



Code Compliance Board Regular Meeting

Agenda

February 5, 2026 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Minutes of January 8, 2026 3 Minutes
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. LDC-25-0345 2218 Whitehall Dr., Winter Park, FL 32792
 - b. LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792
 - c. PM-25-0186 508 Brechin Dr., Winter Park, FL 32792
- 6. Non-Action Items**
- 7. Staff Updates**
- 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

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

Minutes of January 8, 2026

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

1. CCB010826 Draft Minutes - revised by SRP



Code Compliance Board Regular Meeting Minutes

January 8, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Doug Bond, Steve Heller, Wayne Johnson, Paul Mandelkern, Kristen Matt, Carlos Diez - Arguelles

Absent:

Melissa Blaney

Legal Representative for the City:

Assistant City Attorney Richard Geller
Eric Jontz, Fishback-Dominick

Staff Present

Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Code Compliance Officer Cristopher Gomez, Board Secretary Susan Pruchnicki

1. Call to Order

- a. Roll Call
- b. Board Chair Wayne Johnson welcomed everyone and provided guidelines for all to follow during the meeting. He then read the Statement of Purpose.

2. Swearing in of Witnesses

Witnesses were sworn in by Board Secretary Susan Pruchnicki

3. Consent Agenda

- a. Approve the Regular Meeting minutes from December 4, 2025

Board Chair Wayne Johnson and Board Member Paul Mandelkern made two corrections to the minutes as presented. Board Member Steve Heller made a motion to approve the minutes as amended. Mr. Mandelkern seconded.

VOTE:

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

Motion passed 6-0.

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

None

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

a. Motion for Foreclosure Proceedings

2661 Via Tuscany, Winter Park, FL 32789

Building Official Gary Hiatt introduced himself and presented a synopsis of cases 22-943 and BLDG-23-0008 to the Board. Mr. Hiatt provided proof of ownership per Orange County records. The Notice of Hearing was issued on December 18, 2025, via regular and certified mail and posted at the property and City Hall to meet Florida Statutes Chapter 162 and City Code Section 2-109 due process requirements.

Mr. Hiatt stated that a request for reduction or adjustment of Code Compliance Board Fines and Liens was received on September 5, 2025, from the property owners, Development and Builder Group, LLC and CEO Fernando Bermudez. The request was heard by the Winter Park City Commission on December 10, 2025. He then stated that the request was denied, and provided the city code: Section 2-107 of the City Code states with respect to code enforcement liens, "After three months from the filing of any such lien which remains unpaid, the code compliance board may authorize the city attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest," adding that the code is the Board's authorization to make the motion for foreclosure proceedings.

Mr. Hiatt noted that if the board authorizes the foreclosure motion for the city attorney the matter will move on to the City Commission as they have the ultimate authority to expend public funds for the foreclosure. The Commission meeting will be held on January 28, 2026.

Mr. Hiatt asked the Board if they had any questions for him. Assistant City Attorney Rick Geller pointed out to the Board that Eric Jontz from Fishback-Dominick was available to answer any questions of a legal nature. Mr. Jontz is the attorney who would actually litigate foreclosure if it is authorized.

Mr. Johnson stated that he watched the City Commission meeting video, then asked if there was any reason not to authorize the foreclosure. He noted that the Commission upheld the fines.

Mr. Mandelkern asked if since this board was quasi-judicial if the City Commission has the legal authority to override their decisions. Mr. Geller asked Mr. Mandelkern if he was asking about the fine reduction or the foreclosure. Mr. Mandelkern stated that he did not realize until this meeting that the case had gone to the City Commission. Mr. Geller stated that in this case, the fines became liens. As such, he was not sure that there is express authority for the Code Compliance Board to eliminate liens that have been recorded. He stated that the Board can reduce its own fine, but once it becomes recorded as a lien it might be out of the Board's hands. For that reason, the proceeding was brought to the City Commission.

Mr. Mandelkern then asked what happens if the foreclosure is successful, what is the next step, and what happens after the court rules in favor of the city. Mr. Eric Jontz responded that the court would set a foreclosure sale date, and it would then go to public auction. He explained that the city would have a "credit bid", so if the final judgement of foreclosure were to be \$350,000.00, the city would have a credit bid where no additional funds up to that amount would have to be expended. He noted that a third-party could bid more, and that the city could bid less, so someone else could be the successful bidder. The city has the right to bid without any additional cash up to the value of the judgement, but a third-party bidder could always outbid the city.

Mr. Geller noted that there is at least one superior lien holder (the mortgage holder), and also an IRS lien that may also be superior in terms of lien priority. Mr. Mandelkern clarified that this was his question, what happens to the city's lien if there are superior liens and a third-party bidder is successful, if the city would get paid. Mr. Jontz replied that anything a third-party bidder pays to the court, up to the value of the judgement, would go to the city to satisfy the lien. Mr. Jontz added that the superior liens are approximately \$1,200,000.00 for the mortgage and \$10,000 to the IRS, however, the property is valued at roughly \$6,000,000.00 per Zillow. The Property Appraiser lists it at \$246,000.00, however, he thought that assessment was before the Certificate of Occupancy was issued. He added that this is assuming it is not occupied.

Now that the property is on the market for \$6,600,000.00 the total liens ahead of the city that are superior liens appear to be \$1.2 - \$1.3 million. It appears that there is equity in the property. Any person who is the successful purchaser at the foreclosure sale, whether it is the city or a third-party, takes the property subject to those superior liens. The purchaser could start paying off those superior liens, or more likely would sell the property and pay off the liens from the proceeds of the sale.

Mr. Mandelkern said he was still confused. He asked if the City Commission approved the foreclosure, the city would spend money on attorney fees for handling the foreclosure, but this would profit the superior liens, assuming that the mortgage is current and not having knowledge about the IRS tax lien, but if the city would be successful in a foreclosure action the city liens would not be paid.

Mr. Jontz responded that the city would be paid if (a) a third-party outbids the city, and the city's judgement is worth \$350,000.00, up to that amount would be paid from the clerk to the city to pay off the city's judgement regardless of the superior lien or (b) if no one outbids the city and then the city sells the property, \$6.6 million, less the \$1.3 million in superior liens is an equity net surplus of \$4.7 million. Most likely, at some point, the first lien holder will get paid off but there appears to be enough equity in the house that whoever purchases it at the foreclosure sale would have more than enough money to pay off the superior liens. Mr. Mandelkern responded that it made good business sense for the city to proceed to foreclose on this lien, even though it's not the superior lien. Mr. Jontz replied that it is, assuming that the \$6.6 million valuation is accurate. Mr. Mandelkern thanked Mr. Jontz.

Mr. Johnson asked Mr. Jontz if the city ever bid more than the amount of the lien. Mr. Jontz replied that the city certainly could, offering the example of bidding \$420,000. The city would have a credit bid of \$350,000.00 plus put up \$70,000.00 in cash.

Mr. Johnson asked if a Certificate of Occupancy had been obtained. Mr. Hiatt responded yes. Mr. Johnson asked if anything above \$2 million dollars, even though the city expects it to be worth a lot more, that the city would get its money. Mr. Jontz replied yes, noting that there appears to be a lot of equity in the property. Mr. Johnson confirmed the estimated amount of the superior liens with Mr. Jontz. Mr. Jontz responded that the liens could be more if the owner is not paying off the IRS or the interest on the mortgage. They could also have accumulated attorneys' fees, interest, and other expenses.

Mr. Ness Chakir of Ness Law, 4700 Millenia Blvd., Suite 175, Orlando, FL approached the podium and identified himself as the Respondent's Counsel. He thanked the Board for the opportunity to appear and their service to the community. He also recognized the city's efforts to maintain high standards.

Mr. Chakir respectfully asked the Board to delay the foreclosure, saying that he wanted to work with the city to reduce the accumulated fines and liens based on the Respondent's full compliance, mitigating circumstances, and the factors outlined in Florida statutes and the Winter Park code sections. He stated the Respondent is merely seeking collaboration on the Board's discretion to reduce fines post-compliance. He outlined key points as follows:

- 1) Regarding the action taken to correct the violation as of July, the property is fully compliant. All necessary permits were renewed, passed final inspection, and the Respondents obtained a Certificate of Occupancy from the city.
- 2) The pool structure, which was the subject of the expired permit has been completed to current code standards.
- 3) The property now enhances the neighborhood, adds a significant value to the Winter Park tax base, and is now listed as a high-end property.

Mr. Chakir stated that unfortunately the real estate market has gone down, and that the property value has gone down substantially, which doesn't help the Respondent's situation.

In regard to the gravity of the violation, and specifically to the pool permit, Mr. Chakir stated it was a technical issue with an expired pool permit due to a failed engineering inspection. There was no evidence of public safety risk, structural hazards, or neighbors' complaints specifically tied to the pool in the February 2024 Order. Unlike more serious violations, this did not pose eminent harm and has been fully resolved without irreversible effects. He added that the \$250.00 daily fine, while standard, now totals almost \$300,000.00, which feels disproportionate given the lack of ongoing impact.

As for the reasons it took time for the Respondents to comply, Mr. Chakir stated they tried to go over it at the last Board hearing, there were issues with COVID and a hurricane, which did not help the situation, and they were working with the wrong contractor. He stated the Respondents have never had violations or code issues on previous projects in Winter Park or surrounding counties.

Finally, on the hardship issue, which is the main reason for this hearing, Mr. Chakir stated that the Respondents simply cannot afford to pay the amount due to the city. He noted things have changed since the project was started. He stated the lien on the property has not been updated, it is about \$2 million dollars now, and the value is no longer there. The Respondent got an appraisal of roughly \$4 million, but it is difficult to find buyers. That is one of the reasons they cannot afford to pay the fines. He stated the Respondent was not seeking to waive the fines, only to request the Board to delay the foreclosure and work with them to reduce the fines. He stated that there was a number that they could work together with to allow the delay of the foreclosure and then work with the Board to reduce the fines.

Mr. Johnson asked Mr. Chakir if he attended the City Commission meeting or any of the prior meetings. Mr. Chakir said no, adding that he thought the outcome may have been different if he was. He stated that the Respondent chose to take it upon themselves. Mr. Johnson agreed, but now the Board is in a certain position.

Mr. Mandelkern asked Mr. Chakir if the property owner was current on the mortgage. Mr. Chakir responded yes that the only problem is that the mortgage needs to be refinanced, which is part of the reason it has gone up, but there is no issue with the payments.

Mr. Johnson asked how long the property has been for sale and if any offers had been received. Mr. Chakir replied he believed since July of 2025, and that no offers had been received. He stated that the Respondent has been trying to refinance and do something with that and trying to get some funds, but it has been a very difficult situation with the changes in the market from just two years ago. Mr. Johnson thanked Mr. Chakir.

Mr. Mandelkern asked if the city had any response to the Respondent's position. Mr. Hiatt stated that since the City Commission ruled that no reduction, he believed that was off the table. The only thing before the Board at this hearing is the authorization to proceed with the foreclosure.

Mr. Chakir believed that the Commissioners ruled against a waiver of the liens, but he did not hear anything about reducing the fine to a certain amount that is acceptable to the Respondents. He believed that in hindsight something could have been worked out with the Respondents to come up with some sort of payment, but these days it is impossible to come up with that amount of money. That is where the Respondents currently are, and it is possible that they may have to declare bankruptcy because it is a bad time right now in the real estate market. He stated there was never a number discussed that the Respondent could afford.

Mr. Johnson replied that if there is negotiation it would have to be done with the City Commission, not this Board, that they cannot overrule the Commission's decision.

Mr. Mandelkern noted that the Respondent was asking for a delay in the foreclosure action to try and work out something with the city. He did not understand that they were asking the Board to alter the amount of the fine and asked Mr. Chakir if that was correct. Mr. Chakir said yes that he wasn't sure if the Board had the power to reduce the fines but at the very least they were seeking a delay in the foreclosure and try to work with the Board or Commissioners to reduce the fines. He added that it would be a win-win for the city and for the Respondents, there would be no reason to move forward with the foreclosure, which will result in the property being identified as "distressed property" which will hurt the value of the property and the neighborhood as well.

Mr. Mandelkern stated that if he understood the city attorney's response to his question, reducing the fine is out of the Board's hands, that they no longer have any authority since the lien has been filed, and asked Mr. Geller if that was correct. Mr. Geller said yes that he saw nothing in the code where the Board had the authority to do anything once the lien was recorded. Mr. Mandelkern added that it would be up to the Commission to reduce the fine, Mr. Geller confirmed this.

Mr. Heller asked Mr. Geller if that was accurate, that Mr. Chakir stated that whoever went in front of the City Commission did not ask for a reduction. Mr. Chakir stated that he watched the video of the meeting. Mr. Geller said that he watched the video too and there was no request for a specific reduction, only the request for a waiver.

