



Code Compliance Board Regular Meeting

Agenda

October 2, 2025 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Approve the minutes of September 4, 2025 1 Minute
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 20 Minutes
 - b. CCB# OVR-25-0204 1019 W. Fairbanks Ave., Winter Park, FL 32789 10 Minutes
- 6. Non-Action Items**
- 7. Staff Updates**
 - a. LDC-24-0356 1645 N. Park Ave., Winter Park, FL 32789 (short-term rental)
- 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

October 2, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by**subject**

Approve the minutes of September 4, 2025

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

1. CCB090425 DRAFT MINUTES



Code Compliance Board Regular Meeting Minutes

September 4, 2025, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Wayne Johnson, Doug Bond, Paul Mandelkern, Carlos Diez-Arguelles, Melissa Blaney, Kristen Matt (5 minutes late)

Absent:

Steve Heller (Excused)

Legal Representative for the City:

None

Staff Present

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 3:00 PM.

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

2. Swearing in of Witnesses

There were no witnesses in attendance

3. Consent Agenda

- a. Approve the Regular Meeting minutes from July 3, 2025

Board Chair Wayne Johnson noted two corrections to the draft minutes.

Board Member Paul Mandelkern made a motion to approve the minutes; Board Member Carlos Diez-Arguelles seconded.

VOTE:

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

Motion Passed 5-0.

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

None

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

None

6. Non-Action Items

None

7. Staff Updates

Division Manager Susanne Porras advised the Board of two cases that came into compliance prior to the hearing date:

OVR-25-0197 768 Depugh St., Winter Park, FL 32789 (Overgrowth)

PM-25-0094 805 Symonds Ave., Winter Park, FL 32789 (Disabled Vehicle)

8. City Attorney Reports

None

9. Board Comments:

None

10. Upcoming Agenda Items

Division Manager Susanne Porras informed the Board of two cases on the schedule, both Short-term rental violations:

LDC-24-0341 1810 Barker Dr., Winter Park, FL 32789

LDC-24-0346 1645 N. Park Ave., Winter Park, FL 32789

11. Adjournment

Board Member Doug Bond made a motion to adjourn. Mr. Mandelkern seconded.

VOTE:

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

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

October 2, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

subject

CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789

motion | recommendation

background

VIOLATION DESCRIPTION: The City Has Issued Multiple Notices Of Violation For The Unlawful Short-Term Rental Violation. Residential Dwelling Is Currently Being Advertised As A Short-Term Rental On A Website For Less Than One Month, Which Is A Violation Of The City Code.

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

CORRECTIVE ACTION REQUIRED: Cease the rental of the residential dwelling for periods of less than one month

alternatives | other considerations

fiscal impact

attachments

1. CCB LDC-24-0336

1810 Barker Dr 17-22-30-8164-01-051

Name(s):
ATLANTIC OASIS TRUST

Physical Street Address:
1810 Barker Dr

Property Use:
0104 - Single Fam Class IV

Mailing Address On File:
1810 Barker Dr
Winter Park, FL 32789-6202
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



1810 BARKER DR, WINTER PARK, FL 32789 11/27/2023 10:51 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

[View Plat](#)

Property Description

SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A

Total Land Area

18,789 sqft (+/-) | 0.43 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	\$200,000	\$200,000	\$0	\$0

«« « [] » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence

Actual Year Built:
2018

Gross Area:
6430 sqft

Type Code:
0104 - Single Fam Class Iv

Beds:
4

Living Area:
3671 sqft

Building Value:
\$844,670

Baths:
3

Exterior Wall:
Cb.Stucco

Estimated New Cost:
\$875,300

Floors:
2

Interior Wall:
Drywall

Extra Features

Description	Date Built	Units	Xfob Value
PI2 - Null	01/01/2018	1 Unit(s)	\$27,000
Pt3 - Null	01/01/2018	1 Unit(s)	\$4,000
Skt2 - Null	01/01/2018	1 Unit(s)	\$7,000
Spa2 - Null	01/01/2018	1 Unit(s)	\$3,500



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

ATLANTIC OASIS TRUST
 1810 BARKER DR
 WINTER PARK, FL 32789-6202

Account Number: 297056
 Assessed Value: 817,574
 Millage Code: 6 WP
 Parcel Number: 17-22-30-8164-01051
 Address: 1810 BARKER DR, WINTER PARK, FL 32789
 Exemptions: Extra Homestead, Homestead, Other

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	817,574	25,000	792,574	3.2160	2,548.92
LOCAL SCHOOL	817,574	25,000	792,574	3.2480	2,574.28
GENERAL COUNTY	817,574	50,000	767,574	4.4347	3,403.96
CITY OF WINTER PARK	817,574	50,000	767,574	4.0923	3,141.14
WINTER PARK DEBT 2017	817,574	50,000	767,574	0.2207	169.40
ST JOHNS RIVER WTR MGMT DIST	817,574	50,000	767,574	0.1793	137.63

Total Millage: 15.3910 Subtotal: \$11,975.33

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	629.79			
					Subtotal: \$629.79

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$12,605.12**

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.

297056
 1810 BARKER DR
 SOUTH LAKEMONT SHORES U/70
 17-22-30-8164-01051

Make checks payable to:
 Scott Randolph, Tax Collector

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

ATLANTIC OASIS TRUST
 1810 BARKER DR
 WINTER PARK, FL 32789-6202

Paid By See Account Note
 Receipt # 0099-02623559 11/12/2024 \$12,100.92

PO Box 545100
 Orlando FL 32854-5100



2024 Paid Real Estate



ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

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

octaxcol.com |    octaxcol

PROPERTY TAX NOTICE

PAYING YOUR TAXES

SELECT A PAYMENT METHOD

Online: Pay online at octaxcol.com. Pay by credit/ debit card, eCheck or PayPal.

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

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

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

RECEIVE AN EARLY PAYMENT DISCOUNT

Payment Postmark Date Discount

November 4%

December 3%

January 2%

February 1%

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

2024-25 IMPORTANT DATES

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

Before March 1: File for new exemptions with the Property Appraiser. Learn more at ocpafi.org.

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

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

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

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

April 30: Deadline for Installment Plan Application. Download the application at octaxcol.com.

May 1: Interest plus fees are imposed.

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

Sunday, June 1: Tax Certificate Sale. Visit octaxcol.com for more information.

LOCATIONS & HOURS

Downtown Orlando

301 Rosalind Ave.
Orlando, FL 32801

West Oaks Mall

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

Clarcona

4101 Clarcona Ocoee Rd.
Orlando, FL 32810

Sand Lake

730 W. Sand Lake Rd.
Orlando, FL 32809

Lee Vista

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

University

10051 University Blvd.
Orlando, FL 32817

Hours of Operation

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

200 S. Orange Ave., Orlando

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

ARE YOU THE CURRENT OWNER?

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

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

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

ABOUT PROPERTY TAX COLLECTION

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

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

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

ONLINE

PAY YOUR TAX BILL

Pay online at octaxcol.com.

PRINT A RECEIPT

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

COMPLETE A CHANGE OF ADDRESS

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at ocpafi.org.

APPLY FOR THE INSTALLMENT PAYMENT PLAN

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

Consideration \$10

Prepared By:

Caitlin Pyle
1810 Barker Drive
Winter Park, FL 32789

After Recording Return to:

Caitlin Pyle / Renee Legg
1810 Barker Drive
Winter Park, FL 32789

DOC# 20240330865
06/07/2024 11:18:55 AM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$0.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CAITLIN PLYE



APN/Parcel ID(s): 17-22-30-8164-01051

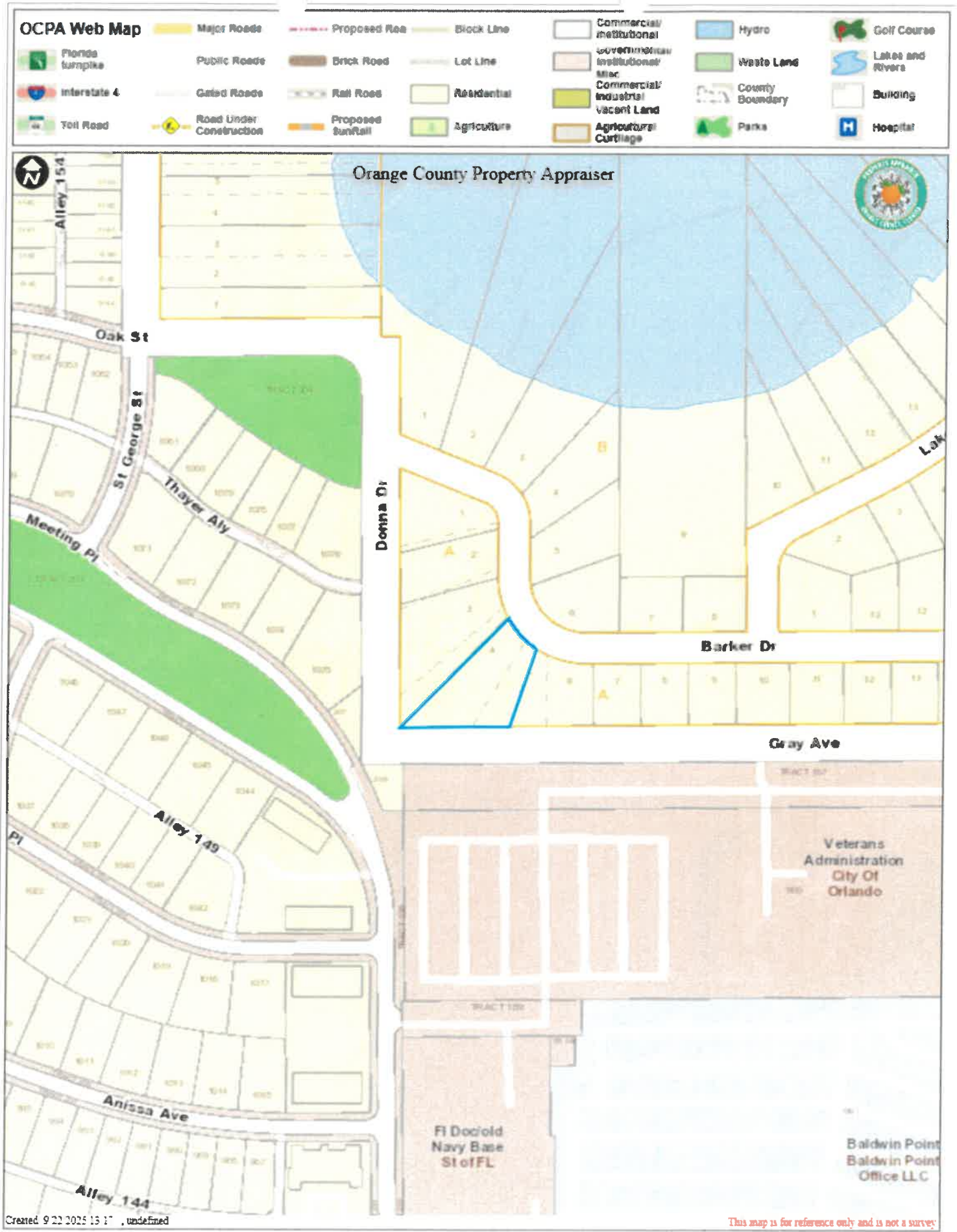
QUITCLAIM DEED

THIS QUIT-CLAIM DEED executed June 5, 2024, by Caitlin Pyle, a single woman, first party, to Atlantic Oasis Trust, a Private Trust, the post office address of which is 1810 Barker Dr, Winter Park, FL 32789, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, lawful representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of a 1 oz silver coin, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Orange, State of Florida, to-wit:

Lot 4 and West 1/2 of Lot 5, Block "A", of South Lakemont Shores, according to plat thereof recorded in Plat Book "U", Page 70, Public Records of Orange County, Florida, Less that portion of Lot 4 described as: Begin at the Northeasterly corner of Lot 4, Block "A", of South Lakemont Shores, according to plat thereof as recorded in Plat Book "U", Page 70, Public Records of Orange County, Florida, run thence Southeasterly along the Easterly line of said Lot 4 an arc distance of 18 feet, thence run South 43°59'40" West 244.98 feet to the Southwesterly corner of said Lot 4, thence run North 01°10'47" West along the West line of said Lot 4 a distance of 50 feet to the Northerly line of said Lot 4, thence run North 48°48'23" East along the North line of said Lot 4 a distance of 216.65 feet to the Point of Beginning.



FACT SHEET

October 2, 2025.

Case No: LDC-24-0336

Respondents:

Atlantic Oasis Trust
1810 BARKER DR.
WINTER PARK, FL 32789-6202

1. Address where violation exists: **1810 Barker Dr., Winter Park, FL 32789**
2. Parcel I.D. No.: **17-22-30-8164-01-051**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **08/02/2024, 08/14/2024, 08/19/2024, 08/30/2024, 09/03/2024, 10/02/2024, 10/28/2024, 11/25/2024, 12/23/2024, 12/27/2024, 1/2/2025, 1/13/2025, 01/17/2025, 01/28/2025, 02/03/2025, 02/07/2025, 02/13/2025, 06/10/2025, 07/24/2025, 08/13/2025, 08/22/2025, 09/15/2025, 09/25/2025, 10/02/2025.**
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: The City Has Issued Multiple Notices Of Violation For The Unlawful Short-Term Rental Violation. Residential Dwelling Is Currently Being Advertised As A Short-Term Rental On A Website For Less Than One Month Which Is A Violation Of The City Code.	CORRECTIVE ACTION REQUIRED: Cease the rental of the residential dwelling for periods of less than one month	CODES CITED: Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
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CODES CITED

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

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

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

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

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents,

AFFIDAVIT OF POSTING


STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for October 2, 2025, at City Hall for the property located at 1810 BARKER DR. on this 22nd day of September 2025.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

DATED this 22nd day of September 2025


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of September 2025, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.


