September 4, 2024, I re-inspected the Property to determine if the property owner undertook corrective action. I observed: The fence with a missing panel. Unsightly discarded articles of trash, debris, ladder, buckets, vacuum, boxes, grey tarp, water containers, air condition unit, bicycle, concrete 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 17<sup>th</sup> 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 1<sup>ST</sup> 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:

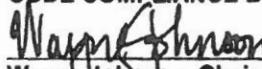
- A. Repair and/or replace the dilapidated fence and remove all debris; and
- B. Remove all unsightly, discarded articles so that they are out of plain view from the public right-of-way and adjacent neighboring properties within 30 days of this hearing date. Failure to comply with this order will result 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.

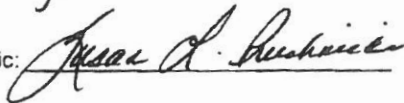
CITY OF WINTER PARK, FLORIDA  
CODE COMPLIANCE BOARD

  
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:





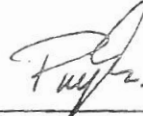
Case # PM-24-0016

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 #





03/19/2025 14:45





03/19/2025 14:45





03/06/2025 13:58





03/06/2025 13:57









02/18/2025 16:37

BURIED  
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CABLE

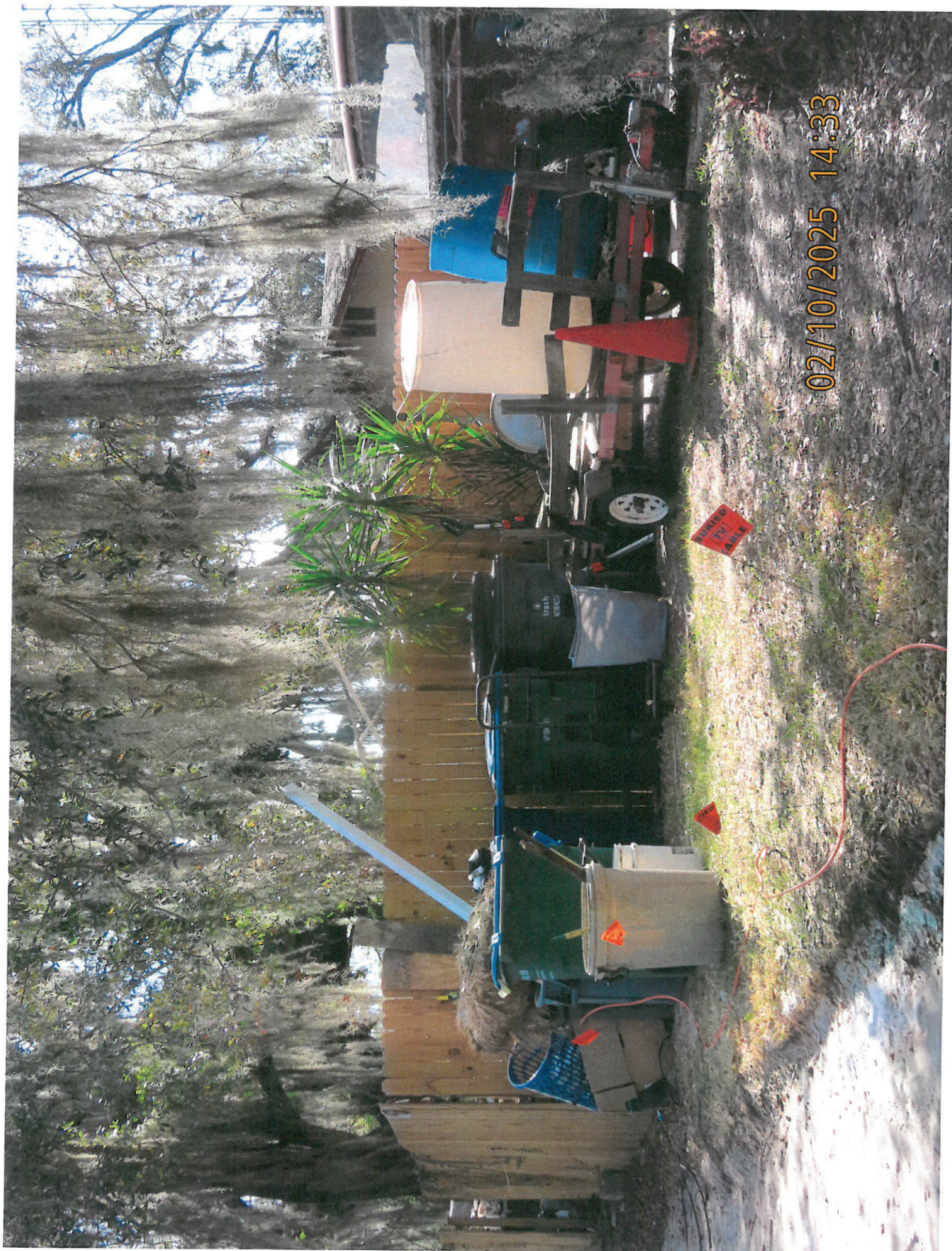
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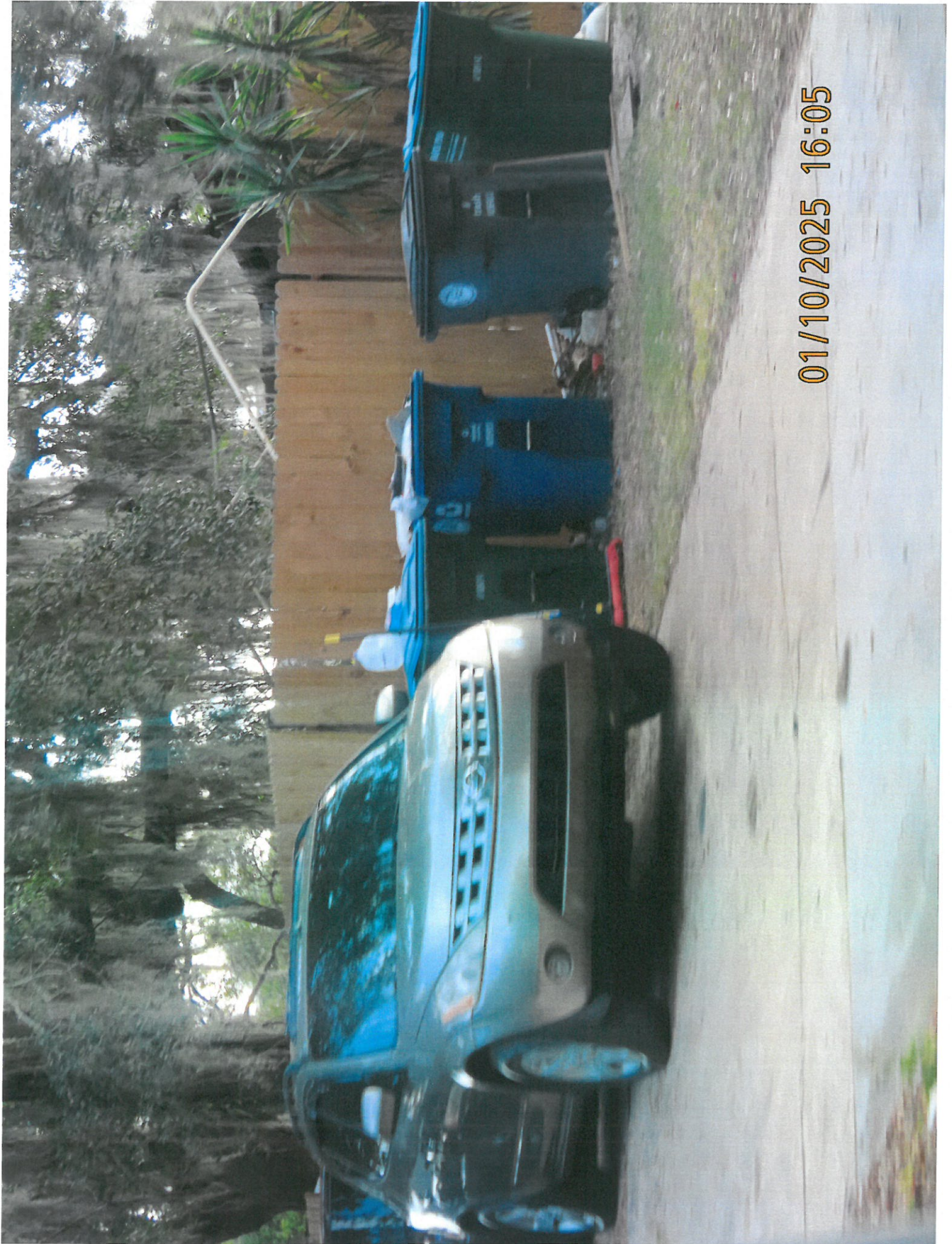


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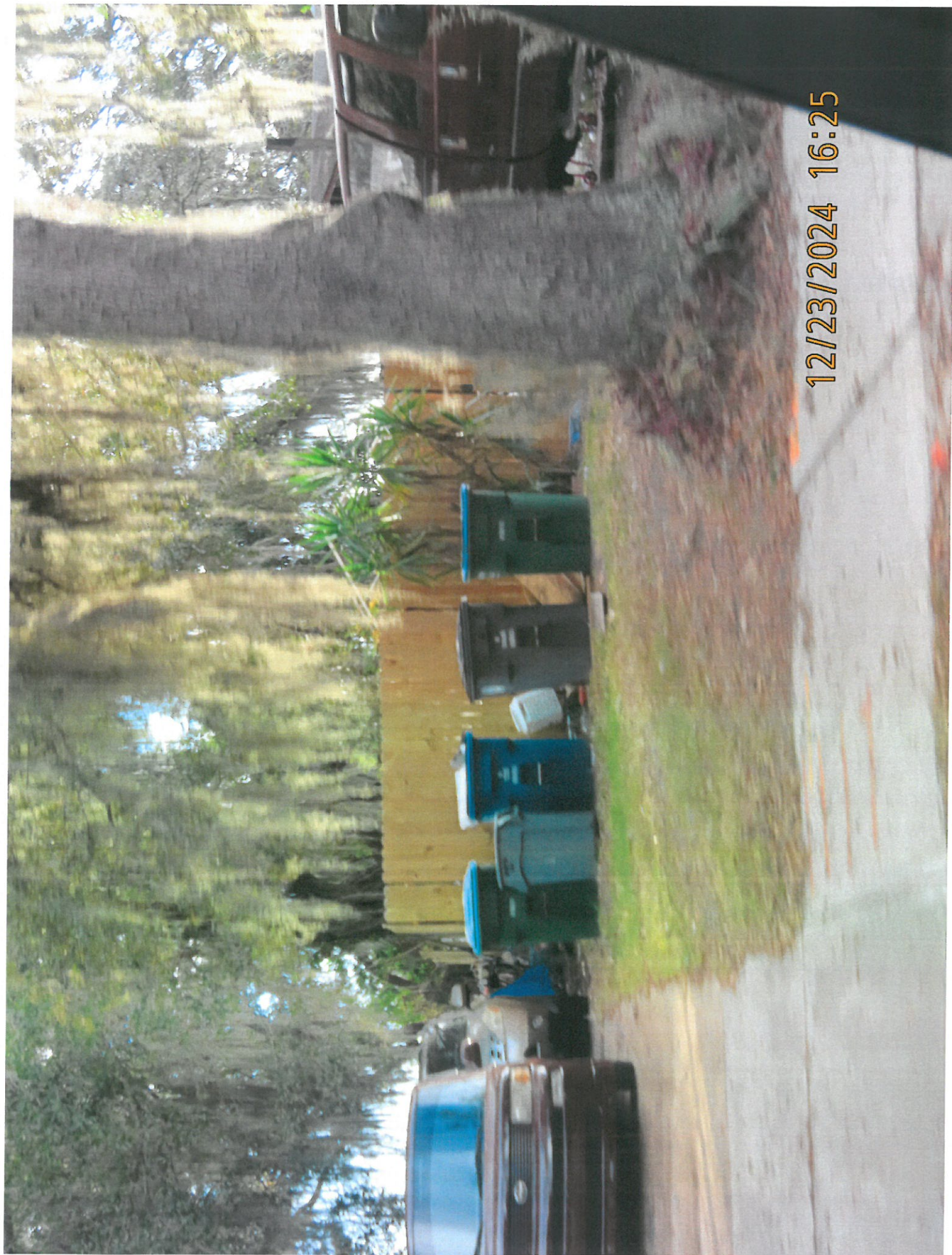
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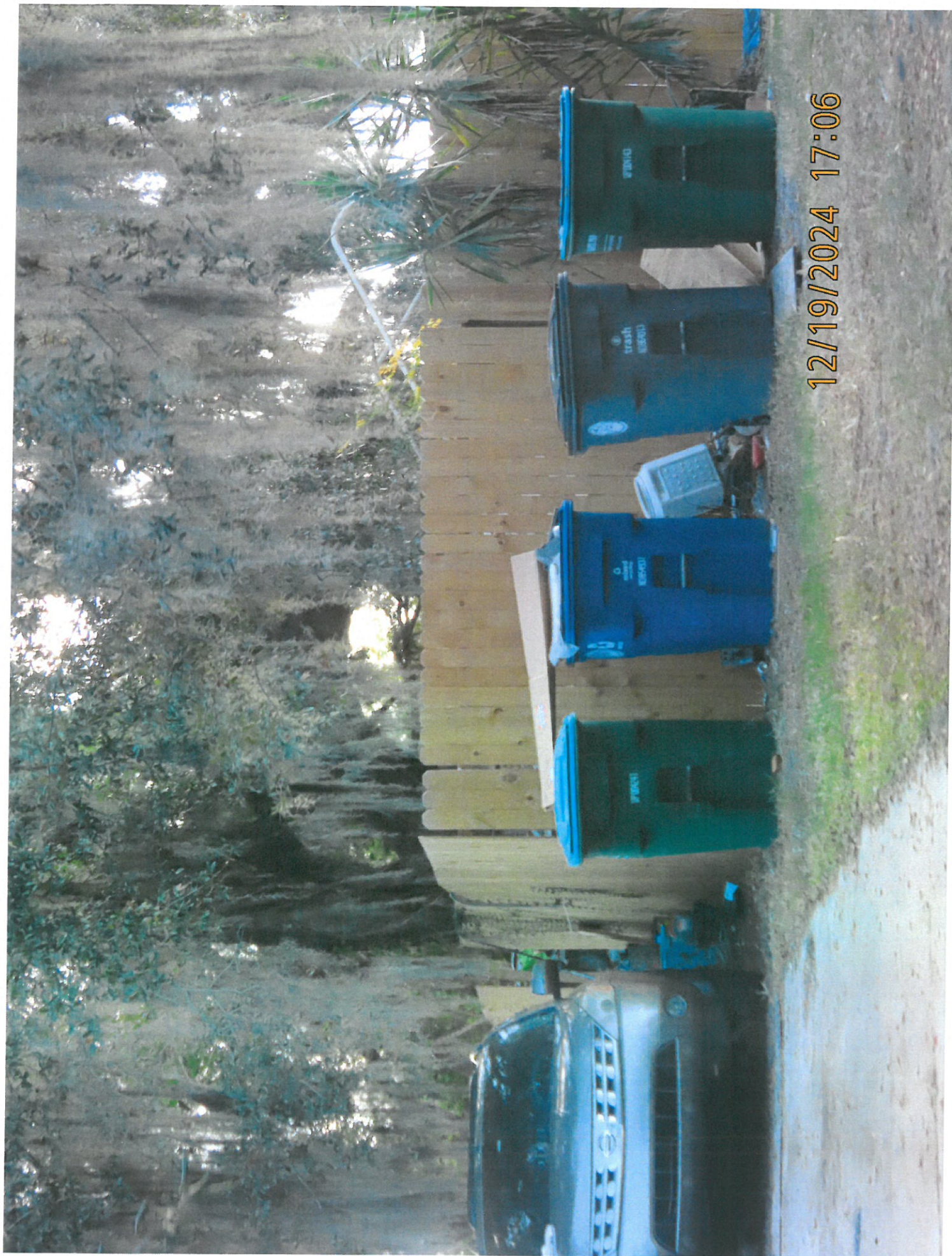


01/06/2025 16:07







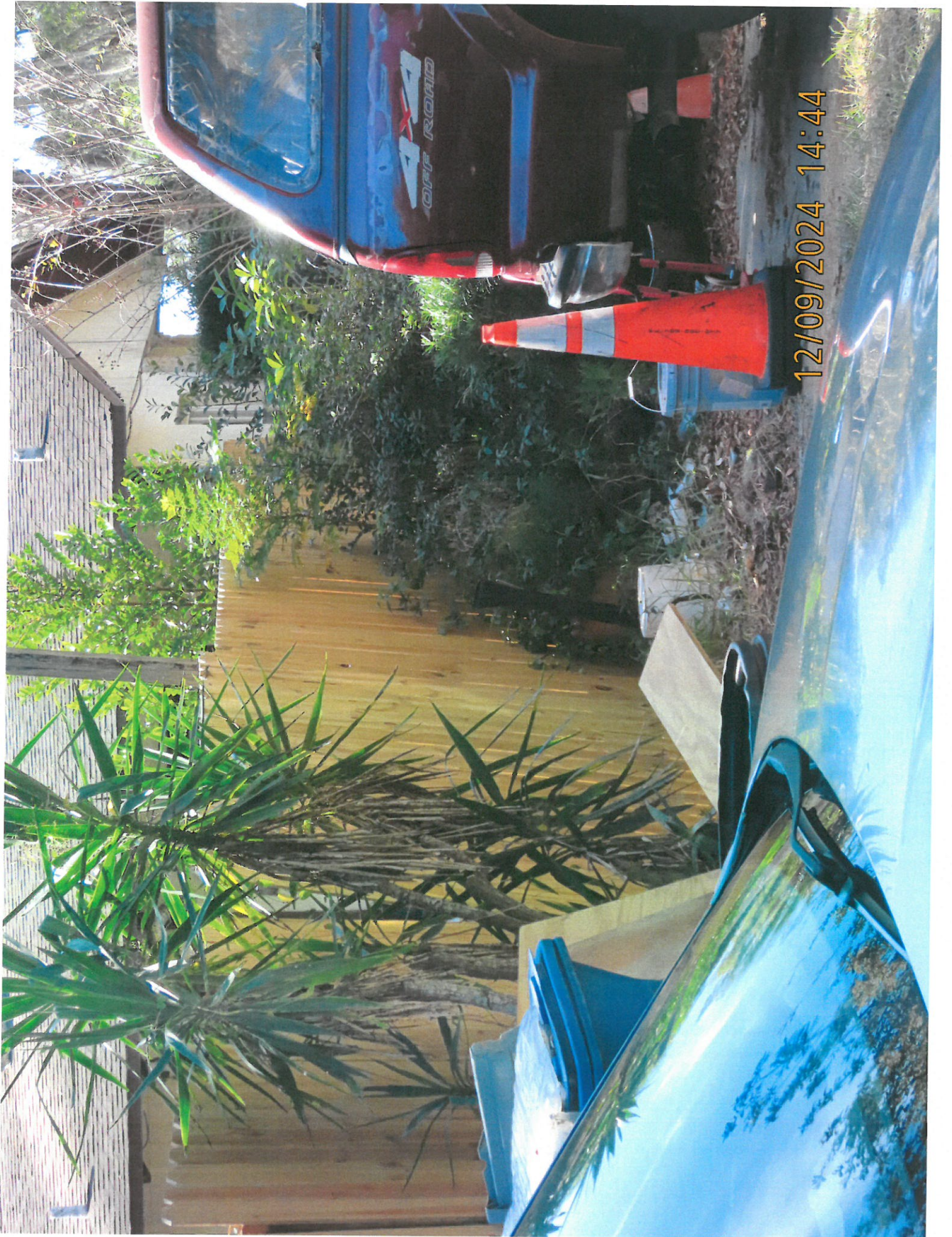




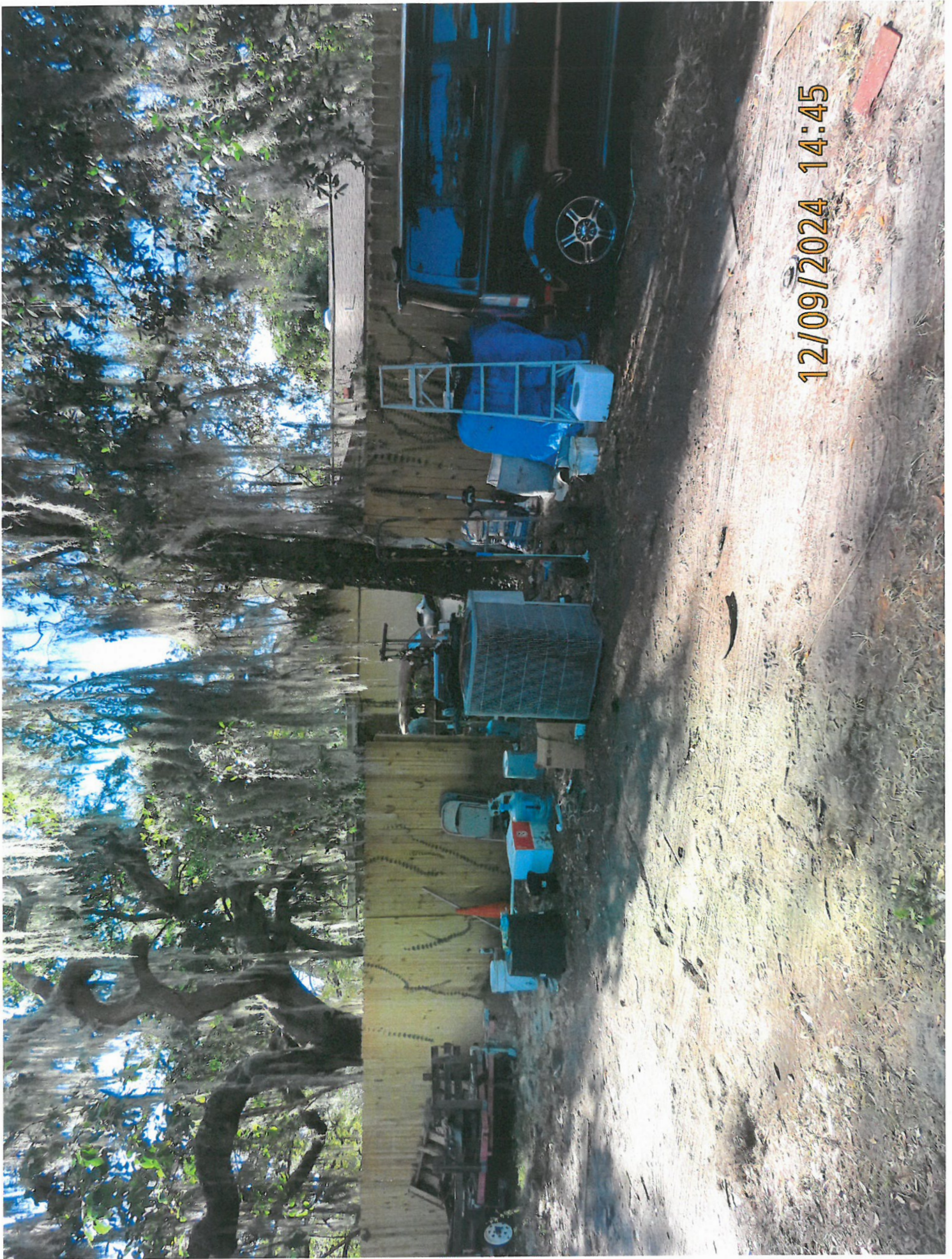


12/09/2024 14:40









12/09/2024 14:45









11/26/2024 16:34













11/18/2024 17:15





11/14/2024 16:43





11/07/2024 13:13



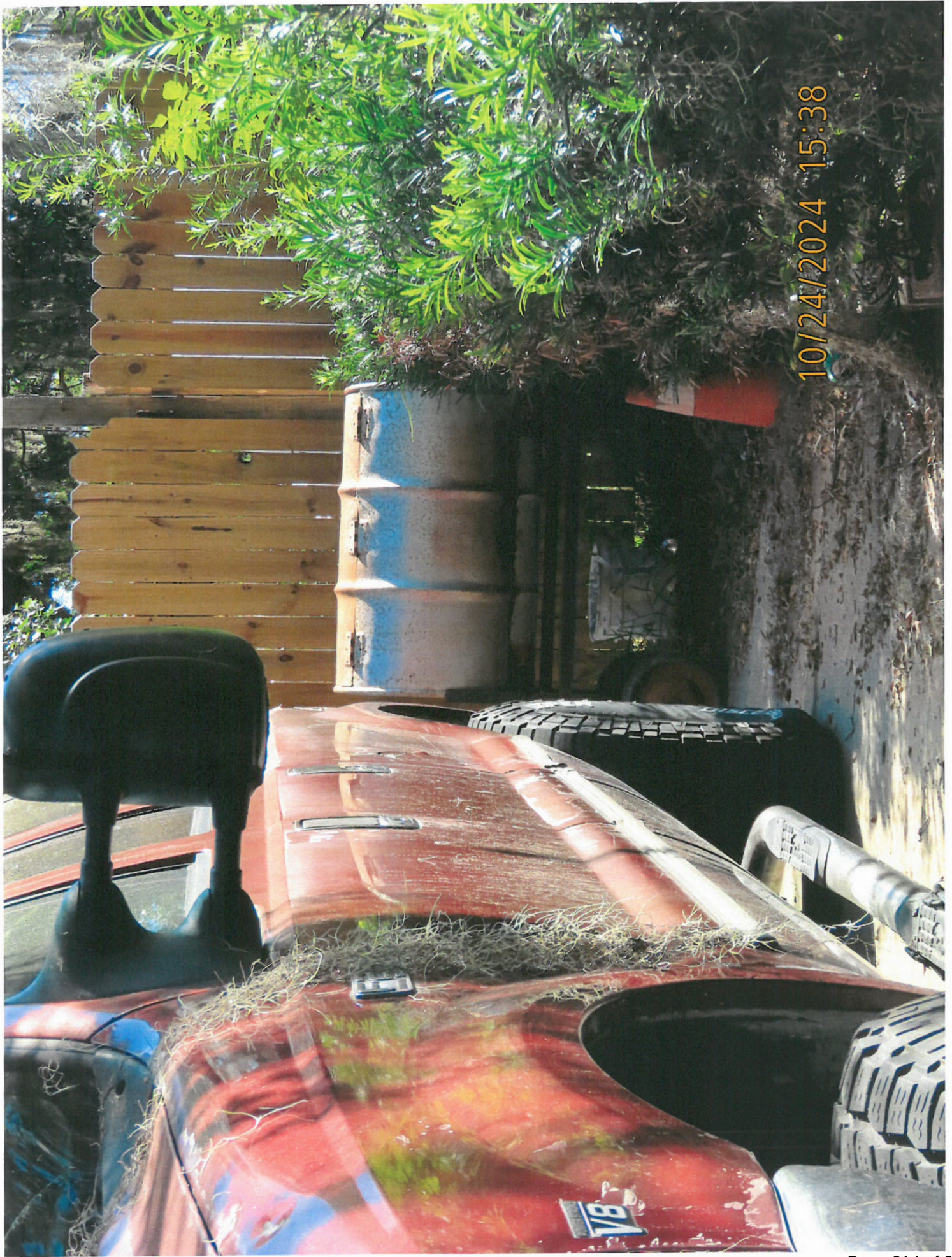


11/07/2024 13:14













10/24/2024 15:37





10/18/2024 16:17





10/18/2024 16:18















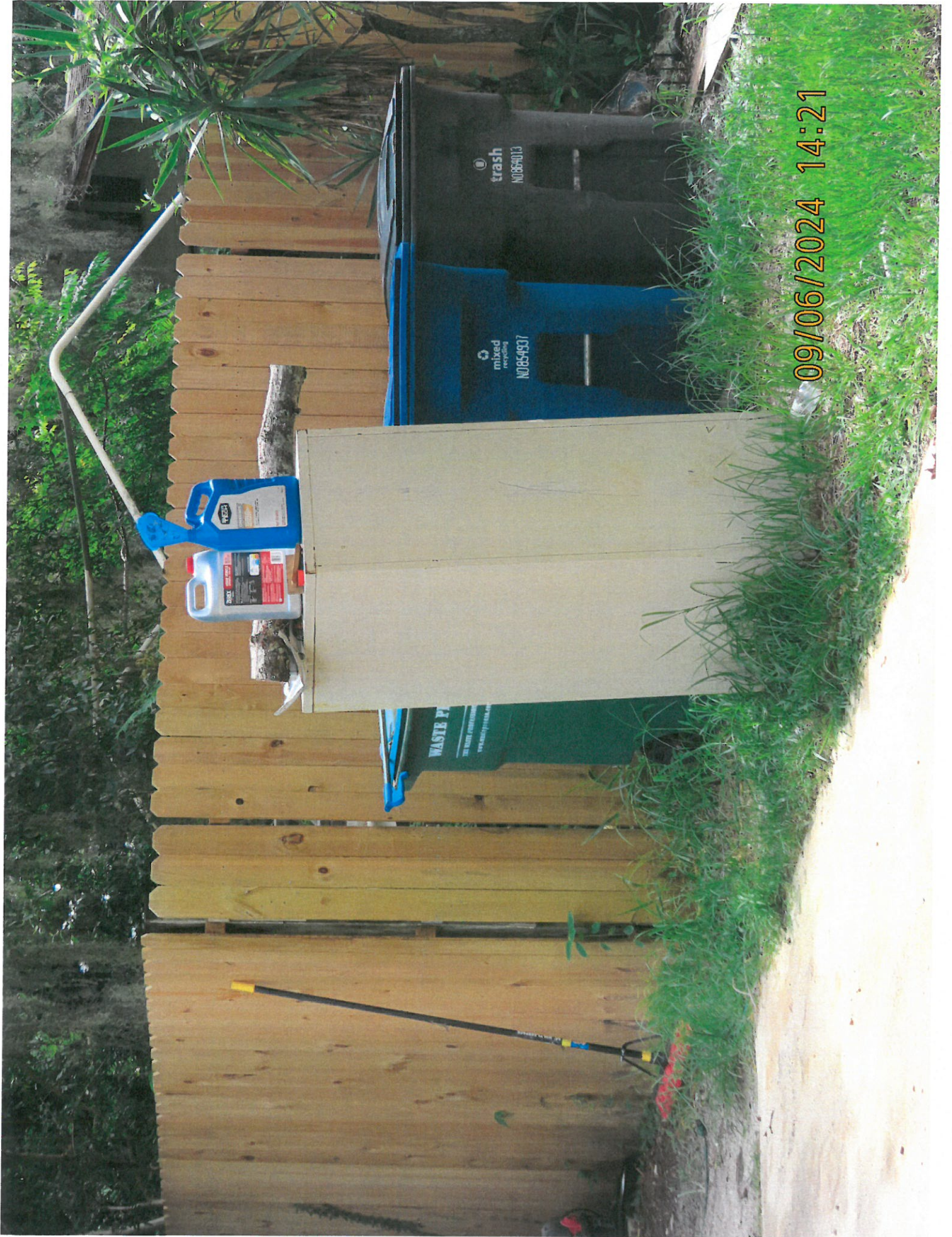






09/14/2024 13:08









09/06/2024 14:22





09/06/2024 14:22













## Code Compliance Board

# agenda item 7.a

**item type**

Staff Updates

**meeting date**

April 3, 2025

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance  
Manager

**subject**

LDC-25-0015 2131 Brookview Dr., Winter Park, FL 32792 (Boat parked in plain view)

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

None





## Code Compliance Board

# agenda item 7.b

**item type**

Staff Updates

**meeting date**

April 3, 2025

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

Susanne Porras, Code Compliance  
Manager

**subject**

CCB-LDC-23-0316 6 Isle of Sicily Update

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

None