Mr. Heller then asked if the Board delayed the foreclosure if Mr. Chakir would have the ability to go back to the Commission and ask for a reduction. Mr. Hiatt said the city's position would be for the Board to approve the foreclosure action. Assuming it is approved this will go on the Commission Agenda for January 28, 2026, for them to authorize the funds. It could be possible at that time for Mr. Chakir to speak to the Commission and let them make that decision. Mr. Mandelkern thanked Mr. Hiatt for the clarification.

Mr. Heller stated that authorizing the foreclosure seemed to be the only way forward. Mr. Mandelkern agreed that the Board did not have the authority to change anything. Mr. Heller told Mr. Chakir that he wished the Respondent would have brought him in sooner and Mr. Chakir agreed that it was unfortunate. Mr. Johnson added if there was a pending sale of the property they could forego the foreclosure action based on the valuation of the property. Mr. Chakir did not think that the property would sell for \$6 million, that they would be lucky if it sells at all at this point.

Mr. Johnson confirmed that the Respondent is trying to refinance. Mr. Chakir said yes, but the lien would have to be taken care of, and there was not much value in the property because the whole amount would not be refinanced. He stated that if the mortgage was \$5 million they would only give the Respondent \$2 million or less, which doesn't cover much at all, and that the respondent is definitely in a very dire situation.

Board Discussion

Mr. Johnson reviewed the recommended motion and stated that he felt there was enough discussion. He stated that a lot of this was out of the Board's hands, it was just a matter of whether they proceeded with the motion, and it goes before the City Commission on January 28th.

Ms. Matt pointed out that the recommended motion says that the Board may authorize the City Attorney to foreclose on the lien or sue to recover money in the amount of the lien and accrued interest, but it does not include the accrued interest as of this date. She was curious how much that affects the total amount that would be included in the lien value. Mr. Jontz responded that looking at the records, it appears there is no interest. Mr. Johnson asked if interest was from the time of judgement or the time of lien. Code Compliance Division Manager Susanne Porras responded that the daily fines were stopped when the Certificate of Occupancy was obtained on July 2, 2025, and that there is no interest. Mr. Jontz stated that if the city obtained a final judgement of foreclosure, statutory interest would begin to accrue at a legal rate determined by Florida law from the date of the final judgement of foreclosure until the lien is paid off. Ms. Matt thanked Mr. Jontz for the explanation.

Mr. Johnson read from the motion that on September 5, 2025, the city received a formal request for fine reduction and or adjustment. He stated that in his view, perhaps because there was not a lawyer there, that the Respondent was asking for everything, a fine reduction and/or waiver, at the Commission hearing. In that respect he felt that part of the recommended motion was correct.

Ms. Matt offered that she felt the best way forward, like most of the Board, was to go ahead with approving the foreclosure proceedings to happen because if they delayed they would be in the same position they are now in, not having the authority to reduce the fines so it must go to the City Commission for that discussion to take place. Mr. Johnson agreed, adding that Mr. Chakir/the Respondent would have the opportunity to negotiate with the Commission.

Mr. Johnson asked if the board must authorize the foreclosure or if they could just recommend it. Mr. Geller replied that it must be an authorization according to the code. Mr. Johnson asked if the City Commission could override their authorization. Mr. Geller offered that the Commissioners could decide not to expend the funds to pursue the litigation, so in that respect, yes.

Mr. Johnson offered the following Motion:

Case #22-943 and Case #BLDG-23-0008 (hereinafter, the "Combined Cases"), came before the Code Compliance Board on a request by City Staff for authorization to foreclose on that certain real property located at 2661 Via Tuscany, Winter Park, FL 32789 (Parcel I.D. No.: 32-21-30-5478-07-010) (hereinafter, the "Subject Property"), pursuant to Section 2-107 of the City Code.

On September 5, 2025, the City received a formal request for Fine Reduction and or Adjustment from the property owner, the Respondent, Developer and Builder Group, LLC, and the company's CEO, Fernando Bermudez. The request went before the City Commission on December 10, 2025, which denied it.

Section 2-107 of the City Code states with respect to code enforcement liens, "After three months from the filing of any such lien which remains unpaid, the code compliance board may authorize the city attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest."

The code enforcement liens at issue have remained unpaid for longer than three months, as follows:

- (1) Case 22-943 has accumulated fines from 01/02/2023 – 07/02/2025 (913 days) @ \$250.00 per day for the first violation of its failure to timely "Obtain a Certificate of Occupancy", for a total of \$228,250.00 as of the hearing date.
- (2) The second violation, for the failure to "Apply for and obtain any necessary extensions of existing permits fines," accrued fines from 02/21/2023 – 06/07/2023 (107 days) @ \$250.00 per day, for a total of \$26,750.00 as of the hearing date.
- (3) The third violation, Case BLDG-23-0008, has accumulated fines from 09/15/2023 - 07/19/2024 (307 days) @ \$250.00 per day for Respondent's failure to "Submit an application for the pool structure to demonstrate compliance with current regulation and to address the comments made in 2021, within seven days of the hearing date," for a total of \$77,399.20 as of the hearing date.

Staff is requesting that the Code Compliance Board authorize the initiation of Foreclosure Proceedings against the Subject Property, pursuant to Section 2-107 of the City Code, and attempt to recover all fines and fees that are due to the City related to Combined Cases.

The Respondent has received proper notification per regular and certified mail and posting at the Subject Property and at City Hall to satisfy due process requirements under Florida Statutes chapter 162 and City Code section 2-109.

The Combined Cases evidence a history of repeated code violations, the disregarding of Code Board Orders, unpaid liens, and unfair impact on the Subject Property's neighbors, who endured years of an unfinished construction site. In addition, the City Commission determined that the fine and lien reduction requested by the Respondent was inappropriate under the circumstances.

Therefore, the Code Compliance Board hereby authorizes initiation of foreclosure proceedings in a court of competent jurisdiction against the Subject Property. The Board further recommends that the city seek a deficiency judgment as allowed under Florida law.

Mr. Mandelkern seconded the motion.

ROLL CALL VOTE:

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

Motion carried unanimously, 6-0.

b) CCB N-25-0010 455 Huntington Ave., Winter Park, FL 32789

Division Manager Susanne Porras approached the podium and identified herself and presented proof of ownership of the property per Orange County official records. She stated the case was brought to Code Compliance by the Winter Park Police Department.

The Notice of Hearing was issued on December 11, 2025, via regular and certified mail and posted at the property and City Hall to meet Florida Statutes Chapter 162 and City Code Section 2-109 due process requirements.

CODES CITED:

Chapter 62- Offenses and Miscellaneous Provisions; Article IV. – Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise and Disturbance Control; Sec. 62-91. Short Title; Sec. 62-92. Definitions. Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner's and Lessee's Responsibility; Sec. 62-94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions. (a), (2), (a), 1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.

VIOLATION DESCRIPTION:

Multiple reports received from the police department made by several neighbors related to illegal parties and noise disturbances at this location, creating Public Nuisance conditions for all neighboring properties within a residential zoning district.

CORRECTIVE ACTION REQUIRED:

Cease all illegal party activities and adhere to the City of Winter Park Noise Disturbance Regulations.

Ms. Porras presented the first Event Report from the Winter Park Police Department, which dated back to October 10, 2025. The call was placed to 911. She highlighted the remarks on the report that it was a "frat house" having a loud party. The caller advised that this was an ongoing problem, with kids walking the street and urinating on people's yards.

Ms. Porras then presented Officer Alyssa Hardy's disposition note, which said that loud noises were heard all the way from Holt Ave. and Maryland Ave. The response code for the call was 10-25, meaning she spoke with the home renter, and she advised that she would quiet down the party, advising him that this was a first warning and to tell the entire house to abide by the ordinance.

Four Event Reports were filed on Friday, October 31, 2025. Ms. Porras displayed the first report from that night, indicating a call was made to the Police Department in reference to people outside playing loud music for two hours. Officer Michael Cuddy's report stated that the music was hardly heard, and he informed the homeowner of the noise ordinance and they were cooperating.

The second report from the same night, Friday, October 31, 2025, the caller stated the call was in reference to a large party going on. Officer Mark Vukanson responded and spoke with the residents, advising that the people would be moved into the home and that they were telling everyone to leave.

The third report from Friday, October 31, 2025, was in reference to a large party going on down the street near the Winter Park 9th Grade Center. Officers Rodricus Patton and Nicholas Thomas stated on their report that a notice was issued to keep people from blocking the streets.

The final report displayed was issued a little past midnight and was related to the same party; there was an arrest made.

Ms. Porras informed the Board that Officers from the Winter Park Police Department related to most of the calls were in attendance to answer any questions. She then explained that the case came to Code Compliance from an email that went to Mayor DeCiccio, the City Commissioners, and City Administration related to illegal parties at this location as well as the consumption of alcohol and drugs, and other illegal activities. Ms. Porras stated that she received multiple letters and calls from the neighbors, some of which were present for this hearing. She informed the Board that copies of the emails and letters received were included in their packets.

In conclusion, Ms. Porras displayed a photo provided by a resident that emailed her about the parties. The photo was taken on November 1, 2025, and shows the aftermath of the party held on Halloween. The photo depicted trash, empty cups and other discarded items. She then displayed a photo she took on January 7, 2026, of the side yard of the property facing Maryland Avenue which documented beer kegs on the property, and another photo of the front of the house from Huntington Avenue.

Ms. Porras stated she received a phone call from the registered agent/property owner, Mr. Gaetano Oddi, on December 16, 2025, acknowledging that he received the notices, and asked what steps to take to avoid additional penalties. Ms. Porras advised him to attend the meeting today and speak to the Board directly.

Ms. Matt asked if the case in question is just for the party that happened on October 31, 2025, and if there were previous complaints. Ms. Porras responded that what she gathered from some of the neighbors was that was the first time there was actually an emergency involving a minor because of alcohol, but that the parties were an ongoing problem. She stated she did not have any records, that typically Code Compliance does not take over nuisance or noise complaints unless a report is received because typically they occur after hours. Code Compliance relies on the Police Department as they are on duty 24/7 to provide code with a sworn statement which is necessary before a case can be prepared and brought before the Board. Mr. Johnson noted that there was a report provided for the same property dated October 10, 2025, documenting public urination.

Mr. Heller asked Ms. Porras if she heard back from Mr. Oddi and whether or not he was able to speak with his tenants, and if anything was discussed during the call. Ms. Porras referred to the slide in her presentation containing notes from the phone call with Mr. Oddi. He stated that he had spoken with the parents of the two tenants currently residing at the property and also with the tenants themselves, but nothing in writing.

Mr. Johnson asked if any of the Police Officers in attendance would like to make a statement. Sergeant Rojas approached the podium and introduced himself, stating that he was the Supervisor for the shift on October 31, 2025, and noted that the other officers in attendance were on duty. He made the point that on Halloween everyone throughout the city was having a good time. He stated that the department's first intention is not to get people in trouble, that they go and talk to them nicely and try to get them to be compliant, but this event was one that got completely out of hand, and they disregarded our requests for compliance to the point where a minor ended up in the hospital unconscious. That was the third time we responded. It was not the only party that night, but it was the only one that did not comply with what was requested by law enforcement. Mr. Johnson repeated that someone was taken to the hospital. Sgt. Rojas stated that from the report he read a minor, a 19-year-old female was transported to the hospital.

Sgt. Rojas stated that it was part of the criminal investigation that the tenant was the person responsible for the house and admitted that they were the ones that bought the alcohol and provided it to those that were at the party.

Mr. Johnson referred to the two event reports provided to them and asked Sgt. Rojas if he knew of any other incidents, perhaps while patrolling the area but not making an official report. Ms. Porrás responded to Mr. Johnson, stating that she requested records from the Records Department for this specific location and what they had was provided in their binders.

Mr. Bond asked Sgt. Rojas if the fraternity was associated with Rollins College. St. Rojas said yes. Mr. Bond asked if Rollins College was notified. Sgt. Rojas stated that the college is contacted any time there are students involved, especially in the College Quarter. He stated that WPPD calls campus security and they come out. He stated that when he met with them, without him saying anything, they knew this was the "Frat House", although those are not to be located in a residential area.

Mr. Gaetano Oddi of 355 Henkel Cir., Winter Park, FL 32789 approached the podium and identified himself as the owner of Mellow Yellow Properties, LLC. He stated that he received the complaint and also received a few texts on October 31, 2025, from a couple of the neighbors about the party at 455 Huntington Ave. He stated that he texted the kids and told them that it is a residential neighborhood and that they have to look after the peace in the neighborhood. He stated throughout the night he received pictures from neighbors and also a complaint about someone urinating in between houses. He stated that he went to the property on November 1, 2025, and there were probably 8 – 10 kids cleaning up beer cans. He told the two tenants on the lease that public urination was unacceptable, that they should clean everything up, and that they should apologize to the neighbors.

Mr. Oddi stated that once he received the complaint he forwarded it to both tenants and to their parents. He stated he received a response from some of the parents sometime between 8:30 PM and midnight and they were trying to defend their children's actions. He said he told everyone that it was inexcusable behavior to have parties that went on until 3:00 or 4:00 AM. He stated that one of the parents sent him an email stating that there would be no more parties between then and May when the lease was up. He stated that he would not be renewing the lease.

Mr. Johnson asked if the current tenants were in the house prior years or if this was the first school year. Mr. Oddi responded that one is graduating and the other has a year left. Mr. Johnson asked how long he had been renting out the property. Mr. Oddi responded 12-13 years. Mr. Johnson asked if there were any prior complaints. Mr. Oddi responded yes, from other parties, but not to the extent of this one. He stated he did not know someone was taken to the hospital.

PUBLIC COMMENTS

Melinda Wright of 737 Maryland Ave., Winter Park, FL 32789 stated she was a 15-year resident of the College Quarter. She stated she was also a member of a neighborhood advocacy group that has formed out of shared concerns about this type of issues. She noted that there are 12 members in the group, that some were in attendance and may want to speak, and others have submitted comments in writing. She stated that the group was in support of enforcement of the code on this property and felt like it is overdue and necessary.

Ms. Wright shared some excerpts from a letter the group sent to the city to provide the Board with a sense of what it was like from their perspective. She stated the size of the intoxicated crowd at the Halloween party was such that it spilled out into public roads and on to private property and included noise disturbance as far north as Maryland Ave. and Holt Ave., public drunkenness, public urination, heavy Cannabis use, unfamiliar loud vehicles cruising the neighborhood, and the referenced medical emergency. She stated that evening traffic was blocked and officers were called multiple times before the crowd was dispersed.

Ms. Wright stated that a member of the group who lives adjacent to the subject property reported to the group urination in her front yard and on her house. This along with the stench of alcohol and vomit required the house to be pressure washed. She went on to say that this was an ongoing problem and degrades the quality of life, health, and safety in their community.

Lisa Bohlmann of 453 Huntington Ave., Winter Park FL 32789 identified herself as a neighbor to Mr. Oddi's property and stated she has lived there for 42+ years, raised her children there, and pays property taxes. She stated she met Mr. Oddi and his wife in 2004 when they moved into 455 Huntington Ave., noting they raised their family there and then moved, and the house became a rental property. She said that most of the tenants have been okay, up until 2022.

Ms. Bohlmann stated that there have been other parties and she has tried to work with Mr. Oddi, telling him ahead of time when these parties would take place. His response was that he would tell them to be respectful of their neighbors. She stated after the Halloween party she "has had it." She stated she had text messages before the party happened, with pictures of kids carrying in gallons of vodka. She said three young men came to her to let her know they were going to have a frat party in conjunction with another fraternity and asked what her concerns were. She responded urination in her yard, trash, and loud noise, all of which happened. She felt that Mr. Oddi has become quite complacent with this party occurring. She referenced the text message about the party and the conversation with the young men, and Mr. Oddi replied that his wife just sent the tenants a text to have a good evening and be respectful of the neighbors. She replied that if there were too many people and it was too loud that she would call the police if someone else didn't first. She said she received a "thumbs up" emoji response. She texted the next morning saying that what happened last night was the worst ever party.

Ms. Bohlmann said that she believes in working with her neighbors and trying to talk to the boys next door before calling the police, code enforcement, or anyone else. She then stated that there were girls coming into her yard, pulling down their pants, and peeing in front of her cameras. She said she texted the boys to let them know what was happening, but there was no way they could contain the drunken and raucous party. She sent Mr. Oddi pictures of the backyard of the property; he replied he was sorry to hear and that he would call the tenants to remind them that they have neighbors and the next time the police would be called. She replied that she was under the impression that frat parties were not allowed and sent Mr. Oddi a copy of the city ordinance. She also sent pictures of the area between her house and his, and he responded that he was going to put a fence up, like that would solve the problem. He said he was going to clean up but he didn't, and that her husband had to pressure wash with bleach because there was vomit, urine, and trash. She said she planned to speak with the tenants the next day, but she was so angry she had to wait. She said she received a piece of mail that went to the rental house, and this was when she found out one of the tenants was arrested. She stated she felt that these parties bring down the neighborhood, that she and her husband cannot sit in their living room to watch television or have a conversation. She doesn't feel that Mr. Oddi has wanted to curb the problem, he says there is nothing he can do.

Mr. Mandelkern asked Ms. Bohlmann if she had contacted Rollins College about the problem. She said no that she wasn't sure if they could or would do anything. Mr. Mandelkern said that if the property is considered a frat house that they would have some control over the fraternities. Ms. Bohlmann responded she would hope so, saying that there is lettering identifying it as such. Mr. Mandelkern suggested Ms. Bohlmann talk to the college.

Ms. Wright returned to the podium to say that they have a liaison with Rollins College, and they have made it clear that off-campus student conduct problems are for the city to address. She said there has been a breakdown between the city and the college so there hasn't been any kind of follow-up with the college on these matters, that they are leaving it up to the city to manage. She said they are trying to engage with Rollins as a group and hoped to get a response from them but that has not happened.

Ms. Cynthia Schulz-Long of 774 Maryland Ave., Winter Park, FL 32789 approached the podium and identified herself. She stated her home was three houses north of Mr. Oddi's property and has lived there since 2019. She said she was not there to speak about the situation that happened on Halloween, although she was there, witnessed the situation, the police, and the throngs of students filling the street all the way up to Holt Ave.

Ms. Schulz-Long wished to share another situation that she personally experienced on April 14, 2025. She stated there was also a party occurring at the Subject Property, and between midnight and 2:00 AM a former Rollins student was driving to the party, adding that he believed he was currently employed by Rollins as a contract employee. She stated he was drunk and the vehicle got away from him and crashed into her yard. This damaged a transformer, causing the electricity in several homes on both Maryland Ave. and Antonette Ave. to go out, and also took out a tree in her yard. She stated there were lots of students outside that were prompting the driver to turn his car around and escape before the police arrived. She stated that by the time her husband got there (he was watching this happen) he asked the students if anyone had called 911. None had, she said they were too busy helping the driver escape. She added that this has been happening for a long time and it is dangerous behavior. She also stated that the CFO of Rollins College lives catacorner from her in the neighborhood, and he said that "these are great kids when they're not drinking and drugging" and he is absolutely right, but when incidents like this happen causing a public nuisance that brings the students into the street because they want to go to 455 Huntington Ave. and party there is no way of knowing what is going to happen.

Ms. Schulz-Long said that the neighborhood supports code compliance in this and making sure that it doesn't happen again. She stated that Mr. Oddi says he is not going to rent to these people, but every year he rents to a different fraternity. The neighborhood wants assurances that his next tenants are a nice family, that something has to change.

BOARD DISCUSSION

Ms. Matt asked if anyone knew which fraternity was renting the house, and if there were people living there that weren't on the lease. She noted that Ms. Schulz-Long said there were "Letters" outside of the house. Mr. Johnson said it may not be an actual fraternity house. Ms. Schulz-Long returned to the podium, stating that she was told by her neighbor who is the CFO of Rollins that it was the "SAE House" and that they were under investigation for misconduct by the Chapter.

Mr. Johnson stated he felt this was fairly straightforward and that the recommended motion included service on the occupants for their compliance to avoid eviction and would help establish anything down the road regarding any further complaints. He didn't think the residents would need to call the police if they have been ordered, they may make a complaint to the city with documentation which would trigger a fine if the Board decides to impose them regarding the activity.

Ms. Matt asked about part of the recommended motion that states "the respondent is ordered to cease all illegal party activities and to adhere to the City of Winter Park's noise disturbance code provisions" but "illegal party activities" is not defined. She thought assumptions could be made about what the noise disturbance code provisions are. Mr. Geller suggested that "illegal parties" be changed to "open house parties" because that is specifically defined in the code. Ms. Matt then asked about public urination, that this could happen without there being a noise complaint. Mr. Geller assumed that illegal parties was supposed to encompass that, but if the board wants to add it they could.

Mr. Mandelkern suggested that rather than getting into all the possibilities that it just be "illegal activities." Mr. Geller suggested it could read "cease all illegal activities, including open house parties."

Mr. Johnson noted the definition of illegal house party is the gathering of three or more persons unrelated by blood or marriage in a residence. This is an adjacent neighborhood zoned for residential uses at which underage consumption of alcohol or use of illegal or controlled substances occurs. Ms. Porrás stated that she included a definition, it should be in the Board binder at the end of the case documents.

Ms. Matt also noted that the open house party is a fraternity party and is resulting in noise complaints but might not technically be open house parties, they might be mixers or invitation-based parties. Mr. Johnson preferred the definition of open-house parties because it mentions underage drinking and consuming illegal substances as opposed to having a few friends over and if they are quiet that should not be a violation.

Mr. Mandelkern offered that saying all illegal activities, including open house parties, would cover all violations listed at the beginning of the motion. Ms. Matt agreed. Mr. Mandelkern said it could be a mixer or something else, but if it violates the noise disturbance or any one of the other provisions it would still be a violation. Mr. Johnson wasn't sure of what Mr. Mandelkern was proposing or if he wanted to make a recommended motion. He preferred that the items were listed out in the motion but was willing to listen because noise disturbance would be separate from a legal open house party, adding the decibel limits for a noise disturbance.

Mr. Arguelles asked if the proposed fines were within the guidelines. Mr. Johnson said yes, then Mr. Arguelles asked if they could be higher. Mr. Geller responded that \$500.00 per repeat violation was the highest fine and if this case comes before the Board as a Massey Hearing then the board could impose fines up to \$500.00 per repeat violation.

Mr. Heller asked if the fine was just for the day of the violation or if it continued. Mr. Geller responded that once the Board made a finding that there have been repeat violations then indefinitely if the repeat violations were to happen again; there is no end date. The fine would be imposed per party.

Ms. Porras added that if there is another party or there are students out on the street that Winter Park PD will be called and they will go out and register that violation, which comes to Code Compliance. That is how we would know if they are violating the order. Mr. Johnson asked if that was required, asking if a neighbor had a decibel meter or photos that documented someone going on the lawn would be documentation for a violation. Ms. Porras responded that the police report was required for residential noise complaints.

Ms. Schulz-Long approached the podium and identified herself again. She asked if the fine could be increased incrementally if it happens over and over again so it's more of a deterrent. Mr. Heller shook his head no. Ms. Schulz-Long suggested it would be a good idea.

Mr. Mandelkern made the following motion:

From the evidence presented today, I move to find the Respondent, Mellow Yellow Properties, LLC and Registered Agent (owner) Gaetano Oddi, Compliance Board Case #N-25-0010, owner of 455 Huntington Avenue, Winter Park, FL 32789 (the "Subject Property") in violation of Chapter 62 - Offenses and Miscellaneous Provisions; ARTICLE IV. – Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise and Disturbance Control; Sec. 62-91. Short Title; Sec. 62-92. Definitions. Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner's and Lessee's Responsibility; Sec. 62.94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions, (a), (2), (a),1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.

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

The Respondent is ordered to cease all illegal activities, including open house parties, and to adhere to the City of Winter Park's Noise Disturbance code provisions effective immediately. Failure to comply with this Order will result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation. The Respondent is further ordered to contact the City's Safety & Code Compliance Officer by January 18, 2026, and provide documentation that he has provided this Order to all occupants of the Subject Property, has demanded their compliance to avoid eviction, and has taken any other action to ensure their compliance with this Order, including but not limited to evicting the tenant(s).

Mr. Bond seconded the motion.

Ms. Matt asked if the order should include "and their parents" after "all occupants." Mr. Johnson replied that the occupants are over 18, and Mr. Geller added that typically with these types of leases the parents are guaranteeing the lease, so they are typically on the lease in that respect.

Mr. Bond offered an amendment to the order, changing the word "occupants" to "tenants".

ROLL CALL VOTE FOR AMENDED MOTION:

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

Motion passed unanimously 6-0.

Mr. Johnson excused those who came to speak at the meeting. Mr. Bond thanked the police officers for coming.

6. Non-Action Items

None

7. Staff Updates

None

8. City Attorney Reports

Mr. Geller provided an update on Atlantic Oasis Trust, owner of the illegal rental house on Barker Dr. The court has granted Mr. Peckham, who represents the trust, a 30-day extension of time in which to file an initial brief.

Mr. Mandelkern asked if they granted a stay. Mr. Geller stated Mr. Peckham has not filed a motion for stay yet, but he would expect him to do so.

9. Board Comments:

Ms. Matt asked the Board how it came to be that the Via Tuscany case was turned into a lien by the city, and what is preventing other cases with increasing fines from not having liens. Mr. Geller responded that whenever the Board issues an order issuing fines and a lien that staff then records it in the Public Records of Orange County. Once it is recorded, it becomes a lien, an encumbrance on the property. There are certain restrictions the city has as to what it can and cannot foreclose. The property that was before the Board today is not Homestead property, so the city can go ahead and foreclose it. He mentioned the cases for 6 Isle of Sicily where the owner tore down every single living tree, noting that the property was claimed as Homestead, so the city has not pursued that as he is protected by the Florida Constitution.

Ms. Matt asked what avenue the city has to collect on accrued fines, if there was an end in sight. Mr. Geller responded potentially, if the property sells the city still has a lien. A Title company would contact him before the closing and request information so they can satisfy the lien out of the proceeds from the sale.

Mr. Johnson mentioned the Gary Moore case for property on Whitesell Drive, that he wrote the city a check to avoid foreclosure.

Mr. Mandelkern asked if most mortgages required the mortgagee to keep the property free of all liens. Mr. Geller said that they often don't care about subordinate liens and it may depend on the property.

10. Upcoming Agenda Items

Division Manager Susanne Porras informed the Board of three cases on the schedule for the February 5, 2026, meeting, and possibly a fourth.

Mr. Bond asked if any of the four cases were regarding trees. Ms. Porras responded no. Mr. Arguelles asked what happened to the Tree Board, Mr. Geller responded that this Board is also the Tree Board. Ms. Porras added that this Board handles Nuisance and Abatement, Code Compliance, and now Tree Appeals.

11. Adjournment

Board Member Paul Mandelkern made a motion to adjourn. Board Member Kristin Matt seconded.

VOTE:

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

Motion passed 6-0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary

DRAFT



Code Compliance Board

agenda item 5.a

item type

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

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-25-0345 2218 Whitehall Dr., Winter Park, FL 32792

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

1. Agenda Packet LDC-25-0345

2218 Whitehall Dr 09-22-30-0944-02-040

Name(s):
DUFF SEAN MICHAEL

Physical Street Address:
2218 Whitehall Dr

Property Use:
0100 - Single Family

Mailing Address On File:
2218 Whitehall Dr
Winter Park, FL 32792-4761
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



2218 WHITEHALL DR, WINTER PARK, FL 32792 2/11/2019 12:04 PM

[Upload Photos](#)

[View 2025 Property Record Card](#)



2026 Values will be available in August of 2026. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B

Total Land Area

11,710 sqft (+/-) | 0.27 acres
(+/-)

[GIS Calculated](#)

Notice

Land

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

«« « » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence

Actual Year Built:
1964

Gross Area:
2250 sqft

Type Code:
0103 - Single Fam Class Iii

Beds:
3

Living Area:
1767 sqft

Building Value:
Working Value...

Baths:
2

Exterior Wall:
Com.Brick

Estimated New Cost:
Working Value...

Floors:
1

Interior Wall:
Drywall

Extra Features

Description	Date Built	Units	Xfob Value
PI2 - Null	01/01/1964	1 Unit(s)	Working Value...
Scr2 - Null	01/01/1990	1 Unit(s)	Working Value...



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

DUFF SEAN MICHAEL
 2218 WHITEHALL DR
 WINTER PARK, FL 32792-4761

Account Number: 287753
 Assessed Value: 435,070
 Millage Code: 6 WP
 Parcel Number: 09-22-30-0944-02040
 Address: 2218 WHITEHALL DR, Winter Park, FL 32792

Exemptions:

PRIOR YEAR TAXES DUE

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
BY STATE LAW (RLE)	435,070	0	435,070	3.2010	1,392.66	
CAPITAL OUTLAY	435,070	0	435,070	1.5000	652.61	
CRITICAL OPERATING	435,070	0	435,070	1.0000	435.07	
DISCRETIONARY OPERATING	435,070	0	435,070	0.7480	325.43	
CNTY-CAPITAL PROJECT	435,070	0	435,070	0.2250	97.89	
CNTY-GENERAL REVENUE	435,070	0	435,070	4.0441	1,759.46	
CNTY-PARKS & RECREAT	435,070	0	435,070	0.1656	72.05	
CITY OF WINTER PARK	435,070	0	435,070	4.0923	1,780.44	
WINTER PARK DEBT 2017	435,070	0	435,070	0.2062	89.71	
ST JOHNS RIVER WTR MGMT DIST	435,070	0	435,070	0.1793	78.01	
Total Millage:					15.3615	Subtotal: \$6,683.33

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	362.96			
Subtotal:					\$362.96

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$7,046.29**

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.

287753
 2218 WHITEHALL DR

BROOKSHIRE HEIGHTS 4TH
 09-22-30-0944-02040

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$6,764.44
Dec 31, 2025	\$6,834.90
Jan 31, 2026	\$6,905.36
Feb 28, 2026	\$6,975.83
Mar 31, 2026	\$7,046.29

DUFF SEAN MICHAEL
 2218 WHITEHALL DR
 WINTER PARK, FL 32792-4761

PO Box 545100
 Orlando FL 32854-5100





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 our Property Tax Dept. or 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: \$1.00 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).

2025-26 IMPORTANT DATES

November 1, 2025: First day to pay taxes and assessments.

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

March 31, 2026: 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.

May 29 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 29, 2026 at 4:30 p.m. regardless of postmark date.

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

LOCATIONS & HOURS

PROPERTY TAX DEPT.

200 S. Orange Ave., 16th Floor
 Orlando, FL 32801

Hours of Operation
 7:30 a.m. — 4:30 p.m. – M–F

OFFICE LOCATIONS

Downtown

*Closed for construction;
 visit octaxcol.com for updates.*

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 & 417

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

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 ocpafl.org.

APPLY FOR THE INSTALLMENT PAYMENT PLAN

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

This Instrument Prepared By:

BETHANY C. SZEWCZYK, ESQ.

BCS Legal, PLLC

PO Box 678183

Orlando, Florida 32867

(321) 234-5288

FL Bar Number: 91673

Quitclaim Deed

THIS QUITCLAIM DEED, Executed this 23 day of July, 2020, by **DAVID MARVIN DUFF, JR.**, whose address is 1919 Loch Berry Road, Winter Park, FL 32792, and whose social security number is [REDACTED] and with date of birth 07/27/1937, hereinafter called "First Party" to **SEAN MICHAEL DUFF** whose mailing address is 1508 Regan Ave, Orlando, FL 32807, hereinafter called "Second Party".

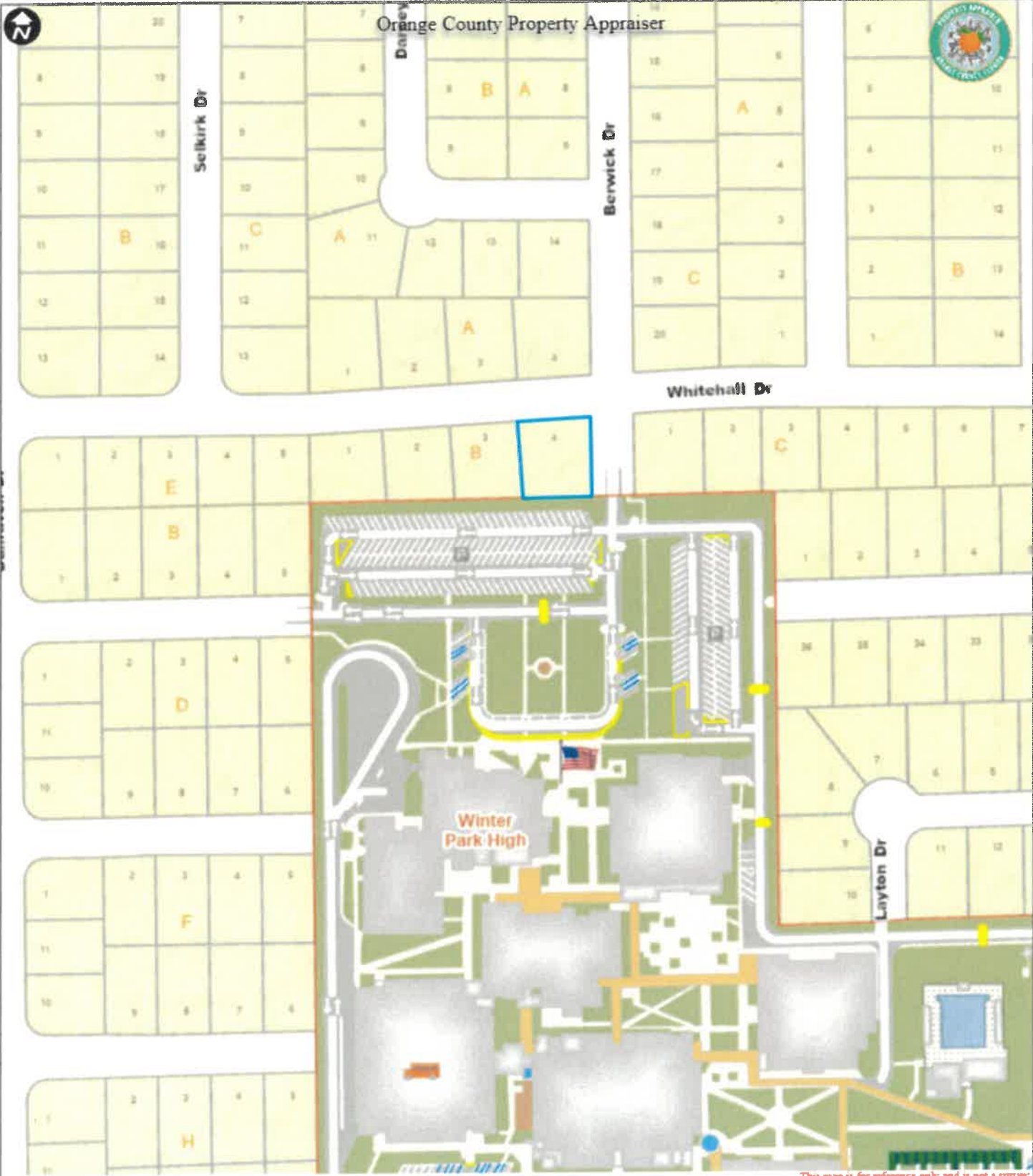
(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said First Party, for and in valuable consideration of the sum of \$10.00, 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 land, situate, lying and being in Winter Park, in Orange County, State of Florida, to wit:

Real Property located at 2218 Whitehall Drive, Winter Park, Florida 32792 with specific description being Lot 4, Block B, BROOKSHIRE HEIGHTS, FOURTH ADDITION, UNIT ONE, according to the plat thereof as recorded in Plat Book Z, Page 27, Public Records of Orange County, Florida. Subject to easements and restrictions of record.

OCPA Web Map

	Florida Turnpike		Major Roads		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course
	Interstate 4		Public Road		Brick Road		Lot Line		Governmental/Institutional/Misc		Waste Land		Lakes and Rivers
	Toll Road		Gated Roads		Rail Road		Residential		Commercial/Industrial/Vacant Land		County Boundary		Building
	Road Under Construction		Proposed SunRail		Agriculture		Agricultural Curtilage		Parks		Hospital		



Created 1/6/2026 14:20, undefined

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

FACT SHEET

February 5, 2026

Case No: LDC-25-0345

Respondents:

Sean Michael Duff
2218 Whitehall Dr.
Winter Park, FL 32792-4761

1. Address where violation exists: **2218 Whitehall Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0944-02-040**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **07/22/2025, 07/24/2025, 08/05/2025, 08/15/2025, 09/09/2025, 09/11/2025, 11/12/2025, 11/24/2025, 11/26/2025, 12/16/2025, 12/18/2025, 01/20/2026, 01/22/2026.**
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: Trailer parked in plain view from the right-of-way for over 24 hours.</p>	<p>CORRECTIVE ACTION REQUIRED: Cease parking of trailer for more than 24 hours or store it out of the view from the public right-of-way and/or adjacent neighboring properties.</p>	<p>CODES CITED: Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.</p>
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Sec. 58-71. - General provisions for residential zoning districts.

(f) Boats, trailers, vehicles over 25 feet, and recreational vehicles.

(1) Boats, trailers of any type, vehicles over 25 feet, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer, or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes), vehicles over 25 feet, and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less, or vehicles over 25 feet, may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

(4) The parking of boats, trailers, vehicles over 25 feet, and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., having at least 65 percent opaqueness of the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.

(5) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to 48 hours in the driveway or behind the main structure of the lot on which it is parked. If additional time is needed, the code compliance manager shall be notified no later than 24 hours after such vehicle is parked.

Modified on September 25, 2025

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

CASE NO.: **LDC-25-0345**

City of Winter Park
Petitioner,

vs.

DUFF SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondent, _____

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 2218 WHITEHALL DR. on this **22nd day of January 2026**.
3. That the attached picture document is proof of the posting.

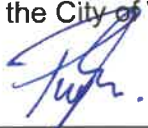
FURTHER AFFIANT SAYETH NOT

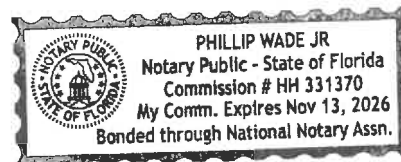
DATED this **22nd day of January 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **22nd day of January 2026**, 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
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-25-0345**

City of Winter Park
Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondent,

AFFIDAVIT OF POSTING

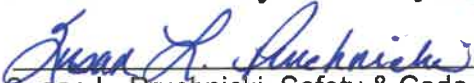
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for February 5, 2026, at City Hall for the property located at **2218 WHITEHALL DR.** on this **20th day of January 2026.**
3. That the attached picture document is proof of the posting.

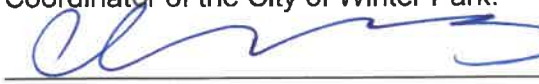
FURTHER AFFIANT SAYETH NOT

DATED this **21st day of January 2026**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, 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-25-0345**

City of Winter Park
Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondent,

AFFIDAVIT OF POSTING


STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for February 5, 2026, on the property located at **2218 Whitehall Dr.** on this **20th day of January 2026**.
3. That the attached picture document is proof of the posting.

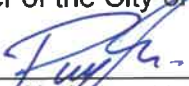
FURTHER AFFIANT SAYETH NOT

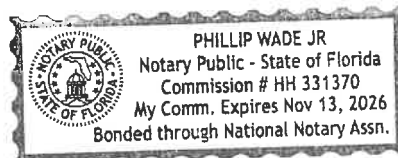
DATED this **21st day of January 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, 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



ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489009000276751551354

[Copy](#)

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

Latest Update

Your item was delivered to an individual at the address at 10:09 am on December 24, 2025 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
December 24, 2025, 10:09 am

[See All Tracking History](#)

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

[Text & Email Updates](#) 

[USPS Tracking Plus®](#) 

[Product Information](#) 

[See Less ^](#)

[Track Another Package](#)



Enter tracking or barcode numbers

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-25-0465 & LDC-25-0345

CITY OF WINTER PARK,

Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761

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

**Thursday, February 5, 2026
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 58-86 (c), (2), b Parking – Off Street Parking; Chapter 58; Section 58-71 (f), (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2218 WHITEHALL Drive, Winter Park, FL 32792.**

2. Parcel I.D. No.: **09-22-30-0944-02-040**
4. Property Zone: **WP-R-1A**
5. Legal Description: **BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B**
6. Names and address of owner/person in charge of location where violation exists: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**
7. Description of Violations: **ILLEGAL PARKING OF A MOTOR VEHICLE ON THE GRASS AREA OF THE FRONT LAWN. TRAILER PARKED IN PLAIN VIEW FROM THE RIGHT-OF-WAY FOR OVER 24 HOURS.**
8. Compliance Requirements: **MOTORIZED VEHICLES SHALL NOT BE PARKED ON THE GRASS, LAWN, LANDSCAPED, UNLANDSCAPED (EXCLUDING APPROVED DRIVEWAY SURFACES) ALONG ANY STREET FRONTAGE, AND VISIBLE FROM THE STREET. PARKING MUST BE PROVIDED WITHIN AN AREA WHOSE SURFACE IS SPECIFICALLY PREPARED FOR PARKING AND SURFACED WITH CONCRETE, ASPHALT, BRICK, OR SIMILAR APPROVED MATERIAL DELINEATING SUCH PARKING SPACE AND MUST COMPLY WITH THE ALLOWABLE IMPERVIOUS AREA FOR THE PROPERTY. CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES.**

Compliance Date to avoid hearing: **January 17, 2025**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Sections cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **February 5, 2026, 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.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 17th day of December 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: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**

Certified Mail: 9489 0090 0027 6751 5513 54



Christina Busch
Code Compliance Officer

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

CODES CITED

LDC-25-0465

SEC 58-86 (c), (2), b PARKING.

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the minimum requirements of this section shall not be located within any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or un-landscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.

LDC-25-0345

SEC 58-71 (f) (1) BOATS, TRAILERS.

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

(f) Boats, trailers, and recreational vehicles.

(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

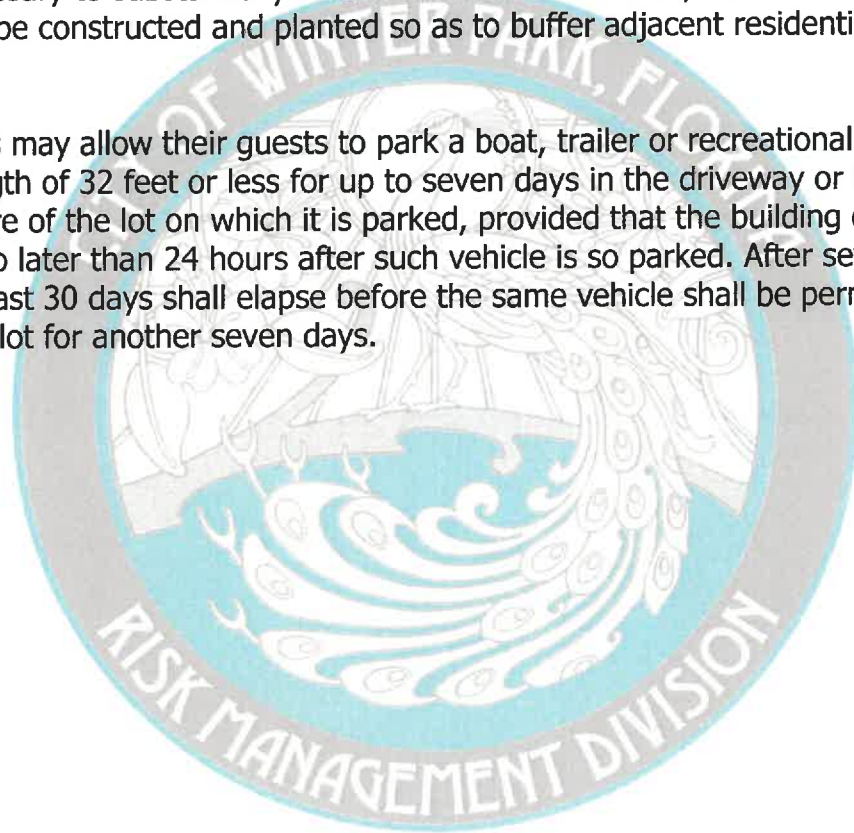
(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

(4) Boats, trailers and recreational vehicles may be parked or stored within side or rear lot areas of properties in residential districts provided no portion thereof shall be visible from the public right-of-way.

(5) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., of heights necessary to substantially screen the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.

(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked, provided that the building official shall be notified no later than 24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.





ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751613748

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:32 am on September 22, 2025 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

September 22, 2025, 11:32 am

See All Tracking History

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

Text & Email Updates



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Product Information



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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: **September 11, 2025**

CASE # **LDC-25-0345**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 6137 48**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.**

BOAT TRAILER PLAIN VIEW 58-71

On **July 24, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **September 26, 2025**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **WP-R-1A**
Parcel ID#: **09-22-30-0944-02-040**
Violation **2218 WHITEHALL DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **DUFF, SEAN MICHAEL**
Mailing Address: **1508 REGAN AVE.**
City/ State/ Zip: **ORLANDO, FL 32807-8317**
Description of Violation: **TRAILER PARKED IN PLAIN VIEW FROM THE RIGHT-OF-WAY FOR OVER 24 HOURS.**
Corrective action to be taken: **CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina - 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 BOATS, TRAILERS, RV SEC 58-71 (f) (1) BOATS, TRAILERS

Violation Description

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

(f) Boats, trailers, and recreational vehicles.

(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

(4) Boats, trailers and recreational vehicles may be parked or stored within side or rear lot areas of properties in residential districts provided no portion thereof shall be visible from the public right-of-way.

(5) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., of heights necessary to substantially screen the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.

(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked, provided that the building official shall be notified no later than

24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.

Violation Corrective Action

REMOVE BOAT, TRAILER, RECREATIONAL VEHICLE OR STORE IT OUT OF VIEW FROM THE PUBLIC RIGHT-OF-WAY AND OR ADJACENT NEIGHBORING PROPERTIES.



















Code Compliance Board

agenda item 5.b

item type

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

meeting date

February 5, 2026

prepared by**approved by**

Susanne Porras, Code Compliance
Manager

subject

LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792

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

1. Agenda Packet LDC-25-0465

2218 Whitehall Dr 09-22-30-0944-02-040

Name(s):
DUFF SEAN MICHAEL

Physical Street Address:
2218 Whitehall Dr

Property Use:
0100 - Single Family

Mailing Address On File:
2218 Whitehall Dr
Winter Park, FL 32792-4761
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



2218 WHITEHALL DR, WINTER PARK, FL 32792 2/11/2019 12:04 PM

[Upload Photos](#)

[View 2025 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)



[MARKET STATS](#)



2026 Values will be available in August of 2026. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B

Total Land Area

11,710 sqft (+/-) | 0.27 acres
(+/-)

[GIS Calculated](#)

Notice

Land

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

«« « » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence

Actual Year Built:
1964

Gross Area:
2250 sqft

Type Code:
0103 - Single Fam Class Iii

Beds:
3

Living Area:
1767 sqft

Building Value:
Working Value...

Baths:
2

Exterior Wall:
Com.Brick

Estimated New Cost:
Working Value...

Floors:
1

Interior Wall:
Drywall

Extra Features

Description	Date Built	Units	Xfob Value
PI2 - Null	01/01/1964	1 Unit(s)	Working Value...
Scr2 - Null	01/01/1990	1 Unit(s)	Working Value...



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

2025 Paid Real Estate

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

MARY LOWEN LLC
 104 RAIN TREE DR
 LONGWOOD, FL 32779-4913

Account Number: 286745
 Assessed Value: 535,780
 Millage Code: 6 WP
 Parcel Number: 08-22-30-4126-06150
 Address: 508 BRECHIN DR, Winter Park, FL 32792
 Exemptions:

AD VALOREM TAXES					
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	567,400	0	567,400	3.2010	1,816.25
CAPITAL OUTLAY	567,400	0	567,400	1.5000	851.10
CRITICAL OPERATING	567,400	0	567,400	1.0000	567.40
DISCRETIONARY OPERATING	567,400	0	567,400	0.7480	424.42
CNTY-CAPITAL PROJECT	535,780	0	535,780	0.2250	120.55
CNTY-GENERAL REVENUE	535,780	0	535,780	4.0441	2,166.74
CNTY-PARKS & RECREAT	535,780	0	535,780	0.1656	88.73
CITY OF WINTER PARK	535,780	0	535,780	4.0923	2,192.57
WINTER PARK DEBT 2017	535,780	0	535,780	0.2062	110.48
ST JOHNS RIVER WTR MGMT DIST	535,780	0	535,780	0.1793	96.07
				Total Millage:	15.3615
				Subtotal:	\$8,434.31

NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	229.68			
				Subtotal:	\$229.68
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					\$8,663.99

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

Payments not received by March 31st are delinquent

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

286745
 508 BRECHIN DR
 KENILWORTH SHORES SECTION
 08-22-30-4126-06150

SHELLPOINT MORTGAGE SERVICES

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$0.00

MARY LOWEN LLC
 104 RAIN TREE DR
 LONGWOOD, FL 32779-4913

Paid By SHELLPOINT MORTGAGE SE
 Receipt # EEX-26-0028094E 11/27/2025 \$8,317.43

PO Box 545100
 Orlando FL 32854-5100



2025 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 our Property Tax Dept. or 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: \$1.00 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).

2025-26 IMPORTANT DATES

November 1, 2025: First day to pay taxes and assessments.

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

March 31, 2026: 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.

May 29 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 29, 2026 at 4:30 p.m. regardless of postmark date.

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

PROPERTY TAX DEPT.

200 S. Orange Ave., 16th Floor
 Orlando, FL 32801

Hours of Operation
 7:30 a.m. — 4:30 p.m. – M–F

OFFICE LOCATIONS

Downtown

*Closed for construction;
 visit octaxcol.com for updates.*

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 & 417

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

LOCATIONS & HOURS

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 ocpaf.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.

This Instrument Prepared By:

BETHANY C. SZEWCZYK, ESQ.
BCS Legal, PLLC
PO Box 678183
Orlando, Florida 32867
(321) 234-5288
FL Bar Number: 91673

Quitclaim Deed

THIS QUITCLAIM DEED, Executed this 23 day of July, 2020, by **DAVID MARVIN DUFF, JR.**, whose address is 1919 Loch Berry Road, Winter Park, FL 32792, and whose social security number is [REDACTED] and with date of birth 07/27/1937, hereinafter called "First Party" to **SEAN MICHAEL DUFF** whose mailing address is 1508 Regan Ave, Orlando, FL 32807, hereinafter called "Second Party".

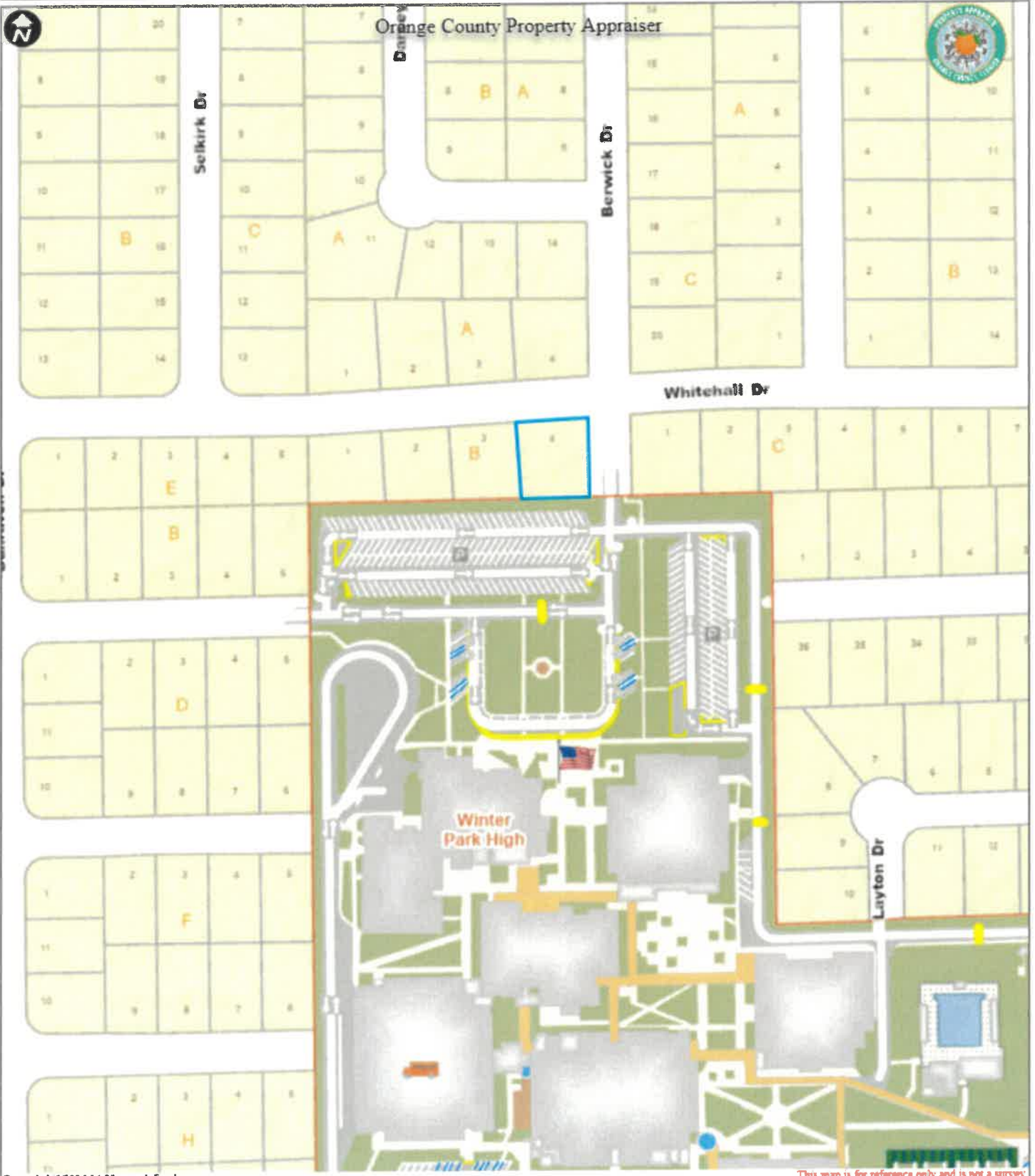
(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said First Party, for and in valuable consideration of the sum of \$10.00, 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 land, situate, lying and being in Winter Park, in Orange County, State of Florida, to wit:

Real Property located at 2218 Whitehall Drive, Winter Park, Florida 32792 with specific description being Lot 4, Block B, BROOKSHIRE HEIGHTS, FOURTH ADDITION, UNIT ONE, according to the plat thereof as recorded in Plat Book Z, Page 27, Public Records of Orange County, Florida. Subject to easements and restrictions of record.

OCA Web Map

	Major Roads		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course
	Florida Turnpike		Public Roads		Lot Line		Governmental/Institutional/Misc		Waste Land		Lakes and Rivers
	Interstate 4		Gated Roads		Residential		Commercial/Industrial/Vacant Land		County Boundary		Building
	Toll Road		Road Under Construction		Agriculture		Agricultural Cartilage		Parks		Hospital
			Brick Road								
			Rail Road								
			Proposed SunRail								



Created 1/6/2026 14:20, undefined

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

CODES CITED

SEC 58-86 (c), (2), b PARKING.

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the minimum requirements of this section shall not be located within any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or un-landscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.

FACT SHEET

February 5, 2026

Case No: LDC-25-0465

Respondents:

Sean Michael Duff
2218 Whitehall Dr.
Winter Park, FL 32792-4761

1. Address where violation exists: **2218 Whitehall Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0944-02-040**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **09/09/2025, 10/02/2025, 10/07/2025, 10/15/2025, 11/18/2025, 11/24/2025, 12/08/2025, 12/19/2025, 12/31/2025, 01/02/2026, 01/20/2026.**
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: Illegal parking of a motor vehicle on the grass area of the front lawn.	CORRECTIVE ACTION REQUIRED: Cease illegal parking of motor vehicles.	CODES CITED: Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code.
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CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **LDC-25-0465**

City of Winter Park
Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondent, _____

AFFIDAVIT OF POSTING


STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for February 5, 2026, at City Hall for the property located at **2218 WHITEHALL DR.** on this **20th day of January 2026.**
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT


DATED this **21st day of January 2026**



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, 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-25-0465**

City of Winter Park
Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondent, _____

AFFIDAVIT OF POSTING


STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for February 5, 2026, on the property located at **2218 Whitehall Dr.** on this **20th day of January 2026**.
3. That the attached picture document is proof of the posting.

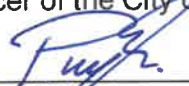
FURTHER AFFIANT SAYETH NOT

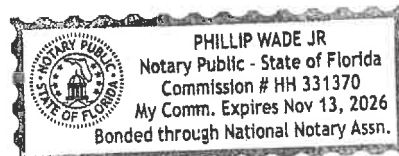
DATED this **21st day of January 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, 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-25-0465 & LDC-25-0345

CITY OF WINTER PARK,

Petitioners,

v.

SEAN MICHAEL DUFF
2218 WHITEHALL DR
WINTER PARK, FL 32792-4761

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 the City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on:

Thursday, February 5, 2026
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 56; Section 56-86 (C), (2); 6 Parking - Off Street Parking; Chapter 58; Section 58-73 (1) (4) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.

2. Address where violation(s) exist: 2218 WHITEHALL Drive, Winter Park, FL 32792.

01/20/2026

ALERT: WINTER WEATHER ... THE GREAT LAKES AND NORTHEAS... RN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751551361

Copy

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

Latest Update

Your item was delivered to an individual at the address at 9:50 am on December 4, 2025 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

December 4, 2025, 9:50 am

See All Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Enter tracking or barcode numbers

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-25-0465 & LDC-25-0345

CITY OF WINTER PARK,

Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761

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

**Thursday, February 5, 2026
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 58-86 (c), (2), b Parking – Off Street Parking; Chapter 58; Section 58-71 (f), (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2218 WHITEHALL Drive, Winter Park, FL 32792.**

2. Parcel I.D. No.: **09-22-30-0944-02-040**
4. Property Zone: **WP-R-1A**
5. Legal Description: **BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B**
6. Names and address of owner/person in charge of location where violation exists: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**
7. Description of Violations: **ILLEGAL PARKING OF A MOTOR VEHICLE ON THE GRASS AREA OF THE FRONT LAWN. TRAILER PARKED IN PLAIN VIEW FROM THE RIGHT-OF-WAY FOR OVER 24 HOURS.**
8. Compliance Requirements: **MOTORIZED VEHICLES SHALL NOT BE PARKED ON THE GRASS, LAWN, LANDSCAPED, UNLANDSCAPED (EXCLUDING APPROVED DRIVEWAY SURFACES) ALONG ANY STREET FRONTAGE, AND VISIBLE FROM THE STREET. PARKING MUST BE PROVIDED WITHIN AN AREA WHOSE SURFACE IS SPECIFICALLY PREPARED FOR PARKING AND SURFACED WITH CONCRETE, ASPHALT, BRICK, OR SIMILAR APPROVED MATERIAL DELINEATING SUCH PARKING SPACE AND MUST COMPLY WITH THE ALLOWABLE IMPERVIOUS AREA FOR THE PROPERTY. CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES.**

Compliance Date to avoid hearing: **January 17, 2025**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Sections cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **February 5, 2026, 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.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 17th day of December 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: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**

Certified Mail: 9489 0090 0027 6751 5513 61



Christina Busch
Code Compliance Officer

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

CODES CITED

LDC-25-0465

SEC 58-86 (c), (2), b PARKING.

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the minimum requirements of this section shall not be located within any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or un-landscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.

LDC-25-0345

SEC 58-71 (f) (1) BOATS, TRAILERS.

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

(f) Boats, trailers, and recreational vehicles.

(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

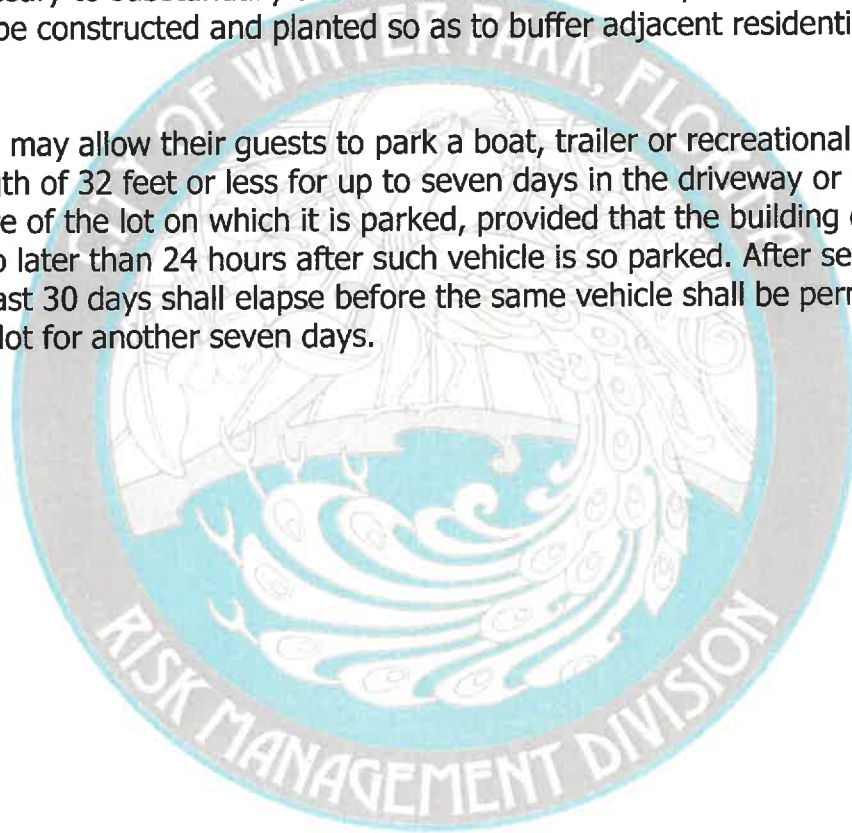
(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

(4) Boats, trailers and recreational vehicles may be parked or stored within side or rear lot areas of properties in residential districts provided no portion thereof shall be visible from the public right-of-way.

(5) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., of heights necessary to substantially screen the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.

(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked, provided that the building official shall be notified no later than 24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.





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

CASE NO.: **LDC-25-0465**

City of Winter Park
Petitioner,

vs.

DUFF SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondent, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 2218 WHITEHALL DR. on this **7th day of October 2025**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT


DATED this **7th day of October 2025**



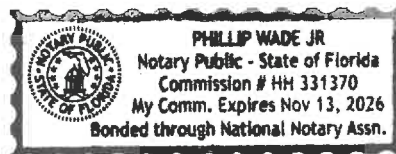
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **7th day of October 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: September 11, 2025
CASE # LDC-25-0465
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 6137 48

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-96 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code.

ZONING/OTHER CITY ORDINANCES

On September 09, 2025, a Violation(s) was observed on your property. The violation(s) must be corrected by September 19, 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	Parcel ID#
WP-R-1A	09-22-30-0944-02-040

Violation	Location/Address
2218 WHITEHALL DR.	WINTER PARK, FL 32792

Property Owner/ Tenant	Mailing Address	City/ State/ Zip
DUFF, SEAN MICHAEL	1508 REGAN AVE	ORLANDO, FL 32807-8317

Description of Violation:
CORRECTIVE ACTION TO BE TAKEN

ILLEGAL PARKING OF A MOTOR VEHICLE ON THE GRASS AREA OF THE FRONT LAWN. MOTORIZED VEHICLES SHALL NOT BE PARKED ON THE GRASS, LAWN, LANDSCAPED, UNLANDSCAPED (EXCLUDING APPROVED DRIVEWAY SURFACES) ALONG ANY STREET FRONTAGE, AND VISIBLE FROM THE STREET. PARKING MUST BE PROVIDED WITHIN AN AREA WHOSE SURFACE IS SPECIFICALLY PREPARED FOR PARKING AND SURFACED WITH CONCRETE, ASPHALT, BRICK, OR SIMILAR APPROVED MATERIAL. DELINEATING SUCH PARKING SPACE AND MUST COMPLY WITH THE ALLOWABLE IMPERVIOUS AREA FOR THE PROPERTY. CONTACT THE CODE COMPLIANCE OFFICER TO WITH YOUR INTENTIONS.

Officer Name: Busch, Christina 407-590-3382

amazon basics

10/107/12025

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751613748

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:32 am on September 22, 2025 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

September 22, 2025, 11:32 am

See All Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Enter tracking or barcode numbers

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: **September 11, 2025**

CASE # **LDC-25-0465**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 6137 48**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code.**

ZONING/OTHER CITY ORDINANCES

On **September 09, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **September 19, 2025**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **WP-R-1A**
Parcel ID#: **09-22-30-0944-02-040**
Violation **2218 WHITEHALL DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **DUFF, SEAN MICHAEL**
Mailing Address: **1508 REGAN AVE.**
City/ State/ Zip: **ORLANDO, FL 32807-8317**
Description of Violation: **ILLEGAL PARKING OF A MOTOR VEHICLE ON THE GRASS AREA OF THE FRONT LAWN.**
Corrective action to be taken: **MOTORIZED VEHICLES SHALL NOT BE PARKED ON THE GRASS, LAWN, LANDSCAPED, UNLANDSCAPED (EXCLUDING APPROVED DRIVEWAY SURFACES) ALONG ANY STREET FRONTAGE, AND VISIBLE FROM THE STREET. PARKING MUST BE PROVIDED WITHIN AN AREA WHOSE SURFACE IS SPECIFICALLY PREPARED FOR PARKING AND SURFACED WITH CONCRETE, ASPHALT, BRICK, OR SIMILAR APPROVED MATERIAL DELINEATING SUCH PARKING SPACE AND MUST COMPLY WITH THE ALLOWABLE IMPERVIOUS AREA FOR THE PROPERTY. CONTACT THE CODE COMPLIANCE OFFICER TO WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina 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

00010 PK SEC 58-86 (c)(2)b PARKING

Violation Description

Sec. 58-86. - Off-street parking and loading regulations

(c)General provisions for off-street parking.

(2) Minimum distance and setbacks.

b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the minimum requirements of this section shall not be located within any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or unlandscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.



Whitehall Dr
2200

01/20/2026

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

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

Case No: LDC-25-0465 & LDC-25-0345

CITY OF WINTER PARK,

Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR
WINTER PARK, FL 32792-4761

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

Thursday, February 5, 2026
at 3:00 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 58-36 (C), (D), (E), (F), (G), (H), (I), (J), (K), (L), (M), (N), (O), (P), (Q), (R), (S), (T), (U), (V), (W), (X), (Y), (Z), (AA), (AB), (AC), (AD), (AE), (AF), (AG), (AH), (AI), (AJ), (AK), (AL), (AM), (AN), (AO), (AP), (AQ), (AR), (AS), (AT), (AU), (AV), (AW), (AX), (AY), (AZ), (BA), (BB), (BC), (BD), (BE), (BF), (BG), (BH), (BI), (BJ), (BK), (BL), (BM), (BN), (BO), (BP), (BQ), (BR), (BS), (BT), (BU), (BV), (BW), (BX), (BY), (BZ), (CA), (CB), (CC), (CD), (CE), (CF), (CG), (CH), (CI), (CJ), (CK), (CL), (CM), (CN), (CO), (CP), (CQ), (CR), (CS), (CT), (CU), (CV), (CW), (CX), (CY), (CZ), (DA), (DB), (DC), (DD), (DE), (DF), (DG), (DH), (DI), (DJ), (DK), (DL), (DM), (DN), (DO), (DP), (DQ), (DR), (DS), (DT), (DU), (DV), (DW), (DX), (DY), (DZ), (EA), (EB), (EC), (ED), (EE), (EF), (EG), (EH), (EI), (EJ), (EK), (EL), (EM), (EN), (EO), (EP), (EQ), (ER), (ES), (ET), (EU), (EV), (EW), (EX), (EY), (EZ), (FA), (FB), (FC), (FD), (FE), (FF), (FG), (FH), (FI), (FJ), (FK), (FL), (FM), (FN), (FO), (FP), (FQ), (FR), (FS), (FT), (FU), (FV), (FW), (FX), (FY), (FZ), (GA), (GB), (GC), (GD), (GE), (GF), (GG), (GH), (GI), (GJ), (GK), (GL), (GM), (GN), (GO), (GP), (GQ), (GR), (GS), (GT), (GU), (GV), (GW), (GX), (GY), (GZ), (HA), (HB), (HC), (HD), (HE), (HF), (HG), (HH), (HI), (HJ), (HK), (HL), (HM), (HN), (HO), (HP), (HQ), (HR), (HS), (HT), (HU), (HV), (HW), (HX), (HY), (HZ), (IA), (IB), (IC), (ID), (IE), (IF), (IG), (IH), (II), (IJ), (IK), (IL), (IM), (IN), (IO), (IP), (IQ), (IR), (IS), (IT), (IU), (IV), (IW), (IX), (IY), (IZ), (JA), (JB), (JC), (JD), (JE), (JF), (JG), (JH), (JI), (JJ), (JK), (JL), (JM), (JN), (JO), (JP), (JQ), (JR), (JS), (JT), (JU), (JV), (JW), (JX), (JY), (JZ), (KA), (KB), (KC), (KD), (KE), (KF), (KG), (KH), (KI), (KJ), (KL), (KM), (KN), (KO), (KP), (KQ), (KR), (KS), (KT), (KU), (KV), (KW), (KX), (KY), (KZ), (LA), (LB), (LC), (LD), (LE), (LF), (LG), (LH), (LI), (LJ), (LK), (LL), (LM), (LN), (LO), (LP), (LQ), (LR), (LS), (LT), (LU), (LV), (LW), (LX), (LY), (LZ), (MA), (MB), (MC), (MD), (ME), (MF), (MG), (MH), (MI), (MJ), (MK), (ML), (MN), (MO), (MP), (MQ), (MR), (MS), (MT), (MU), (MV), (MW), (MX), (MY), (MZ), (NA), (NB), (NC), (ND), (NE), (NF), (NG), (NH), (NI), (NJ), (NK), (NL), (NM), (NO), (NP), (NQ), (NR), (NS), (NT), (NU), (NV), (NW), (NX), (NY), (NZ), (OA), (OB), (OC), (OD), (OE), (OF), (OG), (OH), (OI), (OJ), (OK), (OL), (OM), (ON), (OO), (OP), (OQ), (OR), (OS), (OT), (OU), (OV), (OW), (OX), (OY), (OZ), (PA), (PB), (PC), (PD), (PE), (PF), (PG), (PH), (PI), (PJ), (PK), (PL), (PM), (PN), (PO), (PP), (PQ), (PR), (PS), (PT), (PU), (PV), (PW), (PX), (PY), (PZ), (QA), (QB), (QC), (QD), (QE), (QF), (QG), (QH), (QI), (QJ), (QK), (QL), (QM), (QN), (QO), (QP), (QQ), (QR), (QS), (QT), (QU), (QV), (QW), (QX), (QY), (QZ), (RA), (RB), (RC), (RD), (RE), (RF), (RG), (RH), (RI), (RJ), (RK), (RL), (RM), (RN), (RO), (RP), (RQ), (RR), (RS), (RT), (RU), (RV), (RW), (RX), (RY), (RZ), (SA), (SB), (SC), (SD), (SE), (SF), (SG), (SH), (SI), (SJ), (SK), (SL), (SM), (SN), (SO), (SP), (SQ), (SR), (SS), (ST), (SU), (SV), (SW), (SX), (SY), (SZ), (TA), (TB), (TC), (TD), (TE), (TF), (TG), (TH), (TI), (TJ), (TK), (TL), (TM), (TN), (TO), (TP), (TQ), (TR), (TS), (TT), (TU), (TV), (TW), (TX), (TY), (TZ), (UA), (UB), (UC), (UD), (UE), (UF), (UG), (UH), (UI), (UJ), (UK), (UL), (UM), (UN), (UO), (UP), (UQ), (UR), (US), (UT), (UU), (UV), (UW), (UX), (UY), (UZ), (VA), (VB), (VC), (VD), (VE), (VF), (VG), (VH), (VI), (VJ), (VK), (VL), (VM), (VN), (VO), (VP), (VQ), (VR), (VS), (VT), (VU), (VV), (VW), (VX), (VY), (VZ), (WA), (WB), (WC), (WD), (WE), (WF), (WG), (WH), (WI), (WJ), (WK), (WL), (WM), (WN), (WO), (WP), (WQ), (WR), (WS), (WT), (WU), (WV), (WW), (WX), (WY), (WZ), (XA), (XB), (XC), (XD), (XE), (XF), (XG), (XH), (XI), (XJ), (XK), (XL), (XM), (XN), (XO), (XP), (XQ), (XR), (XS), (XT), (XU), (XV), (XW), (XZ), (YA), (YB), (YC), (YD), (YE), (YF), (YG), (YH), (YI), (YJ), (YK), (YL), (YM), (YN), (YO), (YP), (YQ), (YR), (YS), (YT), (YU), (YV), (YW), (YZ), (ZA), (ZB), (ZC), (ZD), (ZE), (ZF), (ZG), (ZH), (ZI), (ZJ), (ZK), (ZL), (ZM), (ZN), (ZO), (ZP), (ZQ), (ZR), (ZS), (ZT), (ZU), (ZV), (ZW), (ZX), (ZY), (ZZ).

2. Address where violation(s) exist: 2218 WHITEHALL DRIVE, Winter Park, FL 32792.

amazon basics

01/20/2026



01/20/2026



01/20/2026



01/02/2026



12/31/2025



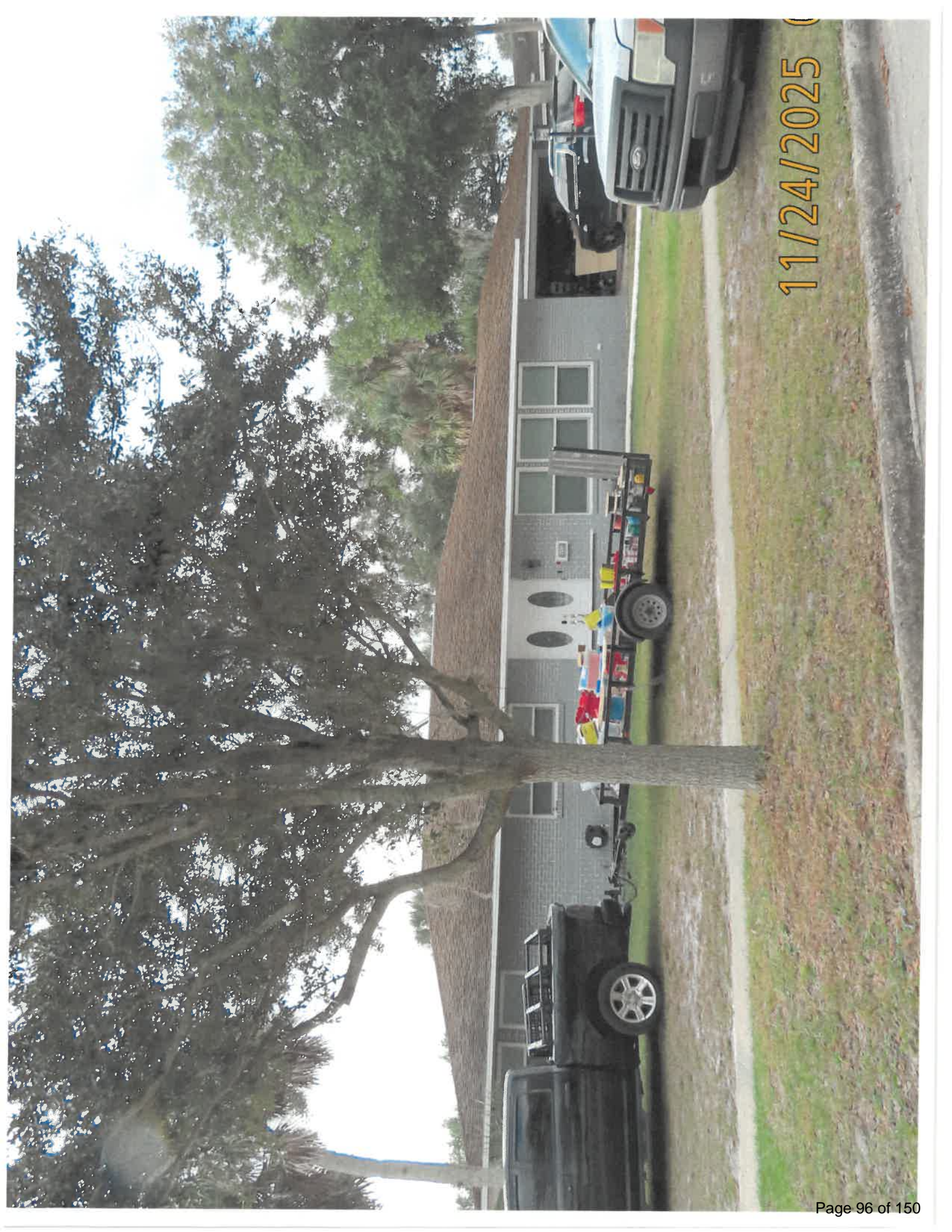
12/19/2025



12/08/2025



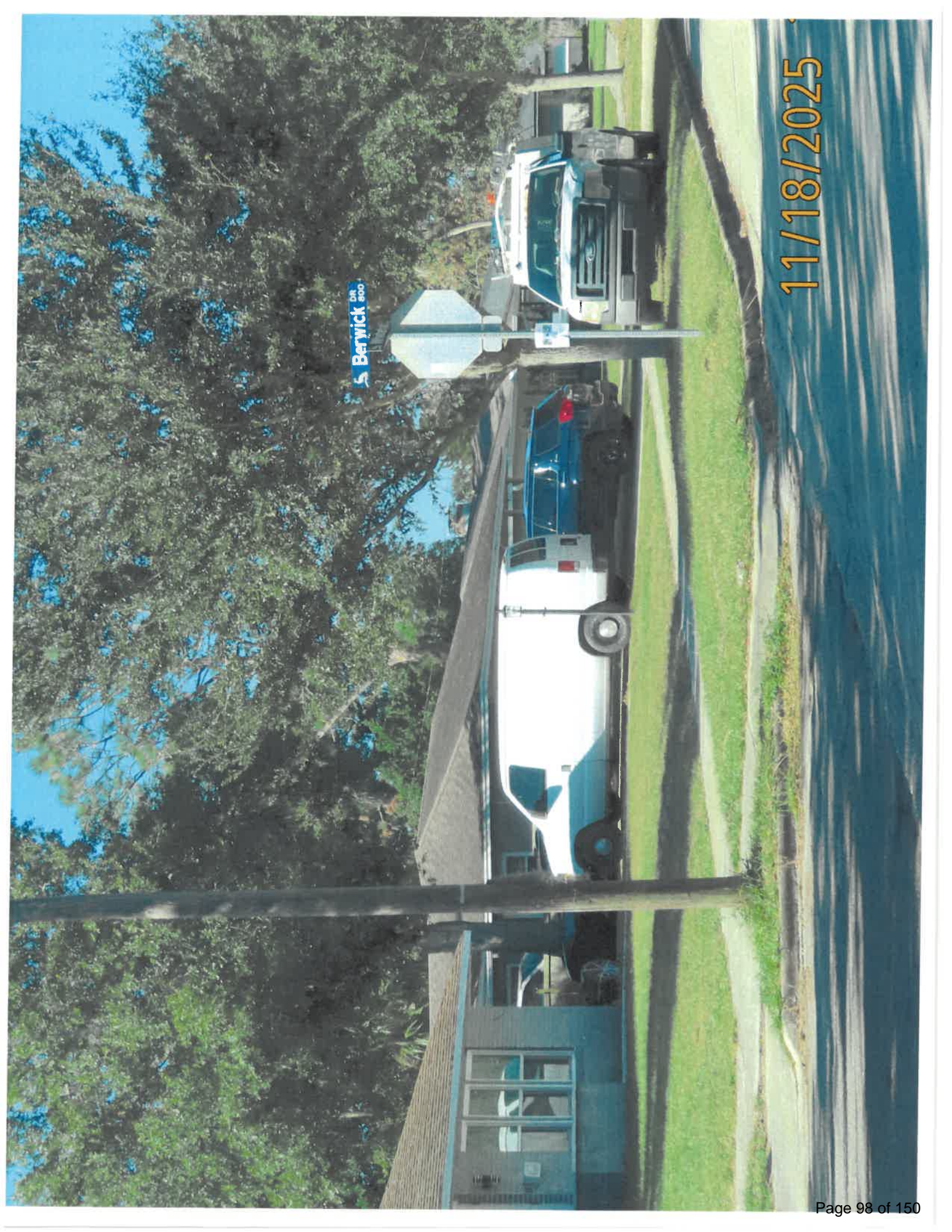
11/26/2025



11/24/2025 0



11/18/2025



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600

11/18/2025



10/15/2025



10/07/2025 (



10/02/2025



09/09/2025 0



Code Compliance Board

agenda item 5.c

item type

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

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-25-0186 508 Brechin Dr., Winter Park, FL 32792

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. Agenda Packet PM-25-0186

508 Brechin Dr 08-22-30-4126-06-150

Name(s):
MARY LOWEN LLC

Physical Street Address:
508 Brechin Dr

Property Use:
0100 - Single Family

Mailing Address On File:
104 Raintree Dr
Longwood, FL 32779-4913
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



508 BRECHIN DR, WINTER PARK, FL 32792 2/14/2023 10:11 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)



2026 Values will be available in August of 2026. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

KENILWORTH SHORES SECTION ONE T/128 LOT 15 BLK F

Total Land Area

9,735 sqft (+/-) | 0.22 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

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

Navigation icons: << < > >>

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence

Actual Year Built:
1955

Gross Area:
2172 sqft

Type Code:
0103 - Single Fam Class Iii

Beds:
3

Living Area:
1783 sqft

Building Value:
Working Value...

Baths:
2

Exterior Wall:
Cb.Stucco

Estimated New Cost:
Working Value...

Floors:
1

Interior Wall:
Plastered

Extra Features

Description	Date Built	Units	Xfob Value
Ab2 - Null	01/01/2005	160 Unit(s)	Working Value...



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

Detail by Entity Name

Florida Limited Liability Company

MARY LOWEN LLC

Filing Information

Document Number L19000226574
FEI/EIN Number 84-3195598
Date Filed 09/06/2019
State FL
Status ACTIVE

Principal Address

104 Raintree Dr
 Longwood, FL 32779

Changed: 04/16/2023

Mailing Address

104 Raintree Dr
 Longwood, FL 32779

Changed: 04/16/2023

Registered Agent Name & Address

HARRIS, MARSHALL S
 2443 VIA SIENNA AVENUE
 WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title AMBR

Lowen, Mary
 104 Raintree Dr
 Longwood, FL 32779

Annual Reports

Report Year	Filed Date
2023	04/16/2023
2024	03/02/2024
2025	04/14/2025

Document Images

04/14/2025 -- ANNUAL REPORT	View image in PDF format
03/02/2024 -- ANNUAL REPORT	View image in PDF format
04/16/2023 -- ANNUAL REPORT	View image in PDF format
04/10/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
09/06/2019 -- Florida Limited Liability	View image in PDF format



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

MARY LOWEN LLC
 104 RAINTREE DR
 LONGWOOD, FL 32779-4913

Account Number: 286745
 Assessed Value: 535,780
 Millage Code: 6 WP
 Parcel Number: 08-22-30-4126-06150
 Address: 508 BRECHIN DR, Winter Park, 32792
 Exemptions:

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	567,400	0	567,400	3.2010	1,816.25
CAPITAL OUTLAY	567,400	0	567,400	1.5000	851.10
CRITICAL OPERATING	567,400	0	567,400	1.0000	567.40
DISCRETIONARY OPERATING	567,400	0	567,400	0.7480	424.42
CNTY-CAPITAL PROJECT	535,780	0	535,780	0.2250	120.55
CNTY-GENERAL REVENUE	535,780	0	535,780	4.0441	2,166.74
CNTY-PARKS & RECREAT	535,780	0	535,780	0.1656	88.73
CITY OF WINTER PARK	535,780	0	535,780	4.0923	2,192.57
WINTER PARK DEBT 2017	535,780	0	535,780	0.2062	110.48
ST JOHNS RIVER WTR MGMT DIST	535,780	0	535,780	0.1793	96.07

Total Millage: 15.3615 Subtotal: \$8,434.31

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	229.68			
					Subtotal: \$229.68

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$8,663.99**

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.

286745
 508 BRECHIN DR

SHELLPOINT MORTGAGE SERVICES

KENILWORTH SHORES SECTION
 08-22-30-4126-06150

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$0.00

MARY LOWEN LLC
 104 RAINTREE DR
 LONGWOOD, FL 32779-4913

Paid By SHELLPOINT MORTGAGE SE
 Receipt # EEX-26-0028094E 11/27/2025 \$8,317.43

PO Box 545100
 Orlando FL 32854-5100





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 our Property Tax Dept. or 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: \$1.00 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).

2025-26 IMPORTANT DATES

November 1, 2025: First day to pay taxes and assessments.

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

March 31, 2026: 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.

May 29 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 29, 2026 at 4:30 p.m. regardless of postmark date.

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

PROPERTY TAX DEPT.

200 S. Orange Ave., 16th Floor
 Orlando, FL 32801

Hours of Operation
 7:30 a.m. — 4:30 p.m. – M–F

OFFICE LOCATIONS

Downtown

*Closed for construction;
 visit octaxcol.com for updates.*

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 & 417

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

LOCATIONS & HOURS

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 ocpafl.org.

APPLY FOR THE INSTALLMENT PAYMENT PLAN

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

Quitclaim Deed

DOC# 20200330926
06/15/2020 03:23:35 PM 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: MARY LOWEN



RETURN TO: Mary Lowen

ADDRESS: 2559 Passamonte Drive, Winter Park, FL. 32792

THIS INSTRUMENT PREPARED BY:

MARSHALL S. HARRIS
2443 VIA SIENNA AVENUE
WINTER PARK, FL 32789

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER:

08-22-30-4126-06-150

THIS QUITCLAIM DEED, made this 17 day of December, 2019, by and between Mary Lowen, ("Grantor") whose tax mailing address is 2559 Passamonte Drive, Winter Park, FL. 32792, and Mary Lowen LLC, a Florida limited liability company, whose tax mailing address is 2559 Passamonte Drive, Winter Park, FL. 32792 ("Grantee"), in the state of Florida.

WITNESSETH: that Grantor, for and in consideration of the sum of \$10.00, and other good and other valuable consideration, the adequacy an receipt whereof is hereby acknowledged, has remised and released, as well as quitclaim, unto the Grantee, the Grantee's heirs and assigns forever, all the right, title, interest and claim of the Grantor in and to the following described land in Orange County, Florida, to-wit:

KENILWORTH SHORES SECITON 1 T/128 LOT 15 BLKF

Being the same property conveyed to the Grantor by the deed of Douglas A. Lowen, dated February 4, 2015 previously referenced as follows: Book 10941, Page 3050 of the records of the Circuit Court Clerk of Orange County, Florida.

This property is not the homestead of the Grantor.

To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's successors and assigns forever.

[Signatures on Following Page]

OCPA Web Map

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Turnpike	Public Roads	Brick Road	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Interstate 4	Gated Roads	Rail Road	Commercial/Industrial/Vacant Land	County Boundary	Building
Toll Road	Road Under Construction	Proposed SunRail	Agriculture	Parks	Hospital



Created 1/6/2026 14:26, undefined

This map is for reference only and is not a survey

CODES CITED

SEC 302.7 DILAPIDATED FENCES

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

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

SEC 304.2 PROTECTIVE TREATMENT

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be

maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

FACT SHEET

February 5, 2026

Case No: PM-25-0186

Respondents:

Mary Lowen, LLC
104 Raintree Dr.
Longwood, FL 32779-4913

1. Address where violation exists: **508 Brechin Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **08-22-30-4126-06-150**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **09/17/2025, 11/03/2025, 11/17/2025, 12/30/2025, 01/20/2026, 01/28/2026, 02/05/2026**
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: Wood fence is not maintained in good repair with a broken panel. Staining on the wood fencing panels, creating unsanitary conditions.</p>	<p>CORRECTIVE ACTION REQUIRED: Repair or replace the broken panel on the wood fencing structure to restore its integrity. