



Code Compliance Board Regular Meeting

Agenda

July 3, 2025 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Approve the minutes of June 5, 2025 Regular Meeting 2 Minutes
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. CCB# LDC-25-0276 2012 LOCH BERRY RD., WINTER PARK, FL 32792 10 Minutes
 - b. CCB# LDC-25-0076 350 CAROLINA AVE, UNIT 302, WINTER PARK, FL 32789 10 Minutes
- 6. Non-Action Items**
- 7. Staff Updates**
 - a. LDC-24-0065 1791 GOODRICH AVE., WINTER PARK FL 32789 - SHORT TERM RENTAL
 - b. LDC-25-0138 2218 WHITEHALL DR., WINTER PARK, FL 32792 - ILLEGAL PARKING
 - c. LDC-25-0196 2149 BLOSSOM LN., WINTER PARK FL 32789 ILLEGAL PARKING
- 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

July 3, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Approve the minutes of June 5, 2025 Regular Meeting

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

1. CCB060525 DRAFT MINUTES



Code Compliance Board Regular Meeting Minutes

June 5, 2025, at 4:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Wayne Johnson, Paul Mandelkern, Steve Heller, Kristen Matt, Carlos Diez-Arguelles,
Melissa Blaney

Absent:

Doug Bond (Excused)

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 Phillip Wade, Board Secretary Susan
Pruchnicki

1. Call to Order

The meeting was called to order at 4:00 PM.

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

2. Swearing in of Witnesses

There were no witnesses to be sworn in.

3. Consent Agenda

- a. Approve the Regular Meeting minutes from May 1, 2025

Board Member Paul Mandelkern requested a minor change to the minutes for clarification.
Board Member Steve Heller made a motion to approve the amended minutes; Board
Member Kristen Matt seconded.

VOTE:

Steve Heller	Yes
Kristen Matt	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Absent

Motion Passed 6-0.

4. Board Elections for 2025-2026

Steve Heller nominated Wayne Johnson to remain the Board Chair for the 2025-2026 period. Paul Mandelkern seconded.

VOTE:

Steve Heller	Yes
Kristen Matt	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Absent

Motion Passed 6-0

Wayne Johnson nominated Steve Heller to fill the Vice-Chair position for the 2025-2026 period.

VOTE:

Steve Heller	Yes
Kristen Matt	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Carlos Diez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Absent

Motion Passed 6-0

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

a. Ms. Kelly Price of 890 Georgia Ave., Winter Park, FL 32789 approached the podium and identified herself. Her appearance was to address a previous decision made by the Board regarding the property at 630 W. Swoope Ave., Winter Park, FL 32789. Ms. Price stated that there is activity at the address not becoming to the street or the city. Ms. Price requested that the Board review the minutes from the hearing and speak to other citizens in the neighborhood. Ms. Price stated the activity is devaluing her and other adjacent properties, is not safe for residents, and that the Winter Park Police Department has been involved. Ms. Price stated that the Board has not done enough to protect the citizens and property owners.

Mr. Johnson thanked Ms. Price and stated that he didn't remember the details of the previous hearing, but if the property is in violation a Massey Hearing would be conducted imposing fines. However, it is up to the city officers to review. Ms. Price stated that she intends to file a code compliance complaint seeking help.

b. Ruben Paige of 840 Carver St., Winter Park, FL 32789 approached the podium and introduced himself. Mr. Paige presented a Courtesy Notice issued for a trailer stored in plain view. He stated he has lived in Winter Park all his life and was not aware of any violations regarding storing a trailer in the yard if it is not interfering with traffic. Mr. Paige offered to let the owner of the trailer park it in his back yard, which is fenced in.

Mr. Johnson confirmed that a courtesy violation was issued. Mr. Paige stated that if the trailer was in his backyard and fenced in, he did not see a problem. Mr. Johnson noted that the courtesy violation was signed by Officer Phillip Wade, and that Mr. Paige needed to contact the city. Mr. Paige stated that he spoke with Officer Wade. Mr. Johnson stated that the city determines whether there is a violation, and if so a hearing will be scheduled which will be more formal than public comments. Mr. Paige requested a hearing to be scheduled. Mr. Johnson stated that Mr. Paige would receive proper notice regarding the date and time of the hearing.

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

None

7. Non-Action Items

None

8. Staff Updates

Office Porrás offered an update on Case PM-24-0085 for the property located at 930 Cypress Ave., Winter Park, FL. The property came into compliance on May 12, 2025. The daily fines were stopped; a fine assessment sheet and invoice was sent to the property owner in the amount of \$80,802.38. The fines were accrued from October 5, 2024, for one violation through January 8, 2025, and the other violation ran from January 9, 2025, through May 12, 2025. No notifications have been received from the company or any of the property owners.

9. City Attorney Reports

Rick Geller provided an update on Mr. Gary Moore and the property at 1260 Whitesell Dr. Foreclosure proceedings began, and a guardian-ad-litem was assigned to find any living relatives of the named owner, Lucy Moore. The guardian-ad-litem filed a report stating that no heirs or any others have an interest in the property. With this report, Mr. Jontz from Fishback-Dominick is preparing a motion for a summary judgement which will be filed with the Court. The city was providing updated cost information, which Mr. Jontz will incorporate into the motion. Mr. Geller expected the motion to be filed shortly. Mr. Moore will have 40 days in which to file any response under the Rules of civil Procedure. Mr. Mandelkern asked what remedy the city was requesting. Mr. Geller stated a judgement of foreclosure. Mr. Mandelkern asked if it would be a demolition; Mr. Geller reminded the board that demolition has already occurred. If the city gains ownership of the property through a foreclosure sale, it could transfer the property to someone who would develop it, rather than remain an empty lot that the city is maintaining.

Mr. Johnson inquired about fines due, recalling that payment was made, and if Mr. Moore was current. Officer Porrás responded no that a new case was opened in 2025, and that the city just performed a lot clearing service. Mr. Moore was recently billed. Ms. Porrás did not have the amount on hand but noted additional fees are being added to the original amounts because the lot is overgrown again.

Mr. Johnson asked Mr. Geller about the Board's responsibilities for hearing tree appeals. He stated that last month it appeared that not everything had been updated, and he and Mr. Mandelkern discussed whether the process was an appeal or a de novo hearing. Mr. Geller responded that you could have both where the tribunal that you're appealing can hold a de novo hearing. To the best of his recollection, that was the intent of the new code amendments was to have them come before you and they can put on evidence and the Board can determine whether the Urban Forestry people exceeded their authority or if they made a proper determination that a tree should or should not come down, noting that he did not have the facts at hand.

Mr. Mandelkern stated that what was confusing to him was because of what the city code says. The property owner did not file anything in writing and didn't specify exactly what the error was that the city arborist or the Urban Forestry Department had made. It was a brand-new hearing essentially rather than an appeal, which Mr. Mandelkern thought the Board was supposed to be dealing with.

Mr. Geller responded he thought there is language in the code that says the appellant is entitled to a de novo hearing, so merging the two together is what he believed the intent was, to give someone who is aggrieved by a decision of the Urban Forestry department the opportunity to come before this Board and put on evidence as to why a tree should be removed when the city said no, it should stay. It then becomes this Board's call as to whether they adhere to the standards that are set forth in the code.

Mr. Mandelkern noted the case was the first one they heard. Mr. Geller apologized that he was not present at the hearing. Mr. Mandelkern stated that Ms. Griffith did a good job, it just wasn't clear to the Board what their role was. It ended in tie votes, and the case was tabled.

Mr. Geller stated that he would attend the next hearing that involved a tree appeal case, and steer things to the extent the Board needs him to. He stated on a typical appeal where you do not have a de novo hearing, then the facts from the lower tribunal are locked into place, it goes to the appellate court, and the appellate court looks for an error of law or an error in the application of the law. In some cases where the appeal is by writ of certiorari, the court looks to whether the lower tribunal had competent substantial evidence to support the decision. That is what happens in code enforcement cases when they are appealed. There are different standards but may be atypical in that the idea is that it is an appeal, but they do get a de novo hearing.

Mr. Mandelkern then asked what the standard was, preponderance of the evidence, or clear and convincing evidence. Mr. Geller responded with a preponderance of evidence but will research it.

10. Board Comments:

None

11. Upcoming Agenda Items

Officer Porrás noted there is another Urban Forestry Appeal. She also advised the Board that the meeting scheduled for July 10, 2025, conflicts with another meeting. She asked the Board for a consensus on moving the meeting back to the original date of July 3, 2025, right before the July 4th holiday, or cancelling and moving the agenda items to the August meeting. Mr. Díez-Arguelles, Mr. Mandelkern, Ms. Matt, and Ms. Blaney confirmed that they will be available, which meets the requirements for a quorum. Mr. Geller stated he will also be available.

Ms. Porrás thanked everyone and stated that agenda preparations will be made for July 3, 2025, at 3:00 PM.

12. Adjournment

Mr. Mandelkern made a motion to adjourn. Ms. Blaney seconded.

VOTE:

Steve Heller	Yes
Kristen Matt	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Carlos Díez-Arguelles	Yes
Melissa Blaney	Yes
Doug Bond	Absent

Motion passed 6 -0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary



Code Compliance Board

agenda item 5.a

item type

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

meeting date

July 3, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CCB# LDC-25-0276 2012 LOCH BERRY RD., WINTER PARK, FL 32792

motion | recommendation

background

VIOLATION DESCRIPTION: 55" Live Oak tree was removed without a permit

CODE CITED: Chapter 58, Land Development Code, Article V. – Environmental Protection Regulations, Division 6. – Tree Preservation and Protection, Section 58-284. Tree Removal Permits, of the City of Winter Park Land Development Code.

COMPLIANCE REQUIREMENTS: Obtain an after-the-fact tree removal permit and pay \$36,300.00 into the Tree Trust Fund

alternatives | other considerations

fiscal impact

attachments

1. CCB LDC-25-0276 AGENDA PACKET

2012 Loch Berry Rd 09-22-30-4130-02-030

Name(s):
WINTER PARK LUXURY HOME BUILDERS LLC

Physical Street Address:
2012 Loch Berry Rd

Property Use:
0100 - Single Family

Mailing Address On File:
385 Douglas Ave Ste 3000
Altamonte Springs, FL 32714-3366

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



2012 LOCH BERRY RD, WINTER PARK, FL 32792 1/15/2024 12:49 PM

[Upload Photos](#)

[Incorrect Mailing Address?](#)

[View 2024 Property Record Card](#)



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 THREE U/27 LOT 3 BLK B

Total Land Area

9,461 sqft (+/-) | 0.22 acres (+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	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:

1956

Gross Area:

2170 sqft

Type Code:

0103 - Single Fam Class Iii

Beds:

3

Living Area:

1522 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Conc/Cindr

Estimated New Cost:

Working Value...

Floors:

1

Interior Wall:

Plastered

«« « 1 » »»

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Fpl2 - Null	01/01/1956	1 Unit(s)	Working Value...
Scr1 - Null	01/01/1956	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

WALKER THOMAS B, WALKER EDITH S
 2012 LOCH BERRY RD
 WINTER PARK, FL 32792-4634

Account Number: 287908
 Assessed Value: 443,298
 Millage Code: 6 WP
 Parcel Number: 09-22-30-4130-02030
 Address: 2012 LOCH BERRY RD, WINTER PARK, 32792
 Exemptions:

AD VALOREM TAXES					
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	508,700	0	508,700	3.2160	1,635.98
LOCAL SCHOOL	508,700	0	508,700	3.2480	1,652.26
GENERAL COUNTY	443,298	0	443,298	4.4347	1,965.89
CITY OF WINTER PARK	443,298	0	443,298	4.0923	1,814.11
WINTER PARK DEBT 2017	443,298	0	443,298	0.2207	97.84
ST JOHNS RIVER WTR MGMT DIST	443,298	0	443,298	0.1793	79.48
				Total Millage:	15.3910
				Subtotal:	\$7,245.56
NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	234.01			
				Subtotal:	\$234.01
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					\$7,479.57

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

Payments not received by March 31st are delinquent

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

287908
 2012 LOCH BERRY RD

 KENILWORTH SHORES SECTION
 09-22-30-4130-02030

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Dec 31, 2024	\$0.00

WALKER THOMAS B, WALKER EDITH S
 2012 LOCH BERRY RD
 WINTER PARK, FL 32792-4634

Paid By See Account Note
 Receipt # 0098-00964266 12/26/2024 \$7,255.18

PO Box 545100
 Orlando FL 32854-5100



2024 Paid Real Estate

Prepared by and return to:
This instrument prepared by: **Heidi Tonkery**
Peak Title Professionals, LLC
385 Douglas Ave
Unit 3000
Altamonte Springs, FL 32714
(407) 901-3739
File No.: 2025-13

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 1st day of May 2025 by Edith Walker, A Single Woman, hereinafter called the grantor, whose post office address is: 105 Rock Lake Rd, Longwood, FL 32750

to: Winter Park Luxury Home Builders LLC, a Florida Limited Liability Company, whose post office address is: 385 Douglas Ave suite 3000, Altamonte Springs, FL 32714, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Five Hundred Thirty Five Thousand (\$535,000.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Orange County, Florida, viz:**

LOT 3, BLOCK B, KENILWORTH SHORES SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Parcel Identification Number: 09-22-30-4130-02030

This property is the homestead of the Grantor (s).

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 01/01/2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

AL SINES
Witness

Printed Name: AL SINES
P.O. Address: 385 DODD ST. STE 300
Altamonte Springs FL 32714

Edith Walker
Edith Walker

Heidi Tonkery
Witness

Printed Name: Heidi Tonkery
P.O. Address: 385 DODD ST. STE 300
Altamonte Springs FL 32714

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2025 by Edith Walker who is personally known or has produced a driver's license as identification.

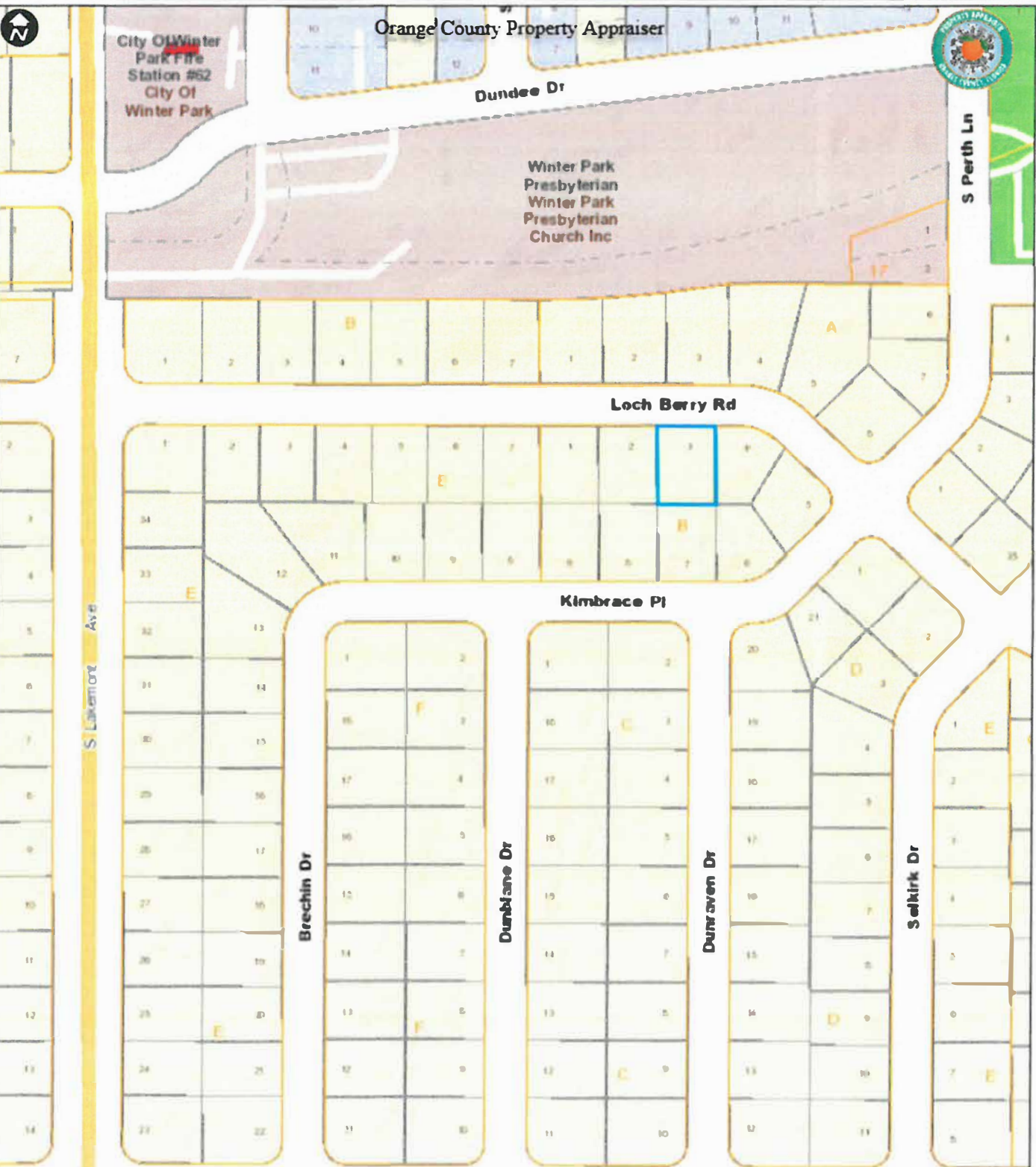
[Seal]

Heidi Tonkery
Notary Public
Print Name: Heidi Tonkery
My Commission Expires: 10/22/28



OCPA Web Map

- | | | | | | | |
|-------------------------|--------------------|---------------|----------------------|-----------------------------------|-----------------|------------------|
| Florida Turnpike | Major Roads | Proposed Road | Block Line | Commercial/Institutional | Hydro | Golf Course |
| Interstate 4 | Public Roads | Brick Road | Lot Line | Governmental/Institutional/Misc | Waste Land | Lakes and Rivers |
| Toll Road | Galad Roads | Rail Road | Residential | Commercial/Industrial/Vacant Land | County Boundary | Building |
| Road Under Construction | Proposed Sun/Trail | Agriculture | Agriculture Carriage | Parks | Hospital | |



Created: 6/9/2025 12:6 , undefined

This map is for reference only and is not a survey.



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

Detail by Entity Name

Florida Limited Liability Company

WINTER PARK LUXURY HOME BUILDERS, LLC

Filing Information

Document Number L25000190090
FEI/EIN Number NONE
Date Filed 04/25/2025
Effective Date 04/25/2025
State FL
Status ACTIVE

Principal Address

385 DOUGLAS AVE
 SUITE 3000
 ALTAMONTE SPRINGS, FL 32714

Mailing Address

385 DOUGLAS AVE
 SUITE 3000
 ALTAMONTE SPRINGS, FL 32714 UN

Registered Agent Name & Address

VAZQUEZ FAMILY BUILDERS, LLC
 385 DOUGLAS AVE
 SUITE 3000
 ALTAMONTE SPRINGS, FL 32714

Authorized Person(s) Detail

Name & Address

Title MGR

VAZQUEZ FAMILY BUILDERS, LLC
 385 DOUGLAS AVE, SUITE 3000
 ALTAMONTE SPRINGS, FL 32714

Annual Reports

No Annual Reports Filed

Document Images

[04/25/2025 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations



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Detail by Entity Name

Florida Limited Liability Company
VAZQUEZ FAMILY BUILDERS, LLC

Filing Information

Document Number L23000449030
FE/EIN Number 92-2917014
Date Filed 09/27/2023
Effective Date 09/21/2023
State FL
Status ACTIVE

Principal Address

7901 4TH ST N
 STE 300
 ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST N
 STE 300
 ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC
 7901 4TH ST N
 STE 300
 ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title MGR

 V5F HOLDINGS LLC
 7901 4TH ST N
 ST. PETERSBURG, FL 33702

Annual Reports

Report Year	Filed Date
2024	04/24/2024
2025	04/22/2025

Document Images

04/22/2025 -- ANNUAL REPORT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format
09/27/2023 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Foreign Profit Corporation
REGISTERED AGENTS INC

Cross Reference Name

REGISTERED AGENTS INC.

Filing Information

Document Number	F11000002382
FEI/EIN Number	N/A
Date Filed	06/07/2011
State	WY
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	06/06/2022
Event Effective Date	NONE

Principal Address

7901 4th St N
 Ste 300
 St. Petersburg, FL 33702

Changed: 01/16/2019

Mailing Address

7901 4th St N
 Ste 300
 St. Petersburg, FL 33702

Changed: 01/16/2019

Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC.
 7901 4TH STREET N,
 SUITE 300
 ST.PETERSBURG, FL 33702

Address Changed: 01/28/2019

Officer/Director Detail

Name & Address

Title President

Spear, JM
30 N Gould
STE R
Sheridan, WY 82801

Title Secretary

Myrvang, Bryce
30 N Gould St
Sheridan, WY 82801

Title Treasurer

Garrison, Jon
30 N Gould St
Sheridan, WY 82801

Annual Reports

Report Year	Filed Date
2023	04/19/2023
2024	04/01/2024
2025	04/10/2025

Document Images

04/10/2025 -- ANNUAL REPORT	View image in PDF format
04/01/2024 -- ANNUAL REPORT	View image in PDF format
04/19/2023 -- ANNUAL REPORT	View image in PDF format
06/06/2022 -- Name Change	View image in PDF format
03/21/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- ANNUAL REPORT	View image in PDF format
08/27/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
04/15/2014 -- ANNUAL REPORT	View image in PDF format
06/05/2013 -- Dropping Alternate Name	View image in PDF format
01/14/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
06/07/2011 -- Foreign Profit	View image in PDF format



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Detail by Entity Name

Foreign Limited Liability Company
NORTHWEST REGISTERED AGENT LLC

Filing Information

Document Number M08000005042
FEI/EIN Number 26-2391109
Date Filed 11/14/2008
State WY
Status ACTIVE

Principal Address

7901 4th St N
Ste 300
St. Petersburg, FL 33702

Changed: 01/16/2019

Mailing Address

7901 4th St N
Ste 300
St. Petersburg, FL 33702

Changed: 01/16/2019

Registered Agent Name & Address

REGISTERED AGENTS INC.
7901 4th St N STE 300
St. Petersburg, FL 33702

Name Changed: 04/14/2021

Address Changed: 04/10/2025

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

Newman, Taylor

522 W Riverside Ave
N
SPOKANE, WA 99201

Annual Reports

Report Year	Filed Date
2023	07/21/2023
2024	04/01/2024
2025	04/10/2025

Document Images

04/10/2025 -- ANNUAL REPORT	View image in PDF format
04/01/2024 -- ANNUAL REPORT	View image in PDF format
07/21/2023 -- ANNUAL REPORT	View image in PDF format
03/21/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
01/27/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
05/29/2012 -- Reg. Agent Change	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
09/19/2011 -- Reg. Agent Change	View image in PDF format
04/25/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
11/14/2008 -- Foreign Limited	View image in PDF format

Service Location	CID	Account Name	Start Date	Stop Date	Customer Billing Street Address 1	Customer Billing City, State, and zip
2012 LOCH BERRY RD PARCEL 302209413002030	987342 1403	MONK, JOHN RICHARD	08/29/2014	09/29/2017	1820 ALOMA AVE	WINTER PARK, FL 32789
2012 LOCH BERRY RD PARCEL 302209413002030	999999 1403	VACANT	09/30/2017	11/14/2017	401 S. PARK AVENUE	WINTER PARK, FL 32789
2012 LOCH BERRY RD PARCEL 302209413002030	11503021403	SALTOS-GARCIA, KARLA	11/15/2017	11/19/2018	2012 LOCH BERRY RD	WINTER PARK, FL 32789
2012 LOCH BERRY RD PARCEL 302209413002030	999999 1403	VACANT	11/20/2018	01/21/2019	401 S. PARK AVENUE	WINTER PARK, FL 32789
2012 LOCH BERRY RD PARCEL 302209413002030	11871521403	RHOADES, CHRISTOPHER S	01/22/2019	10/15/2024	2912 EAST MARKS ST	ORLANDO, FL 32803
2012 LOCH BERRY RD PARCEL 302209413002030	999999 1403	VACANT	10/16/2024	10/17/2024	401 S. PARK AVENUE	WINTER PARK, FL 32789
2012 LOCH BERRY RD PARCEL 302209413002030	680702 1403	WALKER, JESSE SEARS	10/17/2024	04/28/2025	405 ROCK LAKE RD	LONGWOOD, FL 32750
2012 LOCH BERRY RD PARCEL 302209413002030	999999 1403	VACANT	04/29/2025	06/19/2025	401 S. PARK AVENUE	WINTER PARK, FL 32789
2012 LOCH BERRY RD PARCEL 302209413002030	30165141403	WINTER PARK LUXURY HOME BUILDERS LLC	06/20/2025	12/31/9999	c/o Vasquez Family Builders LLC 385 Douglas Ave Suite 3000	Altamonte Springs, FL 32714

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

CASE NO.: **LDC-25-0276**

City of Winter Park
Petitioner,

vs.