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



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

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
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 October 2, 2025, on the property located at **1810 BARKER DR.** on this **17th day of September 2025**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

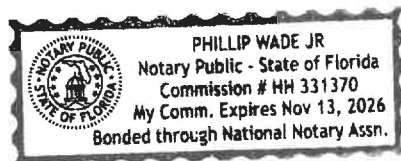
DATED this **17th day of September 2025**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **17th day of September 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

Case No: LDC-24-0336

CITY OF WINTER PARK,

Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202.

Respondent.

**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 and repeat 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, October 2, 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, Section 58-71 (a) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
2. Address where violation(s) exists: 1810 Barker Dr., Winter Park, FL 32789.
3. Parcel I.D. No.: 17-22-30-8164-01-051
4. Property Zone: WP-R-1A

amazon basics

09/17/2025

Tracking Number:

Remove X

9489009000276605717073

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

We attempted to deliver your item at 9:06 am on September 19, 2025 in WINTER PARK, FL 32789 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning September 20, 2025. If this item is unclaimed by October 4, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32789
September 19, 2025, 9:06 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
September 18, 2025, 10:13 pm

In Transit to Next Facility


September 18, 2025

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
September 17, 2025, 9:08 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

September 17, 2025, 7:37 

 **Hide Tracking History**

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

Text & Email Updates



Schedule Redelivery



USPS Tracking Plus®



Product Information



See Less 

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Case No: LDC-24-0336

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Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202,

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2. Address where violation(s) exists: **1810 Barker Dr., Winter Park, FL 32789.**
3. Parcel I.D. No.: **17-22-30-8164-01-051**
4. Property Zone: **WP-R-1A**

5. Legal Description: **SOUTH LAKEMONT SHORES U/70 W1/2 OF LOT 5 & LOT 4 (LESS BEG NELY COR LOT 4 RUN SELY 18 FT S 43 DEG W 244.98 FT TO SW COR SAID LOT N 50 FT TH N 48 DEG E ALONG N LINE LOT 4 216.65 FT TO POB) BLK A**
6. Names and address of owner/person in charge of location where violation exists: **Atlantic Oasis Trust - 1810 Barker Dr., Winter Park, FL 32792-6202**
7. Description of Violations: **THE CITY HAS ISSUED MULTIPLE NOTICES OF VIOLATION FOR THE UNLAWFUL SHORT-TERM RENTAL VIOLATION. RESIDENTIAL DWELLING IS CURRENTLY BEING ADVERTISED AS A SHORT-TERM RENTAL ON A WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE.**
8. Compliance Requirements: **CEASE THE RENTAL OF THE RESIDENTIAL DWELLING FOR PERIODS OF LESS THAN ONE MONTH (30-NIGHT MINIMUM).**

Pursuant to section 2-104(b), "If the violations are corrected and they recur...the case may be presented to the Code Compliance Board even if the violation has been corrected prior to the code hearing and the notice shall so state." Pursuant to section 2-104(d), "If the repeat violation is found, the code inspector shall notify the violator but it is not required to give the violator reasonable time to correct the violation. The code inspector upon notifying the violator of the repeat violation, shall notify the Code Compliance Board and request a hearing.

Therefore, 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 **October 2, 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: 15th day of September 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: **ATLANTIC OASIS TRUST- 1810 BARKER DR., WINTER PARK, FL 32792-6202**

Certified Mail: 9489 0090 0027 6605 7170 73



Christina Busch
Code Compliance Officer

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

CODES CITED:

CHAPTER 58
SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

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

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

CASE NO.: **LDC-24-0336**

City of Winter Park
Petitioner,

vs.

ATLANTIC OASIS TRUST
1810 BARKER DR.
WINTER PARK, FL 32789-6202
Respondents, _____

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 1810 BARKER DR. on this **2nd day of January 2025**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

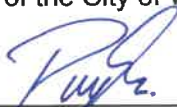
DATED this **2nd day of January 2025**



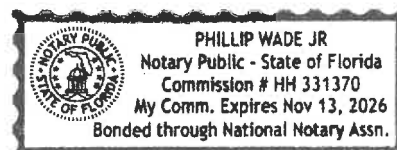
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **2nd day of January 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



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



OFFICIAL NOTICE OF VIOLATION

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

DATE: August 19, 2024
CASE # LDC-24-0336
CERTIFIED TRACKING NUMBER: 9489 0178 9820 3026 1007 97

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

SHORT TERM RENTALS

On August 2, 2024 a Violation(s) was observed on your property. The violation(s) must be corrected by August 28, 2024. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned:	R-1A
Parcel ID#:	17-22-30-8164-71-051
Violation:	1810 BARKER DR.
Location/Address:	WINTER PARK, FL 32789
Property Owner/ Tenant:	ATLANTIC OASIS TRUST
Mailing Address:	1810 BARKER DR.
City/ State/ Zip:	WINTER PARK, FL 32789-6202
Description of Violation:	RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT-TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW). CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH (30-NIGHT MINIMUM). PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.
Corrective action to be taken:	

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

Office DEPOT®

01/02/2025

Tracking Number:

Remove X

9489017898203026100797

Copy

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

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network In Transit to Next Facility

September 21, 2024

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
September 17, 2024, 7:43 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
September 16, 2024, 9:32 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
September 16, 2024, 1:04 pm

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
September 16, 2024, 9:30 am

Arrived at USPS Regional Facility

Feedback

FORT MYERS FL DISTRIBUTION CENTER
September 13, 2024, 4:39 am

Unclaimed/Being Returned to Sender

WINTER PARK, FL 32789
September 11, 2024, 9:40 am

Reminder to Schedule Redelivery of your item

August 27, 2024

Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32789
August 22, 2024, 9:53 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
August 21, 2024, 9:36 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 20, 2024, 9:50 pm

Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

OFFICIAL NOTICE OF VIOLATION

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

DATE: **August 19, 2024**

CASE # **LDC-24-0336**

CERTIFIED TRACKING NUMBER: **9489 0178 9820 3026 1007 97**

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

SHORT TERM RENTALS

On **August 2, 2024** a Violation(s) was observed on your property. The violation(s) must be corrected by **August 28, 2024**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **17-22-30-8164-01-051**
Violation: **1810 BARKER DR.**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **ATLANTIC OASIS TRUST**
Mailing Address: **1810 BARKER DR.**
City/ State/ Zip: **WINTER PARK, FL 32789-6202**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT-TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).**
Corrective action to be taken: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH (30-NIGHT MINIMUM). PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **Christina Busch** - 407-599-3382 - cbusch@cityofwinterpark.org

Appeal Process

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

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

Violation Detail

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

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

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

FISHBACK DOMINICK LLP
ATTORNEYS AT LAW
1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

G. BEN FISHBACK (1893-1983)
JULIAN K. DOMINICK (1924-2003)

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FAX (407) 262-8402
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JEFFRY R. JONTZ
* DANIEL W. LANGLEY
BRANDON E. POWNALL
BENJAMIN W. SCHAFER
MICHAEL D. TEMPKINS

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

June 9, 2025

VIA EMAIL

Joseph Peckham, Esquire
7025 C.R. 46A, Suite 1071-333
Lake Mary, FL 32746
Joe.peckham@jpeckhamlaw.com

RE: Public Records Request #25-939

Dear Mr. Peckham:

The City of Winter Park conducted a reasonable, good faith search in response to your May 13, 2025 public records request (Request #25-939). The City is producing the responsive records identified as WINTER PARK 00001-00617 together with body camera footage located by the Winter Park Police Department. We have uploaded these records to:

https://www.dropbox.com/scl/fo/t8d1i38f3usplu5yleap3/AIeTKZqd_S3AyfM1argaLco?rlkey=de1xo76des5cfnwqorygvjhg&st=2dzm5s2l&dl=0

If you have any technical difficulty retrieving the documents, please contact my paralegal, Dixie, at 407-262-8400. I will refer below to your client's property at 1810 Barker Drive as the "Subject Property."

- 1. Provide all documents and communications relating to any complaints, notices of violation, warnings, or fines issued by the City of Winter Park to Caitlin Pyle, the Atlantic Oasis Trust, or regarding the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City of Winter Park is producing records evidencing complaints

by citizens as well as Notices of Violation served on your client. *See* CITY OF WINTER PARK 00005, 00006, and 00589. No records exist as to any fines issued. I understand that no code enforcement hearing has taken place.

- 2. Provide all documents and communications relating to any short-term rental activities, including but not limited to advertisements, bookings, or guest stays, at the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City is producing communications relating to short-term rental activities, including but not limited to advertisements, bookings, and guest stays at: CITY OF WINTER PARK 00013-00021, 00025-26, 00033-00067, 00072-00083, and 00097-000177. Please also see the body camera footage

- 3. Provide all documents and communications relating to any private parties, events, or gatherings held at the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: Please see responsive records relating to private parties, events, and gatherings at the Subject Property at: CITY OF WINTER PARK 00513, 00589. Please also see the body camera footage.

- 4. Provide all documents and communications relating to any noise complaints or disturbances reported at or near the property located at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025, including the complainant name.**

RESPONSE: The City is producing communications relating to noise complaints and disturbances reported at or near the Subject Property at: CITY OF WINTER PARK 00510, 00513, and 00589. Please also see the body camera footage.

- 5. Provide all documents and communications between the City of Winter Park and any third-party rental platforms (e.g., Airbnb, Peerspace) regarding short-term rentals at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City does not directly communicate with the rental platforms and, therefore, has no responsive documents. A City vendor, Host Compliance, monitors the rental platforms and supplied the Airbnb and Peerspace listings the City is producing.

- 5. Provide all documents and communications relating to any investigations, surveillance, or monitoring of activities at 1810 Barker Drive, Winter Park, FL conducted by or on behalf of the City of Winter Park from September 2023 to May 2025.**

RESPONSE: Please see responsive body camera footage from the Winter Park Police Department.

- 6. Provide all documents and communications relating to any meetings, hearings, or discussions held by City of Winter Park officials or employees regarding Caitlin Pyle, the Atlantic Oasis Trust, or the property at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City of Winter Park is producing communications relating to any meetings, hearings, or discussions held by City of Winter Park officials or employees regarding Caitlin Pyle, the Atlantic Oasis Trust, or the Subject Property at: CITY OF WINTER PARK 00435 through 00444. The City's Code Compliance Board has not held any hearings on this matter to date.

- 8. Provide all documents and communications relating to any proposed or actual fines, penalties, or legal actions considered or taken by the City of Winter Park against Caitlin Pyle, the Atlantic Oasis Trust, or regarding the property at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City's Code Compliance Board has not held any hearings on this matter to date; therefore, no records relate to any fines issued. However, *see* my letter to you dated May 22, 2025, regarding the possibility of a Code Compliance Board hearing if further violations occur, at which the Code Board could issue fines. CITY OF WINTER PARK 00003-00004.

- 9. Provide all documents and communications relating to any interactions or correspondence between the City of Winter Park and neighbors or other residents regarding activities at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: The City is producing records relating to interactions or correspondence between the City and neighbors and/or other residents regarding activities at the Subject Property at: CITY OF WINTER PARK 000006 and 00510. Please also see the body camera footage for interactions with neighbors and/or other residents.

10. **Provide all documents and communications relating to any zoning regulations, permits, or restrictions applicable to the property at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: Regarding zoning regulations or restrictions, *see* the Winter Park Zoning Code, Chapter 58, Article III, including Section 58-65 (regulating R-1A districts), and 58-71(z) (short-term rentals prohibited) available at: https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTIIIIZO

See also Section 62-97 of the City Code, which declares open house parties “to be noise disturbances in violation of this division,” available at: https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH62OFMIPR_ARTIVOFINPUPEOR_DIV2NODICO

The City is producing a Mechanical Permit Application at: CITY OF WINTER PARK 00610-00616

11. **Provide all documents and communications relating to any First Amendment concerns or considerations regarding the City of Winter Park's actions or policies concerning 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: No responsive records were located other than my letter to you on May 22, 2025, advising, “The First Amendment does not protect advertising for illegal activity....” CITY OF WINTER PARK 00003-00004.

12. **Provide all documents and communications relating to any harassment allegations made by or against Caitlin Pyle, the Atlantic Oasis Trust, or regarding activities at 1810 Barker Drive, Winter Park, FL from September 2023 to May 2025.**

RESPONSE: No responsive records were located, except insofar as one would consider noise violations to constitute harassment of affected persons. *See* CITY OF WINTER PARK 00006 and 00510.

13. **Provide all documents and communications relating to any internal policies, procedures, or guidelines followed by the City of Winter Park in addressing short-term rental violations or related issues from September 2023 to May 2025.**

Joseph Pekham, Esquire
June 9, 2025
Page 5

RESPONSE: The City's Code Enforcement Division follows the Short-Term Rental Ordinance, Section 58-71(z) available at:

https://library.municode.com/fl/winter_park/codes/code_of_ordinances?nodeId=PTIICOOR_CH58LADECO_ARTIIIZO_S58-71GEPREZODI

No separate "internal policies, procedures, or guidelines" were located. The Notices of Violation communicated the City's Short-Term Rental ordinance to Ms. Pyle. See CITY OF WINTER PARK 00179-80, 00215-16, 00443-44, 00519-26.

14. Provide all documents and communications relating to any public statements, press releases, or media interactions by the City of Winter Park regarding short-term rentals, including but not limited to those concerning 1810 Barker Drive, from September 2023 to May 2025.

RESPONSE: None located.

Regarding your various instructions to create a new public record to explain claims of privilege (irrelevant), documents that no longer exist (not applicable), or to "label the Documents to correspond with the response to which they are produced," the City's obligations are limited to those set forth in Chapter 119. I am providing this response, which attempts to correspond the City's production to your requests, as a courtesy. A custodian of public records "is required to provide access to or copies of records but is not required either to provide information from records or to create new records in response to a request." *In re Report of the Supreme Court Workgroup on Pub. Records*, 825 So. 2d 889, 898 (Fla. 2002) (emphasis added). Courts cannot "expand the requirements of the Act beyond its plain language." *Jones v. Miami Herald Media Co.*, 198 So. 3d 1143, 1145-46 (Fla. 1st DCA 2016). *Doe v. DeSantis*, 390 So. 3d 1245, 1249 (Fla. 1st DCA 2024). Therefore, the Public Records Act does not entitle a member of the public to subject a local government to extra-judicial interrogation.

I tried reaching you on Friday, June 6, 2025, to discuss the format of production and did not hear back from you. The City's obligation is "to make available to the public information which is a matter of public record, in some meaningful form, not necessarily that which the applicant prefers." *Seigle v. Barry*, 422 So. 2d 63, 66 (Fla. 4th DCA 1982), rev. denied, 431 So. 2d 988 (Fla. 1983). Therefore, we have uploaded the responsive records in PDF format to DropBox at the link identified at the top of this letter.

Very truly yours,



Richard S. Geller

S:\AKA\CLIENTS\Winter Park\Code Enforcement W600-26022\1810 Barker Drive - Caitlyn Pyle - Short term rentals\Letter to Atty Peckham re inquiries - rsg - 5 5 25.docx

FISHBACK DOMINICK LLP

ATTORNEYS AT LAW

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MICHAEL D. TEMPKINS

May 7, 2025

VIA EMAIL

Joseph Peckham, Esquire
7025 C.R. 46A, Suite 1071-333
Lake Mary, FL 32746
Joe.peckham@jpeckhamlaw.com

Dear Mr. Peckham:

We represent the City of Winter Park, which forwarded to me your letter dated April 29, 2025 to the Code Compliance Division for a response.

Multiple neighbors complained about short-term rentals, including party rentals, at the house owned by your client, Caitlin Pyle as Trustee of the Atlantic Oasis Trust, at 1810 Barker Drive. Your client advertised the house for unlawful commercial party venue rentals on Peerspace.com. Your client received Notices of Violation on October 18, 2023, April 11, 2024, and August 19, 2024. Each Notice contained the City Code language you inquire about, *to wit* Section 58-71 ("The rental, use or occupancy of any residential dwelling for less than one month shall be prohibited.") After the City received one or more complaints of an open house party with underage drinking, your client received another Notice of Violation, on August 21, 2024, for "[a]llowing or acquiescing in an illegal open house party, whether directly or indirectly, whether actively or passively, as an owner, lessee, or occupant of a property." Section 62-97 of the City Code declares open house parties "to be noise disturbances in violation of this division." You can find the definition of an "open house party" at Section 62-92.

The City's zoning code prohibits commercial party venues in R-1A neighborhoods. See Section 58-65. See *Jim Gall Auctioneers, Inc. v. City of Coral Gables*, 210 F.3d 1331 (11th Cir. 2000) ("City has a substantial interest in maintaining the...tranquility of its residential neighborhoods.")

Joseph Pekham, Esquire
May 7, 2025
Page 2

The First Amendment does not protect advertising for illegal activity, including for illicit short-term tenancies and commercial party venue rentals that violate residential zoning ordinances. *See Central Hudson Gas & Electric v. Public Service Comm'n*, 447 U.S. 557 (1980) (“At the outset, we must determine whether the expression is protected by the First Amendment. For commercial speech to come within that provision, it at least must concern lawful activity....”)

Your client repeatedly violated the City’s short-term rental ordinance. In more than one instance, illegal rentals and advertising for illegal rentals ceased temporarily until the next violation. Should further repeat violations occur, the Code Compliance Division may set a hearing before the Code Compliance Board to impose fines, up to \$500.00 per day, per violation. Any fines imposed will become a lien on your client’s properties when recorded.

Very truly yours,



Richard S. Geller

S:\AKA\CLIENTS\Winter Park\Code Enforcement W600-26022\1810 Barker Drive - Caitlyn Pyle - Short term rentals\Letter to Atty Peckham re inquiries - rsg - 5 5 25.docx

Law Office of Joseph T Peckham, PLLC

7025 CR 46A Ste. 1071-333

Lake Mary FL 32746

O: 407-789-2740

F: 407-986-4848

www.jpeckhamlaw.com

Joseph T Peckham

Member

April 29, 2025

City of Winter Park
Safety & Code Compliance Division
401 South Park Avenue
Winter Park, Florida 32789

Re: Atlantic Oasis Trust

Greetings:

This firm represents Caitlin Pyle in her capacity as Sole Trustee of the Atlantic Oasis Trust. I note that the Safety & Code Compliance Division has previously cited my client (in her capacity as trustee) for various claimed violations of city code/ordinances, particularly with regard to the use of the property located at 1810 Barker Dr. Winter Park, FL 32789-6202.

Before this firm takes any affirmative steps to challenge these past communications, I would appreciate clarification of various terms and concepts that are not defined by the citations, notices or ordinances.

1. Is there an ordinance that requires a permit for a homeowner to host a private party at their residence?
2. Is there an ordinance that requires a permit for a homeowner to host a private party at their residence if it exceeds a threshold headcount?
3. Are all parties at a private residence banned i.e. homeowners are not allowed to have guests?
4. Does code enforcement take the position that any party wherein the headcount exceeds a certain threshold (e.g. bedroom count) is a violation of §58-71 suitability of buildings?

5. Does code enforcement take the position that advertising is a violation of the code §62-97(13) where no event has happened, and no contract has been signed (see August 21st, 2024 CASE # LDC-24-0341)?
6. What is the definition of an 'illegal open house party'?
7. Are private homeowners allowed by the ordinance to have in-home overnight guests?
8. Are private homeowners required to be on-site at all times if the homeowner has a non-domiciliary visitor?
9. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the visitor pays for groceries consumed?
10. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the visitor shares in the cleaning cost during or after their visit?
11. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the guest brings a host/hostess gift?
12. If a private homeowner is allowed to have a non-domiciliary visitor, does it violate the short-term rental ordinance if the guest has a rental vehicle parked in the driveway in addition to the homeowner's vehicle?
13. What is the definition of a short-term rental/lease?

My client may have additional questions following the receipt of your responses to the above are received. The favor of your reply within five business days of the date of this letter is appreciated.

Very truly yours,



Law Office of Joseph T. Peckham, PLLC

By: Joe Peckham

FISHBACK ♦ DOMINICK
ATTORNEYS AND COUNSELORS AT LAW
1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

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*FLORIDA BARBOARD CERTIFIED IN CITY, COUNTY
AND LOCAL GOVERNMENT LAW

Ms. Caitlin J. Pyle
1810 Barker Drive
Winter Park, Florida 32789

Ms. Pyle,

This letter is in response to your email addressed to the City of Winter Park Mayor, Commissioners, Manager, and Assistant Manager dated October 25, 2023, in which you protested the Notice of Violation (“Notice”) issued to you by the City’s Department of Safety & Code Compliance. The code officer issued the notice for violation of the City of Winter Park’s prohibition against short-term rentals of residential units pursuant to § 58-71(z) of the City’s Code of Ordinances. In response, you submitted correspondence objecting to the City’s short-term rental prohibitions together with an affidavit in support of your contentions. Regardless, if you do not bring your property into compliance, the City intends to continue its code enforcement action against you for violation of § 58-71(z) of the City’s Code of Ordinances for the following reasons:

Code Violation

Presently, § 58-71(z) of the City’s Code of Ordinances prohibits “the rental, use or occupancy of any residential dwellings for less than one month.” As you recognize, Winter Park adopted its prohibition on short-term rentals prior to June 1, 2011, and is therefore exempt from the statutory prohibition against prohibiting vacation rentals or regulating the duration or frequency of same. See § 509.032(7)(b), Florida Statutes. As recently as August of 2022, the City Commission considered relaxing or altering the City’s prohibition on short-term rentals but ultimately decided not to do so. Thus, while your call for the City to change its laws is well taken, the current law remains in effect, and you are not excused from compliance.

Evidence of Violation

While you note that the City has cited you “without any evidence of actual rental activity taking place,” the City’s Safety and Code Compliance office regularly monitors common listing sites for Airbnb and other short-term rentals. In the course of its investigation, the office has acquired listings of your 1810 Barker Drive property for rental periods in violation of § 58-71(z) of the City’s Code of Ordinances (which you acknowledge in your September 25, 2023 correspondence to the City’s Safety and Code Compliance Office) together with other corroborating evidence. Should the activity continue beyond the date set for compliance in the Notice (October 31, 2023), the City’s Code officer will set the violation for evidentiary hearing before the code compliance board.

The Affidavit

In the meantime, I have reviewed the affidavit you submitted and your September 25, 2023 correspondence to the City’s Safety and Code Compliance office. The affidavit contains sworn testimony that you (i) do not have a contractual relationship with the City, (ii) own 1810 Barker Drive, and (iii) are somehow not subject to the ordinances of the City of Winter Park. You have also signed the affidavit “Caitlin-J.:Pyle Without Prejudice, All Rights Reserved pursuant to UCC 1-308.”

Contrary to your assertion that an “unrebutted affidavit or declaration stands as truth in commerce,” an affidavit is merely a statement or declaration in writing under oath,¹ which may be rebutted by other affidavits or testimony in an evidentiary hearing.² Furthermore, the facts sworn to in such affidavit are irrelevant to your defense of the code enforcement action. To the extent that the affidavit relies on the absence of a contractual relationship between you and the City to demonstrate that City ordinances do not apply to you, this argument is unavailing. The City does not derive its jurisdiction over you or the property at 1810 Barker Drive from a contract, but rather as the local government authorized by the Florida Constitution to enact laws and ordinances of general effect within its municipal boundaries.

Arguments and language contained within the affidavit, such as a reservation

¹ See *D.S. v. J.L.*, 18 So. 3d 1103, 1109 (Fla. 1st DCA 2009).

² See *Roberts v. State*, 840 So. 2d 962, 971 (Fla. 2002).

of rights under the Uniform Commercial Code,³ suggest the proffer of theories commonly associated with pseudo-legal belief systems such as those associated with the sovereign citizen and redemption movements. Courts have universally rejected these pseudo-legal arguments as wholly insubstantial and frivolous,⁴ and the City's Safety and Code Compliance Office will treat them no differently.

Pursuant to § 1-17 of the City's Code of Ordinances, it is the duty of code enforcement officers to enforce city codes and ordinances as enacted by the City Commission. It is not within the discretion of code enforcement officers to choose which codes they desire to enforce. In citing your property for a violation of § 51-71(z) the code officer is merely performing her duties as required by applicable law.

Remedy

If you wish to avoid a hearing that may result in fines and liens, you must discontinue advertising or using the 1810 Barker Drive property for short-term rentals for less than 30 days as required by the October 31, 2023 Notice of Violation.

Sincerely,



J. Giffin Chumley
Assistant City Attorney
Winter Park, Florida

Cc: Michelle del Valle, Assistant City Manager
Gary Hiatt, Director of Building & Permitting Services
Susanne Porras, Safety & Code Compliance Officer

³ The Uniform Commercial Code applies only to commercial transactions to the extent adopted by Florida Law and is otherwise inapplicable to code enforcement actions. *See generally* U.C.C. §§ 1-11

⁴ *See Williams v. Commissioner Oliver*, 2023 U.S. Dist. LEXIS 4882 *6-8 (Ga. M.D., March 22, 2023).

Wednesday, October 25, 2023

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

ATTN: Mayor, City Manager, Assistant City Manager, City Council Members, and Code Compliance
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789
(also via email)

Reevaluation Request: Short-Term Rental Ordinance Enforcement at 1810 Barker Drive

Dear Mayor and City Council Members,

I hope this letter finds you well. I am writing today as a concerned property owner and resident of Winter Park regarding the enforcement of the City's short-term rental ordinance, specifically the prohibition against rentals for less than a month.

The property at 1810 Barker Drive is my primary residence. I travel frequently for work and wish to make my property available to guests on home-sharing sites, such as Airbnb, when I am away. I own three other properties in Orlando and Clermont, two of which have been successfully listed on Airbnb for over three years.

I have recently been notified by code enforcement officer Christina Busch that my property is allegedly in violation of the City's ordinance regarding short-term rentals. The notice indicated that, without any evidence of actual rental activity taking place, that after October 31 I would be fined \$250 per day per violation. Despite multiple attempts this year to dialog with the Code Enforcement office with questions and even a legal affidavit to resolve the matter, all of my correspondence has been ignored.

After much additional consideration, legal consultation, and research since my last correspondence was sent on October 24, 2023, I would like to bring to your attention several crucial points that I believe warrant a swift reevaluation of this situation – and the ordinance as a whole.

Firstly, I'd like to highlight the broader context at the state level. The State of Florida's statutes have limited local regulations on the duration and frequency of short-term rentals. While the City of Winter Park may have been allowed exemption since the passage of this legislation in 2011, the overarching intent of higher government statutes is evident: they recognize the inherent challenges in overly restrictive local ordinances and their misalignment with the current context of modern rental practices.

The very fact that state legislature sees it fit to restrict such regulations amplifies my concern with the City's current stance. It is clear that the intent of Florida's statutes is to ensure that property owners can leverage platforms such as Airbnb without undue restrictions, considering the evolution of the sharing economy and the multitude of valuable benefits it brings to our communities. It is my belief that the City has discriminated against the portion of the community who financially benefits from the ability to welcome guests into their

homes. Further, it has focused on the potential and rare, outlying negatives of shorter-term rentals and completely overlooked the many benefits, such as:

Economic Contributions:

1. **Local Business Support:** Short-term renters tend to spend money at local restaurants, shops, and other businesses, boosting the local economy. For example, a family staying in Winter Park for a week might dine out at local restaurants, shop for souvenirs, and visit local attractions, contributing to the revenue of these businesses. They may even donate to our museums.
2. **Job Creation:** The influx of visitors can stimulate job growth in the hospitality, retail, and service sectors. A tangible example could be a local cafe hiring additional staff to cater to the increased foot traffic during peak tourist seasons.
3. **Property Maintenance and Improvement:** Homeowners earning extra income from short-term rentals are more likely to invest in maintaining and upgrading their properties, leading to neighborhood revitalization. For instance, a homeowner might use the rental income to repaint the house, landscape the yard, or make other improvements that enhance the property's curb appeal and contribute to the overall beautification of the neighborhood.

Community and Cultural Impact:

4. **Cultural Exchange:** Hosting guests from diverse backgrounds promotes cultural exchange and fosters a sense of global community. A Winter Park resident hosting a family from another country can share local customs and learn about the guests' culture, creating a rich exchange of ideas and perspectives.
5. **Community Vibrancy:** Visitors bring energy and enthusiasm, participating in local events and activities. An example is visitors attending and contributing to the success of a local art festival, adding to the vibrant atmosphere of the community.

Housing and Accommodation:

6. **Event Accommodation:** Short-term rentals provide additional accommodation options for visitors attending local festivals, events, or conferences. For instance, a homeowner might rent out their property to attendees of a popular annual music festival in Winter Park, ensuring the event is accessible to a larger audience.
7. **Flexible Housing for Transitions:** They offer flexible housing options for individuals in transitional phases of life, such as students or professionals on temporary assignments. A graduate student completing a short-term internship in Winter Park could benefit from renting a furnished home for a few months, avoiding the hassle of a long-term lease.

Emergency Support:

8. **Emergency Housing:** In times of natural disasters or other emergencies, short-term rentals provide flexible housing options for people in transitional phases of life, such as students, professionals on temporary assignments, or families relocating to the area.

The ordinance in question, crafted nearly 40 years ago, could not have anticipated the rise of the digital economy and its impact on property rentals. Its provisions are incredibly vague, especially in the context of today's property rental landscape.

Moreover, the ordinance's enforcement certainly seems arbitrary and capricious. It lacks specificity, which results in inconsistent application. In my case, there has been no careful or reasoned consideration whatsoever. I have taken substantial measures to address the City's stated concerns about safety, noise, and parking related to short-term rentals. More specifically, I have provided information about the multiple security cameras and alarm systems installed on my property, my thorough vetting process for potential guests, installed noise monitors to prevent disturbances, and ensured that I have more than enough on-property parking for guests. I have gone above and beyond to ensure that my property does not negatively impact the neighborhood in any way, shape, or form.

Despite my proactive efforts and the detailed information I have provided, this data (contained in multiple letters) has been completely ignored in the enforcement proceedings against my property. This is precisely why I believe that the City's actions, in this case, could *easily* be characterized as arbitrary and capricious, given the lack of a rational basis for the enforcement and the disregard for the ample evidence of sound property management practices that I have submitted. The City did consider any relevant factors in its proceedings and its code enforcement proceedings. Its claims about noise, safety, and parking concerns are not properly grounded in fact in this particular case. Upholding an archaic ordinance is a clear error of judgment on the part of the City and its Council when my property management practices directly address the City's concerns – making its enforcement action wholly unnecessary and fruitless, not to mention a drain on the valuable time of Ms. Busch and the City's financial resources.

The City's choice to enforce its regulation not only infringes upon the rights and freedoms of property owners like myself but also detracts from the perceived fairness of the City's regulatory approach.

Given the aforementioned points and in light of the overarching intent of Florida state statutes, I kindly request that the City of Winter Park **cease and desist** its enforcement of this outdated ordinance with respect to my property at 1810 Barker Drive. I believe that we can collaborate to revisit and modernize the City's regulations. An example of this would be requiring property owners who desire to welcome guests into their homes submit proof of security cameras, noise monitors, parking availability, alarm systems, etc., to the City for approval, which would not limit the frequency or duration of the rental and therefore not interfere with state statutes. It is critical to ensure that the City's regulations evolve with the current context of the rental market – including the sharing economy – so that it aligns with the broader and more evolved direction the State of Florida has taken on this matter.

Please understand that should the City persist in its current enforcement approach, I am prepared to take legal action to safeguard my personal freedom and defend my rights as a property owner. I have meticulously documented my interactions with the City (including its lack of response) and am prepared to face a court, if necessary, to resolve this matter. Indeed, legal precedence does exist in favor of preserving the rights and constitutional freedoms of property owners and, given my connection to additional Winter Park

residents who wish to welcome guests into their homes on a short-term basis at their discretion, there is also potential for class-action against the City.

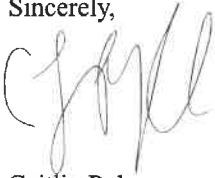
I trust in the City's commitment to fairness, justice, and adherence to the principles of good governance in our modern times, and I am confident that we can resolve this matter amicably.

It is my sincere hope that we can find a collaborative and constructive resolution (a "win-win" scenario) that respects the rights of property owners while also addressing the City's concerns.

Please contact me in writing either by mail or electronically at the address above or below, respectively, within 10 business days of receipt.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caitlin Pyle', written over a faint circular stamp or watermark.

Caitlin Pyle
hello@caitlinpyle.com

509.032 Duties. —

- (1) **GENERAL.** — The division shall carry out all of the provisions of this chapter and all other applicable laws and rules relating to the inspection or regulation of public lodging establishments and public food service establishments for the purpose of safeguarding the public health, safety, and welfare. The division shall be responsible for ascertaining that an operator licensed under this chapter does not engage in any misleading advertising or unethical practices.
- (2) **INSPECTION OF PREMISES.** —
- (a) The division has jurisdiction and is responsible for all inspections required by this chapter. The division is responsible for quality assurance. The division shall inspect each licensed public lodging establishment at least biannually, except for transient and nontransient apartments, which shall be inspected at least annually. Each establishment licensed by the division shall be inspected at such other times as the division determines is necessary to ensure the public's health, safety, and welfare. The division shall adopt by rule a risk-based inspection frequency for each licensed public food service establishment. The rule must require at least one, but not more than four, routine inspections that must be performed annually, and may include guidelines that consider the inspection and compliance history of a public food service establishment, the type of food and food preparation, and the type of service. The division shall reassess the inspection frequency of all licensed public food service establishments at least annually. Public lodging units classified as vacation rentals or timeshare projects are not subject to this requirement but shall be made available to the division upon request. If, during the inspection of a public lodging establishment classified for renting to transient or nontransient tenants, an inspector identifies vulnerable adults who appear to be victims of neglect, as defined in s. [415.102](#), or, in the case of a building that is not equipped with automatic sprinkler systems, tenants or clients who may be unable to self-preserve in an emergency, the division shall convene meetings with the following agencies as appropriate to the individual situation: the Department of Health, the Department of Elderly Affairs, the area agency on aging, the local fire marshal, the landlord and affected tenants and clients, and other relevant organizations, to develop a plan that improves the prospects for safety of affected residents and, if necessary, identifies alternative living arrangements such as facilities licensed under part II of chapter 400 or under chapter 429.
- (b) For purposes of performing required inspections and the enforcement of this chapter, the division has the right of entry and access to public lodging establishments and public food service establishments at any reasonable time.
- (c) Public food service establishment inspections shall be conducted to enforce provisions of this part and to educate, inform, and promote cooperation between the division and the establishment.
- (d) The division shall adopt and enforce sanitation rules consistent with law to ensure the protection of the public from food-borne illness in those establishments licensed under this chapter. These rules shall provide the standards and requirements for obtaining, storing, preparing, processing, serving, or displaying food in public food service establishments, approving public food service establishment facility plans, conducting necessary public food service establishment inspections for compliance with sanitation regulations, cooperating and coordinating with the Department of Health in epidemiological investigations, and initiating enforcement actions, and for other such responsibilities deemed necessary by the division. The division may not establish by rule any regulation governing the design, construction, erection, alteration, modification, repair, or demolition of any public lodging or public food service establishment. It is the intent of the Legislature to preempt that function to the Florida Building Commission and the State Fire Marshal through adoption and maintenance of the Florida Building Code and the Florida Fire Prevention Code. The division shall provide technical assistance to the commission in updating the construction standards of the Florida Building Code which govern public lodging and public food service establishments. Further, the division shall enforce the provisions of the Florida Building Code which apply to public lodging and public food service establishments in conducting any inspections authorized by this part. The division, or its agent, shall notify the local firesafety authority or the State Fire Marshal of any readily observable violation of a rule adopted under chapter 633 which relates to public lodging establishments or public food establishments, and the identification of such violation does not require any firesafety inspection certification.

- (e)1. Relating to facility plan approvals, the division may establish, by rule, fees for conducting plan reviews and may grant variances from construction standards in hardship cases, which variances may be less restrictive than the provisions specified in this section or the rules adopted under this section. A variance may not be granted pursuant to this section until the division is satisfied that:
- a. The variance shall not adversely affect the health of the public.
 - b. No reasonable alternative to the required construction exists.
 - c. The hardship was not caused intentionally by the action of the applicant.
2. The division's advisory council shall review applications for variances and recommend agency action. The division shall make arrangements to expedite emergency requests for variances, to ensure that such requests are acted upon within 30 days of receipt.
3. The division shall establish, by rule, a fee for the cost of the variance process. Such fee shall not exceed \$150 for routine variance requests and \$300 for emergency variance requests.
- (f) In conducting inspections of establishments licensed under this chapter, the division shall determine if each coin-operated amusement machine that is operated on the premises of a licensed establishment is properly registered with the Department of Revenue. Each month the division shall report to the Department of Revenue the sales tax registration number of the operator of any licensed establishment that has on location a coin-operated amusement machine and that does not have an identifying certificate conspicuously displayed as required by s. [212.05\(1\)\(h\)](#).
- (g) In inspecting public food service establishments, the department shall notify each inspected establishment of the availability of the food-recovery brochure developed under s. [595.420](#).
- (3) **SANITARY STANDARDS; EMERGENCIES; TEMPORARY FOOD SERVICE EVENTS.** — The division shall:
- (a) Prescribe sanitary standards which shall be enforced in public food service establishments.
 - (b) Inspect public lodging establishments and public food service establishments whenever necessary to respond to an emergency or epidemiological condition.
 - (c) Administer a public notification process for temporary food service events and distribute educational materials that address safe food storage, preparation, and service procedures.
1. Sponsors of temporary food service events shall notify the division not less than 3 days before the scheduled event of the type of food service proposed, the time and location of the event, a complete list of food service vendors participating in the event, the number of individual food service facilities each vendor will operate at the event, and the identification number of each food service vendor's current license as a public food service establishment or temporary food service event licensee. Notification may be completed orally, by telephone, in person, or in writing. A public food service establishment or food service vendor may not use this notification process to circumvent the license requirements of this chapter.
2. The division shall keep a record of all notifications received for proposed temporary food service events and shall provide appropriate educational materials to the event sponsors and notify the event sponsors of the availability of the food-recovery brochure developed under s. [595.420](#).
- 3.a. Unless excluded under s. [509.013\(5\)\(b\)](#), a public food service establishment or other food service vendor must obtain one of the following classes of license from the division: an individual license, for a fee of no more than \$105, for each temporary food service event in which it participates; or an annual license, for a fee of no more than \$1,000, that entitles the licensee to participate in an unlimited number of food service events during the license period. The division shall establish license fees, by rule, and may limit the number of food service facilities a licensee may operate at a particular temporary food service event under a single license.
- b. Public food service establishments holding current licenses from the division may operate under the regulations of such a license at temporary food service events.
- (4) **STOP-SALE ORDERS.** — The division may stop the sale, and supervise the proper destruction, of any food or food product when the director or the director's designee determines that such food or food product represents a threat to the public safety or welfare. If the operator of a public food service

establishment licensed under this chapter has received official notification from a health authority that a food or food product from that establishment has potentially contributed to any instance or outbreak of food-borne illness, the food or food product must be maintained in safe storage in the establishment until the responsible health authority has examined, sampled, seized, or requested destruction of the food or food product.

(5) **REPORTS REQUIRED.**—The division shall submit annually to the Governor, the President of the Senate, the Speaker of the House of Representatives, and the chairs of the legislative appropriations committees a report, which shall state, but need not be limited to, the total number of active public lodging and public food service licenses in the state, the total number of inspections of these establishments conducted by the division to ensure the enforcement of sanitary standards, the total number of inspections conducted in response to emergency or epidemiological conditions, the number of violations of each sanitary standard, the total number of inspections conducted to meet the statutorily required number of inspections, and any recommendations for improved inspection procedures. The division shall also keep accurate account of all expenses arising out of the performance of its duties and all fees collected under this chapter. The report shall be submitted by September 30 following the end of the fiscal year.

(6) **RULEMAKING AUTHORITY.**—The division shall adopt such rules as are necessary to carry out the provisions of this chapter.

(7) **PREEMPTION AUTHORITY.**—

(a) The regulation of public lodging establishments and public food service establishments, including, but not limited to, sanitation standards, inspections, training and testing of personnel, and matters related to the nutritional content and marketing of foods offered in such establishments, is preempted to the state. This paragraph does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. [553.80](#) and [633.206](#).

(b) A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

September 25, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

To whom it may concern:

I am in receipt of your recent correspondence regarding the advertising of my private property at 1810 Barker Drive for rental through an online management service.

I appreciate the expressed desire to open a dialogue about this issue; however, I have, on two occasions, already furnished the City of Winter Park with a thorough response regarding this matter. I did not receive any reply correspondence on either occasion.

On March 17, 2023, I responded to a similar letter from the City of Winter Park as the one recently received. My response letter requested specific supporting information regarding this issue. I have attached a copy of this letter for your convenience, along with proof of receipt. I received no response to this letter.

On April 10, 2023, I furnished the City of Winter Park Safety and Code Compliance department with an Affidavit outlining the facts in this matter. I have attached a copy of this Affidavit. I received no rebuttal to this Affidavit.

As you may be aware, an un rebutted affidavit or declaration stands as truth in commerce.

Of the seven statements in the Affidavit, the most important is (7), which states that "I, the property owner, retain sole discretion on any and all decisions relating to the above-mentioned property, including what person(s) are allowed on my property and the duration they are allowed to stay."

Please be assured that I certainly do take the City's preferences into consideration with respect to whom I allow on my property and for how long. I share the very same concerns regarding protecting the charm, character, and quality of life of the neighborhood and the City as a whole. This is still my primary residence, and I exercise extreme caution in whom I allow to stay here. It is my number one priority to ensure that anyone who may rent my property for any length of time treats it the same as I do. Further, my home is equipped with multiple security cameras, two alarm systems, and noise monitors. I maintain ample property insurance and assume all responsibility in any adverse event that transpires on my property. The City need not be unnecessarily involved, especially without the existence of any contract wherein I have explicitly granted it any rights over my property.

As it relates to the concern of "parking challenges," my property has plenty of parking in its spacious (and gated) driveway, which, again, is monitored by security cameras. Further, the "online management services" afford

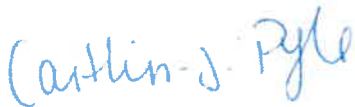
tremendous ability to "vet" and interview potential renters before accepting any of them. This is not a process I take lightly.

It should be noted that the neighborhood where my property is located (South Lakemont Shores) did not become part of the incorporated City of Winter Park until more than two decades *after* the ordinance was passed. Since the City has been "grandfathered" out of having to comply with Florida State Statute 509.032 (7) (b), which prohibits regulating the duration or frequency of rentals, due to its having passed its ordinance before the Statute went into effect, it is my belief that I should be afforded similar fairness in the form of grandfather privileges as a resident whose property was *outside* the incorporated City when its ordinance went into effect.

Lastly, I have noticed and appreciated the tremendous effort of the City to encourage tourists to the area. I have also noticed the subsequent actions taken to support those tourists: building a new library and events center, expanding The Alford Inn, and allowing new commercial hotels to be built. It must be stated, however, that the needs of particularly discerning guests visiting our City cannot always be met by a typical hotel – quite possibly not even by such a fine establishment as The Alford. This is especially true for families who would prefer to stay in a quiet, more relaxed and private place farther away from the center of town. Disallowing all other types of accommodations aside from those of a more commercial nature – seemingly arbitrarily, due to a decades-old ordinance – may be construed as discriminatory and non-inclusive to not only residents who wish to make their homes available to visitors but also to guests who have differing needs which commercial establishments cannot meet. It is my understanding that the City of Winter Park does not wish to be discriminatory or non-inclusive in any way.

Thank you for your time and attention to this matter. As I received no rebuttal to my Affidavit, I consider the matter resolved. However, I can be reached at the above address with any further correspondence. Due to the nature and legality of such matters, I correspond in writing only.

Respectfully yours,



Caitlin-J. Pyle

Without Prejudice. All Rights Reserved pursuant to UCC 1-308

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

March 17, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

To whom it may concern:

I am in receipt of your recent correspondence regarding the listing of my private property at 1810 Barker Drive on Airbnb for less than 28 days being in violation of a City Code. I am writing to request a response to the following questions:

- 1) Can you please provide a copy of any existing contract I, Caitlin Pyle, have with the City of Winter Park, which is a corporation (D-U-N-S® Number 077596393), wherein I, a private individual residing on private property, am either contracted or employed by such corporation, thereby binding me to adhere to its by-laws (codes and ordinances)?
- 2) Can you please provide a copy of any existing contract I, Caitlin Pyle, have with the City of Winter Park wherein the City has been explicitly granted any rights or jurisdiction over my private property (or any property for which it does not hold a deed or title)?
- 3) Can you please point me to any Public Law that imposes upon me, a private non-US citizen, an obligation to comply with any provision of the corporation of the City of Winter Park (its rules, ordinances, statutes, codes, regulations and mandates that govern the corporation)?
- 4) Can you please explain how any attempt by the City of Winter Park to limit and restrict the use of my private property is not an inordinate burden upon me as a property owner and, therefore, a violation of the Bert J. Harris, Jr., Private Property Rights Protection Act (Florida Statutes, Title VI, 70.001 "Private property rights protection" and 70.002 "Property Owner Bill of Rights"), which would "entitle" me to "relief, which may include compensation for the actual loss to the fair market value of the real property caused by the action of government"?

Please send a response to my home address (above) within **10 business days**.

Warm regards,

*Caitlin-J. Pyle, without prejudice
all rights reserved (UCC 1-308)*

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [near but not in 32789]

April 10, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

AFFIDAVIT

I, the undersigned, do hereby state under oath and under penalty of perjury that the following facts are true to the best of my knowledge and ability:

- (1) That **there is no contract or agreement** between me, Caitlin Pyle, and the City of Winter Park, which is a corporation (D-U-N-S® Number 077596393), wherein I, a private individual residing on private property, am either contracted or employed by such corporation.
- (2) That **there is no contract or agreement** wherein I, Caitlin Pyle, have explicitly granted the City of Winter Park any rights or jurisdiction over my private property (or any property for which it does not hold a deed or title);
- (3) That **I am not contracted with the City of Winter Park** in any capacity at all;
- (4) That **the property located at 1810 Barker Drive, Winter Park, is owned by me;**
- (5) That the City of Winter Park does **not** maintain any right (by deed, lien, land patent, or title) to my private property;
- (6) That because there is no such contract or agreement in existence which would bind me to compliance, **I am under no obligation to adhere to the corporate by-laws** (also known as codes and ordinances) of the City of Winter Park, in particular and especially relating to the rental of my private property; and
- (7) That **I, the property owner, retain sole discretion on any and all decisions relating to the above-mentioned property**, including what person(s) are allowed on my property and the duration they are allowed to stay.

Signed:



Caitlin-J.:Pyle

Without Prejudice, All Rights Reserved pursuant to UCC 1-308

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [32789]

March 17, 2023

City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

To whom it may concern:

I am in receipt of your recent correspondence regarding the listing of my private property at 1810 Barker Drive on Airbnb for less than 28 days being in violation of a City Code. I am writing to request a response to the following questions:

- 1) Can you please provide a copy of any existing contract I, Caitlin Pyle, have with the City of Winter Park, which is a corporation (D-U-N-S #: Number 077596393), wherein I, a private individual residing on private property, am either contracted or employed by such corporation, thereby binding me to adhere to its by-laws (codes and ordinances)?
- 2) Can you please provide a copy of any existing contract I, Caitlin Pyle, have with the City of Winter Park wherein the City has been explicitly granted any rights or jurisdiction over my private property (or any property for which it does not hold a deed or title)?
- 3) Can you please point me to any Public Law that imposes upon me, a private non-US citizen, an obligation to comply with any provision of the corporation of the City of Winter Park (its rules, ordinances, statutes, codes, regulations and mandates that govern the corporation)?
- 4) Can you please explain how any attempt by the City of Winter Park to limit and restrict the use of my private property is **not** an inordinate burden upon me as a property owner and, therefore, a violation of the Bert J. Harris, Jr., Private Property Rights Protection Act (Florida Statutes, Title VI, 70.001 "Private property rights protection" and 70.002 "Property Owner Bill of Rights"), which would "entitle" me to "relief, which may include compensation for the actual loss to the fair market value of the real property caused by the action of government"?

Please send a response to my home address (above) within **10 business days**.

Warm regards,

*(Caitlin -) Pyle, without prejudice
all rights reserved (UCC 1-308)*

Caitlin Pyle
1810 Barker Drive
Winter Park, Florida [near but not in 32789]

April 10, 2023

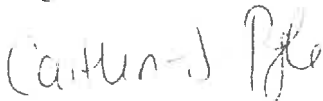
City of Winter Park
Safety and Code Compliance
401 South Park Avenue
Winter Park, Florida 32789

AFFIDAVIT

I, the undersigned, do hereby state under oath and under penalty of perjury that the following facts are true to the best of my knowledge and ability:

- (1) That **there is no contract or agreement** between me, Caitlin Pyle, and the City of Winter Park, which is a corporation (D-U-N-S® Number 077596393), wherein I, a private individual residing on private property, am either contracted or employed by such corporation.
- (2) That **there is no contract or agreement** wherein I, Caitlin Pyle, have explicitly granted the City of Winter Park any rights or jurisdiction over my private property (or any property for which it does not hold a deed or title);
- (3) That **I am not contracted with the City of Winter Park** in any capacity at all;
- (4) That **the property located at 1810 Barker Drive, Winter Park, is owned by me**;
- (5) That the City of Winter Park does **not** maintain any right (by deed, lien, land patent, or title) to my private property;
- (6) That because there is no such contract or agreement in existence which would bind me to compliance, **I am under no obligation to adhere to the corporate by-laws** (also known as codes and ordinances) of the City of Winter Park, in particular and especially relating to the rental of my private property; and
- (7) That **I, the property owner, retain sole discretion on any and all decisions relating to the above-mentioned property**, including what person(s) are allowed on my property and the duration they are allowed to stay.

Signed:



Caitlin-J. Pyle

Without Prejudice. All Rights Reserved pursuant to UCC 1-308

Christina Busch

From: Caitlin Pyle <hello@caitlinpyle.com>
Sent: Tuesday, April 23, 2024 1:13 PM
To: Christina Busch
Subject: [External] Re: Re:
Attachments: image004.jpg

[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.]

This is what my tax dollars are going towards, huh? I sincerely hope you find a better job one day. There are so many better things to do out there.

On Tue, Apr 23, 2024, 12:38 Christina Busch <cbusch@cityofwinterpark.org> wrote:

Good afternoon,

The property was posted with the notice of violation on 4/22/24 due to the short-term rental listing being changed back to a 2-night minimum. Therefore, the property was found in violation. Posting the property was the next step in my case. Although you may have received worksheets showing that the property "passed" the inspection, I still monitor the website for any changes and can find the property back in violation. I attached screenshots of the listing dated 4/22/24 showing the violation. We have a 3rd party company that monitors the changes made on the short-term rental websites. The website also informs us of how many times the property is booked within the month. I went ahead and checked the listing and noted in my case that the listing was changed to 28 nights. The listing will be monitored continuously through our 3rd party. If you have any questions please let me know.

Respectfully,



Christina Busch
Safety & Code Compliance
Officer I

City of Winter Park
401 S. Park Ave.
Winter Park, FL 32789
cityofwinterpark.org

407.599.3382

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: Caitlin Pyle <hello@caitlinpyle.com>
Sent: Tuesday, April 23, 2024 12:13 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: [External] Re:

[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.]

Christina:

This email is in regard to my home at 1810 Barker Drive.

This morning, I watched an employee of the City drive a wooden stake into my lawn with a Notice of Violation on it. It was dated 4/11/24 -- 12 days ago. I received the same exact notice in the mail last week.

I am attaching an inspection worksheet dated 4-19-2024, eight days later, indicating that I have "passed" the "inspection." I have received many such notices that I have "passed" inspection.

If I have, indeed, passed inspection as recently as *four days ago*, can you please explain why this employee placed a copy of a notice dated 4-11-24 onto my lawn? Can you please ensure that the entire "team" is on the same page before visiting my property again?

Further, can you confirm that my listing is, in fact, in compliance? I have ensured on my side that it is and will continue to do so. Airbnb's software had a major update in April which triggered many people's listings to reset to default minimum stay requirements.

Warm regards,

Caitlin Pyle

On Tue, Nov 7, 2023 at 1:16 PM Christina Busch <cbusch@cityofwinterpark.org> wrote:

Good afternoon,

Thank you for reaching out and letting me know. I have checked the posting and will update the code case with the recent changes.

Respectfully,



Christina Busch
Safety & Code Compliance
Officer I

City of Winter Park
401 S. Park Ave.
Winter Park, FL 32789
cityofwinterpark.org

407.599.3382

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: Caitlin Pyle <hello@caitlinpyle.com>
Sent: Friday, November 3, 2023 12:59 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: [External]

[Caution: This email originated from outside the City of Winter Park email system. Before clicking on hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi Christina,

I'm a little later than Halloween due to my travel schedule but I have updated my Airbnb listing to specify 28-day minimum requirements. Please see the description.

Please confirm receipt. Let me know if you have any questions.

Thanks,

Caitlin

Added By Susan Pruchnicki • 08/08/2024 1:30 PM

Added By

Susan Pruchnicki • 08/08/2024 5:02 PM

Note

A complaint was received from Mr. Mateo Carrasco of 1815 Barker Dr. (689-209-3843) on 8/8/24 regarding the property being a short-term rental. He complained about loud parties and multiple cars parked on the street.

Added By Susan Pruchnicki • 08/08/2024 3:38 PM

Added By

Susan Pruchnicki • 08/08/2024 5:02 PM

Note

A complaint was received from Ms. Julie Champion (407-758-2437) of 2080 St. George Ave, Winter Park stating the property is being rented for parties. She noted WPPD issues a fine, but it pales in comparison to the amount of money the owner is making on the rental.

Added By Susan Pruchnicki • 08/08/2024 3:38 PM

Added By

Susan Pruchnicki • 08/08/2024 5:02 PM

Note

Added By Susan Pruchnicki • 08/08/2024 3:38 PM Note A complaint was received from Ms. Kathryn Mayer (407-765-1581) of 1805 Barker Dr. regarding parties being held at the property almost daily. She noted WPPD fines are issued, but are small in comparison to the fee being charged to use the property. A complaint was received from Ms. Kathryn Mayer (407-765-1581) of 1805 Barker Dr. regarding parties being held at the property almost daily. She noted WPPD fines are issued, but are small in comparison to the fee being charged to use the property.

Initial inspection

Added By

Christina Busch • 08/08/2024 3:10 PM

Note

Property is being listed on PeerSpace for private parties listed at 500/ hour.

Rental Unit Record

1810 Barker Dr, Winter Park, FL 32789, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

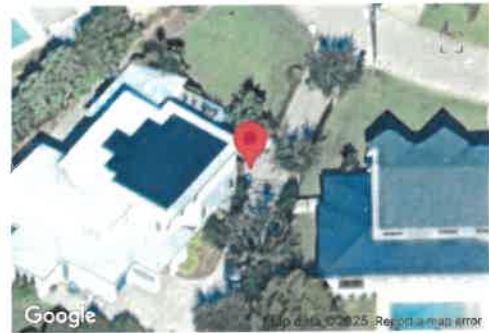
Listing(s) Information

Airbnb - 45758105

VRBO - 121.11552085.104377920



Rental Unit Information



Identified Address

1810 Barker Dr, Winter Park, FL 32789, USA

Identified Unit Number

None

Identified Latitude, Longitude

28.575580, -81.331153

Parcel Number

302217816401051

Owner Name

ATLANTIC OASIS TRUST

Owner Address

1810 BARKER DR
WINTER PARK, FL 32789, US

Matched Details

Analyst

E334

Explanation

The provided images match those found on the real estate listing for the address.

Listing Photos



Matching 3rd Party Sources



Same exterior.

Timeline of Activity

View the series of events and documentation pertaining to this property

5 Documented Stays
August, 2025

2 Documented Stays
July, 2025

Listing Details

Listing URL

https://www.vrbo.com/11552085ha

Listing Status

Active

Host Compliance Listing ID	- hma121.11552085.104377920
Listing Title	- Stunning Luxury Home in Artsy Winter Park featuring Nintendo-Themed Game Room!
Property type	- House
Room type	- Entire home/apt
Listing Info Last Captured	- Sep 17, 2025
Screenshot Last Captured	- Aug 23, 2025

Information Provided on Listing

Contact Name	- Not provided
Latitude, Longitude	- 28.575195, -81.327620
Minimum Stay (# of Nights)	- 30
Max Sleeping Capacity (# of People)	- 13
Max Number of People per Bedroom	- 3.3
Number of Reviews	- 4
Last Documented Stay	- 08/2025

Listing Screenshot History

View Latest Listing Screenshot

July (2)

August (2)

September (0)

- 2 Documented Stays
June, 2025
- 5 Documented Stays
May, 2025
- 3 Documented Stays
April, 2025
- 2 Documented Stays
December, 2024
- Listing hma121.11552085.104377920
Reposted
December 12th, 2024
- 2 Documented Stays
November, 2024
- 1 Documented Stay
October, 2024
- 1 Documented Stay
September, 2024
- 3 Documented Stays
August, 2024
- STR Letter: Delivered
August 12th, 2024
- STR Letter: Sent
August 2nd, 2024
- 3 Documented Stays
July, 2024
- Listing hma121.11552085.104377920
Removed
July 5th, 2024
- Listing hma121.11552085.104377920
Identified
June 3rd, 2024
- 1 Documented Stay
June, 2024
- 3 Documented Stays
May, 2024
- Listing hma121.11552085.104377920 First
Activity
May 17th, 2024
- Listing hma121.11552085.104377920 First
Crawled
May 17th, 2024
- 2 Documented Stays
April, 2024
- 2 Documented Stays
March, 2024
- 4 Documented Stays
February, 2024
- 1 Comment
February 26th, 2024
 Case closed 2/16/24
- 1 Comment
February 16th, 2024
 NEW CC#LDC-24-60
- 4 Documented Stays
January, 2024
- 4 Documented Stays

November, 2023

3 Documented Stays

October, 2023

1 Comment

September 26th, 2023

LDC - 23 - 0420 10/3/23

STR Letter: Incorrect Recipient
September 23rd, 2023

STR Letter: Sent
September 14th, 2023

Listing air45758105 Reposted
July 14th, 2023

Listing air45758105 Removed
July 8th, 2023

Listing air45758105 Reposted
May 25th, 2023

Listing air45758105 Removed
March 29th, 2023

Listing air45758105 Reposted
March 7th, 2023

Listing air45758105 Removed
March 4th, 2023

Listing air45758105 Reposted
February 22nd, 2023

Listing air45758105 Removed
February 19th, 2023

Listing air45758105 Reposted
February 9th, 2023

Listing air45758105 Removed
January 20th, 2023

STR Letter: Incorrect Recipient
January 15th, 2023

STR Letter: Sent
January 3rd, 2023

Listing air45758105 Reposted
December 19th, 2022

Listing air45758105 Removed
December 15th, 2022

Listing air45758105 Reposted
November 23rd, 2022

Listing air45758105 Removed
April 30th, 2022

Listing air45758105 Reposted
April 21st, 2022

Listing air45758105 Removed
April 20th, 2022

Listing air45758105 Reposted
January 30th, 2022

1 Documented Stay

March, 2021

Listing air45758105 Removed
February 7th, 2021

4 Documented Stays

January, 2021

 2 Documented Stays
December, 2020

✓ Listing air45758105 Identified
November 30th, 2020

 3 Documented Stays
November, 2020

 2 Documented Stays
October, 2020

* Listing air45758105 First Crawled
October 13th, 2020

● Listing air45758105 First Activity
October 13th, 2020



Code Compliance Board

agenda item 5.b

item type

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

meeting date

October 2, 2025

prepared by

Susan Pruchnicki, Coordinator

approved by

subject

CCB# OVR-25-0204 1019 W. Fairbanks Ave., Winter Park, FL 32789

motion | recommendation

background

VIOLATION DESCRIPTION: Overgrowth of grass and weeds over 12 inches on the property. Construction materials and debris stored on the property in plain view.

CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, and Sec 302.4 Weeds and Overgrowth of the International Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

CORRECTIVE ACTION REQUIRED: Remove all overgrowth of grass and weeds over 12 inches from the property. Remove all unsightly construction materials and debris from plain view. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The contractor and owner of any active or inactive construction project shall be responsible for the cleanup and removal of all construction debris or any other miscellaneous discarded articles throughout the construction project. Construction job sites shall be kept clean, free of overgrown grass and weeds, and the accumulation of construction debris shall not remain on the property for a period of time exceeding ten days.

alternatives | other considerations

fiscal impact

attachments

1. CCB#OVR-25-0204

1019 W Fairbanks Ave 01-22-29-4512-02-050

Name(s):
FOCUSED STRATEGIES INC

Physical Street Address:
1019 W Fairbanks Ave

Property Use:
1100 - Retail 1-story Store

Mailing Address On File:
1019 W Fairbanks Ave
Winter Park, FL 32789-4718
[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

LAKE ISLAND ESTATES M/95 LOTS 5 & 23 BLK 2 IN 12-22-29 NE1/4 & VAC ALLEY BWT LOTS PER OR 5029/ 3348

Total Land Area

12,654 sqft (+/-) | 0.29 acres (+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1100 - Retail 1-story Store	WP-O-1	6430 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...
1100 - Retail 1-story Store	WP-C-3	6224 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

«« 1 »»

Page 1 of 1 (Total Records: 2)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

4 - Commercial

Actual Year Built:

1925

Gross Area:

1890 sqft

Type Code:

1100 - Retail 1-Story Store

Beds:

0

Living Area:

1890 sqft

Building Value:

Working Value...

Baths:

0

Exterior Wall:

Cb.Stucco

Estimated New Cost:

Working Value...

Floors:

2

Interior Wall:

Drywall



More Details

Model Code:
 4 - Commercial
Actual Year Built:
 1986
Gross Area:
 1764 sqft
Type Code:
 1100 - Retail 1-Story Store
Beds:
 0
Living Area:
 1506 sqft
Building Value:
Working Value...
Baths:
 0
Exterior Wall:
 Cb.Stucco
Estimated New Cost:
Working Value...
Floors:
 2
Interior Wall:
 Drywall

«« ≤ 1 ≥ »»

Page 1 of 1 (Total Records:2)

Extra Features

Description	Date Built	Units	Xfob Value
6015 - Null	01/01/1982	43 Unit(s)	Working Value...
6030 - Null	01/01/1982	2800 Unit(s)	Working Value...
6040 - Null	01/01/1982	2780 Unit(s)	Working Value...

«« ≤ 1 ≥ »»

Page 1 of 1 (Total Records: 3)



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**

FOCUSED STRATEGIES INC
 1019 W FAIRBANKS AVE
 WINTER PARK, FL 32789-4718

Account Number: 168784
 Assessed Value: 708,866
 Millage Code: 2 WP
 Parcel Number: 01-22-29-4512-02050
 Address: 1019 W FAIRBANKS AVE, WINTER PARK, FL 32789
 Exemptions:

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
STATE SCHOOL	708,866	0	708,866	3.2160	2,279.71	
LOCAL SCHOOL	708,866	0	708,866	3.2480	2,302.40	
GENERAL COUNTY	708,866	0	708,866	4.4347	3,143.61	
CITY OF WINTER PARK	708,866	0	708,866	4.0923	2,900.89	
WINTER PARK DEBT 2017	708,866	0	708,866	0.2207	156.45	
ST JOHNS RIVER WTR MGMT DIST	708,866	0	708,866	0.1793	127.10	
				Total Millage:	15.3910	Subtotal: \$10,910.16
NON-AD VALOREM ASSESSMENTS						
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount	
5110 WINTER PARK STM	407-599-3381	715.61				
					Subtotal:	\$715.61
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:						\$11,625.77

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.

168784
 1019 W FAIRBANKS AVE

LAKE ISLAND ESTATES M/95 LOTS 5
 01-22-29-4512-02050

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Feb 28, 2025	\$0.00

FOCUSED STRATEGIES INC
 1019 W FAIRBANKS AVE
 WINTER PARK, FL 32789-4718

Paid By FOCUSED STRATEGIES, INC
 Receipt # INT-25-00246367 02/27/2025 \$11,509.51

PO Box 545100
 Orlando FL 32854-5100



2024 Paid Real Estate



ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

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

octaxcol.com |    octaxcol

PROPERTY TAX NOTICE

PAYING YOUR TAXES

SELECT A PAYMENT METHOD

Online: Pay online at octaxcol.com. Pay by credit/ debit card, eCheck or PayPal.

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

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

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

RECEIVE AN EARLY PAYMENT DISCOUNT

Payment Postmark Date Discount

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

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

2024-25 IMPORTANT DATES

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

Before March 1: File for new exemptions with the Property Appraiser. Learn more at ocpafi.org.

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

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

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

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

April 30: Deadline for Installment Plan Application. Download the application at octaxcol.com.

May 1: Interest plus fees are imposed.

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

Sunday, June 1: Tax Certificate Sale. Visit octaxcol.com for more information.

LOCATIONS & HOURS

Downtown Orlando

301 Rosalind Ave.
Orlando, FL 32801

West Oaks Mall

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

Clarcona

4101 Clarcona Ocoee Rd.
Orlando, FL 32810

Sand Lake

730 W. Sand Lake Rd.
Orlando, FL 32809

Lee Vista

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

University

10051 University Blvd.
Orlando, FL 32817

Hours of Operation

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

200 S. Orange Ave., Orlando

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

ARE YOU THE CURRENT OWNER?

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

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

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

ABOUT PROPERTY TAX COLLECTION

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

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

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

ONLINE

PAY YOUR TAX BILL

Pay online at octaxcol.com.

PRINT A RECEIPT

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

COMPLETE A CHANGE OF ADDRESS

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at ocpafi.org.

APPLY FOR THE INSTALLMENT PAYMENT PLAN

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

FACT SHEET

October 02, 2025.

Case No: OVR-25-0204

Respondents:

FOCUSED STRATEGIES, INC.
1019 W. Fairbanks Ave.
Winter Park, FL 32789-4718

1. Address where violation exists: **1019 West Fairbanks Ave., Winter Park, FL 32789**
2. Parcel I.D. No.: **01-22-29-4512-02-050**
3. Property Zone: **WP-C-3**
4. Inspection(s): **07/07/2025, 07/10/2025, 07/16/2025, 07/28/2025, 08/11/2025, 08/26/2025, 09/04/2025, 09/10/2025, 09/19/2025, 09/26/2025, 10/02/2025.**
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

<p>VIOLATION DESCRIPTION: Overgrowth of grass and weeds over 12 inches on the property. Construction materials and debris stored on the property in plain view.</p>	<p>CORRECTIVE ACTION REQUIRED: Remove all overgrowth of grass and weeds over 12 inches from the property. Remove all unsightly construction materials and debris from plain view. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The contractor and owner of any active or inactive construction project shall be responsible for the cleanup and removal of all construction debris or any other miscellaneous discarded articles throughout the construction project. Construction job sites shall be kept clean, free of overgrown grass and weeds, and the accumulation of construction debris shall not remain on the property for a period of time exceeding ten days.</p>	<p>CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, and Sec 302.4 Weeds and Overgrowth of the International Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.</p>
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
 FOCUSED STRATEGIES, INC.

Filing Information

Document Number P01000023642
FEI/EIN Number 01-0629030
Date Filed 03/02/2001
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/30/2024

Principal Address

1019 W. FAIRBANKS AVENUE
 WINTER PARK, FL 32789

Changed: 03/14/2017

Mailing Address

1019 W. FAIRBANKS AVENUE
 WINTER PARK, FL 32789

Changed: 03/14/2017

Registered Agent Name & Address

KRAMPE, RICHARD L
 1019 W. FAIRBANKS AVENUE
 WINTER PARK, FL 32789

Name Changed: 04/30/2024

Address Changed: 03/14/2017

Officer/Director Detail

Name & Address

Title P, D

RICHARD, KRAMPE L

1019 W. FAIRBANKS AVENUE
WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
2023	04/30/2024
2024	04/30/2024
2025	04/27/2025

Document Images

04/27/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- REINSTATEMENT	View image in PDF format
05/03/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/12/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
05/11/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
05/03/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
05/22/2002 -- ANNUAL REPORT	View image in PDF format
03/02/2001 -- Domestic Profit	View image in PDF format

This Instrument Prepared by and Return to:
Grace Title, Incorporated
225 S. Westmonte Drive
Suite 1110
Altamonte Springs, FL 32714
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File Number: 9214

WARRANTY DEED

This Warranty Deed made this April 04, 2016 between **Philip L. Kean and Brad Grosberg** whose post office address is 912 W Fairbanks Ave, Winter Park, FL 32789-4718, grantor, and **Focused Strategies Inc., a Florida Corporation** whose post office address is 7044 Stapoint Ct, Winter Park, FL 32792, 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:

Parcel Identification Number: 29-22-01-4512-02-050
Lots 5 and 23, Block 2, Lake Island Estates according to the Plat thereof, as recorded in Plat Book M, Page 95, Public Records of Orange County, Florida. Together with the vacated Alley lying North of Lot 5 Block 2 and South of Lot 23 Block 2, Lake Island Estates, according to the Plat thereof, as recorded in Plat Book M, Page 95, Public Records of Orange County, Florida.

THIS PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS.

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.

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

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: KERRY FERGUSSON

Witness Signature: [Signature]
Printed Name: Richard Farnell

X [Signature]
Philip L. Kean
X [Signature]
Brad Grosberg

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 4th day of April, 2016, by Philip L. Kean and Brad Grosberg, who is/are personally know to me or who has/have produced driver license(s) as identification.

My Commission Expires:



[Signature]
Printed Name: KERRY FERGUSSON
Notary Public
Serial Number: _____

CODES CITED

Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, and Sec 302.4 Weeds and Overgrowth of the International Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

Violation Detail

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

The International Property Maintenance Code, 2018 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

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

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2018 edition,
is hereby amended in the following respects:

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

Violation Detail

SEC 302.1 SANITATION & STORAGE

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of

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

Violation Detail

302.4. Weeds and Overgrowth

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

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

notice posted and the date, and the place of its posting. Notice by posting may run concurrently with or may follow an attempt or attempts to provide notice by hand delivery or by mail, as required by this subsection.

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

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

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

Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

All volumes of the Florida Building Code as adopted in section 22-27 are amended with administrative amendments contained in this section in the following respects:

Section 101.2 is amended as follows:

101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Section 105.18 is added as follows:

105.18 Contractor/owner responsibility. The contractor and owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles throughout the construction project. Construction job sites shall be kept clean, free of overgrown weeds and grass, and the accumulation of construction debris shall not remain on the property for a period of time exceeding ten days. Dust created during construction or demolition shall be contained on the site or close proximity to building or structure through wetting down the dust or materials or through the use of any alternate means that prevents dust from leaving the property. Temporary or permanent sidewalk or other safe pedestrian path shall be maintained throughout the construction except where work on the site requires temporary removal of the pedestrian path. Violation of these conditions shall authorize the building official to place a stop work order on such jobs in violation of this section and require removal of debris and overgrowth, and correction of dust accumulation on site and adjacent properties or streets. Other remedies shall include referring to the violation to the Code Compliance Board and having all debris removed from job site by the city and charging all costs to the contractor or the property owner and if unpaid for 30 days all costs incurred shall be assessed as a lien against the property.

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

CASE NO.: **OVR-25-0204**

City of Winter Park
Petitioner,

vs.

FOCUSED STRATEGIES, INC.
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4718
Respondents, _____

AFFIDAVIT OF POSTING

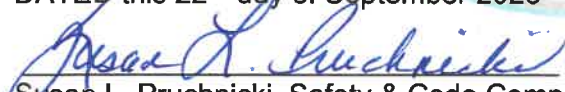
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for October 2, 2025, at City Hall for the property located at 1019 W. FAIRBANKS AVE. on this 22nd day of September 2025.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

DATED this 22nd day of September 2025


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of September 2025, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.


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



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

CASE NO.: **OVR-25-0204**

City of Winter Park
Petitioner,

vs.

FOCUSED STRATEGIES, INC.
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4718
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 October 2, 2025, on the property located at **1019 W. FAIRBANKS AVE.** on this **19th day of September 2025.**
3. That the attached picture document is proof of the posting.

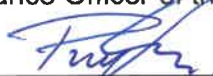
FURTHER AFFIANT SAYETH NOT

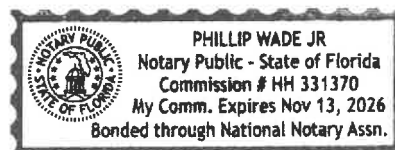
DATED this **19th day of September 2025**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of September 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407-595-3600

Case No: OVR-25-0204

CITY OF WINTER PARK,

Petitioner

vs.

FOCUSSED STRATEGIES, INC.
1019 W. Fairbanks Ave.
Winter Park, FL 32789-4718,
Respondent.



**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 3-66 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 the City of Winter Park, as more particularly described herein, and that he/she requests a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, October 2, 2025
at 3 p.m. at

Commission Chambers
Second Floor of Winter Park City Mall,
401 S. Park Ave., Winter Park, FL 32789.

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

1. Violation of City Code Chapter/Section Chapter 22, Sections 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), Sec. 302.1 Sanitation and Storage, and Sec. 302.4 Weeds and Overgrowth of the International Fire Code, and Sec. 22-27 - Code Enforcement Board, Sec. 22-26, Short Title; Sec. 22-27 - Codes Adopted by reference; Sec. 22-28 Amendments to the Florida

09/19/2025

Tracking Number:

Remove X

9489009000276751613717

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

We attempted to deliver your item at 9:30 am on September 22, 2025 in WINTER PARK, FL 32789 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning September 23, 2025. If this item is unclaimed by October 7, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32789
September 22, 2025, 9:30 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
September 21, 2025, 12:34 am

See All Tracking History

Feedback

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

Text & Email Updates



Schedule Redelivery



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Case No: OVR-25-0204

CITY OF WINTER PARK,

Petitioner.

vs.

FOCUSED STRATEGIES, INC.
1019 W. Fairbanks Ave.
Winter Park, FL 32789-4718,

Respondent.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, October 2, 2025
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789.**

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, and Sec 302.4 Weeds and Overgrowth of the International Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida**

Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

2. Address where violation(s) exists: **1019 West Fairbanks Ave., Winter Park, FL 32789 (the "Subject Property").**
3. Parcel I.D. No.: **01-22-29-4512-02-050.**
4. Property Zone: **WP-C-3.**
5. Legal Description: **LAKE ISLAND ESTATES M/95 LOTS 5 & 23 BLK 2 IN 12-22-29 NE1/4 & VAC ALLEY BWT LOTS PER OR 5029/ 3348.**
6. Names and address of owner/person in charge of location where violation exists: **FOCUSED STRATEGIES, INC.– 1019 W. FAIRBANKS AVE., WINTER PARK, FL 32789-4718.**
7. Description of Violation: **OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES ON THE PROPERTY. CONSTRUCTION MATERIALS AND DEBRIS STORED ON THE PROPERTY IN PLAIN VIEW.**
8. Compliance Requirements: **REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE PROPERTY. REMOVE ALL UNSIGHTLY CONSTRUCTION MATERIALS AND DEBRIS FROM PLAIN VIEW. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE CONTRACTOR AND OWNER OF ANY ACTIVE OR INACTIVE CONSTRUCTION PROJECT SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ALL CONSTRUCTION DEBRIS OR ANY OTHER MISCELLANEOUS DISCARDED ARTICLES THROUGHOUT THE CONSTRUCTION PROJECT. CONSTRUCTION JOB SITES SHALL BE KEPT CLEAN, FREE OF OVERGROWN GRASS AND WEEDS, AND THE ACCUMULATION OF CONSTRUCTION DEBRIS SHALL NOT REMAIN ON THE PROPERTY FOR A PERIOD OF TIME EXCEEDING TEN DAYS.**

Compliance Date to avoid hearing: **September 28, 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 a finding of violations and for such other matters as may be within the jurisdiction of the Code Compliance Board, on **October 2, 2025, at 3 p.m.**, at 401 S Park Avenue,

Winter Park, FL, 2nd Floor (Commissioner's Chambers). The Board may assess fines and the City may place liens against the Subject Property for any uncorrected violations.

If you do not attend this hearing, The Code Compliance Board has the power by Florida Statutes chapter 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of any 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 have been found to be a repeat violator by the Board, the Board may assess 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 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.**

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

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

Dated this: 18th day of September 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: **FOCUSED STRATEGIES, INC.– 1019 W. FAIRBANKS AVE., WINTER PARK, FL 32789-4718.**

Certified Mail: 9489 0090 0027 6751 6137 17



Christina Busch
Code Compliance Officer

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

CODES CITED

Violation Detail
PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.
The International Property Maintenance Code, 2018 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

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

Sec. 22-177. - Amendments.
The International Property Maintenance Code, 2018 edition, is hereby amended in the following respects:

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

Violation Detail
SEC 302.1 SANITATION & STORAGE

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

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

Violation Detail

302.4. Weeds and Overgrowth

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

302.4.2 Notice. The city shall notify in writing the owner of any lot, place or area within the city or the agent of such owner or the occupant to cut, destroy or remove any weeds, grass, trash, rubbish or noxious matter found growing, lying or located on such

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

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

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

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

Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

All volumes of the Florida Building Code as adopted in section 22-27 are amended with administrative amendments contained in this section in the following respects:

Section 101.2 is amended as follows:

101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Section 105.18 is added as follows:

105.18 Contractor/owner responsibility. The contractor and owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles throughout the construction project. Construction job sites shall be kept clean, free of overgrown weeds and grass, and the accumulation of construction debris shall not remain on the property for a period of time exceeding ten days. Dust created during construction or demolition shall be contained on the site or close proximity to building or structure through wetting down the dust or materials or through the use of any alternate means that prevents dust from leaving the property. Temporary or permanent sidewalk or other safe pedestrian path shall be maintained throughout the construction except where work on the site requires temporary removal of the pedestrian path. Violation of these conditions shall authorize the building official to place a stop work order on such jobs in violation of this section and require removal of debris and overgrowth, and correction of dust accumulation on site and adjacent properties or streets. Other remedies shall include referring to the violation to the Code Compliance Board and having all debris removed from job site by the city and charging all costs to the contractor or the property owner and if unpaid for 30 days all costs incurred shall be assessed as a lien against the property.

**cc: REGISTERED AGENT
KRAMPE, RICHARD L.
1019 W. FAIRBANKS AVENUE
WINTER PARK, FL 32789**

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

CASE NO.: **OVR-25-0282**

City of Winter Park
Petitioner,

vs.

FOCUSED STRATEGIES, INC.
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4718
Respondents, _____/

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Violation on the property located at 1019 W. FAIRBANKS AVE. on this **19th day of September 2025**.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

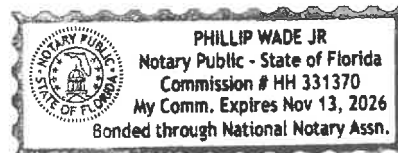
DATED this **19th day of September 2025**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **19th day of September 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: September 15, 2025
CASE # OVR-25-0204

CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 6137 17

You are hereby notified that the below-stated property has been inspected and found to be in violation of Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, and Sec 302.4 Weeds and Overgrowth of the International Property Maintenance Code, Article 11 - Building Code; Sec. 22-26, Short Title.; Sec. 23-27 - Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

PROPERTY MAINTENANCE/BUILDING CODE

On September 11, 2025, a violation(s) was observed on your property. The violation(s) must be corrected by September 29, 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 Address: WPC-3
Parcel ID #: 01-22-29-4512-02-050
Violation: 1019 W. FAIRBANKS AVE.
Property Owner / Tenant: WINTER PARK, FL 32789
FOCUSED STRATEGIES, INC.
Mailing Address: 1019 W. FAIRBANKS AVE.
City, State / Zip: WINTER PARK, FL 32789-4718
Description of Violation: OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES ON THE PROPERTY, CONSTRUCTION MATERIALS AND DEBRIS STORED ON THE PROPERTY IN PLAIN VIEW

Corrective Action to be taken:
REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE PROPERTY. REMOVE ALL UNSIGHTLY CONSTRUCTION MATERIALS AND DEBRIS FROM PLAIN VIEW. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY

09/19/2025

AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **September 15, 2025**

CASE # **OVR-25-0204**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 6137 17**

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PROPERTY MAINTENANCE/BUILDING CODE

On **September 11, 2025**, a Violation(s) was observed on your property. The violation(s) must be corrected by **September 29, 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-C-3**
Parcel ID#: **01-22-29-4512-02-050**
Violation: **1019 W. FAIRBANKS AVE.**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **FOCUSED STRATEGIES, INC.**
Mailing Address: **1019 W. FAIRBANKS AVE.**
City/ State/ Zip: **WINTER PARK, FL 32789-4718**
Description of Violation: **OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES ON THE PROPERTY. CONSTRUCTION MATERIALS AND DEBRIS STORED ON THE PROPERTY IN PLAIN VIEW.**
Corrective action to be taken: **REMOVE ALL OVERGROWTH OF GRASS AND WEEDS OVER 12 INCHES FROM THE PROPERTY. REMOVE ALL UNSIGHTLY CONSTRUCTION MATERIALS AND DEBRIS FROM PLAIN VIEW. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY**

CONDITION. THE CONTRACTOR AND OWNER OF ANY ACTIVE OR INACTIVE CONSTRUCTION PROJECT SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ALL CONSTRUCTION DEBRIS OR ANY OTHER MISCELLANEOUS DISCARDED ARTICLES THROUGHOUT THE CONSTRUCTION PROJECT. CONSTRUCTION JOB SITES SHALL BE KEPT CLEAN, FREE OF OVERGROWN GRASS AND WEEDS, AND THE ACCUMULATION OF CONSTRUCTION DEBRIS SHALL NOT REMAIN ON THE PROPERTY FOR A PERIOD OF TIME EXCEEDING TEN DAYS. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Officer Name: **BUSCH, CHRISTINA** cbusch@cityofwinterpark.org
407-599-3382

Appeal Process

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

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

Violation Detail

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

The International Property Maintenance Code, 2018 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2,

4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2018 edition, is hereby amended in the following respects:

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

Violation Detail

SEC 302.1 SANITATION & STORAGE

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

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

Violation Detail

302.4. Weeds and Overgrowth

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

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

302.4.3 Clearing by city. Upon failure, neglect or refusal of any owner, agent or occupant notified as provided in this article to cut, destroy or remove weeds, grass, trash, rubbish or noxious matter growing, lying or located upon such owner or occupant's property or upon the sidewalk or street right-of-way abutting property, within five days of posting the property as provided for in this article, or within five days upon receipt of the written notice provided for in this article or within five days after the date of such notice, if the notice is returned to the city because of the

inability of the post office to make delivery thereof, provided the notice was properly addressed to the last known address of such owner, agent or occupant, the city may, in addition to any other penalties provided for in this Code, pay for the cutting, destroying or removing of such weeds, grass, trash, rubbish or noxious matter or effect the removal by the city.

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

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Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec. 22-28 Amendments to the Florida Building.; Sec 105.18 Contractor/Owner Responsibility Code of the City of Winter Park Building Code.

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other safe pedestrian path shall be maintained throughout the construction except where work on the site requires temporary removal of the pedestrian path. Violation of these conditions shall authorize the building official to place a stop work order on such jobs in violation of this section and require removal of debris and overgrowth, and correction of dust accumulation on site and adjacent properties or streets. Other remedies shall include referring to the violation to the Code Compliance Board and having all debris removed from job site by the city and charging all costs to the contractor or the property owner and if unpaid for 30 days all costs incurred shall be assessed as a lien against the property.



CONTRACTOR REQUEST WORK ORDER OVERGROWTH/DISCARDED ARTICLES REMOVAL

Submitted to Admin: July 18, 2025
Submitted to Contractor: July 18, 2025
Job must be completed by: July 27, 2025
Date of Completion per Contractor:
Submit invoice by:
Parcel ID No.: 01-22-29-4512-02-050
Case # OVR-25-0204

Violation Location:
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789

Property Owner:
FOCUSED STRATEGIES, INC
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4718

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

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

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

Specific Instructions: REMOVE ALL TRASH FROM THE PROPERTY. (SEE PHOTOS FOR REFERENCE).

1st Offense: 2025	2nd Offense:	3rd Offense:	CEB Date:
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- Before and after pictures from the same angle must be submitted with breakdown of charges on invoice in order to receive payment
- LOTS SHOULD NOT BE CLEARED IF OVERGROWTH IS LESS THAN 12 INCHES
- All fees over and above contract price shall be approved by Section Chief prior to completion of job
- All invoices not submitted within 5 days of completion of job will be return (NON-PAYMENT)
- Failure to complete work within 5 calendar days, the City will charge a \$50.00 penalty per day

INVOICE (INV-00062781) FOR CITY OF WINTER PARK

BILLING CONTACT

Focused Inc
 Focused Strategies Inc
 1019 W FAIRBANKS AVE
 WINTER PARK, FL 32789-4718

9489 0178 9820 3040 9047 08



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00062781	08/14/2025	09/15/2025	Due	HAULING TRASH, DEBRIS AND OTHER ITEMS FROM THE PROPERTY FOR DOS JULY 27TH, 2025 IN THE AMOUNT OF \$39.95 (ONE HOUR) AND ADMIN FEE FOR \$150.00 FOR FIRST TIME OFFENSE = \$189.95

REFERENCE NUMBER	FEE NAME	TOTAL
OVR - 25 - 0204	1-Cleaning Fee Descriptive	\$39.95
	Admin Fee Initial Charge (Code Enforcement)	\$150.00
1019 W Fairbanks Ave Winter Park, FL 32789-4718		SUBTOTAL \$189.95

REMITTANCE INFORMATION
City of Winter Park 401 S Park Ave Winter Park, FL 32789

TOTAL \$189.95

CONTRACTOR REQUEST WORK ORDER OVERGROWTH/DISCARDED ARTICLES REMOVAL

Submitted to Admin: September 10, 2025
Submitted to Contractor: September 10, 2025
Job must be completed by: September 18, 2025
Date of Completion per Contractor:
Submit invoice by:
Parcel ID No.: 01-22-29-4512-02-050
Case # OVR-25-0204

Violation Location:
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789

Property Owner:
FOCUSED STRATEGIES, INC
1019 W. FAIRBANKS AVE.
WINTER PARK, FL 32789-4718

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

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

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

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

1st Offense: 2025	2nd Offense: 2025	3rd Offense:	CEB Date:
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- Before and after pictures from the same angle must be submitted with breakdown of charges on invoice in order to receive payment
- LOTS SHOULD NOT BE CLEARED IF OVERGROWTH IS LESS THAN 12 INCHES
- All fees over and above contract price shall be approved by Section Chief prior to completion of job
- **All invoices not submitted within 5 days of completion of job will be return (NON-PAYMENT)**
- **Failure to complete work within 5 calendar days, the City will charge a \$50.00 penalty per day**

**INVOICE (INV-00065980)
FOR CITY OF WINTER PARK**

BILLING CONTACT

Focused Inc
 Focused Strategies Inc
 1019 W FAIRBANKS AVE
 WINTER PARK, FL 32789-4718



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00065980	09/26/2025	10/31/2025	Due	2nd mowing for date of service 09/19/25 in the amount of \$326.57 plus Admin Fee of \$300.00 for 2nd Offense.

REFERENCE NUMBER	FEE NAME	TOTAL
OVR - 25 - 0204	2nd Mowing Overgrowth Fee	\$326.57
	Admin Fee 2nd Offense (Code Enforcement)	\$300.00
1019 W Fairbanks Ave Winter Park, FL 32789-4718		SUBTOTAL \$626.57

REMITTANCE INFORMATION
City of Winter Park 401 S Park Ave Winter Park, FL 32789

TOTAL **\$626.57**



09/19/2025



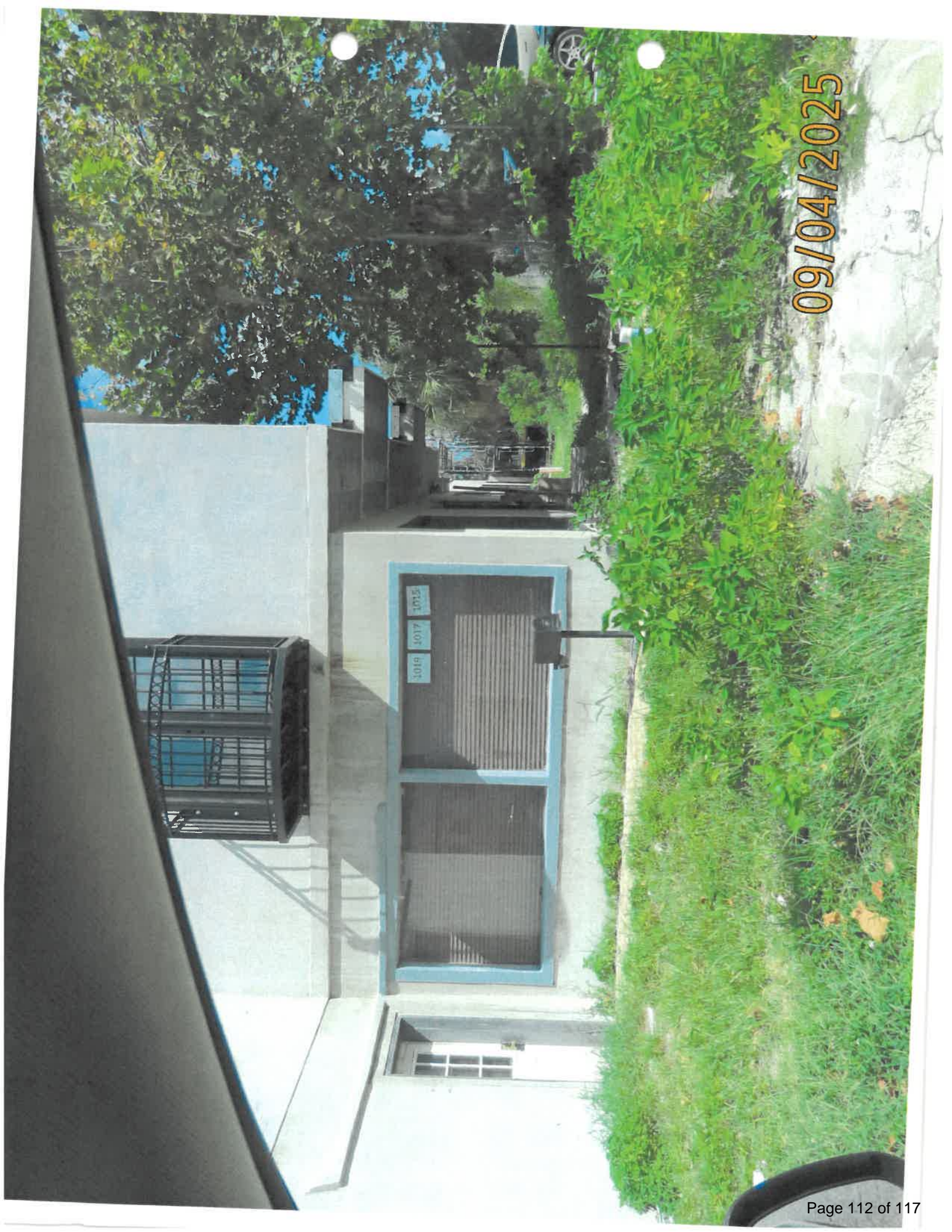
09/19/2025



09/10/2025



09/10/2025



09/04/2025



09/04/2025





07/16/2025





Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

October 2, 2025

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

LDC-24-0356 1645 N. Park Ave., Winter Park, FL 32789 (short-term rental)

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

None