WINTER PARK LUXURY HOME BUILDERS, L.L.C.
385 DOUGLAS AVE. STE. 3000
ALTAMONTE SPRINGS, FL 32714-3366
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 July 3, 2025, on the property located at **2012 LOCH BERRY RD.** on this **10th day of June 2025**.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

DATED this **10th day of June 2025**

Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **10th day of June 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



SUSAN L. PRUCHNICKI
MY COMMISSION # HH 373623
EXPIRES: March 15, 2027

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

Case No: LDC-25-0276

CITY OF WINTER PARK,

Petitioner,

vs.

WINTER PARK LUXURY HOME BUILDERS, LLC
385 DOUGLAS AVE, STE. 3000
ALTAMONTE SPRINGS, FL 32714-3366

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

Thursday, July 3rd, 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. Violations of City Code Chapter/Section: Chapter 58, Land Development Code, Article V. – Environmental Protection Regulations, Division 6, Tree Preservation and Protection, Section 58-284. Tree Removal Permits, of the City of Winter Park Land Development Code.
2. Address where violation(s) exists: 2012 Loch Berry Rd., Winter Park, FL 32792.

06/10/2025



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Tracking Number:

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Latest Update

Your item was delivered to an individual at the address at 10:16 am on June 12, 2025 in ALTAMONTE SPRINGS, FL 32714.

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USPS Tracking Plus®

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Delivered, Left with Individual

ALTAMONTE SPRINGS, FL 32714

June 12, 2025, 10:16 am

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

Case No: LDC-25-0276

CITY OF WINTER PARK,

Petitioner,

vs.

WINTER PARK LUXURY HOME BUILDERS, LLC
385 DOUGLAS AVE. STE. 3000
ALTAMONTE SPRINGS, FL 32714-3366

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

**Thursday, July 3rd, 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. Violations of City Code Chapter/Section: **Chapter 58, Land Development Code, Article V. – Environmental Protection Regulations, Division 6. – Tree Preservation and Protection, Section 58-284. Tree Removal Permits, of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2012 Loch Berry Rd., Winter Park, FL 32792.**

3. Parcel I.D. No.: **09-22-30-4130-02-030**
4. Property Zone: **WP-R-1A**
4. Legal Description: **KENILWORTH SHORES SECTION THREE U/27 LOT 3 BLK B**
6. Names and address of owner/person in charge of location where violation exists: **Winter Park Luxury Home Builders, LLC – 385 Douglas Ave., Ste. 3000, Altamonte Springs, FL 32714-3366**
7. Description of Violations: **LIVE OAK 55" WAS REMOVED WITHOUT A PERMIT.**
8. Compliance Requirements: **OBTAIN AFTER-THE-FACT TREE REMOVAL PERMIT AND PAY \$36,300.00 INTO THE TREE TRUST FUND.**

Compliance Date to avoid hearing: **June 23, 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/Sections cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **July 3rd, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

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

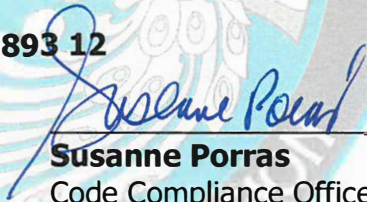
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED, AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before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

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

Dated this: 9th day of June 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: **WINTER PARK LUXURY HOME BUILDERS, LLC- 385 DOUGLAS AVE., STE. 3000, ALTAMONTE SPRINGS, FL 32714-3366**

Certified Mail: 9489 0178 9820 3040 7893 12



Susanne Porras
Code Compliance Officer &
Division Manager

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

CODES CITED:

DIVISION 6. - TREE PRESERVATION AND PROTECTION

Sec. 58-284. - Tree removal permits.

(a) *Exempt trees.* Unless on city property or near shorelines and waterways (referenced in [section 114-6](#)), no permit shall be required to remove the following types of trees:

Any tree found in the most recent edition of the Florida Invasive Species Council's List of Invasive Plant Species;

Cherry laurels;

Palms;

Fruit trees;

Any tree with a DBH less than six inches, not including replacement trees;

Protected trees that have fallen due to acts of nature such as storms, fire, or natural decay.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

(c) Each application for a tree removal permit shall be reviewed and a decision rendered on approval or denial (in whole or in part) on the basis of tree assessment standards set forth in the most recent edition of the International Society of Arboriculture Best Management Practices—Tree Risk Assessment and ANSI A300 Standards for Tree Risk Assessment, including any amendments thereto. Additional considerations may include but are not limited to:

(1) The health of the tree(s).

(2) Canopy coverage and available planting space on the lot.

(3) Active damage to structures or hardscapes which the city determines cannot be mitigated through lesser measures such as limb or root pruning.

(4) Whether structures were designed to minimize the removal of trees.

(5) The denial of the permit would create an unreasonable hardship on the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties. A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

(6) The applicant has demonstrated to the satisfaction of the city that there are no reasonable alternatives to preserving the tree(s).

(d) Unless otherwise permitted by the relevant federal and/or state authorities, no permit shall be granted for the removal of any tree that contains active nests of migratory birds, bird species listed as species of special concern, rare, threatened, or endangered by the Florida Fish and Wildlife Commission, or which are a breeding area for a colony of birds.

(e) If a person or entity is removing a tree on an occupied residential property without a permit on the basis that such tree poses an unacceptable risk to persons or property, the property owner and person or entity removing such tree must have in their respective possession at the time of removal supporting documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect finding that such tree poses an unacceptable risk to persons or property ("Tree Risk Assessment Documentation"). The tree risk assessment document must have the credentials, name, address, telephone number, and certification signature of the professional that issued the tree risk assessment documentation and must conform to tree risk assessment procedures as outlined in the International Society of Arboriculture's (ISA) Best Management Practices—Tree Risk Assessment. Upon request, the person or entity performing the removal of the tree must present the tree risk assessment documentation to any city officer, employee, or contractor requesting to review such documentation. Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

cc: ARBORIST ACTION PROFESSIONAL TREE SERVICE – 3961 LANGFORD RD., NEW SMYRNA BEACH, FL 32168

REGISTERED AGENTS -

**VAZQUEZ FAMILY BUILDERS, LLC
385 DOUGLAS AVE., STE. 3000
ALTAMONTE SPRINGS, FL 32714**

**REGISTERED AGENTS, INC.
7901 4TH ST. N., STE. 300
ST. PETERSBURGH, FL 33702**

**NORTHWEST REGISTERED AGENT, LLC
7901 4TH STREET N., STE. 300
ST. PETERSBURGH, FL 33702**

 please remember to recycle




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

**SAFETY & CODE
compliance**

*Registered Agent
c/o*

*Vogues Family Builders, LLC
385 Douglas Ave., Ste. 3000
Altamonte Springs, FL 32714*

 please remember to recycle



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

**SAFETY & CODE
compliance**

*Registered Agents, Inc.
7901 4th St. N. Ste. 300
St. Petersburg, FL 33702*



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

**SAFETY & CODE
compliance**

 please remember to recycle

Arboretum Action Professional Tree Service
39101 Langford Rd.
New Smyrna Beach, FL 32168



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

**SAFETY & CODE
Compliance**

Winter Park Luxury Home Builders, LLC
385 Douglas Ave., Ste. 3000
Altamonte Springs, FL 32714-3366



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

**SAFETY & CODE
Compliance**

9489 0178 9820 3040 7893 12



Label 890-QDT, March 2023

Winter Park Luxury Home Builders, LLC
385 Douglas Ave., Ste. 3000
Altamonte Springs, FL 32714-3366

CODES CITED: CCB# LDC-25-0276 – 2012 LOCH BERRY RD.

DIVISION 6. - TREE PRESERVATION AND PROTECTION

Sec. 58-284. - Tree removal permits.

(a) *Exempt trees.* Unless on city property or near shorelines and waterways (referenced in [section 114-6](#)), no permit shall be required to remove the following types of trees:

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Cherry laurels;

Palms;

Fruit trees;

Any tree with a DBH less than six inches, not including replacement trees;

Protected trees that have fallen due to acts of nature such as storms, fire, or natural decay.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

(c) Each application for a tree removal permit shall be reviewed and a decision rendered on approval or denial (in whole or in part) on the basis of tree assessment standards set forth in the most recent edition of the International Society of Arboriculture Best Management Practices—Tree Risk Assessment and ANSI A300 Standards for Tree Risk Assessment, including any amendments thereto. Additional considerations may include but are not limited to:

(1) The health of the tree(s).

(2) Canopy coverage and available planting space on the lot.

(3) Active damage to structures or hardscapes which the city determines cannot be mitigated through lesser measures such as limb or root pruning.

(4) Whether structures were designed to minimize the removal of trees.

(5) The denial of the permit would create an unreasonable hardship on the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties. A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

(6) The applicant has demonstrated to the satisfaction of the city that there are no reasonable alternatives to preserving the tree(s).

(d) Unless otherwise permitted by the relevant federal and/or state authorities, no permit shall be granted for the removal of any tree that contains active nests of migratory birds, bird species listed as species of special concern, rare, threatened, or endangered by the Florida Fish and Wildlife Commission, or which are a breeding area for a colony of birds.

(e) If a person or entity is removing a tree on an occupied residential property without a permit on the basis that such tree poses an unacceptable risk to persons or property, the property owner and person or entity removing such tree must have in their respective possession at the time of removal supporting documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect finding that such tree poses an unacceptable risk to persons or property ("Tree Risk Assessment Documentation"). The tree risk assessment document must have the credentials, name, address, telephone number, and certification signature of the professional that issued the tree risk assessment documentation and must conform to tree risk assessment procedures as outlined in the International Society of Arboriculture's (ISA) Best Management Practices—Tree Risk Assessment. Upon request, the person or entity performing the removal of the tree must present the tree risk assessment documentation to any city officer, employee, or contractor requesting to review such documentation. Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

City of Winter Park
Petitioner,

vs.

Winter Park Luxury Home Builders LLC
Arborist Action Professional Tree Service
Mark Hayse
Respondents, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Jorden Hinrichsen, Superintendent for the City of Winter Park Urban Forestry Division, 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 at the property located at 2012 Loch Berry Rd. on this 10th day of June 2025.
3. That the attached picture document is proof of the posting.

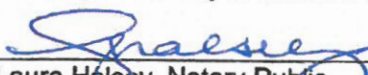
FURTHER AFFIANT SAYETH NOT

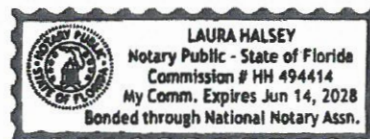
DATED this 10th day of June 2025


Jorden Hinrichsen, Superintendent of Urban Forestry

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 10th day of June 2025, by Jorden Hinrichsen, who is personally known to me as a Superintendent of Urban Forestry of the City of Winter Park.


Laura Halsey, Notary Public
My Commission Expires June 14, 2028
Commission #HH494414





Add a Caption

Tuesday • Jun 10, 2025 • 2:55 PM

Adjust

 IMG_2682

Apple iPhone 13 Pro Max

JPEG 

Ultra Wide Camera — 13 mm f1.8

12 MP • 3024 x 4032 • 5.8 MB

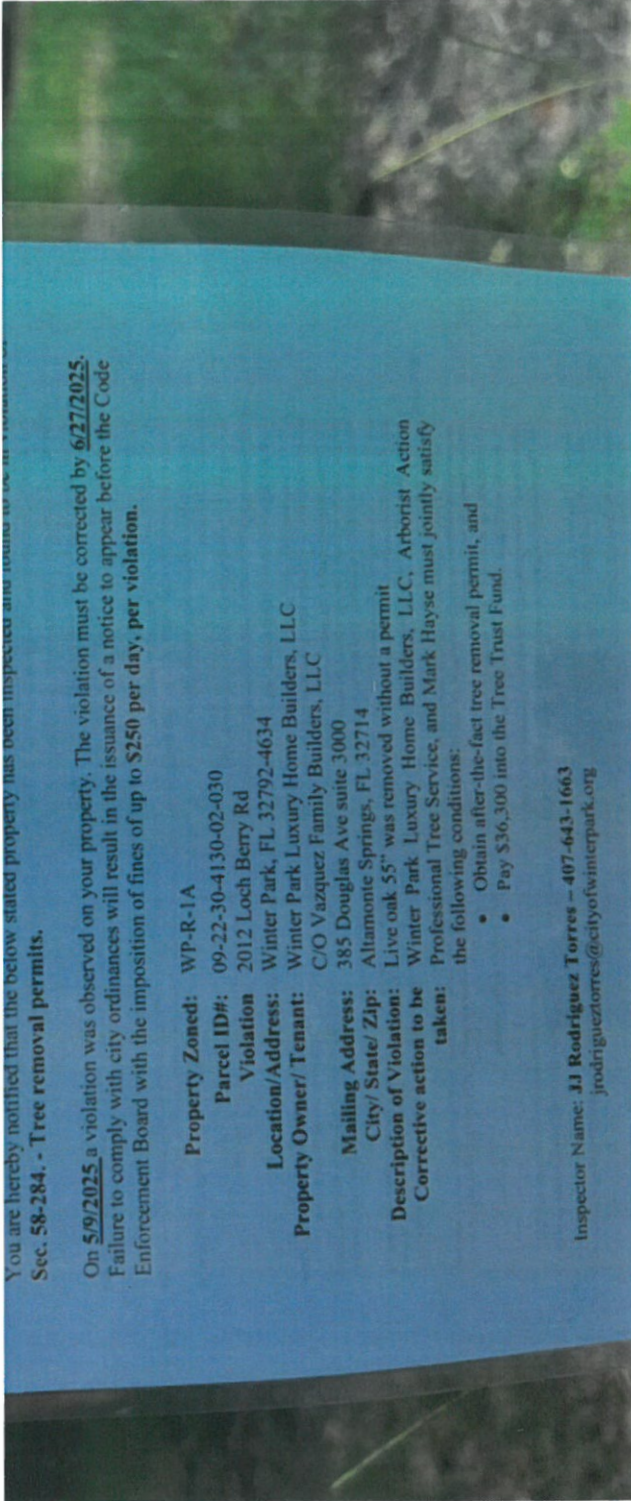
ISO 32

14 mm

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f1.8

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You are hereby notified that the below stated property has been inspected and found to be in violation of
Sec. 58-284. - Tree removal permits.
On 5/9/2025 a violation was observed on your property. The violation must be corrected by 6/27/2025.
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: WP-R-1A
Parcel ID#: 09-22-30-4130-02-030
Violation: 2012 Loch Berry Rd
Location/Address: Winter Park, FL 32792-4634
Property Owner/ Tenant: Winter Park Luxury Home Builders, LLC
C/O Vazquez Family Builders, LLC
385 Douglas Ave suite 3000
Mailing Address: Altamonte Springs, FL 32714
City/ State/ Zip: Live oak 55" was removed without a permit
Description of Violation: Winter Park Luxury Home Builders, LLC, Arborist Action
Corrective action to be taken: Professional Tree Service, and Mark Hayse must jointly satisfy
the following conditions:
• Obtain after-the-fact tree removal permit, and
• Pay \$36,300 into the Tree Trust Fund.

Inspector Name: JJ Rodriguez Torres - 407-643-1663
jrodrigueztorres@cityofwinterpark.org

Add a Caption

Tuesday • Jun 10, 2025 • 2:55 PM

Adjust

🔄 IMG_2681

Apple iPhone 13 Pro Max

JPEG

Wide Camera — 26 mm f1.5

12 MP • 3024 x 4032 • 2.7 MB

ISO 50

26 mm

0 ev

f1.5

1/2252 s



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Tracking Number:

9171969009350194959815

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Latest Update

Your item was delivered to an individual at the address at 11:46 am on May 30, 2025 in NEW SMYRNA BEACH, FL 32168.



Delivered, Left with Individual

NEW SMYRNA BEACH, FL 32168
May 30, 2025, 11:46 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

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NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: May 23, 2025

CERTIFIED TRACKING NUMBER: 9171969009350194959815

You are hereby notified that the below stated property has been inspected and found to be in violation of **Sec. 58-284. - Tree removal permits.**

On 5/9/2025 a violation was observed on your property. The violation must be corrected by 6/27/2025. 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: WP-R-1A
Parcel ID#: 09-22-30-4130-02-030
Violation 2012 Loch Berry Rd
Location/Address: Winter Park, FL 32792-4634
Property Owner/ Tenant: Winter Park Luxury Home Builders, LLC
Mailing Address: C/O Arborist Action Professional Tree Service
3961 Langford Rd.
City/ State/ Zip: New Smyrna Beach, FL 32168
Description of Violation: Live oak 55" was removed without a permit
Corrective action to be taken: Winter Park Luxury Home Builders, LLC, Arborist Action Professional Tree Service, and Mark Hayse must jointly satisfy the following conditions:

- Obtain after-the-fact tree removal permit, and
- Pay \$36,300 into the Tree Trust Fund.

Inspector Name: **JJ Rodriguez Torres – 407-643-1663**
jrodrigueztorres@cityofwinterpark.org

CODE CITED

Sec. 58-284. - Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

(e) Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

(a) Any protected tree(s) removed without a permit or destroyed or receiving major damage in violation of this division must be replaced and/or compensated at the rate of twice the requirements of [section 58-286](#).

Sec. 58-286. - Tree replacement and financial compensation requirements.

(a) Requirements for approval of a tree removal permit shall include tree replacement and/or financial compensation.

(b) Protected trees deemed by the city to be dead by natural causes shall not require mitigation or compensation. At the city's discretion, photographic evidence may be accepted as proof that a tree is dead. A visual inspection for a tree removal permit application may be required.

(c) Tree removal mitigation may be made in the form of planting replacement trees on the subject property or other private property within city limits or public property with city approval in accordance with the following criteria:

(1) Mitigation for the removal of protected trees shall require replacement by approved canopy trees. Removed trees measuring from six to 18 DBH inches shall require one replacement tree. Trees measuring 19 DBH inches and above shall require two replacement trees.

(2) Landmark trees shall require replacement by six replacement trees.

(3) Canopy trees planted as replacement trees shall have a minimum size of three caliper inches.

(4) At the city's discretion, understory trees may be approved as replacement trees in appropriate locations at a rate of two understory trees per one canopy tree.

(5) Understory trees planted as replacement trees shall have a minimum size of two caliper inches.

(6) The caliper of multi-trunk trees shall be determined by the container size or root ball diameter, in accordance with the most recent edition of Florida Grades and Standards for Nursery Plants. If the root ball diameter is smaller than the container size, the root ball diameter shall be determinant.

(7) Any tree removal which renders a property non-compliant with the division 8, landscape regulations, must be replanted on the same property where the tree removal took place.

(8) Hedge shrubs, including but not limited to podocarpus, viburnum, ligustrum, and clusia, shall not count towards mitigation requirements.

(9) Trees improperly pruned or pruned as topiaries shall not count towards mitigation requirements.

(10) Replacement trees shall not count toward meeting the planting requirements of division 8, section 58-336.

(11) All replacement trees shall adhere to the current guidelines established by the most recent edition of Florida Grades and Standards for Nursery Plants and shall be Florida #1 or Florida fancy grade. Replacement trees shall be installed with their top main root one inch above the surrounding grade.

(12) Replacement trees shall be maintained and warranted to survive for a period of one year from installation. Trees not deemed to have satisfactorily survived shall be replaced with new trees of the same or larger caliper size. Replacement trees shall comply with the same maintenance and replacement warranty as the original replacement trees and the new warranty period will restart at the date of replanting.

(13) Minor deviations regarding the required replacement trees in this section may be determined by the city based on the condition of the trees being removed and other conditions that exist on the subject property. Minor deviations shall include considering any adjustments in the required tree replacement based on existing conditions on the property such as existing tree canopy coverage of the property, topography, space available for planting, or similar criteria.

(d) Financial compensation.

(1) Caliper inches not planted as replacement trees shall be compensated by payment into the tree replacement trust fund. Each caliper inch of assigned mitigation shall constitute an equal percentage of the total DBH inches removed (see example 1). Compensation shall equal the rate per DBH inch set by the city commission in the fee schedule.

(2) Landmark trees shall require triple the rate of compensation established by the city commission in the fee schedule.

(3) The city may disperse funds into the tree replacement trust fund (section 58-288).

(4) A stop work order may be issued for any development or active construction project until all applicable permit compensation conditions are satisfied.

(5) The certificate of occupancy or certificate of completion shall not be issued for any development until all applicable permit conditions have been satisfied.

Example 1: Removal of a 24-inch DBH laurel oak. Requires replanting mitigation of two three-inch caliper canopy trees or financial compensation of \$2,640.00 (24-inches DBH × \$110.00 per inch). The formula for partial planting and payment is:

Planting of one three-inch caliper canopy tree equals half of the required financial compensation (12-inches DBH). The remaining financial compensation owed is \$1,320.00 (12-inches DBH × \$110.00 per inch).

Appeal Process

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

If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact the Urban Forestry Division at 407-599-3325

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Latest Update

Your item has been delivered to the original sender at 2:29 pm on June 3, 2025 in WINTER PARK, FL 32789.



Delivered, To Original Sender

WINTER PARK, FL 32739
June 3, 2025, 2:29 pm

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NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: May 23, 2025

CERTIFIED TRACKING NUMBER: 9171969009350194959822

You are hereby notified that the below stated property has been inspected and found to be in violation of **Sec. 58-284. - Tree removal permits.**

On 5/9/2025 a violation was observed on your property. The violation must be corrected by 6/27/2025. 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: WP-R-1A
Parcel ID#: 09-22-30-4130-02-030
Violation 2012 Loch Berry Rd
Location/Address: Winter Park, FL 32792-4634
Property Owner/ Tenant: Winter Park Luxury Home Builders, LLC
Mailing Address: C/O Mark Hayse
14059 Riveredge Dr.
City/ State/ Zip: Tampa, FL 33637
Description of Violation: Live oak 55" was removed without a permit
Corrective action to be taken: Winter Park Luxury Home Builders, LLC, Arborist Action Professional Tree Service, and Mark Hayse must jointly satisfy the following conditions:

- Obtain after-the-fact tree removal permit, and
- Pay \$36,300 into the Tree Trust Fund.

Inspector Name: **JJ Rodriguez Torres – 407-643-1663**
jrodrigueztorres@cityofwinterpark.org

CODE CITED

Sec. 58-284. - Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

(e) Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

(a) Any protected tree(s) removed without a permit or destroyed or receiving major damage in violation of this division must be replaced and/or compensated at the rate of twice the requirements of [section 58-286](#).

Sec. 58-286. – Tree replacement and financial compensation requirements.

(a) Requirements for approval of a tree removal permit shall include tree replacement and/or financial compensation.

(b) Protected trees deemed by the city to be dead by natural causes shall not require mitigation or compensation. At the city's discretion, photographic evidence may be accepted as proof that a tree is dead. A visual inspection for a tree removal permit application may be required.

(c) Tree removal mitigation may be made in the form of planting replacement trees on the subject property or other private property within city limits or public property with city approval in accordance with the following criteria:

(1) Mitigation for the removal of protected trees shall require replacement by approved canopy trees. Removed trees measuring from six to 18 DBH inches shall require one replacement tree. Trees measuring 19 DBH inches and above shall require two replacement trees.

(2) Landmark trees shall require replacement by six replacement trees.

(3) Canopy trees planted as replacement trees shall have a minimum size of three caliper inches.

(4) At the city's discretion, understory trees may be approved as replacement trees in appropriate locations at a rate of two understory trees per one canopy tree.

(5) Understory trees planted as replacement trees shall have a minimum size of two caliper inches.

(6) The caliper of multi-trunk trees shall be determined by the container size or root ball diameter, in accordance with the most recent edition of Florida Grades and Standards for Nursery Plants. If the root ball diameter is smaller than the container size, the root ball diameter shall be determinant.

(7) Any tree removal which renders a property non-compliant with the division 8, landscape regulations, must be replanted on the same property where the tree removal took place.

(8) Hedge shrubs, including but not limited to podocarpus, viburnum, ligustrum, and clusia, shall not count towards mitigation requirements.

(9) Trees improperly pruned or pruned as topiaries shall not count towards mitigation requirements.

(10) Replacement trees shall not count toward meeting the planting requirements of division 8, section 58-336.

(11) All replacement trees shall adhere to the current guidelines established by the most recent edition of Florida Grades and Standards for Nursery Plants and shall be Florida #1 or Florida fancy grade. Replacement trees shall be installed with their top main root one inch above the surrounding grade.

(12) Replacement trees shall be maintained and warrantied to survive for a period of one year from installation. Trees not deemed to have satisfactorily survived shall be replaced with new trees of the same or larger caliper size. Replacement trees shall comply with the same maintenance and replacement warranty as the original replacement trees and the new warranty period will restart at the date of replanting.

(13) Minor deviations regarding the required replacement trees in this section may be determined by the city based on the condition of the trees being removed and other conditions that exist on the subject property. Minor deviations shall include considering any adjustments in the required tree replacement based on existing conditions on the property such as existing tree canopy coverage of the property, topography, space available for planting, or similar criteria.

(d) Financial compensation.

(1) Caliper inches not planted as replacement trees shall be compensated by payment into the tree replacement trust fund. Each caliper inch of assigned mitigation shall constitute an equal percentage of the total DBH inches removed (see example 1). Compensation shall equal the rate per DBH inch set by the city commission in the fee schedule.

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Latest Update

Your item could not be delivered on June 17, 2025 at 12:03 pm in ALTAMONTE SPRINGS, FL 32714. It was held for the required number of days and is being returned to the sender.

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Alert

Unclaimed/Being Returned to Sender

ALTAMONTE SPRINGS, FL 32714
June 17, 2025, 12:03 pm

No Access to Delivery Location

ALTAMONTE SPRINGS, FL 32714
May 31, 2025, 11:17 am

See All Tracking History

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NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: May 23, 2025

CERTIFIED TRACKING NUMBER: 9171969009350194959839

You are hereby notified that the below stated property has been inspected and found to be in violation of **Sec. 58-284. - Tree removal permits.**

On 5/9/2025 a violation was observed on your property. The violation must be corrected by 6/27/2025. 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: WP-R-1A
Parcel ID#: 09-22-30-4130-02-030
Violation 2012 Loch Berry Rd
Location/Address: Winter Park, FL 32792-4634
Property Owner/ Tenant: Winter Park Luxury Home Builders, LLC
C/O Vazquez Family Builders, LLC
Mailing Address: 385 Douglas Ave suite 3000
City/ State/ Zip: Altamonte Springs, FL 32714
Description of Violation: Live oak 55" was removed without a permit
Corrective action to be taken: Winter Park Luxury Home Builders, LLC, Arborist Action Professional Tree Service, and Mark Hayse must jointly satisfy the following conditions:

- Obtain after-the-fact tree removal permit, and
- Pay \$36,300 into the Tree Trust Fund.

Inspector Name: **JJ Rodriguez Torres** – 407-643-1663
jrodrigueztorres@cityofwinterpark.org

CODE CITED

Sec. 58-284. - Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

(e) Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

(a) Any protected tree(s) removed without a permit or destroyed or receiving major damage in violation of this division must be replaced and/or compensated at the rate of twice the requirements of section 58-286.

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If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact the Urban Forestry Division at 407-599-3325

Susanne Porras

From: Richard Geller <rgeller@fishbacklaw.com>
Sent: Tuesday, June 17, 2025 9:21 AM
To: Shelia DeCiccio (sdeciccio@cityofwinterpark.org); Josh Nye; Jorden Hinrichsen; Susanne Porras; Gary Hiatt
Cc: Michelle del Valle; Randy Knight
Subject: Re: [EXTERNAL] FW: Winter Park/WP Luxury Builders - Letter to Ms. Tonkery Unauthorized Tree Removal
Attachments: Letter to Heidi Tonkery (WP Luxury) re tree removal - 6 16 25.pdf; ATT00001.txt; ATT00002.htm

FYI...

From: Natasha Rueschhoff <NRueschhoff@fishbacklaw.com>
Sent: Tuesday, June 17, 2025 8:33 AM
To: heidi@vazquezfamilybuilders.com
Cc: Richard Geller <rgeller@fishbacklaw.com>; Kurt Ardaman <ardaman@fishbacklaw.com>
Subject: Winter Park/WP Luxury Builders - Letter to Ms. Tonkery re: Unauthorized Tree Removal

Good morning:

Please see attached correspondence from Attorney Richard Geller.

Thank you,

Natasha Rueschhoff – Legal Assistant to Richard S. Geller & Michael D. Tempkins

Fishback Dominick
A: 1947 Lee Road, Winter Park, FL 32789
P: (407) 262-8400
F: (407) 790-4538
E: nrueschhoff@fishbacklaw.com
W: fishbacklaw.com

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WINTER PARK, FLORIDA 32789-1834

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• MICHAEL D. TEMPKINS

* FLORIDA BAR BOARD CERTIFIED
IN CITY, COUNTY AND LOCAL
GOVERNMENT

June 16, 2025

VIA EMAIL

Ms. Heidi Tonkery
Winter Park Luxury Home Builders, LLC
Vazquez Family Builders, LLC
385 Douglas Avenue
Suite 3000
Altamonte Springs, FL 32714
heidi@vazquezfamilybuilders.com

**RE: Winter Park/Code Compliance - 2012 Loch Berry Road, Winter Park, FL –
Unauthorized Tree Removal**

Dear Ms. Tonkery:

We represent the City of Winter Park. I received a copy of your June 5, 2025, email to Mayor DeCiccio and your June 9, 2025, email to Josh Nye, Parks Services Manager, alleging "improper application" of Florida Statutes § 163.045 as to the removal of a protected, landmark live oak tree at 2012 Loch Berry Road. City staff disagree with assertions that your company adhered to statutory requirements for removing the protected tree without a permit. I am informed that your company has appealed the Urban Forestry Division's determinations to the City's Code Compliance Board, which will hear the matter on July 3, 2025.

Section 58-284(b) of the City Code states:

Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit

approving the act(s), or as otherwise authorized by the city, as further described in this division

Florida Statutes § 163.045 creates a limited preemption of a local government's permit requirement, stating in pertinent part (emphasis added):

(b) **“Residential property” means** a single-family, detached building located on a lot that is **actively used for single-family residential purposes** and that is either a conforming use or a legally recognized nonconforming use in accordance with the local jurisdiction's applicable land development regulations.

(2) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree **on a residential property if the property owner possesses documentation** from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

Consistent with the foregoing Florida Statute, section 58-284 of the City Code provides (emphasis added):

If a person or entity is removing a tree **on an occupied residential property** without a permit on the basis that such tree poses an unacceptable risk to persons or property, **the property owner and person or entity removing such tree must have in their respective possession at the time of removal supporting documentation** from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect finding that such tree poses an unacceptable risk to persons or property ("Tree Risk Assessment Documentation"). The tree risk assessment document must have the credentials, name, address, telephone number, and certification signature of the professional that issued the tree risk assessment documentation and must conform to tree risk assessment procedures as outlined in the International Society of Arboriculture's (ISA) Best Management Practices—Tree Risk Assessment. Upon request, the person or entity performing the removal of the tree must present the tree risk assessment documentation to any city officer, employee, or

Ms. Heidi Tonkery
June 16, 2025
Page 3

contractor requesting to review such documentation. Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Your email claims, "The removal was performed prior to our ownership, while the property was still owner-occupied." The City, however, received credible information that the prior owner had vacated the property before the tree's removal. Vacant property is ineligible for tree removal without a permit under both the Florida Statutes and City Code.

Your company contests the City Arborist's finding that the tree removed measured 55" DBH, a reasonable estimate based on a measured 63" stump. Your company claims the tree was "closer to 39 inches DBH." However, photographic evidence in Mark Hayse's Tree Risk Assessment Report does not appear to show the tree's diameter tapering inward 2-feet compared to the diameter of where the stump remained. Because the contractor removed the trunk, preventing an actual DBH measurement, your company will have the burden of proof on this issue at the Code Board hearing. Section 58-290.

You asked how the City calculated the \$36,300.00 fine. The City Commission set the unauthorized tree removal penalty at \$110.00 per caliper inch. Section 58-286 states, "Landmark trees shall require triple the rate of compensation established by the city commission in the fee schedule." In accordance with section 58-286, using the City's 55" DBH estimate, your email calculated the penalty as follows: "55 DHB x. \$110 = \$6,050 x 3 = \$18,150." However, section 58-290 of the City Code further states, "Any protected tree removed without a permit or destroyed or having received major damage in violation of this division shall be replaced and/or compensated at **double the requirements of section 58-286.**" Therefore, due to the lack of a permit, the City Code requires the doubling of the \$18,150.00 calculated in your email.

If the Code Compliance Board determines that the tree's removal was "irreparable or irreversible," the Board could fine your company an additional \$5,000.00 and "order remedial action to restore the property." City Code 2-107(b); 58-298(d).

At its hearing on July 3, 2025, the Code Compliance Board will consider the disputed issues of fact as to whether the Subject Property was "owner occupied" when tree removal occurred, the tree's DBH, the imposition of any fine(s), and the order of any remedial action. Regarding your claim of a "lack of due process," all Respondents, Winter Park Luxury Homes, Arborist Action Professional Tree Service, and Mark Hayse, will have an opportunity to present evidence in support of each of their positions before the Board.

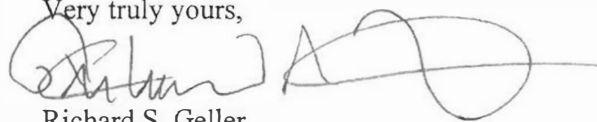
Ms. Heidi Tonkery
June 16, 2025
Page 4

Finally, Section 48-286(d)(4) authorized the City's Stop Work Order: "A stop work order may be issued for any development or active construction project until all applicable permit compensation conditions are satisfied." Further, Section 58-298 states:

The city shall have the authority to stop work at a site if unauthorized tree work is occurring. Once a stop work order is issued, work shall not commence until the necessary permits have been issued and any applicable fine has been paid.

I understand that the City has lifted the Stop Work Order even though your company has not yet paid any fines. The City is acting in good faith.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard S. Geller", written over a horizontal line.

Richard S. Geller

cc: Kurt Ardaman, Esquire

S:\AKA\CLIENTS\Winter Park\Code Enforcement W600-26022\Winter Park Luxury Homes - tree removal\2012 Loch Berry\Letter to Winter Park Luxury Homes - 6 13 24.docx

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• FLORIDA BAR BOARD CERTIFIED
IN CITY, COUNTY AND LOCAL
GOVERNMENT

June 16, 2025

VIA EMAIL

Ms. Heidi Tonkery
Winter Park Luxury Home Builders, LLC
Vazquez Family Builders, LLC
385 Douglas Avenue
Suite 3000
Altamonte Springs, FL 32714
heidi@vazquezfamilybuilders.com

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Unauthorized Tree Removal**

Dear Ms. Tonkery:

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Ms. Heidi Tonkery
June 16, 2025
Page 3

contractor requesting to review such documentation. Failure to comply with this subsection or any part thereof constitutes a violation of this Code, for which the property owner and any agent, contractor, consultant, or other entity causing or advocating for such removal of such tree may be held jointly and severally liable.

Your email claims, "The removal was performed prior to our ownership, while the property was still owner-occupied." The City, however, received credible information that the prior owner had vacated the property before the tree's removal. Vacant property is ineligible for tree removal without a permit under both the Florida Statutes and City Code.

Your company contests the City Arborist's finding that the tree removed measured 55" DBH, a reasonable estimate based on a measured 63" stump. Your company claims the tree was "closer to 39 inches DBH." However, photographic evidence in Mark Hayse's Tree Risk Assessment Report does not appear to show the tree's diameter tapering inward 2-feet compared to the diameter of where the stump remained. Because the contractor removed the trunk, preventing an actual DBH measurement, your company will have the burden of proof on this issue at the Code Board hearing. Section 58-290.

You asked how the City calculated the \$36,300.00 fine. The City Commission set the unauthorized tree removal penalty at \$110.00 per caliper inch. Section 58-286 states, "Landmark trees shall require triple the rate of compensation established by the city commission in the fee schedule." In accordance with section 58-286, using the City's 55" DBH estimate, your email calculated the penalty as follows: "55 DHB x. \$110 = \$6,050 x 3 = \$18,150." However, section 58-290 of the City Code further states, "Any protected tree removed without a permit or destroyed or having received major damage in violation of this division shall be replaced and/or compensated at **double the requirements of section 58-286.**" Therefore, due to the lack of a permit, the City Code requires the doubling of the \$18,150.00 calculated in your email.

If the Code Compliance Board determines that the tree's removal was "irreparable or irreversible," the Board could fine your company an additional \$5,000.00 and "order remedial action to restore the property." City Code 2-107(b); 58-298(d).

At its hearing on July 3, 2025, the Code Compliance Board will consider the disputed issues of fact as to whether the Subject Property was "owner occupied" when tree removal occurred, the tree's DBH, the imposition of any fine(s), and the order of any remedial action. Regarding your claim of a "lack of due process," all Respondents, Winter Park Luxury Homes, Arborist Action Professional Tree Service, and Mark Hayse, will have an opportunity to present evidence in support of each of their positions before the Board.

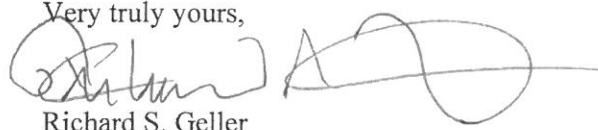
Ms. Heidi Tonkery
June 16, 2025
Page 4

Finally, Section 48-286(d)(4) authorized the City's Stop Work Order: "A stop work order may be issued for any development or active construction project until all applicable permit compensation conditions are satisfied." Further, Section 58-298 states:

The city shall have the authority to stop work at a site if unauthorized tree work is occurring. Once a stop work order is issued, work shall not commence until the necessary permits have been issued and any applicable fine has been paid.

I understand that the City has lifted the Stop Work Order even though your company has not yet paid any fines. The City is acting in good faith.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard S. Geller", with a long horizontal flourish extending to the right.

Richard S. Geller

cc: Kurt Ardaman, Esquire

S:\AKA\CLIENTS\Winter Park\Code Enforcement W600-26022\Winter Park Luxury Homes - tree removal\2012 Loch Berry\Letter to Winter Park Luxury Homes - 6 13 24.docx

Susanne Porras

From: Susan Pruchnicki
Sent: Tuesday, June 10, 2025 10:52 AM
To: arborsitaction@gmail.com
Cc: Susanne Porras
Subject: Notice of Hearing
Attachments: LDC-25-0276 NOTICE OF HEARING.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Mr. Pine,

Attached please find a copy of the Notice of Hearing as requested. The original documents are in the mail.

Respectfully,
Susan

	<p>Susan L Pruchnicki Safety & Code Compliance Coordinator</p>
<p>SAFETY & CODE compliance</p>	
<p>401 South Park Avenue Winter Park, FL 32789 407.599.3600</p>	<p>407.599.3472 cityofwinterpark.org/code-complaint</p>

Susanne Porras

From: Susan Pruchnicki
Sent: Tuesday, June 10, 2025 10:50 AM
To: heidi@vazquezfamilybuilders.com
Cc: Susanne Porras
Subject: Notice of Hearing
Attachments: LDC-25-0276 NOTICE OF HEARING.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good morning Ms. Tonkery,

Attached please find a copy of the Notice of Hearing as requested. Original documents are in the mail.

Respectfully,

 <p>SAFETY & CODE compliance</p> <p>401 South Park Avenue Winter Park, FL 32789 407.599.3600</p>	<p>Susan L Pruchnicki Safety & Code Compliance Coordinator</p> <p>407.599.3472 cityofwinterpark.org/code-complaint</p>
---	--

May 4th, 2024

Mr. Juan Vasquez
2012 Lochberry Rd.
Winter Park, FL

Dear Mr. Juan Vasquez,

Please find below my Tree Risk Assessment report for your grand live oak tree.

REPORT

SUMMARY

I assessed the risk of one tree on your property using a Level 1 and Level 2 assessment. I found evidence of slime flux and major leads that have rot which increase the likelihood of failure. Multiple assets including people and your property could be struck if these trees failed causing considerable damage. This resulted in a risk rating of **HIGH**. With removal, the risk rating will be eliminated. I am recommending removal of the tree due to the risk of damage in **normal weather**.

ASSIGNMENT

My assignment was to provide a tree risk assessment for one grand live oak tree (*Quercus virginiana*). The tree is located on property described as: 2012 Lochberry Rd. Winter Park., FL. I conducted my inspection on the afternoon of May 4th, 2024.

This report contains proprietary information and is for the exclusive use of Mr. Juan Vasquez. This report can be shared with the city of Winter Park to comply with tree protection regulations.

METHODOLOGY

I performed a **Level 1** and **Level 2** Tree Risk Assessment based on the ANSI A-300 (Part 9, 2017) Tree Risk Assessment standard and used the methodology defined in the International Society of Arboriculture's Best Management Practice for Tree Risk Assessment (2017). I considered your property as likely to be impacted if the tree is not removed.





OBSERVATIONS

The Tree. The tree is 39-inch **DBH** (*Quercus virginiana*). This is a prominent tree in the area, meaning that it is fully exposed to the wind.

Tree Health. The tree is in poor health based on a scale of poor, fair, good, and excellent.

Defects and conditions of concern. A visual examination of the tree revealed there is slime flux and large leads going over the home that are complete dead from rot which increase the likelihood of failure. Even with mitigation efforts, the residual risk of damage would be too high, therefore, removal is recommended. The tree is causing damage to the foundation of the home.

ANALYSIS

The Primary Concern

The primary concern for this tree is the likelihood of failure in normal weather. Given the size of the tree and risk of damage, this tree is categorized as **HIGH RISK**. If the tree were to fail, the property and multiple targets could be in danger.

Risk Tolerance

Risk tolerance is the amount of risk you are willing to accept. Different people have varying amounts of risk they will tolerate. You will have to decide your own risk tolerance and decide on a course of action for this tree. Be aware that all trees begin at **low** risk rating.

ASSUMPTIONS AND LIMITING CONDITIONS

My inspection was a ground based visual inspection. The inspection was limited to defects that can be seen while standing on the ground. There may be defects below ground or in the canopy that were not visible from this perspective. These hidden defects may result in the failure of branches, trunks, or roots. No other trees on this property were inspected other than those specifically addressed in this report.

If you have any questions regarding the report, please do not hesitate to call me. I will be happy to discuss it with you.

Respectfully,

A handwritten signature in cursive script that reads "Mark Hayse".

Mark Hayse, Arborist
Certified Arborist, FL-9724A

Susanne Porras

From: Jorden Hinrichsen
Sent: Monday, June 9, 2025 11:41 AM
To: Susanne Porras
Subject: FW: 2012 loch berry

	Jorden Hinrichsen
City of Winter Park cityofwinterpark.org	<i>Parks Superintendent</i>
	<i>Urban Forestry</i>
	ISA Certified Arborist FL-9661A
	Qualified Tree Risk Assessor
	407.643.1669

From: Jorden Hinrichsen
Sent: Tuesday, June 3, 2025 11:47 AM
To: Heidi <Heidi@countrywiderealtypartners.com>
Subject: RE: 2012 loch berry

Good morning Heidi,

Thank you for your question. As we discussed on the phone, the \$250 does not accrue while appeal is pending.

Best,

	Jorden Hinrichsen
City of Winter Park cityofwinterpark.org	<i>Parks Superintendent</i>
	<i>Urban Forestry</i>
	ISA Certified Arborist FL-9661A
	Qualified Tree Risk Assessor
	407.643.1669

From: Heidi <Heidi@countrywiderealtypartners.com>
Sent: Monday, June 2, 2025 12:33 PM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: Re: 2012 loch berry

Hello,

I have a question regarding the 250 per day. Is that going to be charged even though we have requested an Appeal ?

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From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Friday, May 30, 2025 12:04:48 PM
To: Heidi <Heidi@countrywiderealtypartners.com>
Subject: RE: 2012 loch berry

Good afternoon,

Your request for the July 10 meeting has been received and the meeting has been scheduled. Please feel free to forward any information or documentation you would like Code Compliance to consider during this meeting.

Regarding your inquiry about the tree risk assessment report, please note that Urban Forestry is not required to provide an itemized list of report insufficiencies. However, I can share that the report was submitted under the condition of non-occupancy for the residence, which is not consistent with the terms of F.S. 163.045. Additionally, the report does not include several key elements outlined in the Best Management Practices – Tree Risk Assessment, Second Edition.

All relevant information, including the tree risk assessment report and any identified deficiencies, will be included in the presentation of this case by Urban Forestry staff.

Thank you for your attention to this matter. Please let me know if you have any questions or need further clarification.

Best,

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jordan Hinrichsen <i>Parks Superintendent Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A Qualified Tree Risk Assessor</p> <p>407.643.1669</p>
---	--

From: Jordan Hinrichsen
Sent: Friday, May 30, 2025 11:10 AM
To: Heidi <Heidi@countrywiderealtypartners.com>
Subject: RE: 2012 loch berry

Good morning Heidi,

I am waiting on responses and will get back to you later today.

Best,



From: Heidi <Heidi@countrywiderealtypartners.com>
Sent: Thursday, May 29, 2025 5:09 PM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: Re: 2012 loch berry

Jordan,

We will go with July 10th.

I'm reaching out again regarding the ongoing concern with the tree and the discrepancies in the arborist report. This is now my second formal attempt to get clarity on this matter.

As I've previously mentioned, I have asked you—and the tree company has asked you—multiple times to address the specific deficiencies in the arborist report, which you have stated is inaccurate. However, I have yet to receive a direct or satisfactory response to my questions, particularly regarding how you determined the tree was not an issue despite the professional assessment.

Your continued lack of response is deeply concerning and is beginning to feel deceptive. We are trying to resolve this matter fairly and in good faith, but the lack of transparency is making that very difficult. It's beginning to appear as though we are being unfairly targeted for financial reasons rather than this issue being handled in accordance with state regulations and proper procedures.

We ask that you respond to our concerns promptly and in writing, so we can understand the basis of your position and move toward a resolution.

Heidi Tonkery
Realtor

Countrywide Realty Partners, LLC
p:321-289-5373
f: 407-487-4626
a:6925 Lake Ellenor Drive
Building 1 Unit 109
Orlando, Florida 32809
w:www.countrywiderealtypartners.com e: Heidi@countrywiderealtypartners.com

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Thursday, May 29, 2025 2:55 PM
To: Heidi <Heidi@countrywiderealtypartners.com>
Subject: RE: 2012 loch berry

Heidi,

The format for this discussion is at appeal, where you may ask your questions and make your case. Code Compliance informs me that we are unable to schedule for next week's meeting due to FL Statute Due Process, but we have openings for July 10 or August 7 meetings.

Please confirm which date you would like to schedule for.

Best,



From: Heidi <Heidi@countrywiderealtypartners.com>
Sent: Thursday, May 29, 2025 1:16 PM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: Re: 2012 loch berry

Your still not answering my question regarding the arborist report. We demand to know what was wrong with it. Also how you know it wasn't bad when you did not see it nor were you there to inspect it prior to it getting cut down

Get Outlook for iOS

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Thursday, May 29, 2025 12:39:21 PM
To: Heidi <Heidi@countrywiderealtypartners.com>
Subject: RE: 2012 loch berry

Good afternoon,

Thank you for your email. I have sent your request to Code Compliance to schedule the appeal for this unpermitted removal.

There is a chance that the June 5 meeting is already filled and the agenda approved, in which case your appeal would be heard at the July meeting. I will let you know when I hear back.

Best,



From: Heidi <Heidi@countrywiderealtypartners.com>
Sent: Thursday, May 29, 2025 12:31 PM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: 2012 loch berry

Hello Jordan,

This is Heidi I met with you today.

I am emailing from my other email.

1. The builder would like to appeal this and would like to be there next thursday at 3 p.m.
2. You state that the report was wrong, but you will not tell any of us why it was wrong.
We demand to know what was wrong with the Arborist Report and we also would like to know how you all know the tree had nothing wrong with it when you all came out and only saw a Stump. So again, how do you know the tree was not sick...

Please advise immediately.

thank you,

Heidi Tonkery

Susanne Porras

From: Jordan Hinrichsen
Sent: Monday, June 9, 2025 11:37 AM
To: Susanne Porras
Subject: FW: [EXTERNAL] Voice Message Attached from TONKERY,HEIDI +13212895373

Re: 2012 Loch Berry Rd

	Jorden Hinrichsen
City of Winter Park cityofwinterpark.org	<i>Parks Superintendent</i>
	<i>Urban Forestry</i>
	ISA Certified Arborist FL-9661A
	Qualified Tree Risk Assessor
	407.643.1669

From: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Friday, May 30, 2025 12:11 PM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from TONKERY,HEIDI +13212895373

Out of office 05/28, met with Heidi 05/29/2025 and have emailed since.

	Jorden Hinrichsen
City of Winter Park cityofwinterpark.org	<i>Parks Superintendent</i>
	<i>Urban Forestry</i>
	ISA Certified Arborist FL-9661A
	Qualified Tree Risk Assessor
	407.643.1669

From: webex_comm@webex.com <postmaster@vmail01-us.bclld.webex.com>
Sent: Wednesday, May 28, 2025 9:46 AM

To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: [EXTERNAL] Voice Message Attached from TONKERY,HEIDI +13212895373

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]



You have a new voicemail

Time: Wednesday, May 28, 2025 09:45 AM Eastern Daylight Time
From: TONKERY,HEIDI +13212895373
To: Jorden Hinrichsen 1669
Duration: 00:04

Voice message transcription

No transcription available. [See why](#)

To listen to this message, open the attachment.

The Webex Team
Please do not reply to this email, as it is sent from an unmonitored address and responses will not be read.
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Susanne Porras

From: Jordan Hinrichsen
Sent: Monday, June 9, 2025 11:30 AM
To: Andrew Pine
Cc: Urban Forestry; Susanne Porras
Subject: RE: [EXTERNAL] C/O Matt 2012 Loch Berry Rd Code Violation

Good morning Andrew,

Yes, Heidi has already requested an appeal. My understanding is that it has been rescheduled. I have copied Code Compliance on this email so they can communicate with you directly regarding the hearing.

Best regards,



From: Andrew Pine <arboristaction@gmail.com>
Sent: Wednesday, June 4, 2025 2:01 PM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Cc: Urban Forestry <UrbanForestry@cityofwinterpark.org>
Subject: Re: [EXTERNAL] C/O Matt 2012 Loch Berry Rd Code Violation

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]

Im gonna be attending the appeal already scheduled for July 10th 2025 at 3p.m. as I was told by Heidi the secretary for the builder. This is correct yes??

On Wed, Jun 4, 2025, 1:44 PM Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org> wrote:

Good afternoon, Andrew,

I am writing to inform you that the code violation will remain as stated in the Notice of Violation.

If you have any questions regarding the terms of resolution, or if you would like to discuss the option to appeal, please feel free to contact Urban Forestry. We are here to assist you.

Thank you for your attention to this matter.

Best regards,

	Jorden Hinrichsen
	<i>Parks Superintendent</i>
	<i>Urban Forestry</i>
City of Winter Park	ISA Certified Arborist FL-9661A
cityofwinterpark.org	Qualified Tree Risk Assessor
	407.643.1669

From: Andrew Pine <arboristaction@gmail.com>
Sent: Saturday, May 24, 2025 10:27 AM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Cc: UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: Re: [EXTERNAL] C/O Matt 2012 Loch Berry Rd Code Violation

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]

Hi, Jordan. This is the owner, Andy. I left you a message on Friday. Please give me a call at 3866755410 as soon as you can. Thx.

On Fri, May 23, 2025, 1:35 PM Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org> wrote:

Matt,

Thank you for your voicemail. Thank you for reaching out to Urban Forestry regarding this matter. The live oak 55" (as measured on site by UF staff) removed at this property was categorized as Landmark according to City of Winter Park Tree Preservation and Protection ordinance, constituting a substantial code violation.

The tree risk assessment report (attached) supplied (1) has been applied improperly and (2) does not substantiate high or moderate risk that cannot be remediated other than by removal. It does not meet requirements per F.S. 163.045.

The Notice of Violation originally sent to the builder on May 12, 2025 will be re-sent showing Arborist Action Professional Tree Service and Mark Hayse as jointly liable (attached), and you and they will receive copies in the mail.

You are expected to reach out to co-violators to resolve this violation as per the Notice of Violation.

Regards,

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jorden Hinrichsen</p> <p><i>Parks Superintendent</i></p> <p><i>Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A</p> <p>Qualified Tree Risk Assessor</p> <p>407.643.1669</p>
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Susanne Porras

From: Josh Nye
Sent: Monday, June 9, 2025 11:23 AM
To: Randy Knight; Jason Seeley; Cathleen Daus; Gary Hiatt; Susanne Porras
Subject: FW: STOP WORK ORDER 2012 Loch Berry Rd

FYI

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Josh Nye <i>Parks Services Manager</i></p> <p>ISA Certified Arborist Qualified Tree Risk Assessor</p> <p>407.643.1656</p>
---	---

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Monday, June 9, 2025 11:20 AM
To: Heidi@peaktitlepro.com
Cc: Urban Forestry <UrbanForestry@cityofwinterpark.org>
Subject: STOP WORK ORDER 2012 Loch Berry Rd

Good morning,

I am writing to inform you that the Stop Work Order for this property has been lifted, pending appeal. Please note that Code Compliance will continue to communicate with you as necessary regarding the upcoming hearing.

If you have any questions about the Urban Forestry requirements for pending permits, please feel free to contact the City Arborist, JJ, at 407-643-1663.

Thank you, and please let me know if you need any further assistance.

Best regards,

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jordan Hinrichsen <i>Parks Superintendent</i></p> <p>Urban Forestry</p>
---	---

City of Winter Park
cityofwinterpark.org

ISA Certified Arborist FL-9661A

Qualified Tree Risk Assessor

407.643.1669

Susanne Porras

From: Josh Nye
Sent: Monday, June 9, 2025 11:07 AM
To: Susanne Porras
Cc: Jorden Hinrichsen
Subject: FW: [EXTERNAL] C/O Matt 2012 Loch Berry Rd Code Violation



From: Andrew Pine <arboristaction@gmail.com>
Sent: Wednesday, June 4, 2025 2:01 PM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Cc: Urban Forestry <UrbanForestry@cityofwinterpark.org>
Subject: Re: [EXTERNAL] C/O Matt 2012 Loch Berry Rd Code Violation

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]

Im gonna be attending the appeal already scheduled for July 10th 2025 at 3p.m. as I was told by Heidi the secretary for the builder. This is correct yes??

On Wed, Jun 4, 2025, 1:44 PM Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org> wrote:

Good afternoon, Andrew,

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Thank you for your attention to this matter.

Best regards,

	Jorden Hinrichsen
City of Winter Park cityofwinterpark.org	<i>Parks Superintendent</i>
	<i>Urban Forestry</i>
	ISA Certified Arborist FL-9661A
	Qualified Tree Risk Assessor
	407.643.1669

From: Andrew Pine <arboristaction@gmail.com>
Sent: Saturday, May 24, 2025 10:27 AM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Cc: UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: Re: [EXTERNAL] C/O Matt 2012 Loch Berry Rd Code Violation

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]

Hi, Jordan. This is the owner, Andy. I left you a message on Friday. Please give me a call at 3866755410 as soon as you can. Thx.

On Fri, May 23, 2025, 1:35 PM Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org> wrote:

Matt,

Thank you for your voicemail. Thank you for reaching out to Urban Forestry regarding this matter. The live oak 55" (as measured on site by UF staff) removed at this property was categorized as Landmark according to City of Winter Park Tree Preservation and Protection ordinance, constituting a substantial code violation.

The tree risk assessment report (attached) supplied (1) has been applied improperly and (2) does not substantiate high or moderate risk that cannot be remediated other than by removal. It does not meet requirements per F.S. 163.045.

The Notice of Violation originally sent to the builder on May 12, 2025 will be re-sent showing Arborist Action Professional Tree Service and Mark Hayse as jointly liable (attached), and you and they will receive copies in the mail.

You are expected to reach out to co-violators to resolve this violation as per the Notice of Violation.

Regards,

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jorden Hinrichsen</p> <p><i>Parks Superintendent</i></p> <p><i>Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A</p> <p>Qualified Tree Risk Assessor</p> <p>407.643.1669</p>
--	--

Susanne Porras

From: Josh Nye
Sent: Monday, June 9, 2025 11:06 AM
To: Susanne Porras
Cc: Jorden Hinrichsen
Subject: FW: C/O Heidi RE: 2012 Loch Berry Rd Code Violation



From: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Thursday, May 29, 2025 12:25 PM
To: UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: FW: C/O Heidi RE: 2012 Loch Berry Rd Code Violation

Hello All,

I met with Heidi Tonkery at 10 am, she is trying to resolve this code violation for her employer. To recap:

There was a verbal agreement to have the tree removed by the previous owner (Edith Walker), and she was living in the house when the tree was removed, according to Heidi. I asked when the tree was removed, she did not know. I told her that the paper trail – sale date May 1, TRA report date May 4, permit date May 6, removal observed May 9 – shows the violators as Winter Park Luxury LLC, Arborist Action Professional Tree Care, and Mark Hayse.

I informed her that she will have to either (1) resolve this violation with the other violators by paying the Tree Trust Fund fee or (2) request to appeal. She said that they would likely appeal, and I gave her the next two dates of Code Compliance Board meetings for her information.

We left it there, but I suspect they will not want to go to appeal because it is time-consuming.





From: Heidi Tonkery <Heidi@peaktitlepro.com>
Sent: Wednesday, May 28, 2025 9:46 AM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: Re: C/O Heidi RE: 2012 Loch Berry Rd Code Violation

Jordan,

I've tried calling multiple times since yesterday. Do I need to make an appointment to come in person?

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From: Heidi Tonkery <Heidi@peaktitlepro.com>
Sent: Tuesday, May 27, 2025 3:04:57 PM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: Re: C/O Heidi RE: 2012 Loch Berry Rd Code Violation

Hello,

You stated that this property had to be owner occupied.

This property was still owned by the owner who occupied the home. The agreement was that the prior owner needed to take care of this tree prior to closing.

The work was coordinated with the contractor, but this was done before owner sold.

So, since this was owner occupied what are the next steps?

Heidi Tonkery
Title Processor/Admin

Peak Title Professionals, LLC
p:407-901-3739
f: 407-487-4626
a:385 Douglas Ave
Unit 3000
Altamonte Springs, Florida 32714
w:www.peaktitlepro.com e: heidi@peaktitlepro.com

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Friday, May 23, 2025 1:35 PM
To: Heidi Tonkery <Heidi@peaktitlepro.com>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: C/O Heidi RE: 2012 Loch Berry Rd Code Violation

Heidi,

Thank you for reaching out to Urban Forestry regarding this matter. The live oak 55" (as measured on site by UF staff) removed at this property was categorized as Landmark according to City of Winter Park Tree Preservation and Protection ordinance, constituting a substantial code violation.

The tree risk assessment report (attached) supplied (1) has been applied improperly and (2) does not substantiate high or moderate risk that cannot be remediated other than by removal. It does not meet requirements per F.S. 163.045.

The Notice of Violation originally sent to you May 12, 2025 will be re-sent showing Arborist Action Professional Tree Service and Mark Hayse as jointly liable (attached), and you and they will receive copies in the mail.

Please be advised that the code violation must be resolved before the Stop Work Order will be lifted from permits relating to this project.

Best,

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jorden Hinrichsen <i>Parks Superintendent Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A Qualified Tree Risk Assessor</p> <p>407.643.1669</p>
---	--

From: Heidi Tonkery <Heidi@peaktitlepro.com>
Sent: Friday, May 23, 2025 9:59 AM
To: UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject:

Get [Outlook for iOS](#)

Susanne Porras

From: Josh Nye
Sent: Monday, June 9, 2025 11:06 AM
To: Susanne Porras
Cc: Jordan Hinrichsen
Subject: FW: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Josh Nye <i>Parks Services Manager</i></p> <p>ISA Certified Arborist Qualified Tree Risk Assessor</p> <p>407.643.1656</p>
---	---

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 2:15 PM
To: Laura Halsey <lhalsey@cityofwinterpark.org>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

Yes, and to try and lay the blame on her is despicable. Did she say whether she lives somewhere else?

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jorden Hinrichsen <i>Parks Superintendent</i> <i>Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A Qualified Tree Risk Assessor</p> <p>407.643.1669</p>
---	---

From: Laura Halsey <lhalsey@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 2:11 PM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

I can reach out to her later this week to check on her and ask who it was. I believe she said it was more than one person. I felt so bad for her, she was so stressed over the situation.

 <p>City of Winter Park 721 W. New England Ave. Winter Park, FL. 32789 cityofwinterpark.org</p>	<p>Laura Halsey Recreation Coordinator</p> <p>Parks & Recreation Department A CAPRA Accredited agency</p> <p>Phone: 407.599.3325 lhalsey@cityofwinterpark.org</p>
--	--



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: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 2:08 PM
To: Laura Halsey <lhalsey@cityofwinterpark.org>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

I'd like to know who exactly told her that, so that I can count it against them, should they appeal.

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Jorden Hinrichsen</p> <p><i>Parks Superintendent</i></p> <p><i>Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A</p> <p>Qualified Tree Risk Assessor</p> <p>407.643.1669</p>
---	--

From: Laura Halsey <lhalsey@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 2:06 PM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

I know, right!?!?

Yes, she said she felt much better and she was going to take a walk around the block to try and lower her blood pressure.

	<p>Laura Halsey Recreation Coordinator Parks & Recreation Department A CAPRA Accredited agency Phone: 407.599.3325 lhalsey@cityofwinterpark.org</p>
<p>City of Winter Park 721 W. New England Ave. Winter Park, FL. 32789 cityofwinterpark.org</p>	



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: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 2:02 PM
To: Laura Halsey <lhalsey@cityofwinterpark.org>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

Wow, that is so sheisty. Thank you for calling – was she reassured?

	<p>Jorden Hinrichsen <i>Parks Superintendent</i> <i>Urban Forestry</i> ISA Certified Arborist FL-9661A Qualified Tree Risk Assessor 407.643.1669</p>
<p>City of Winter Park cityofwinterpark.org</p>	

From: Laura Halsey <lhalsey@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 1:53 PM
To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

The arborist and or owner have contacted her stating she is responsible for their actions because at the time of the removal the new owner information had not yet been recorded on OCPA, but the sale was final. I told her that we do not have her named in any of our correspondence and to contact us if they reach out to her again.

	<p>Laura Halsey Recreation Coordinator Parks & Recreation Department A CAPRA Accredited agency</p>
<p>City of Winter Park 721 W. New England Ave. Winter Park, FL. 32789 cityofwinterpark.org</p>	<p>Phone: 407.599.3325 lhalsey@cityofwinterpark.org</p>



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: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Tuesday, May 27, 2025 1:42 PM
To: UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

Laura, will you call her. I believe she is the former owner of 2012 Loch Berry Rd, which has the code violation. See if that is what she is asking, and answer what you can.

Best,

	<p>Jordan Hinrichsen <i>Parks Superintendent</i> <i>Urban Forestry</i> ISA Certified Arborist FL-9661A Qualified Tree Risk Assessor 407.643.1669</p>
<p>City of Winter Park cityofwinterpark.org</p>	

From: webex_comm@webex.com <postmaster@vmail01-us.bcl.d.webex.com>
Sent: Tuesday, May 27, 2025 1:39 PM

To: UrbanForestry <UrbanForestry@cityofwinterpark.org>

Subject: [EXTERNAL] Voice Message Attached from WALKER EDITH +13214394709

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]



You have a new voicemail

Time: Tuesday, May 27, 2025 01:38 PM Eastern Daylight Time
From: WALKER EDITH +13214394709
To: Urban Forestry 3325
Duration: 00:51

Voice message transcription

Hello, I think it's Laura I'm supposed to talk to. This is Edis Walker. I used to own property and in Winter Park, and there, it's a long story, but I do need to speak to the head of urban Forestry and explain what, what I know is going on. Thank you. 03214394709. I think you can tell I'm a bit upset. Thank you very much. I appreciate calling me back as soon as you can because the people that bought the house, even though they supposedly took the tree down, after it closed and it was legally theirs saying because it hadn't been recorded yet, they're not responsible for doing what they did. So please give me a call. Thank you. Bye bye.

To listen to this message, open the attachment.

The Webex Team

Please do not reply to this email, as it is sent from an unmonitored address and responses will not be read.

Need help? [Go to Help center](#)

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Susanne Porras

From: Susanne Porras
Sent: Friday, June 6, 2025 5:16 PM
To: heidi@vazquezfamilybuilders.com
Subject: Re: Email

Good afternoon, Heidi

My name is Susanne Porras and I am the Code Compliance Division Manager. Can I get the address for the property you are referring to?

You can also reach me at 321-303-0394.

Respectfully,
Susanne

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Susanne Porras

From: Josh Nye
Sent: Monday, June 9, 2025 11:05 AM
To: Susanne Porras
Cc: Jordan Hinrichsen
Subject: FW: C/O Mark Re: 2012 Loch Berry Rd Code Violation
Attachments: 20250523 Mark Hayse 2012 Lochberry Rd.pdf; 20250523 2012 Loch Berry Rd_Mark Hayse.docx



From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Friday, May 23, 2025 2:02 PM
To: Mark.hayse@yahoo.com; UrbanForestry <UrbanForestry@cityofwinterpark.org>
Subject: FW: C/O Mark Re: 2012 Loch Berry Rd Code Violation

Mark,

Regarding the live oak 55" (as measured on site by UF staff) removed at this property: the live oak removed at this property was categorized as Landmark according to City of Winter Park Tree Preservation and Protection ordinance, constituting a substantial code violation.

The tree risk assessment report (attached) supplied (1) has been applied improperly and (2) does not substantiate high or moderate risk that cannot be remediated other than by removal. It does not meet requirements per F.S. 163.045.

The Notice of Violation originally sent to the builder on May 12, 2025 will be re-sent showing Arborist Action Professional Tree Service and you yourself as jointly liable (attached), and you and they will receive copies in the mail.

You are expected to reach out to co-violators to resolve this violation as per the Notice of Violation.

Regards,

[Redacted signature]



City of Winter Park
cityofwinterpark.org

Jorden Hinrichsen

Parks Superintendent

Urban Forestry

ISA Certified Arborist FL-9661A

Qualified Tree Risk Assessor

407.643.1669



From: [Josh Nye](#)
To: [Richard Geller](#); [Susanne Porras](#); [UrbanForestry](#)
Subject: Fw: [EXTERNAL] 2012 Loch Berry Rd
Date: Tuesday, June 24, 2025 7:43:35 AM
Attachments: [ATT00001.txt](#)
[ATT00002.htm](#)

FYI

Josh Nye, Park Services Manager
407-643-1656

From: Al Sines <alsines@alsines.com>
Sent: Tuesday, June 24, 2025 6:51:01 AM
To: Josh Nye <JNye@cityofwinterpark.org>
Subject: Re: [EXTERNAL] 2012 Loch Berry Rd

Hello Josh Nye,

1. The Seller / Buyer agreement was that the Seller would provide \$10,000 towards the cost to remove the tree at Closing. The reason the Buyer gave to the Seller was that it was more expensive than they thought it would be to remove the tree. Seller agreed and provided them the \$10,000 requested.
2. My initial response to the Buyer's agent was that there was a large tree in the backyard of the interested home. Sometime during the sale process the persons involved in the sale visited the property and had the tree reviewed for possible removal.
3. At the time I listed the property, the Seller, Edith Walker, was living in the home with minimal furnishings. On April 25th, the Seller was out of the home and asked for the power to be turned off. The Seller signed the closing documents on May 1st and had vacated the property for almost a week. The Buyer, Winter Park Luxury Homes, signed the closing documents on May 2nd. Transaction final.

Regards,
Al

Al Sines, Realtor
Premier Sotheby's International Realty
233 W. Park Avenue | Winter Park, FL 32789
c 407.616.7322 | o. 407.644.3295

From: Josh Nye <JNye@cityofwinterpark.org>
Sent: Monday, June 23, 2025 5:14 PM

To: alsines@alsines.com
Cc: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Subject: 2012 Loch Berry Rd

Mrs. Walker,

Thank you for speaking with me over the phone on Friday morning regarding your role as seller's agent to Edith Walker for the sale of her property at 2012 Loch Berry Rd. I would like to get your response in writing regarding some of the particulars. As you know, a large live oak was removed from the backyard after the home sale closed. Can you confirm the following:

1. The buyer informed you that the live oak in question had to be removed at your client's expense in order for them to move forward with purchasing the home.
2. You stressed to the buyer that Winter Park has rules around removing trees and that they should make sure they were allowed to remove it. They told you that wouldn't be a problem.
3. Your client, Edith Walker, vacated the premises entirely prior to closing on the home sale.

I appreciate your time in addressing these questions.

Regards,

 <p>City of Winter Park cityofwinterpark.org</p>	<p>Josh Nye <i>Parks Services Manager</i></p> <p>ISA Certified Arborist Qualified Tree Risk Assessor</p> <p>407.643.1656</p>
---	---

From: [Josh Nye](#)
To: [Susanne Porras](#); [Richard Geller](#); [UrbanForestry](#)
Subject: FW: [EXTERNAL] 2012 Loch Berry Rd
Date: Tuesday, June 24, 2025 10:55:16 AM

FYI



From: Edith Walker <edidoneit@aol.com>
Sent: Tuesday, June 24, 2025 10:54 AM
To: Josh Nye <JNye@cityofwinterpark.org>
Subject: Re: [EXTERNAL] 2012 Loch Berry Rd

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]

Thank you Mr Nye for the communication regarding the property on Lockberry in Winter Park.

The information in this communication is accurate for all 7 statements.

Thank You
Edith Walker

Sent from my iPhone

On Jun 24, 2025, at 10:48 AM, Josh Nye <JNye@cityofwinterpark.org> wrote:

Mrs. Walker,

Thank you for speaking with me over the phone on Friday morning. I hope you are well. As we discussed, I would like to get your response in writing regarding some of the particulars surrounding your sale of 2012 Loch Berry Rd. As you know, a large live oak was removed from the backyard after you sold the house and moved out. Can you confirm the following:

1. The buyer informed you prior to their purchasing the home that the live oak in question had to be removed, that you would have to pay for its removal from your share of the home sale proceeds, and that they would remove the tree shortly after the home sale closed.
2. You were living with your son on April 28 of this year and had vacated the home prior to utilities being cut off on April 28 (utility billing report and invoice attached). You were able to confirm your memory by checking a calendar where you made a note about living at your son's house on April 28.
3. The tree in question was removed after you moved out.
4. You did not hire Mark Hayes to provide a tree risk assessment report, nor did you have such report in your possession at any time.
5. You did not hire Arborist Action Professional Tree Service to remove the tree.
6. A representative for the buyer asked that you confirm to the City of Winter Park that you lived at 2012 Loch Berry Rd at the time the tree was removed, when in fact you did not.
7. You now reside in North Carolina.

If these statements are correct, all I need is a simple "yes" to each numbered statement. If anything is incorrect or requires context, please let me know.

I truly appreciate your time. If you have any questions for me, please do not hesitate to give me a call at 407-643-1656.

Regards,

<p><image001.jpg> City of Winter Park cityofwinterpark.org</p>	<p>Josh Nye <i>Parks Services Manager</i></p> <p>ISA Certified Arborist Qualified Tree Risk Assessor</p> <p>407.643.1656</p>
--	---

From: [Heidi Tonkery](#)
To: [Josh Nye](#)
Cc: [Sheila DeCiccio](#); [Cathleen Daus](#); [Jason Seeley](#); [Susanne Porras](#); [Urban Forestry](#); [robert.myreocountrywide.com](#); [Jordan Hinrichsen](#); [Josejuan Rodriguez Torres](#)
Subject: Re: Winterpark
Date: Monday, June 9, 2025 4:39:31 PM

Dear Josh,

I am emailing to formally challenge both the legal basis and the calculation used by your department regarding the alleged tree removal violation at **2012 Loch Berry Rd**, issued on May 23, 2025. After a thorough review of the City of Winter Park Code and Florida state law, we believe the City's actions reflect a pattern of overreach, misapplication of local ordinances, and what can reasonably be interpreted as extortion.

1. Improper Application of Florida Statute §163.045

As you are aware, **Florida Statute §163.045** expressly prohibits local governments from requiring a permit or compensation for the removal of a tree from residential property when a certified arborist determines the tree poses a danger to persons or property. In our case:

- The removal was performed **prior to our ownership**, while the property was still **owner-occupied**.
- A **licensed ISA-certified arborist** documented the tree posed a **risk**, qualifying it under state law.
- The City has provided **no legal authority** that supersedes §163.045 or prohibits an arborist from correcting documentation.

You have claimed that the arborist cannot amend the letter due to an internal policy. We demand to know:

- What **specific Florida law or binding ordinance prohibits** the correction or amendment of a professional's documentation?
- What **legal basis** gives the City of Winter Park the right to override Florida Statute §163.045?

2. Mathematical Inconsistencies and Improper Fee Assessment

The Notice of Violation states that a **55-inch live oak was** removed, and that a fine of **\$36,300** is owed.

Per **Sec. 58-286(d)(2)** of your city code:

- Landmark trees require **triple the compensation**.
- The base rate is listed as **\$110 per DBH inch**.
- Proper calculation would be:
55 DBH × \$110 = \$6,050 × 3 = \$18,150

Your department is demanding **\$36,300**, which equates to **\$660 per inch**. This is either:

- A **tripling and then doubling the rate** (unjustifiable), or
- An **unauthorized escalation** beyond what your code permits.

We request an immediate explanation of:

- The **current DBH rate** set by commission,
- The **formula used** to calculate \$36,300, and
- Any other **multipliers** or penalties applied beyond those authorized in Sections 58-286 and 58-290.

3. Disputed Tree Size and Lack of Due Process

Additionally, the **arborist has contested** the City's classification of the tree as 55 inches DBH. According to his professional measurement, the tree was closer to **39 inches DBH**. If this is accurate:

- Your valuation is inflated by **16 inches**, a **41% overstatement**, directly impacting the fine.

Yet despite multiple requests, your staff has refused to engage with this issue in good faith, instead referring us back to an individual who has been uncooperative and dismissive from the beginning of this matter.

4. Damages and Economic Harm Due to Delays

Your refusal to honor state law, offer transparency, or allow reasonable amendments has caused significant delays to our project. We are now incurring:

- **Increased carrying costs,**
- **Construction schedule delays,**
- **Investor dissatisfaction,** and
- Potential **legal exposure** due to your department's unwillingness to cooperate.

This situation is not only **financially damaging**, but the City's approach—imposing a six-figure fine based on questionable metrics while refusing to acknowledge state preemption—appears retaliatory and coercive.

Formal Demands

We are hereby demanding the following:

1. **A full breakdown of how the \$36,300 was calculated**—including the DBH rate used and any applied multipliers.
2. **The legal basis** for refusing an arborist's amendment or correction to their documentation.
3. **Justification** for how your office believes it has the right to supersede **Florida Statute §163.045**.

4. A formal **review of the DBH measurement**, which our arborist certifies was approximately **39 inches**, not 55.

We are prepared to pursue formal **appeals, legal action, and complaints** through the appropriate state and administrative channels if this matter is not resolved promptly and fairly.

Please respond to this letter within **five (5) business days**.

Sincerely,

Heidi Tonkery

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From: Josh Nye <JNye@cityofwinterpark.org>
Sent: Monday, June 9, 2025 3:44:34 PM
To: Heidi Tonkery <heidi@vazquezfamilybuilders.com>
Cc: Sheila DeCiccio <SDeCiccio@cityofwinterpark.org>; Cathleen Daus <CDaus@cityofwinterpark.org>; Jason Seeley <JSeeley@cityofwinterpark.org>; Susanne Porras <SPorras@cityofwinterpark.org>; Urban Forestry <UrbanForestry@cityofwinterpark.org>
Subject: Re: Winterpark

I apologize for my error on the hearing date. It is on 7/3.

Josh Nye, Park Services Manager
407-643-1656

From: Josh Nye <JNye@cityofwinterpark.org>
Sent: Monday, June 9, 2025 2:30:38 PM
To: 'Heidi Tonkery' <heidi@vazquezfamilybuilders.com>
Cc: Sheila DeCiccio <SDeCiccio@cityofwinterpark.org>; Cathleen Daus <CDaus@cityofwinterpark.org>; Jason Seeley <JSeeley@cityofwinterpark.org>; Susanne Porras <SPorras@cityofwinterpark.org>; Urban Forestry <UrbanForestry@cityofwinterpark.org>
Subject: RE: Winterpark

Ms. Tonkery,

Good afternoon. I am the Parks Services Manager for the City. The Urban Forestry Division is under my direct oversight. I am aware of this case and all developments up through today. Superintendent of Urban Forestry Jordan Hinrichsen is handling the case from our side of things. She can answer permitting questions and the like. Should you have any questions regarding the upcoming Code Compliance hearing on 6/3, please reach out to Officer Susanne Porras.

Regards,



City of Winter Park

cityofwinterpark.org

Josh Nye

Parks Services Manager

ISA Certified Arborist
Qualified Tree Risk Assessor

407.643.1656

From: Sheila DeCiccio <SDeCiccio@cityofwinterpark.org>
Sent: Thursday, June 5, 2025 3:23 PM
To: 'Heidi Tonkery' <heidi@vazquezfamilybuilders.com>
Cc: Josh Nye <JNye@cityofwinterpark.org>
Subject: RE: Winterpark

I have forwarded your email to Josh Nye, the head of Urban Forestry, to respond.

Sincerely,

Sheila DeCiccio
Mayor Winter Park

From: Heidi Tonkery <heidi@vazquezfamilybuilders.com>
Sent: Thursday, June 5, 2025 12:52 PM
To: Sheila DeCiccio <SDeCiccio@cityofwinterpark.org>
Subject: Winterpark

Hello,

My name is Heidi and my boss purchased a home in winter-park and applied for a demo permit. One of the trees on property was sick and taken down by a tree arborist. The law states that if its owner occupied that an arborist report is sufficient without a permit. My boss is now being fined and a stop Work order has been issued. He wants me to set up a meeting with you regarding his concerns.

Please advise.

Thank you

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Code Compliance Board

agenda item 5.b

item type

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

meeting date

July 3, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# LDC-25-0076 350 CAROLINA AVE, UNIT 302, WINTER PARK, FL 32789

motion | recommendation

background

VIOLATION DESCRIPTION: Feeding Feral Cats, which is a violation of the City of Winter Park Code of Ordinances and leaving food residue along the city's sidewalk areas.

CODES CITED: Chapter 18 Animals. Article 1, Sec. 18- 14 (a) Prohibited in Certain Parks, Playground Areas and Streets and Sidewalks. Chapter 22; Article V - Property and Building Maintenance; Sec. 22-177. Amendments: Sec. 202 Nuisance, (1),(14),b,c and d of the City of Winter Park Property and Building Maintenance Code as adopted and amended.

CORRECTIVE ACTION REQUIRED: Cease the feeding of feral cats, wildlife and any other animals on private and or city property.

alternatives | other considerations

fiscal impact

attachments

1. CCB LDC-25-0076 AGENDA PACKET

350 Carolina Ave Unit 302 05-22-30-6654-04-302

Name(s):
SUMMERS ROBERT D
SUMMERS DEBBIE G

Physical Street Address:
350 Carolina Ave Unit 302

Property Use:
0400 - Condo-residential



302205665404302 04/07/2006

[Upload Photos](#)

Mailing Address On File:
350 Carolina Avenue Unit 302
Winter Park, FL 32789-3155

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park

[Incorrect Mailing Address?](#)

[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

PARK WEST CONDO CB 6/82 BLDG D UNIT 302
Land

There are no land lines associated to this parcel.

Building

[View Winter Park Permits](#)



Model Code:
8 - Condominium
Actual Year Built:
2006
Gross Area:
1523 sqft
Type Code:
0400 - Condo-Residential
Beds:
2
Living Area:
1523 sqft
Building Value:
Working Value...
Baths:
2
Exterior Wall:
Cb.Stucco
Estimated New Cost:
Working Value...
Floors:
0
Interior Wall:
Drywall

Extra Features

There are no extra features associated to this parcel.



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

SUMMERS ROBERT D, SUMMERS DEBBIE
 G
 350 CAROLINA AVENUE UNIT 302
 WINTER PARK, FL 32789-3155

Account Number: 283290
 Assessed Value: 378,058
 Millage Code: 4 WP
 Parcel Number: 05-22-30-6654-04302
 Address: 350 CAROLINA AVE, WINTER PARK, 32789
 Exemptions: Extra Homestead, Homestead

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
STATE SCHOOL	378,058	25,000	353,058	3.2160	1,135.43	
LOCAL SCHOOL	378,058	25,000	353,058	3.2480	1,146.73	
GENERAL COUNTY	378,058	50,000	328,058	4.4347	1,454.84	
CITY OF WINTER PARK	378,058	50,000	328,058	4.0923	1,342.51	
WINTER PARK DEBT 2017	378,058	50,000	328,058	0.2207	72.40	
ST JOHNS RIVER WTR MGMT DIST	378,058	50,000	328,058	0.1793	58.82	
				Total Millage:	15.3910	Subtotal: \$5,210.73

NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	86.03			
					Subtotal: \$86.03
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					\$5,296.76

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

Payments not received by March 31st are delinquent

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

283290
 350 CAROLINA AVE
 PARK WEST CONDO CB 6/82 BLDG D
 05-22-30-6654-04302

BANK OF AMERICA MSP

Make checks payable to:
 Scott Randolph, Tax Collector

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

SUMMERS ROBERT D, SUMMERS DEBBIE
 G
 350 CAROLINA AVENUE UNIT 302
 WINTER PARK, FL 32789-3155

Paid By See Account Note
 Receipt # 0040-03170866 12/01/2024 \$5,084.89

PO Box 545100
 Orlando FL 32854-5100



2024 Paid Real Estate

DOCH 20160169410
04/05/2016 11:29:17 AM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$2,730.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To: LAW OFFICES OF FRANK G FI

Prepared by and return to:
Frank G. Finkbeiner
Attorney at Law
Frank G. Finkbeiner
108 Hillcrest Street
Orlando, FL 32801
407-423-0012
File Number: 2016-2337
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of March, 2016 between JOHN M. PERRY and CHERYL A. PERRY, husband and wife whose post office address is 350 Carolina Avenue, Unit 302, Winter Park, FL 32789, grantor, and ROBERT D. SUMMERS and DEBBIE G. SUMMERS, husband and wife whose post office address is 100 S. Eola Drive, Orlando, FL 32801, grantee:

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

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

Unit No. D-302 of PARK WEST, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 3188, Page 219, and all exhibits and amendments thereof, Public Records of Orange County, Florida

Parcel I.D #05-22-30-6654-04302.

Parcel Identification Number:

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, 2015.

DoubleTime®

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:

[Signature]
Witness Name: FRANK G Finkbeiner

[Signature] (Seal)
JOHN M. PERRY

[Signature]
Witness Name: Charlese Cline

[Signature] (Seal)
CHERYL A. PERRY

[Signature]
Witness Name: FRANK G Finkbeiner

[Signature]
Witness Name: Charlese Cline

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 28th day of March, 2016 by JOHN M. PERRY and CHERYL A. PERRY, who are personally known or have produced a driver's license as identification.

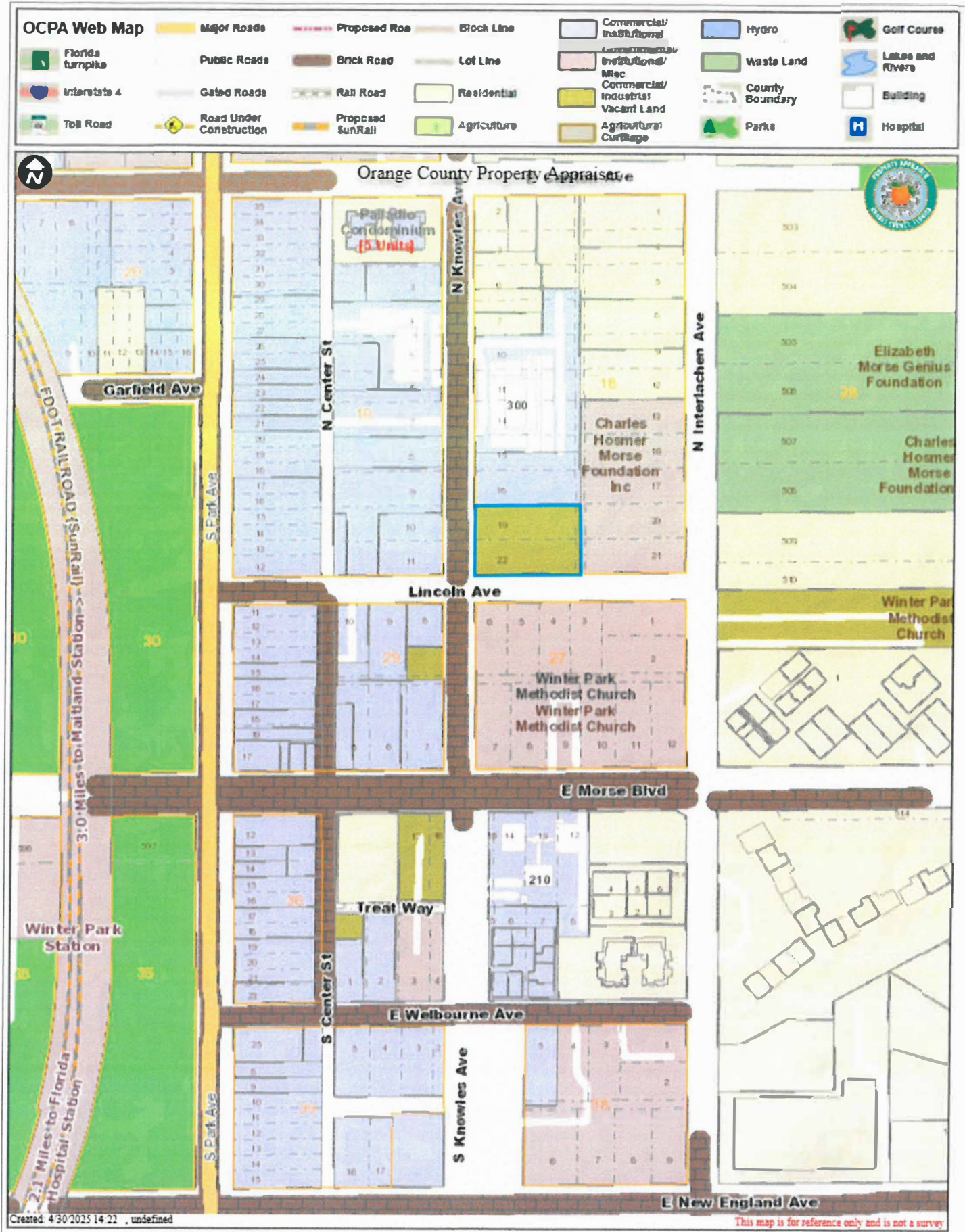
[Notary Seal]

[Signature]
Notary Public

Printed Name: Sharon A NASH

My Commission Expires: _____





210 N Knowles Ave 05-22-30-9400-18-190

Name(s):
CHARLES HOSMER MORSE
FOUNDATION INC

Physical Street Address:
210 N Knowles Ave

Property Use:
1003 - Comm Vac Mult-fam

Mailing Address On File:
Po Box 40
Winter Park, FL 32790-0040

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park

[Incorrect Mailing Address?](#)



[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

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOTS 19 & 22 & W1/2 OF VAC ALLEY ON E PER 7094/2000 BLK 18

Total Land Area

18,539 sqft (+/-) | 0.43 acres
(+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1003 - Comm Vac Mult-fam	WP-R-3	18539 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)

There are no buildings associated to this parcel.

Extra Features

There are no extra features associated to this parcel.

Real Estate Account #05-22-30-9400-18190

Owner:
CHARLES HOSMER MORSE FOUNDATION INC

Situs:
210 N KNOWLES AVE
WINTER PARK 32789

[Parcel details](#)
[Property Appraiser Details](#)



[Get bills by email](#)

2024 Annual Bill

ORANGE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2024 Annual Bill	283733	—	4 WP	\$0.00

PAID
 [Print \(PDF\)](#)

If paid by: Nov 30, 2024
Please pay: \$0.00

Combined taxes and assessments: \$93.59

PAYMENTS MUST BE MADE IN US FUNDS.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
STATE SCHOOL	3.2160	\$1,853,900.00	\$1,853,900.00	\$0.00	\$0.00
LOCAL SCHOOL	3.2480	\$1,853,900.00	\$1,853,900.00	\$0.00	\$0.00
GENERAL COUNTY	4.4347	\$1,183,988.00	\$1,183,988.00	\$0.00	\$0.00
CITY OF WINTER PARK	4.0923	\$1,183,988.00	\$1,183,988.00	\$0.00	\$0.00
WINTER PARK DEBT 2017	0.2207	\$1,183,988.00	\$1,183,988.00	\$0.00	\$0.00
ST JOHNS RIVER WTR MGMT DIST	0.1793	\$1,183,988.00	\$1,183,988.00	\$0.00	\$0.00
Total Ad Valorem Taxes	15.3910				\$0.00

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
WINTER PARK STM	@ 1.0000	\$93.59
Total Non-Ad Valorem Assessments		\$93.59

Parcel Details

Owner:	CHARLES HOSMER MORSE FOUNDATION INC	Account	05-22-30-9400-18190	Assessed value:	\$1,183,988
		Alternate Key	283733	School assessed value:	\$1,853,900
Owner Address:	PO BOX 40 WINTER PARK, FL 32790-0040	Millage code	4 WP - 4 WP-WINTER PARK CRA SJWM		
		Millage rate	15.3910		

Situs: 210 N KNOWLES AVE
WINTER PARK 32789

millage rate 15.5910

Billing Address: CHARLES HOSMER
MORSE
FOUNDATION INC
PO BOX 40
WINTER PARK, FL
32790-0040

2024 TAX AMOUNTS

Ad valorem: \$0.00
Non-ad valorem: \$93.59
Total Discountable: \$93.59
Total tax: \$93.59

LEGAL DESCRIPTION

TOWN OF WINTER PARK A/67 & B/86 &
MISC BOOK 3/220 LOTS 19 & 22 & W1/2 OF
VAC ALLEY ON E PER 7094/200 ...

[View More](#)

LOCATION

Range: 30
Township: 22
Section: 05
Neighborhood: 9400
Block: 18
Lot: 190
Use code: 1003

EXEMPTIONS

Wholly \$1,853,900

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made and entered into this 29th day of December, 1989, by and between HUGH F. MCKEAN, HAROLD A. WARD, III and SUN BANK, N.A., the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN, deceased, as Grantor, and CHARLES HOSMER MORSE FOUNDATION, INC., a Florida not-for-profit corporation, whose mailing address is 151 East Welbourne Avenue, Winter Park, Florida 32789, as Grantee.

WITNESSETH: 3417104 ORANGE CO. FL.
01:44:40PM 12/29/89

OR 4145 PG 2027

WHEREAS, JEANNETTE GENIUS MCKEAN died leaving a Last Will and Testament, which, having been satisfactorily proven, was duly admitted to probate in the Circuit Court, Probate Division, in and for Orange County, Florida, as set forth in File No. PR-1236; and

WHEREAS, HUGH F. MCKEAN, HAROLD A. WARD, III and SUN BANK, N.A. were named as Co-Personal Representatives therein and have been duly appointed and qualified as such with Letters of Administration having been previously issued, which Letters remain in full force and effect; and

WHEREAS, this Deed is being given as a muniment of title to carry out the terms of the decedent's Last Will and Testament.

NOW, THEREFORE, in consideration of the foregoing and in further consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, Grantor has sold and conveyed and does hereby sell and convey unto the Grantee and Grantee's heirs and assigns, the following described property, situated in the County of ORANGE, and State of FLORIDA, to wit:

Lots Nineteen (19) and Twenty-Two (22) of Block Eighteen (18) of the TOWN OF WINTER PARK, according to plat thereof recorded in Plat Book "B" at page 87, being a re-subdivision of Blocks 1, 18, 19, 27, 28, 29, 108, 109 and 110 of the Revised Plat of Winter Park as per plat recorded in Plat Book "A", pages 67 to 72, Public Records of Orange County, Florida.

Tax Parcel I.D. # 05-22-30-9400-18190.

AND ALSO:

Lot Eighteen (18) and the South one-half of Lot Fifteen (15) in Block Eighteen (18) of the TOWN OF WINTER PARK, according to plat thereof recorded in Plat Book "B" at Page 87, being a re-subdivision of Blocks 1, 18, 19, 27, 28, 29, 108, 109 and 110 of the Revised Plat of Winter Park as per plat recorded in Plat Book "A", pages 67 to 72, Public Records of Orange County, Florida.

Tax Parcel I.D. # 05-22-30-9400-18180.

AND ALSO:

Lots Thirteen (13), Sixteen (16), Seventeen (17), Twenty (20), and Twenty-one in Block Eighteen, of the Re-subdivision of Blocks One (1), Eighteen (18), Nineteen (19), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), etc. of the Revised Map of Winter Park, the Plat of said Re-subdivision being recorded in Book "B" of Plats, page 86, and the Plat of said revised map being recorded in Book "A" of Plats, page 67, of the Public Records of Orange County, Florida.

Tax Parcel I.D. # 05-22-30-9400-18130.

MARTHA O. HAYNIE,
Orange County
Comptroller
By [Signature] Deputy Clerk
Rec Fee \$ 13.00
Add Fee \$ 2.00
Doc Tax \$.55
Int Tax \$ 15.55
Total \$

AND ALSO:

Lots Five hundred and five (505), Five hundred and six (506), Five hundred and seven (507), and Five hundred and eight (508), Block 28, Town of Winter Park, as per plat recorded in Volume Three (3) of Miscellaneous Records of Orange County, Florida, at page two hundred and twenty (220), and Plat Book A, pages 67-72.

Tax Parcel I.D. # 05-22-30-9400-28505 . OR 4 145 PG 2028

AND ALSO:

Lot 2 (less the East 5 ft.; also less North 7.5 ft. thereof dedicated for alley purposes); also the East 5 ft. of Lot 1, (Less the N. 7.5 ft. thereof, dedicated for alley purposes); all in Block 36 of TROVILLION SUBDIVISION, according to the plat thereof as recorded in Plat Book F, Page 70, Public Records of Orange County, Florida, having a street address commonly known as, designated and numbered 151 East Welbourne Avenue, City of Winter Park, Orange County, Florida.

Tax Parcel I.D. # 07-22-30-8776-00011 .

together with all of the appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same to the said Grantee and Grantee's heirs and assigns, in as full and ample manner as the same was possessed or enjoyed by the said decedent in decedent's lifetime.

IN WITNESS WHEREOF, the Grantor executed this Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Jackie Hawrel

Hugh F. McKean (SEAL)
HUGH F. MCKEAN

Ann H. Berken

Betsy L. Melbaue

Harold A. Ward, III (SEAL)
HAROLD A. WARD, III

Anne Kendall

SUN BANK, N.A.

Cheryl M. Stutts

BY: Joyce Rae Burcham
Joyce Rae Burcham
Vice President & Trust Officer
CO-PERSONAL REPRESENTATIVES OF
THE ESTATE OF JEANNETTE GENIUS
MCKEAN

Norri H. Hodges

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing Personal Representative's Deed was acknowledged before me this 11th day of December, 1989, by HUGH F. MCKEAN, one of the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN.

Ann H. Berken
Notary Public
My Commission Expires: _____
Notary Public, State of Florida
My Commission Expires Dec. 20, 1989
Bonded Thru Troy Fair - Insurance, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Personal Representative's Deed was acknowledged before me this 17th day of December, 1989, by HAROLD A. WARD, III, one of the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN.

Betsy L. Melbaue
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB. 8, 1991
RECORDED THROUGH GENERAL REG. DIV.



STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Personal Representative's Deed was acknowledged before me this 29th day of December (Vice President), 1989, by Joyce Rae Burcham as and Trust Officer of SUN BANK, N.A., on behalf of said corporation, as one of the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN.

Lillian D. Morehouse
Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission Expires FEB. 8, 1992
Bonded Title Trust, Escrow, and Conveyance



THIS DEED PREPARED BY:

HAROLD A. WARD, III, Esquire
Winderweedly, Haines, Ward
& Woodman, P.A.
250 Park Avenue South
P.O. Box 880
Winter Park, FL 32790-0880

RETURN TO:

JUDY SMITH
SUN BANK, N.A. ✓
P. O. BOX 3838
ORLANDO, FL 32802

ORL 145 PG 2029

RECORDED & RECORD FEE
Martha R. Haynie
County Comptroller, Orange Co., FL

Print Date: 06/16/2025 System Refresh Date: 06/12/2025

210 N Knowles Ave 05-22-30-9400-18-190

Name(s):
CHARLES HOSMER MORSE
FOUNDATION INC

Physical Street Address:
210 N Knowles Ave

Property Use:
1003 - Comm Vac Mult-fam

Mailing Address On File:
Po Box 40
Winter Park, FL 32790-0040
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



[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

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOTS 19 & 22 & W1/2 OF VAC ALLEY ON E PER 7094/2000 BLK 18

Total Land Area

18,539 sqft (+/-) | 0.43 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1003 - Comm Vac Mult-fam	WP-R-3	18539 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

[««](#)
[«](#)

[»](#)
[»»](#)

Page 1 of 1 (Total Records: 1)

Building

There are no buildings associated to this parcel.

[View Winter Park Permits](#)

Extra Features

There are no extra features associated to this parcel.



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

CHARLES HOSMER MORSE FOUNDATION
 INC
 PO BOX 40
 WINTER PARK, FL 32790-0040

Account Number: 283733
 Assessed Value: 1,183,988
 Millage Code: 4 WP
 Parcel Number: 05-22-30-9400-18190
 Address: 210 N KNOWLES AVE, WINTER PARK, 32789
 Exemptions: Wholly

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
STATE SCHOOL	1,853,900	1,853,900	0	3.2160	0.00	
LOCAL SCHOOL	1,853,900	1,853,900	0	3.2480	0.00	
GENERAL COUNTY	1,183,988	1,183,988	0	4.4347	0.00	
CITY OF WINTER PARK	1,183,988	1,183,988	0	4.0923	0.00	
WINTER PARK DEBT 2017	1,183,988	1,183,988	0	0.2207	0.00	
ST JOHNS RIVER WTR MGMT DIST	1,183,988	1,183,988	0	0.1793	0.00	
				Total Millage:	15.3910	Subtotal: \$0.00
NON-AD VALOREM ASSESSMENTS						
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount	
5110 WINTER PARK STM	407-599-3381	93.59				
					Subtotal:	\$93.59
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:						\$93.59

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

Payments not received by March 31st are delinquent

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

283733
 210 N KNOWLES AVE

TOWN OF WINTER PARK A/67 & B/86
 05-22-30-9400-18190

Make checks payable to:
 Scott Randolph, Tax Collector

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

CHARLES HOSMER MORSE FOUNDATION
 INC
 PO BOX 40
 WINTER PARK, FL 32790-0040

Paid By See Account Note
 Receipt # 0099-02656513 11/25/2024 \$89.85

PO Box 545100
 Orlando FL 32854-5100



PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made and entered into this 29th day of December, 1989, by and between HUGH F. MCKEAN, HAROLD A. WARD, III and SUN BANK, N.A., the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN, deceased, as Grantor, and CHARLES HOSMER MORSE FOUNDATION, INC., a Florida not-for-profit corporation, whose mailing address is 151 East Welbourne Avenue, Winter Park, Florida 32789, as Grantee.

W I T N E S S E T H: 3417104 ORANGE CO. FL.
01:44:40PM 12/29/89

OR4145 PG2027

WHEREAS, JEANNETTE GENIUS MCKEAN died leaving a Last Will and Testament, which, having been satisfactorily proven, was duly admitted to probate in the Circuit Court, Probate Division, in and for Orange County, Florida, as set forth in File No. PR-1236; and

WHEREAS, HUGH F. MCKEAN, HAROLD A. WARD, III and SUN BANK, N.A. were named as Co-Personal Representatives therein and have been duly appointed and qualified as such with Letters of Administration having been previously issued, which Letters remain in full force and effect; and

WHEREAS, this Deed is being given as a muniment of title to carry out the terms of the decedent's Last Will and Testament.

NOW, THEREFORE, in consideration of the foregoing and in further consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, Grantor has sold and conveyed and does hereby sell and convey unto the Grantee and Grantee's heirs and assigns, the following described property, situated in the County of ORANGE, and State of FLORIDA, to wit:

Lots Nineteen (19) and Twenty-Two (22) of Block Eighteen (18) of the TOWN OF WINTER PARK, according to plat thereof recorded in Plat Book "B" at page 87, being a re-subdivision of Blocks 1, 18, 19, 27, 28, 29, 108, 109 and 110 of the Revised Plat of Winter Park as per plat recorded in Plat Book "A", pages 67 to 72, Public Records of Orange County, Florida.

Tax Parcel I.D. # 05-22-30-9400-18190

AND ALSO:

Lot Eighteen (18) and the South one-half of Lot Fifteen (15) in Block Eighteen (18) of the TOWN OF WINTER PARK, according to plat thereof recorded in Plat Book "B" at Page 87, being a re-subdivision of Blocks 1, 18, 19, 27, 28, 29, 108, 109 and 110 of the Revised Plat of Winter Park as per plat recorded in Plat Book "A", pages 67 to 72, Public Records of Orange County, Florida.

Tax Parcel I.D. # 05-22-30-9400-18180

AND ALSO:

Lots Thirteen (13), Sixteen (16), Seventeen (17), Twenty (20), and Twenty-one in Block Eighteen, of the Re-subdivision of Blocks One (1), Eighteen (18), Nineteen (19), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), etc. of the Revised Map of Winter Park, the Plat of said Re-subdivision being recorded in Book "B" of Plats, page 86, and the Plat of said revised map being recorded in Book "A" of Plats, page 67, of the Public Records of Orange County, Florida.

Tax Parcel I.D. # 05-22-30-9400-18130

MARTHA O. HAYNIE,
Orange County
Comptroller
By: [Signature] Deputy Clerk
Rec Fee \$ 13.00
Add Fee \$ 2.00
Doc Tax \$ 15.55
Int Tax \$ 15.55
Total \$ 46.10

AND ALSO:

Lots Five hundred and five (505), Five hundred and six (506), Five hundred and seven (507), and Five hundred and eight (508), Block 28, Town of Winter Park, as per plat recorded in Volume Three (3) of Miscellaneous Records of Orange County, Florida, at page two hundred and twenty (220), and Plat Book A, pages 67-72.

Tax Parcel I.D. # 05-22-30-9400-28505 . OR 4 145 PG 2028

AND ALSO:

Lot 2 (less the East 5 ft.; also less North 7.5 ft. thereof dedicated for alley purposes); also the East 5 ft. of Lot 1, (Less the N. 7.5 ft. thereof, dedicated for alley purposes); all in Block 36 of TROVILLION SUBDIVISION, according to the plat thereof as recorded in Plat Book F, Page 70, Public Records of Orange County, Florida, having a street address commonly known as, designated and numbered 151 East Welbourne Avenue, City of Winter Park, Orange County, Florida.

Tax Parcel I.D. # 07-22-30-8776-00011 .

together with all of the appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same to the said Grantee and Grantee's heirs and assigns, in as full and ample manner as the same was possessed or enjoyed by the said decedent in decedent's lifetime.

IN WITNESS WHEREOF, the Grantor executed this Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Jackie Hawell

Ann H. Gerken

Betsy L. Melhau

Anne Kendall

Cheryl M. Fitzell

Naomi H. Hodge

Hugh F. McKean (SEAL)
HUGH F. MCKEAN

Harold A. Ward, III (SEAL)
HAROLD A. WARD, III

SUN BANK, N.A.

By: Joyce Rae Burcham
Joyce Rae Burcham
Vice President & Trust Officer
CO-PERSONAL REPRESENTATIVES OF
THE ESTATE OF JEANNETTE GENIUS
MCKEAN



STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Personal Representative's Deed was acknowledged before me this 11th day of December, 1989, by HUGH F. MCKEAN, one of the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN.

Ann H. Gerken
Notary Public
My Commission Expires: _____
Notary Public, State of Florida
My Commission Expires Dec. 20, 1989
Bonded thru Tracy Fain - Insurance, Inc.

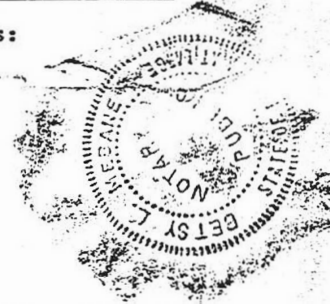
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing Personal Representative's Deed was acknowledged before me this 11th day of December, 1989, by HAROLD A. WARD, III, one of the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN.

Betsy L. Melave
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB. 8, 1991
BONDED UNDER GENERAL INS. DIV.



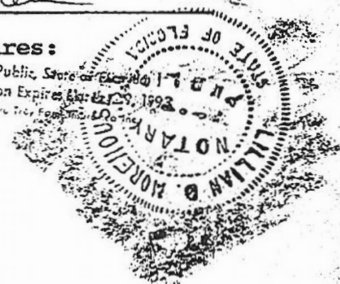
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing Personal Representative's Deed was acknowledged before me this 29th day of December, 1989, by Joyce Ras Burcham as Vice President of SUN BANK, N.A., on behalf of said corporation, as one of the duly constituted and appointed Co-Personal Representatives of the Estate of JEANNETTE GENIUS MCKEAN.

Lillian D. Morehead
Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission Expires Feb. 8, 1992
BONDED UNDER GENERAL INS. DIV.



THIS DEED PREPARED BY:

HAROLD A. WARD, III, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
250 Park Avenue South
P.O. Box 880
Winter Park, FL 32790-0880

RETURN TO:

JUDY SMITH
SUN BANK, N.A. ✓
P. O. BOX 3838
ORLANDO, FL 32802

ORL 44562029

RECORDED & RECORD REVIEWER

Martha A. Haynie
County Comptroller, Orange Co., FL

OCA Web Map

	Major Road		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Brick Road		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Gated Roads		Governmental/Institutional/Misc		Waste Land	E	Block Number	111 9	Parcel Dimension
	Road Under Construction		Block Line		Lot Line						

Orange County Property Appraiser



Created 6/16/2025 15:30 , undefined

This map is for reference only and is not a survey.

FACT SHEET

July 3, 2025.

Case No: LDC-25-0076

Respondents:

Robert D. Summers
Debbie G. Summers
350 Carolina Avenue Unit 302
Winter Park, FL 32789-3155

1. Address where violation exists: **210 N. Knowles Avenue, Winter Park, FL 32789 and city sidewalk facing Lincoln Avenue.**
2. Parcel I.D. No.: **05-22-30-9400-18-190**
3. Property Zone: **WP-R-3**
4. Inspection(s): **01/15/2025, 01/27/2025, 01/28/2025, 01/29/2025, 02/03/2025, 02/04/2025, 02/05/2025, 02/13/2025, 02/18/2025, 02/21/2025, 02/28/2025, 03/03/2025, 03/12/2025, 03/13/2025, 03/17/2025, 03/18/2025, 03/25/2025, 03/28/2025, 03/29/2025, 03/30/2025, 03/31/2025, 04/01/2025, 04/02/2025, 04/03/2025, 04/04/2025, 04/05/2025, 04/06/2025, 04/10/2025, 04/14/2025, 04/17/2025, 04/29/2025, 04/30/2025, 05/07/2025, 06/11/2025, 06/18/2025.**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

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

Evidence

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

VIOLATION DESCRIPTION: Feeding feral cats which is a violation of the city of winter park code of ordinances and leaving food residue along the city's sidewalk areas.	CORRECTIVE ACTION REQUIRED: Cease the feeding of feral cats, wildlife and any other animals on private and or city property.	CODES CITED: Chapter 18 Animals. Article 1, Sec. 18-14 (a) Prohibited in Certain Parks, Playground Areas and Streets and Sidewalks. Chapter 22; Article V – Property and Building Maintenance; Sec. 22-177. Amendments; Sec. 202 Nuisance, (1), (14), b, c and d of the City of Winter Park Property and Building Maintenance Code as adopted and amended.
---	---	---

CODES CITED:

Sec. 18-14. - Prohibited in certain parks, playground areas and streets and sidewalks.

Further, the feeding of feral cats is prohibited. Any person found feeding feral cats is subject to a violation resulting in a \$50.00 fine for the first offense, \$100.00 for the second offense, and mandatory court appearance for additional violations.

ARTICLE V. - PROPERTY AND BUILDING MAINTENANCE

Sec. 22-177. - Amendments.

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

Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the property and building maintenance code of Winter Park, hereinafter referred to as "this code."

Section 103 is amended as follows:

103.1 The Division of Safety and Compliance shall function as the agency to implement, administer and enforce the provisions of this code.

Section 202. General definitions are amended by adding or altering the following definitions:

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.

(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.

d. Creates a safety hazard due to slipping or tripping on sidewalks or similar surfaces.



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

CASE NO.: **LDC-25-0076**

City of Winter Park
Petitioner,

vs.

SUMMERS, ROBERT D.
SUMMERS, DEBBIE G.
350 CAROLINA AVENUE UNIT 302
WINTER PARK, FL 32789-3155
Respondent, _____ /

AFFIDAVIT OF POSTING

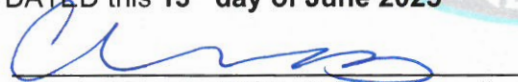
STATE OF FLORIDA
COUNTY OF ORANGE

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 Amended Notice of Hearing, scheduled for July 3, 2025, on the property located at **350 CAROLINA AVE. UNIT 302** on this **12th day of June 2025**.
3. That the attached picture document is proof of the posting.

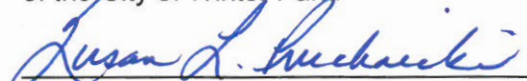
FURTHER AFFIANT SAYETH NOT

DATED this **13th day of June 2025**


Christina Busch, Safety & Code Compliance Officer

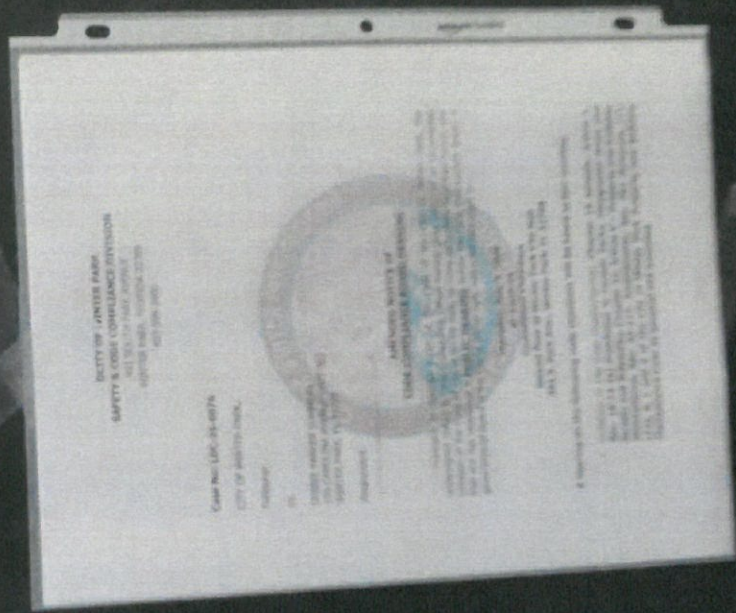
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **13th day of June 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



06/12/2025



Tracking Number:

[Remove X](#)

9489017898203040840457

[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 9:40 am on June 9, 2025 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

June 9, 2025, 9:40 am

[See All Tracking History](#)

Feedback

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

Text & Email Updates



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**

Case No: LDC-25-0076

CITY OF WINTER PARK,

Petitioner.

vs.

DEBBIE PARKER SUMMERS
350 CAROLINA AVENUE UNIT 302
WINTER PARK, FL 32789

Respondent.



**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, July 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. Violations of City Code Chapter/Section: **Chapter 18 Animals. Article 1, Sec. 18-14 (a) Prohibited in Certain Parks, Playground Areas and Streets and Sidewalks. Chapter 22; Article V – Property and Building Maintenance; Sec. 22-177. Amendments; Sec. 202 Nuisance, (1), (14), b, c and d of the City of Winter Park Property and Building Maintenance Code as adopted and amended.**

2. Address where violation(s) exists: **210 N. Knowles Ave., Winter Park, FL 32789 and city sidewalk facing Lincoln Avenue.**
3. Parcel I.D. No.: **05-22-30-9400-18-190**
4. Property Zone: **WP-R-3**
5. Legal Description: **TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOTS 19 & 22 & W1/2 OF VAC ALLEY ON E PER 7094/2000 BLK 18**
6. Names and address of person violating the city code: **Debbie Parker Summers – 650 Carolina Ave. Unit 302, Winter Park, FL 32789.**
7. Description of Violations: **FEEDING FERAL CATS WHICH IS A VIOLATION OF THE CITY OF WINTER PARK CODE OF ORDINANCES AND LEAVING FOOD RESIDUE ALONG THE CITY'S SIDEWALK AREAS.**
8. Compliance Requirements: **CEASE THE FEEDING OF FERAL CATS, WILDLIFE AND ANY OTHER ANIMALS ON PRIVATE AND OR CITY PROPERTY.**

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/Sections cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **July 3, 2025, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

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

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

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

Dated this: 16th day of April 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: **DEBBIE PARKER SUMMERS – 650 CAROLINA AVE. UNIT 302, WINTER PARK, FL 32789.**

Certified Mail: 9489 0178 9820 3040 8404 57



Christina Busch
Code Compliance Officer

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

CODES CITED:

Sec. 18-14. - Prohibited in certain parks, playground areas and streets and sidewalks.

Further, the feeding of feral cats is prohibited. Any person found feeding feral

cats is subject to a violation resulting in a \$50.00 fine for the first offense, \$100.00 for the second offense, and mandatory court appearance for additional violations.

ARTICLE V. - PROPERTY AND BUILDING MAINTENANCE

Sec. 22-177. - Amendments.

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- (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.**

d. Creates a safety hazard due to slipping or tripping on sidewalks or similar surfaces.



ALERT: SEVERE WEATHER FROM THE CENTRAL SOUTHERN U. S. THROUGH THE UPPER MID...

USPS Tracking®

[FAQs >](#)

[Remove X](#)

Tracking Number:

9489017898203037044646

[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 3:54 pm on April 19, 2025 in WINTER PARK, FL 32789.

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[USPS Tracking Plus®](#)

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789
April 19, 2025, 3:54 pm

[See All Tracking History](#)

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

[Text & Email Updates](#)



[USPS Tracking Plus®](#)



[Product Information](#)



[See Less ^](#)

[Track Another Package](#)



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

CASE NO.: **LDC-25-0076**

City of Winter Park
Petitioner,

vs.

SUMMERS, DEBBIE G.
350 Carolina Avenue Unit 302
Winter Park, FL 32789-3155
Respondent,

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 Warning Citation to the following person, Debbie G. Summers in front of **456 Carolina Ave., Winter Park, FL 32789** on the **15th day of January 2025**, at **8:30/AM**.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT

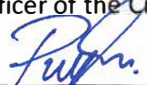
DATED this **15th day of January 2025**



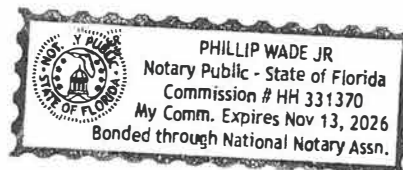
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me
This **15th day of January 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 Ave
Winter Park, FL 32789**

WARNING CITATION NOTICE

You are hereby notified that on 1-15-25, the undersigned officer found your property at 456 Carolina Ave, Winter Park, FL to be in violation of Chapter 18 Animals, Article 1 Sec 18-14. Prohibited in certain Parks playground areas and streets and sidewalks

The nature of the violation: Feeding Feral Cats which is in violation of City of Winter Park Code of Ordinances.

Corrective Measures: Cease the Feeding of Feral Cats, Wildlife and any other animals on private and or City property.

This violation must be corrected within Immediately hours/days at which time a Winter Park Code Compliance officer will re-inspect your property/business. At that time, if the violation has not been corrected, a citation with a maximum potential penalty of \$500.00 per violation may be issued.

Notice issued to: Debbie Parker Summers

Business Name (If Applicable): _____

Address: 356 Carolina Ave # 302 Winter Park FL

Parcel Number: 32781

- Hand Delivery or Facsimile
- Leaving a copy at the alleged violator's residence/property with a person fifteen years of age or older, and informing such person of the contents of this warning notice.
- Registered or certified mail, return receipt requested _____

Issued by: C. Busch
Code Compliance Officer

Date: 1-15-25

5562-175-59-792-0

From: Michael Corddry <mike@lansingcapital.com>
Sent: Monday, June 9, 2025 2:18 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Cc: hammer.thrower@earthlink.net
Subject: [EXTERNAL] Lincoln and Knowles Cat Lady

Hi,

I'm writing to describe the problem created by the woman feeding the cats in the area. To clarify, I have no issue with the cats, in fact I appreciate that they are in the neighborhood keeping the rat problem in check. My issue is the feeding of the cats. For more than a year we have found plates of cat food on our property, which we remove to reduce the potential of attracting pests. Lately, however, the food is being scattered near the front door of our building, making it more difficult to remove and requiring visitors to the office to walk through a field of flies to enter the property. I've attached a live pic, hoping it will give you a sense of how many flies (amongst other things) are attracted to the food, even after regular cleaning. I know this is not the most pressing issue the City has to deal with, but it would be nice if we could all help keep the City clean.

Thanks, Mike

Lansing Capital Management, LLC

225 W Canton Ave, Suite 600

Winter Park, FL 32789

407-622-8085



Susanne Porras

From: Susanne Porras
Sent: Friday, June 6, 2025 2:05 PM
To: Code Compliance
Subject: Fw: [EXTERNAL] UPDATE!! Fw: Lincoln Ave cats
Attachments: image006.png; image012.png; image011.jpg; image001.jpg; image013.png; image014.png; image015.png

FYI

[Get Outlook for iOS](#)

From: Michelle del Valle <Mdelvalle@cityofwinterpark.org>
Sent: Friday, June 6, 2025 1:57 PM
To: Meyers <hammer.thrower@earthlink.net>; Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>; Susanne Porras <SPorras@cityofwinterpark.org>; Christy Grieger <Christy@wphistory.org>; Lisa Suepat <lsuepat@cityofwinterpark.org>; gbusch@cityofwinterpark.org <gbusch@cityofwinterpark.org>
Cc: Mike Corddry <mike@fmngt.com>
Subject: RE: [EXTERNAL] UPDATE!! Fw: Lincoln Ave cats


Ms Meyers,

Thanks for reaching out again. You are correct that the code case is scheduled for July. In addition to preparing for the code case and following the code required notifications, our Code Compliance team has worked with Orange County Animal Services to report the feeding activity. Other rescue groups were contacted as well to rehome the cats, but unable to assist.

As a resident you are welcome to attend the Code Compliance meeting and provide input to the Board on the impacts of this situation to your neighborhood. The meeting is scheduled for July 10th. Please check the City's website a week before the meeting for the agenda. [Meetings – City of Winter Park](#)

Thanks for your patience as we work towards a resolution.

Thanks,
Michelle

 <p>City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 cityofwinterpark.org</p>	<p>Michelle del Valle <small>ICMA- CM</small> Assistant City Manager City Management</p> <p>407.599.3236</p>
--	---



-----Forwarded Message-----

From: Mike Corddry <mike@fmngt.com>

Sent: Jun 6, 2025 10:53 AM

To: Mdelvalle@cityofwinterpark.org <Mdelvalle@cityofwinterpark.org>,
hammer.thrower@earthlink.net <hammer.thrower@earthlink.net>

Subject: RE: Lincoln Ave cats

Hi,

I am forwarding an email (see below) we received from our tenant at 165 Lincoln Ave. It appears the cat food is continuing to be a problem. Has any progress been made to discourage this behavior? I've included a few clips from our security cameras.

Thanks, Mike

<https://ring.com/share/c7daba36-063d-4d7f-a16b-057aeca4420e>

<https://ring.com/share/2c42f5f4-acf7-43bb-851d-10d2006838cf>

<https://ring.com/share/2ceaf375-e3ff-4e48-adab-9aca2e48f714>

Hey Mike!

So, there is someone who keeps putting cat food right outside our entrance. I haven't seen it happen yet, so I'm not sure when they put the food out front, it appears to be an everyday thing. But it has caused a swarm of flies. Just wanted to inform you of this issue, as I know you will have people coming by to do a tour.

Thanks,

Amanda Clark
Executive Assistant



The Balmoral Group
165 Lincoln Avenue | Winter Park, FL 32789
Phone: 407-629-2185 x100 | Fax: 407-629-2183
Visit our [website](#) for more information!



Outlook

FW: [External] Good Morning!!!

From Susanne Porras <SPorras@cityofwinterpark.org>**Date** Thu 3/13/2025 11:53 AM**To** Christina Busch <cbusch@cityofwinterpark.org>

Re: Cat feeding

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: Meyers <hammer.thrower@earthlink.net>**Sent:** Thursday, March 13, 2025 11:05 AM**To:** Susanne Porras <SPorras@cityofwinterpark.org>; Michelle del Valle <Mdelvalle@cityofwinterpark.org>; 'Christy Grieger' <Christy@wphistory.org>; Lisa Suepat <lsuepat@cityofwinterpark.org>**Subject:** [External] Good Morning!!!

[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.]

Good Morning, Susanne et al,

I greatly appreciate hearing back from you with this updated report.

Due to some medical issues I have I am glad to hear that you will further continue on the efforts to resolve this situation without my input.

Godspeed in this effort and I will keep your vigilance in my positive thoughts.

PLEASE keep me posted with updates.

God Bless,
Judith

-----Original Message-----

From: Susanne Porras <SPorras@cityofwinterpark.org>

Sent: Mar 11, 2025 1:20 PM

To: Meyers <hammer.thrower@earthlink.net>, Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: RE: Re: Good Morning!

Good Morning,

We stayed late last night and monitored the area until almost 7:00pm but she never showed up. Christina was out there again this morning, at 6:30am. I went back at 10:30am since I was performing inspections in the downtown area and I did not see any plates or even traces of food.

We will continue monitoring until we catch her so please do not worry about going out or anything.

Rest and take care of yourself.

Respectfully,

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: Meyers <hammer.thrower@earthlink.net>

Sent: Tuesday, March 11, 2025 1:12 PM

To: Susanne Porras <SPorras@cityofwinterpark.org>; Michelle del Valle <Mdelvalle@cityofwinterpark.org>; 'Christy Grieger' <Christy@wphistory.org>; Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: [External] Re: Good Morning!

[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.]

Dear Susanne,

Good Morning! I had an early morning appointment with my Retinologist and he dilated my eyes...having to be housebound today. Will not be able to help you with checking on the site.

PLEASE let me know progress in getting this settled! Would like to be updated, please.

God Bless,
Judith
407-645-3248

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>
Sent: Mar 10, 2025 12:48 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>, Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>
Subject: Good Morning!

Dear Susanne et al,

Good Morning!

Came home late last night, well into darkness approximately 8:30PM...looked at corner site, finding no food left in place. Returned to house, unable to revisit area.

This morning unable to check...rain will have it impact if any food was left.

Please report to me anything further you wish me to do. Time change will have its impact I am sure.

God Bless,
Judith

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>
Sent: Mar 9, 2025 9:28 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>, Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>
Subject: Good Morning...

Dear Susanne et al,
Good Morning to you on this First Sunday of Lent.

3/13/25, 11:54 AM

FW: [External] Good Morning!!! - Christina Busch - Outlook

I am sorry but I cannot to update you about last night. I checked the site after dark at 7:45 PM or so finding no food. I was unable to return later than that.

This morning I checked site 8:00AM full daylight finding 2 plates wet and dry. No evidence of food or empty plates left last night. Disposed of them.

Now with the time change I am uncertain about checking the sit.

Please advise what you wish further.

Good wishes for a pleasant Sunday.

Judith

Susanne Porras

From: Meyers <hammer.thrower@earthlink.net>
Sent: Saturday, March 8, 2025 3:34 PM
To: Susanne Porras; Michelle del Valle; 'Christy Grieger'; Lisa Suepat
Subject: [External] UPDATE!!! RE: Good Morning! FW: FURTHER UPDATE!! Re: UPDATE!

[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.]

Dear Susanne et al,

This is to further report for you. Thusday, 3/6 I was unable to leave the house for I had an early morning appointment with my Ophthalmologist and he dilated my eyes and it took a very long time for my eyes to be able to see clearly in the daylight...longer than ever before.

Checking on Friday, 3/7 still with darkness, at approximately 6:15AM there were already two plates of wet and dry cat food in placed inside the fence at the corner of 232 N Knowles under the Azalea Bush. Disposed of them.

I checked after dark about 7:15PM saw no food left. Two dark cars parked on Lincoln could not see anyone, returned to house, left again about 8:30 PM and then found two plates of wet and dry food piled high which appeared to be barely touched. Disposed of them.

This morning 3/8 checked same site, still dark 6:15AM or so, no food evident, immediately went home and then saw a dark car park on Lincoln west of N Knowles with occupant opening trunk and crossing over to same site, leaving quickly by 6:20 or so, upon checking found 2 plates wet and dry which must have been already filled with food. Disposed of them.

I have other appointments this next week and am not sure of being able to do further checking.

I trust that this is helpful to you in your efforts to settle this situation. Please let me know!

I wish you all a most pleasant weekend...take very good care!

God Bless,

Judith

-----Original Message-----

From: Susanne Porras <SPorras@cityofwinterpark.org>

Sent: Mar 4, 2025 1:02 PM

To: Meyers <hammer.thrower@earthlink.net>

Subject: RE: Good Morning! FW: FURTHER UPDATE!! Re: UPDATE!

Good Afternoon Judith,

I hope this email finds you well. The information you provided is very helpful!!

We will continue monitoring the areas at the times you mentioned in this email. Feel free to provide the other neighbors with my contact information.

Email: sporras@cityofwinterpark.org

Direct line: 407-599-3283

Best regards,

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: Meyers <hammer.thrower@earthlink.net>
Sent: Tuesday, March 4, 2025 10:21 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: [External] Good Morning! FW: FURTHER UPDATE!! Re: UPDATE!

[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.]

Good Morning Susanne,

Thank you for your email.

I just now spoke with my neighbor, Patricia, from the Park Knowles Apartments, asking if she knew exactly any change in the times when Debbie comes with food for the feral cats.

I asked if she would keep me update on any change she notices.

She told me that the early morning hours between 7 and 7:30AM is pretty consistent and late afternoon hours just before dark.

The Black Mercedes parks on Lincoln beside the church property by the pink blooming bushes.

I will keep you updated if I get more information from her.

I will intermittently check to see if any food is left on the property at 232 N Knowles. DO YOU WANT ME TO CHECK any other areas???

PLEASE ADVISE what you wish me to do.

God Bless,

Judith

407-645-3248

-----Original Message-----

From: Susanne Porras <SPorras@cityofwinterpark.org>

Sent: Mar 3, 2025 10:39 AM

To: hammer.thrower@earthlink.net <hammer.thrower@earthlink.net>

Subject: FW: FURTHER UPDATE!! Re: UPDATE!

Good morning Judith,

Your email was forwarded to me during the weekend. Our division continues to monitor the areas as we discussed before, during multiple calls and emails. Has it been any changes to the usual feeding times? Our code officer has been inspecting the areas during the early morning and late evening hours. It is very important that we keep our communication open so that we can catch the responsible parties.

We do appreciate all the information we receive from you and the other affected neighbors.

Respectfully,

Susanne R. Porras, COSS

Safety & Code Compliance

Code Compliance Div. Manager

Phone: 407-599-3283



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From: Meyers <hammer.thrower@earthlink.net>
Date: February 28, 2025 at 5:34:41 PM EST
To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, Christy Grieger <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>
Subject: [External] FURTHER UPDATE!! Re: UPDATE!

[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.]

Hello again,

Further information, heard just after sending the earlier email.

My same Park Knowles neighbor across the street just called my attention to where the cats are being fed...regularly now, she told me 2 times a day...showing me where the plates of food are left at the corner of N Knowles and Lincoln on the property of 232 N Knowles. She tells me she sees possum and raccoons feeding at night on leftover food.

Apparently she parks on Lincoln... which is why I no longer see her parking on N Knowles.

There were two gentleman there, restaurant workers, who told me they see her regularly there as well, parking her Black Mercedes....they call her the cat lady, but knew her name as Debbie! They also told me that the food is regularly left there and some is spread on top of the Utility Boxes at the same corner.

Please advise!

Sincerely,

Judith Meyers

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Feb 28, 2025 4:43 PM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>,

Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: UPDATE!

Good Afternoon,

This is to let you know that yesterday afternoon I saw the same white cat under the front corner of my house at 235 N Knowles Avenue. It was after a squirrel. It disappeared right away and I could not see where it went. I had not seen it for quite some time.

This morning my neighbor from across the street at The Park Knowles Apartments told me that she has regularly seen both the white and darker cats on North Knowles...ALSO that she has seen Debbie Summers still feeding the cats at 232 North Knowles. I have not seen her though and had stopped looking for any cat food.

A Gentleman neighbor at the Park East Apartment House who has a large dog, name of Bear, who regularly walks his dog on North Knowles Avenue told me that he has seen the cats at the North end of Knowles past Canton and that his dog loves to bark at the cats and chase them.

What would you wish for me to do, if anything??

Please advise anything further on the situation.

God Bless...

Sincerely,

Judith Meyers

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Jan 15, 2025 9:30 AM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>,
Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: Update! RE: RE: Feral Cats in Downtown Historic District Winter Park

Good Morning to you on this chilly morning!

Sorry but I have not been able to look for cat food left in place the last couple of days.

I saw the Black Mercedes on the right, at the west end of N. Knowles Avenue this morning with the driver quickly going to the opposite side of the street...possibly placing the food, but was unable to check to see...had several telephone calls which kept me busy in the house. If a plate of food was left you should see the plate.

ALSO, I wish to know the updated status of a possible resolution.

God Bless,

Judith Meyers

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Jan 13, 2025 11:14 AM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>,
Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: Update! RE: RE: Feral Cats in Downtown Historic District Winter Park

Good Morning,

UPDATING: Last night a plate with wet cat food piled high was placed inside the locked gate on the grassy section of the front yard.

THIS morning I was late looking for placement of any cat food and found none or a plate, but there was evidence that both wet and dry cat food had been placed on the sidewalk behind the locked gate and had already been consumed by the cats. No empty plate was present.

Have a good day!

-----Original Message-----

From: <hammer.thrower@earthlink.net>

Sent: Jan 12, 2025 11:50 AM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: Update! RE: RE: Feral Cats in Downtown Historic District Winter Park

Good Morning,

UPDATING...Last night a plate of wet and dry cat food was placed, to the rear on the grassy section inside the gate at 232 North Knowles Avenue. ALSO, this morning a full plate of wet and dry cat food was placed on the sidewalk inside the locked gate.

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Jan 11, 2025 9:58 AM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: Update! RE: RE: Feral Cats in Downtown Historic District Winter Park

Good Morning,

This is updating the latest.

Last night a plate of wet and dry cat food was left on Michael Corddry's Office Building across the street on the corner of North Knowles and Lincoln, located on the inside brick section.

Early this morning a plate of wet and dry cat food was left on the grass inside the gate at the building with offices of the Winter Park Historical Society, with dry cat food scattered around the sidewalk back side of the locked fence gate.

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Jan 10, 2025 4:55 PM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>

Subject: RE: RE: Feral Cats in Downtown Historic District Winter Park

Hello again,

This is an update. Once again, this morning a full plate of wet and dry cat food was placed inside the fence in front of the building with the office of the Winter Park Historical Society...I removed and discarded the plate and food.

Sincerely,

Judith Meyers

-----Original Message-----

From: Michelle del Valle <Mdelvalle@cityofwinterpark.org>

Sent: Jan 8, 2025 9:52 AM

To: 'Meyers' <hammer.thrower@earthlink.net>

Cc: 'Christy Grieger' <Christy@WPHistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: RE: RE: Feral Cats in Downtown Historic District Winter Park

Ms Meyers,

We are working with the History Museum and Morse Genius Foundation to trespass the woman feeding the cats from their property. We are also in contact with Orange County to see if they have additional resources to provide. The trespass process is a multi-step process that is underway. I know this is frustrating and messy. We are actively working to resolve. Please reach back out if you have specific questions.

Thanks,

Michelle

 **Michelle del Valle** TCMA-
CM

 City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 cityofwinterpark.org	Assistant City Manager City Management 407.599.3236
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From: Meyers <hammer.thrower@earthlink.net>
Sent: Tuesday, January 7, 2025 5:06 PM
To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>; Kris Cruzada <votecruzada.com> <kris@votecruzada.com>; Todd Weaver Winter Park <toddcweaver99@gmail.com>; Todd Weaver <todd@weaver4winterpark.com>; Sheila DeCiccio <sgdeciccio@gmail.com>; Marty Sullivan <marty4wp@gmail.com>
Cc: CityManager <citymanager@cityofwinterpark.org>; Keri Martin <kmartin@cityofwinterpark.org>
Subject: [External] RE: Feral Cats in Downtown Historic District Winter Park

[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.]

Hello again, Good Afternoon!

This is in follow up to your email on the above subject in which you state

you..."are actively working to resolve."

This critical situation still exists and the cats are being fed with visits into the neighborhood twice a day...in the morning, early between 7 and 7:30AM approximately, and in the late afternoon approximately around 5:00 PM, with times approximate.

The cats recognize her car as soon as it arrives...and once the food, both wet and dry, is placed, the Black Mercedes does not pull out until it is obvious that the cats have eaten the food.

I look forward to hearing back as to the resolution.

Sincerely,

Judith Meyers

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Jan 2, 2025 5:09 PM

To: Michelle del Valle <Mdelvalle@cityofwinterpark.org>, Kris Cruzada <kris@votecruzada.com>, Todd Weaver Winter Park <toddcweaver99@gmail.com>, Todd Weaver <todd@weaver4winterpark.com>, Sheila DeCiccio <sgdeciccio@gmail.com>, Marty Sullivan <marty4wp@gmail.com>

Cc: CityManager <citymanager@cityofwinterpark.org>, Keri Martin <kmartin@cityofwinterpark.org>

Subject: RE: Feral Cats in Downtown Historic District Winter Park

Dear Ms. del Valle,

I greatly appreciate receiving your kind reply and eagerly look forward to a resolution.

Thank you for your good wishes for the New Year.

Please know that I wish you and yours as well... a most Healthy, Prosperous and Happy New Year for 2025 .

God Bless,

Judith Meyers

-----Original Message-----

From: Michelle del Valle <Mdelvalle@cityofwinterpark.org>

Sent: Jan 2, 2025 4:14 PM

To: 'Meyers' <hammer.thrower@earthlink.net>, Kris Cruzada <kris@votecruzada.com>, Todd Weaver Winter Park <toddcweaver99@gmail.com>, Todd Weaver <todd@weaver4winterpark.com>, Sheila DeCiccio <sgdeciccio@gmail.com>, Marty Sullivan <marty4wp@gmail.com>

Cc: CityManager <citymanager@cityofwinterpark.org>, Keri Martin <kmartin@cityofwinterpark.org>

Subject: RE: Feral Cats in Downtown Historic District Winter Park

Hi Ms. Meyers,

This was recently reported by someone else and we are actively working to resolve. Thank you for taking the time to write in and let us know.

Happy New Year,

Michelle

	Michelle del Valle <small>ICMA- CM</small> Assistant City Manager
City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 cityofwinterpark.org	City Management 407.599.3236



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From: Meyers <hammer.thrower@earthlink.net>
Sent: Thursday, January 2, 2025 4:02 PM
To: Kris Cruzada <votecruzada.com> <kris@votecruzada.com>; Todd Weaver Winter Park <toddcweaver99@gmail.com>; Todd Weaver <todd@weaver4winterpark.com>; Sheila DeCiccio <sgdeciccio@gmail.com>; Marty Sullivan <marty4wp@gmail.com>
Cc: CityManager <citymanager@cityofwinterpark.org>; Keri Martin <kmartin@cityofwinterpark.org>
Subject: [External] Feral Cats in Downtown Historic District Winter Park

[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.]

Dear Mayor and Commissioners,

This is to inform you of a serious problem in the downtown Historic District of the city.

There are a number of feral cats which are defecating and urinating on residential properties. Additionally, the cats identify areas where birds are attracted to bird feeders set out by residents to feed birds in the area. Birds are being killed by the cats.

Unfortunately, there is someone from outside of the neighborhood in question who visits two times a day to put cat feed out on private property as well as within certain areas of the roadway. She has been asked to stop feeding the cats showing no intention of quitting.

The smell of cat urine permeates certain properties, with odor intrusion from the outdoors to indoors. The neighborhood in question is on North Knowles Avenue between Canton and Lincoln Avenues.

I wish to know if existing "No Trespass" statutes on the books can be applied to prevent the ongoing occurrence of allowing this situation to continue.

Please advise.

Sincerely,

Judith Meyers

Susanne Porras

From: Meyers <hammer.thrower@earthlink.net>
Sent: Sunday, March 9, 2025 9:29 AM
To: Susanne Porras; Michelle del Valle; 'Christy Grieger'; Lisa Suepat
Subject: [External] Good Morning...

[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.]

Dear Susanne et al,

Good Morning to you on this First Sunday of Lent.

I am sorry but I cannot to update you about last night. I checked the site after dark at 7:45 PM or so finding no food. I was unable to return later than that.

This morning I checked site 8:00AM full daylight finding 2 plates wet and dry. No evidence of food or empty plates left last night. Disposed of them.

Now with the time change I am uncertain about checking the sit.

Please advise what you wish further.

Good wishes for a pleasant Sunday.

Judith

Susanne Porras

From: Meyers <hammer.thrower@earthlink.net>
Sent: Monday, March 10, 2025 12:49 PM
To: Susanne Porras; Michelle del Valle; 'Christy Grieger'; Lisa Suepat
Subject: [External] Good Morning!

[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.]

Dear Susanne et al,

Good Morning!

Came home late last night, well into darkness approximately 8:30PM...looked at corner site, finding no food left in place. Returned to house, unable to revisit area.

This morning unable to check...rain will have it impact if any food was left.

Please report to me anything further you wish me to do. Time change will have its impact I am sure.

God Bless,

Judith

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>
Sent: Mar 9, 2025 9:28 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>, Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>
Subject: Good Morning...

Dear Susanne et al,

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Now with the time change I am uncertain about checking the sit.

Please advise what you wish further.

Good wishes for a pleasant Sunday.

Judith



FW: [External] Good Morning!

From Susanne Porras <SPorras@cityofwinterpark.org>
Date Mon 3/10/2025 12:50 PM
To Christina Busch <cbusch@cityofwinterpark.org>

Latest in news...

Susanne R. Porras, COSS
Safety & Code Compliance
Code Compliance Div. Manager
Phone: 407-599-3283



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From: Meyers <hammer.thrower@earthlink.net>
Sent: Monday, March 10, 2025 12:49 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>; Michelle del Valle <Mdelvalle@cityofwinterpark.org>; 'Christy Grieger' <Christy@wphistory.org>; Lisa Suepat <lsuepat@cityofwinterpark.org>
Subject: [External] Good Morning!

[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.]

Dear Susanne et al,

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Please report to me anything further you wish me to do. Time change will have its impact I am sure.

God Bless,
Judith

-----Original Message-----

From: Meyers <hammer.thrower@earthlink.net>

Sent: Mar 9, 2025 9:28 AM

To: Susanne Porras <SPorras@cityofwinterpark.org>, Michelle del Valle <Mdelvalle@cityofwinterpark.org>, 'Christy Grieger' <Christy@wphistory.org>, Lisa Suepat <lsuepat@cityofwinterpark.org>

Subject: Good Morning...

Dear Susanne et al,
Good Morning to you on this First Sunday of Lent.

I am sorry but I cannot to update you about last night. I checked the site after dark at 7:45 PM or so finding no food. I was unable to return later than that.

This morning I checked site 8:00AM full daylight finding 2 plates wet and dry. No evidence of food or empty plates left last night. Disposed of them.

Now with the time change I am uncertain about checking the sit.

Please advise what you wish further.

Good wishes for a pleasant Sunday.

Judith

Susanne Porras

From: Rosa Centeno
Sent: Monday, June 9, 2025 7:53 AM
To: Susanne Porras
Subject: Phone Call


Good morning Suzanne,

I received a voicemail on Saturday, June 7, 2025, at 11:43am, from Judith Meyer, she would like you to give her a call.

Judith Meyer
407-645-3248

Thank you,
Rosa

Hours:
Monday – Friday 7:45 am to 4:15 pm

 <p>City of Winter Park 1409 Howell Branch Rd Winter Park, FL. 32789 cityofwinterpark.org</p>	<p>Rosa Centeno HR Risk Safety Coordinator Human Resources Division</p> <p>d: 407.599.3257 f: 407.691.6439</p>
---	---

Susanne Porras

From: webex_comm@webex.com <postmaster@vmail01-us.bclld.webex.com>
Sent: Saturday, June 7, 2025 11:52 AM
To: Susanne Porras
Subject: [EXTERNAL] Voice Message Attached from MEYERS JUDITH +14076453248
Attachments: +14076453248_20250607_115201.wav

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]



You have a new voicemail

Time: Saturday, June 07, 2025 11:48 AM Eastern Daylight Time
From: MEYERS JUDITH +14076453248
To: Susanne Porras 3283
Duration: 02:35

Voice message transcription

Yes, good afternoon or is it still morning? Suzanne, this is Judith Myers calling. I got your last email, about the hearing coming up, and I've spoken with Mike Cordry and Mike Cordry is gonna be out of town on the 3rd. And I wondered whether, if he has a signed, affidavit, that will be accepted as testimony before the hearing on 3 July. If you would please, you mentioned that it would be very helpful, to the city, if, if the, all those, that are impacted by this would, would appear at the hearing, and I wondered what did you mean by it being very helpful to the city? And, with orange County animal services, and other local rescue groups NO longer trapperal cats, what alternative do we have to exacerbate this situation to, to mediate it rather is what I should say. My Cordry said that she was back again this morning, and that she had, he had not seen her or the food around for a while, so he thought she was gone. But, I wonder if there is anything that we can do prior to the hearing. He had received an email from one of his tenants saying that, the food is continuing to be a terrible problem, and that, it's scattered all over the front and it's lots of drawing a lot of flies, and that it's a real mess at the front of their building on Lincoln Avenue. I wonder, if you could give me any input on, on this as to what, what recourse we might have. I would appreciate it. 4076453. 248 is my house phone and I can only get voice messages on it. It doesn't accept text. So you take

care, Susan. Thank you very much. You take care. Appreciate hearing from you.
Bye bye.

To listen to this message, open the attachment.

The Webex Team

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Susanne Porras

From: webex_comm@webex.com <postmaster@vmail01-us.bcl.d.webex.com>
Sent: Monday, June 9, 2025 10:48 AM
To: Susanne Porras
Subject: [EXTERNAL] Voice Message Attached from MICHAEL CORDDRY +14078654440
Attachments: +14078654440_20250609_104732.wav

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]



You have a new voicemail

Time: Monday, June 09, 2025 10:46 AM Eastern Daylight Time
From: MICHAEL CORDDRY +14078654440
To: Susanne Porras 3283
Duration: 00:22

Voice message transcription

Hi, my name is Mike Cordry. I was given your name and phone number by Judith Myers. She asked I give you a ring. It's in regards to the woman who's feeding the cats in and around Lincoln and nolls. If you could please give me a call back at 4 078-654-4440, that'd be great. Thank you. Bye bye.

To listen to this message, open the attachment.

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Susanne Porras

From: Susan Pruchnicki
Sent: Monday, June 9, 2025 8:00 AM
To: Susanne Porras
Subject: FW: [EXTERNAL] Voice Message Attached from MEYERS JUDITH +14076453248
Attachments: +14076453248_20250607_113659.wav

Good morning,

See below.

Susan

From: webex_comm@webex.com <postmaster@vmail01-us.bclld.webex.com>
Sent: Saturday, June 7, 2025 11:37 AM
To: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>
Subject: [EXTERNAL] Voice Message Attached from MEYERS JUDITH +14076453248

[External Email — Before clicking anything, hover over links to see their actual address and avoid opening unknown attachments.]



You have a new voicemail

Time: Saturday, June 07, 2025 11:35 AM Eastern Daylight Time
From: MEYERS JUDITH +14076453248
To: Susan Pruchnicki 3472
Duration: 00:45

Voice message transcription

Yes, good morning. I was trying to find a telephone number for calling Susanne Porus with the safety and code enforcement board. Could you call me back, please, and give me a telephone number where I might reach her? My name is Judith Myers. My telephone number is 407-645-3248. And I saw your telephone

number on as the secretary. And is your name also Suzanne? Anyway, give me a callback, please, would appreciate it. Thank you. Have a good day. Bye.

To listen to this message, open the attachment.

The Webex Team

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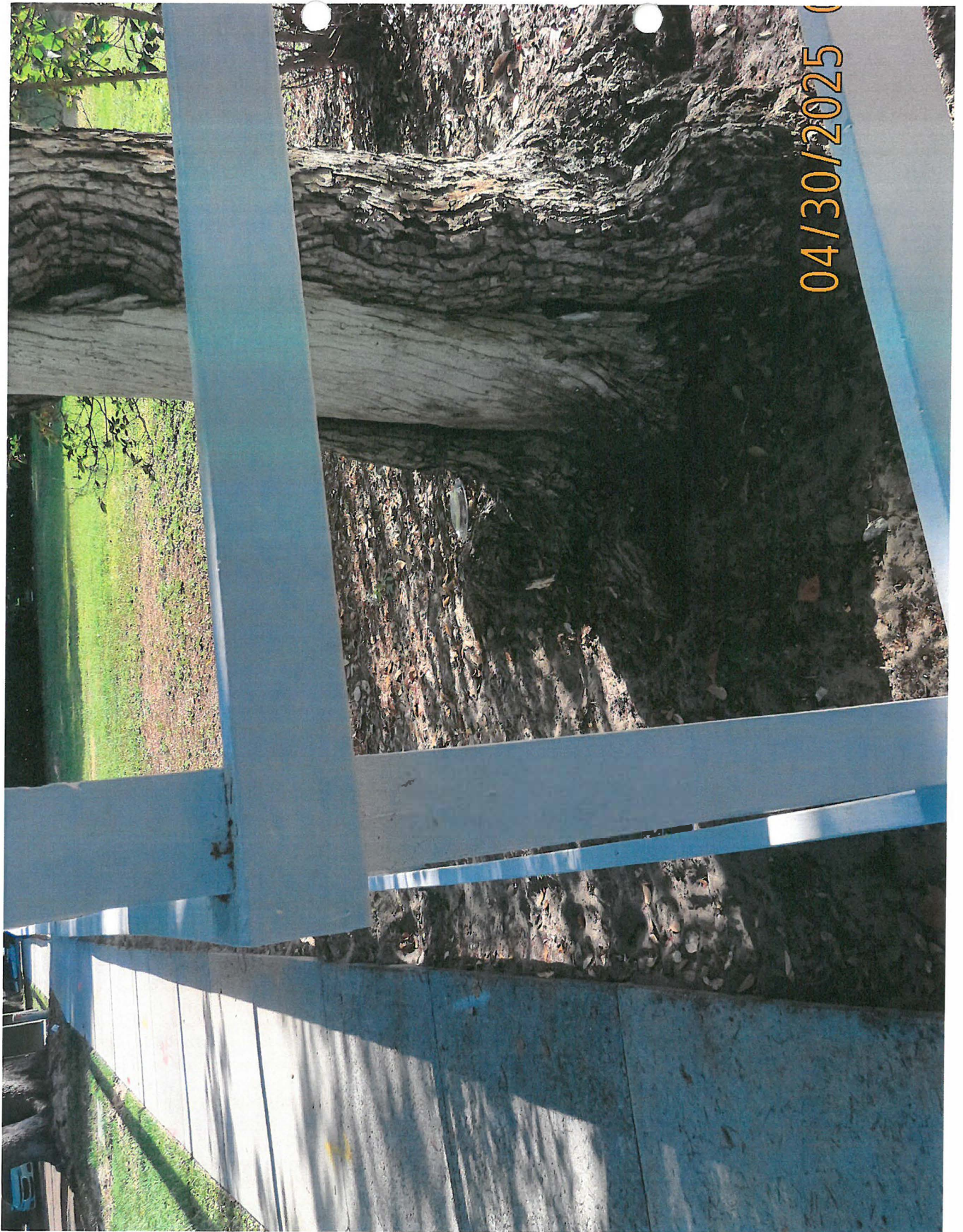
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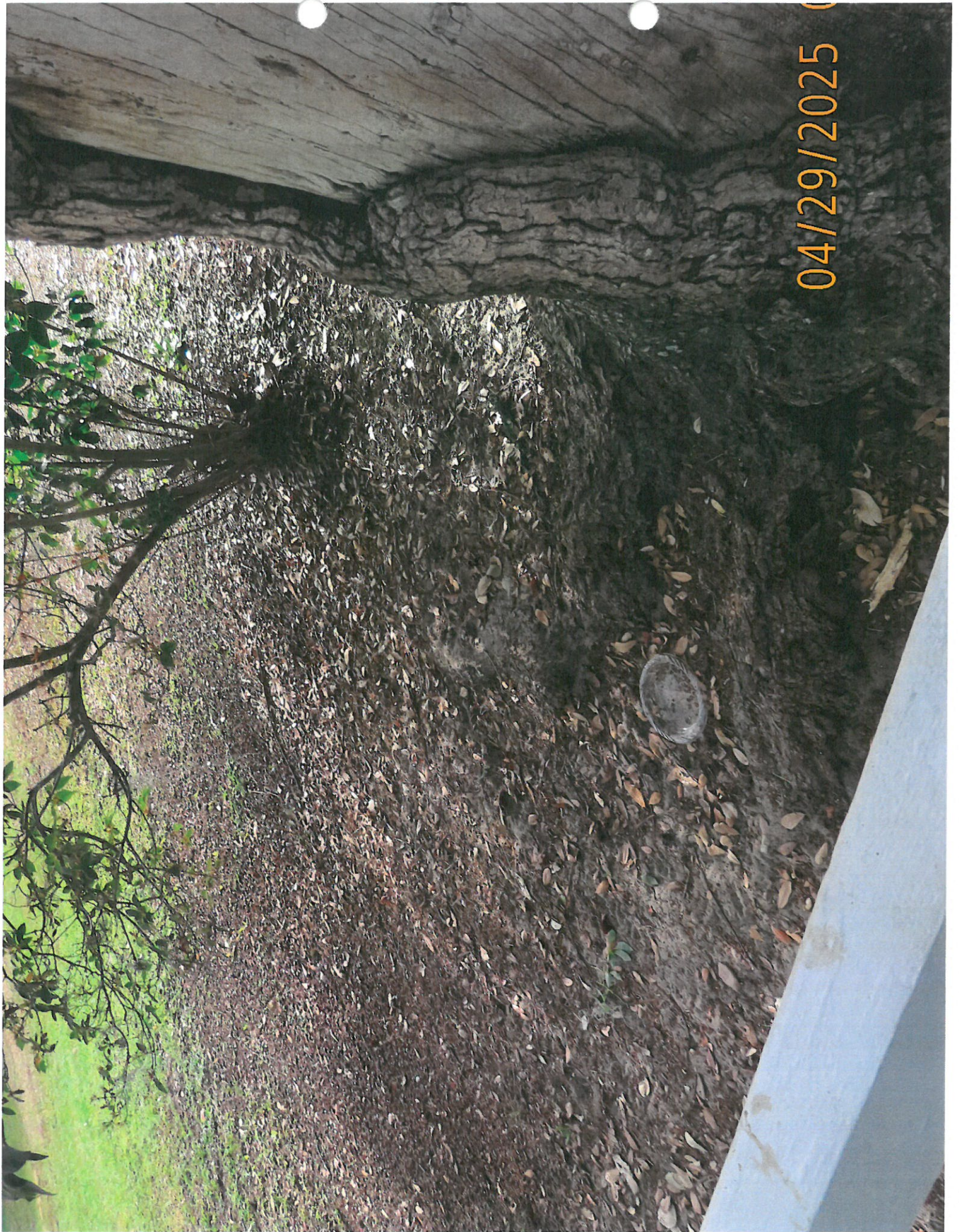
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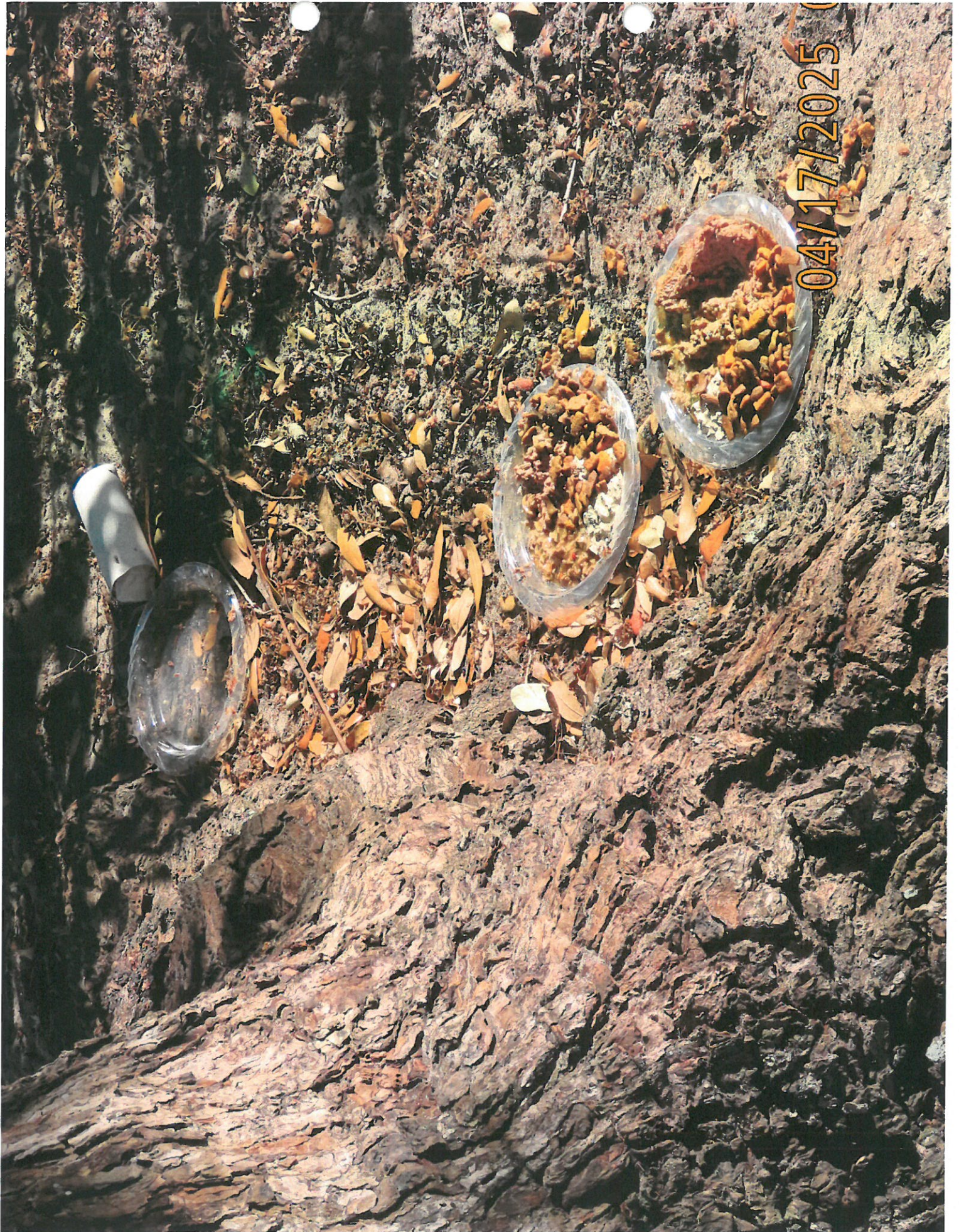


06/11/2025

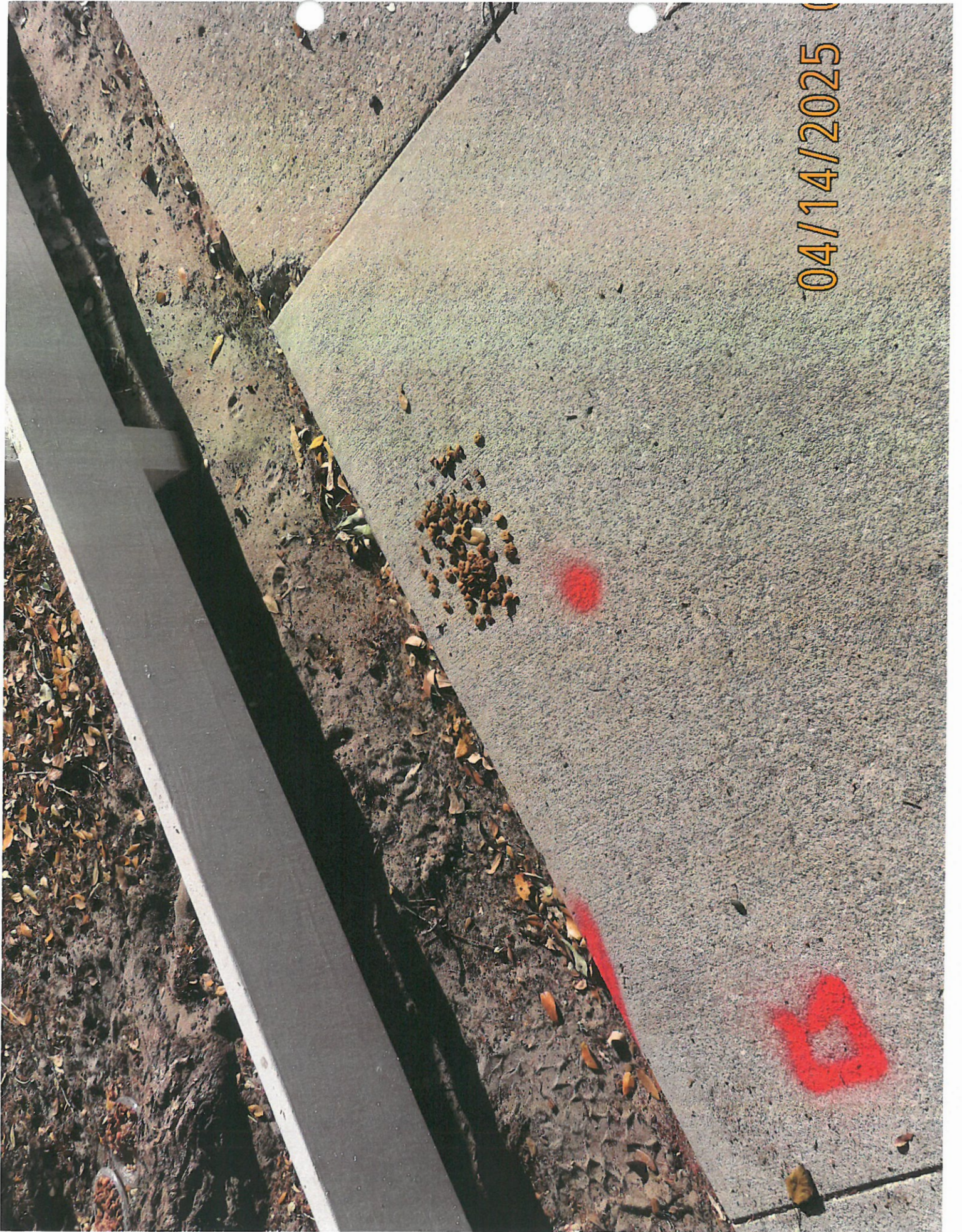
















04/02/2025





03/25/2025

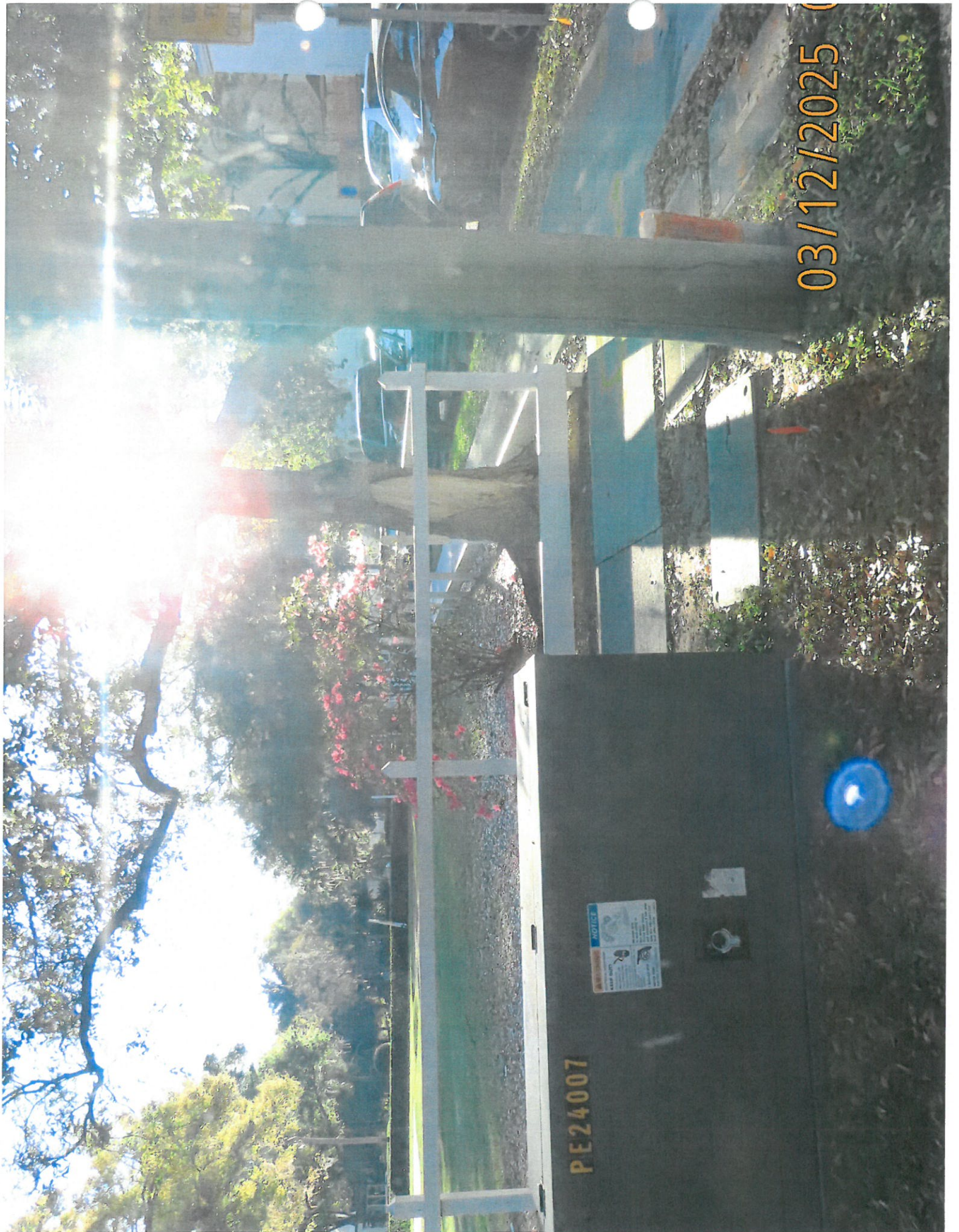




03/17/2025



03/13/2025 0



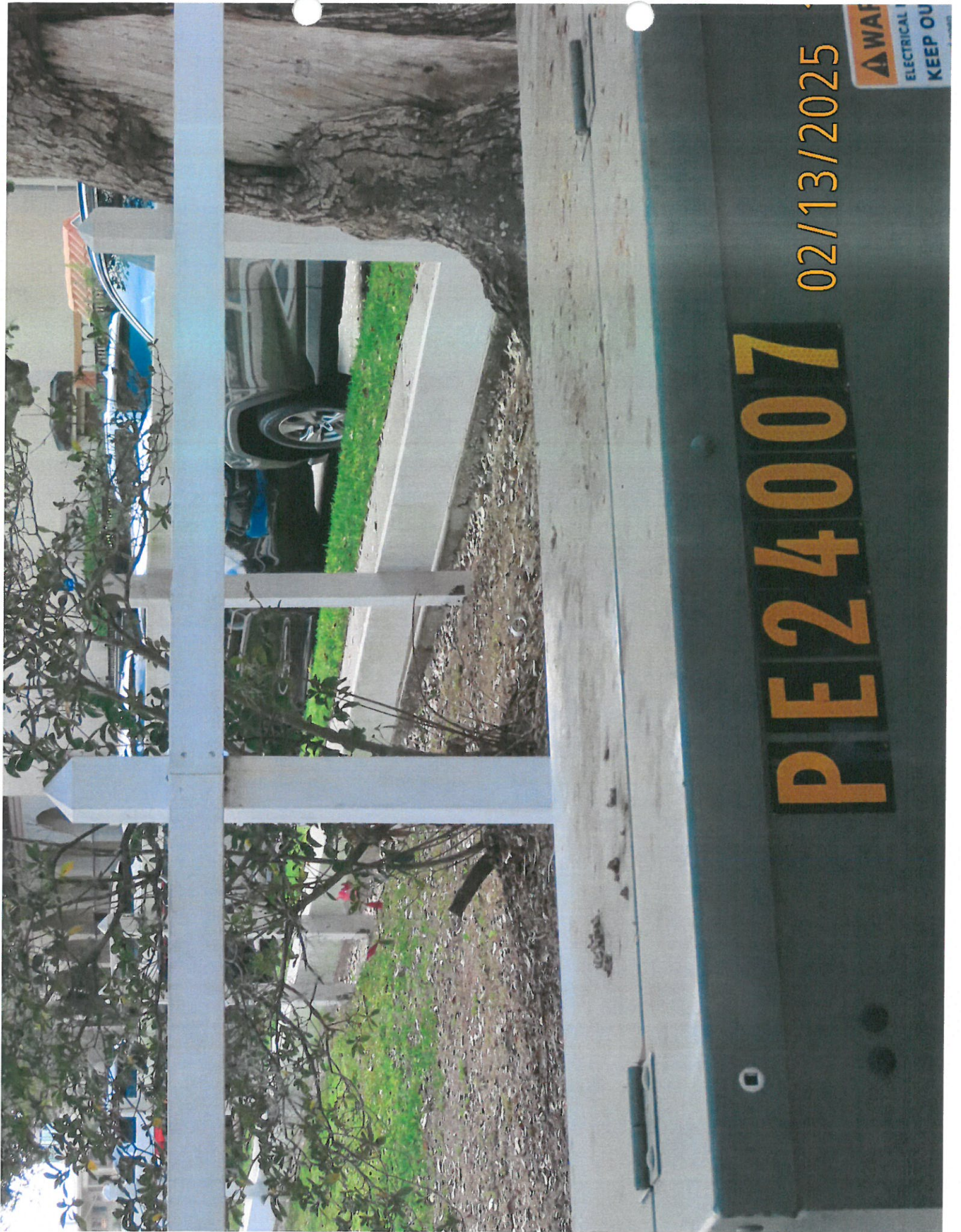






02/21/2025





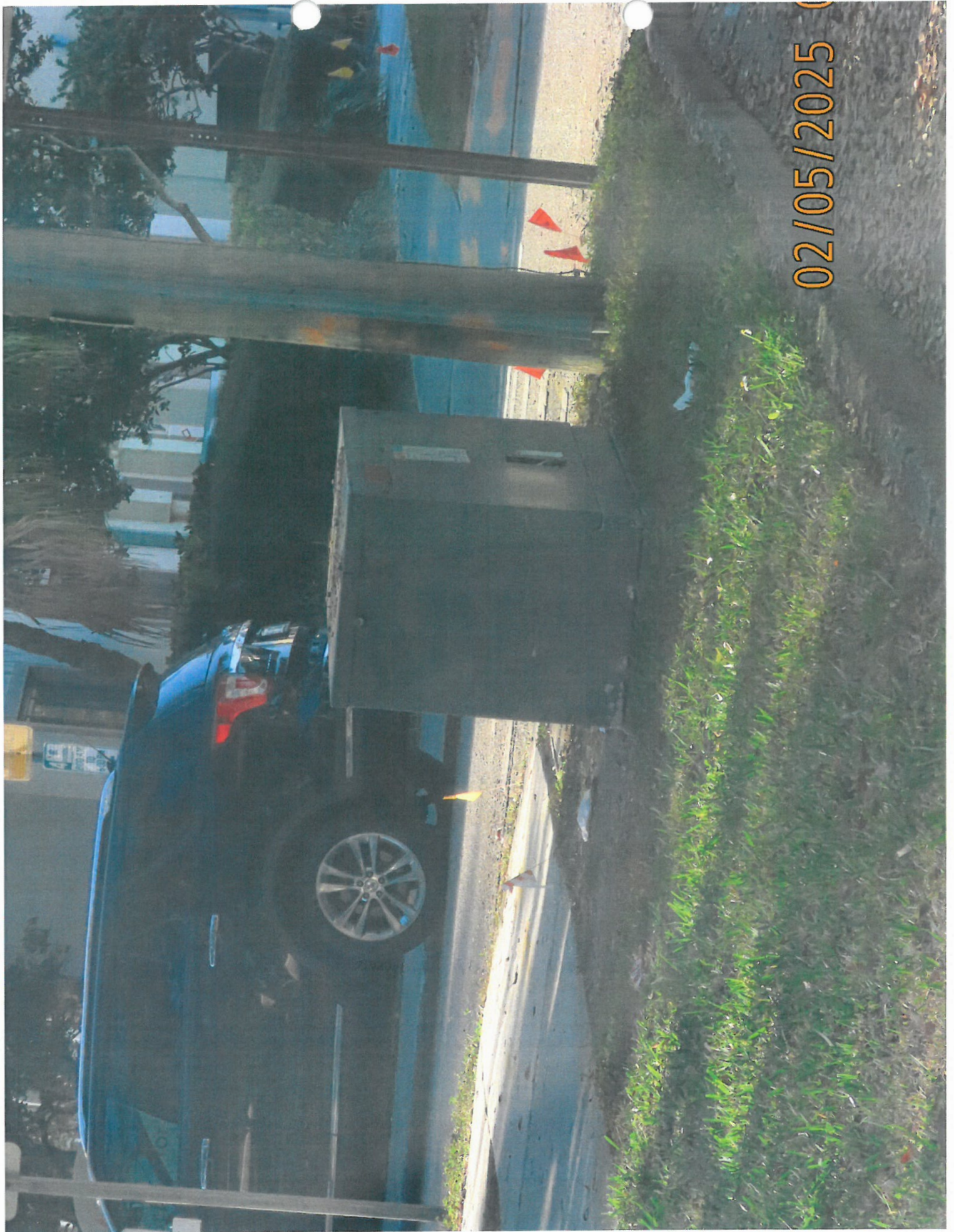


02/05/2025

NOTICE

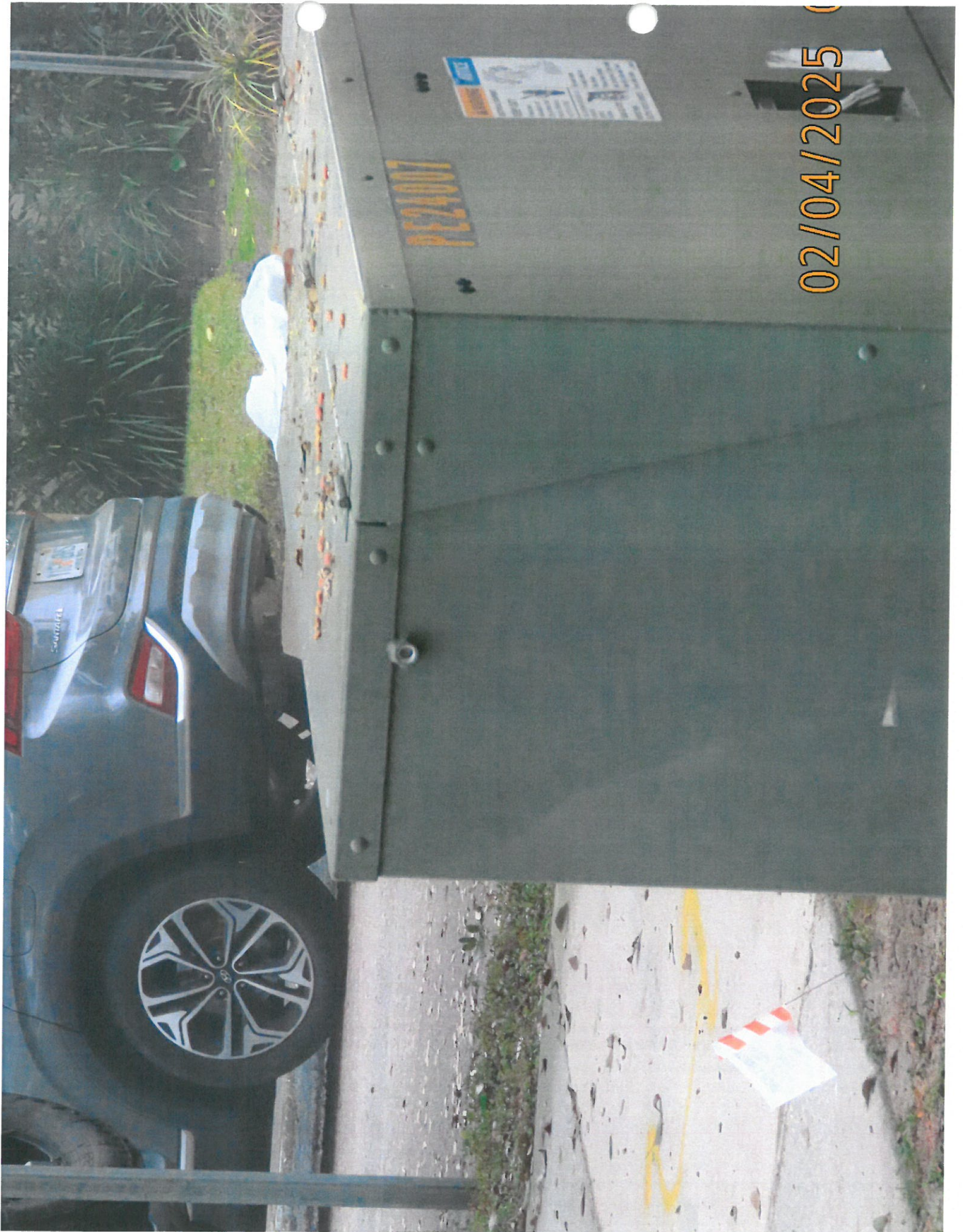
A WARNING

PE24007















01/27/2025



Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

July 3, 2025

prepared by**approved by**

Susanne Porras, Code Compliance Manager

subject

LDC-24-0065 1791 GOODRICH AVE., WINTER PARK FL 32789 - SHORT TERM RENTAL

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

None



Code Compliance Board

agenda item 7.b

item type

Staff Updates

meeting date

July 3, 2025

prepared by**approved by**

Susanne Porras, Code Compliance
Manager

subject

LDC-25-0138 2218 WHITEHALL DR., WINTER PARK, FL 32792 - ILLEGAL PARKING

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

None



Code Compliance Board

agenda item 7.c

item type

Staff Updates

meeting date

July 3, 2025

prepared by**approved by**

Susanne Porras, Code Compliance
Manager

subject

LDC-25-0196 2149 BLOSSOM LN., WINTER PARK FL 32789 ILLEGAL PARKING

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

None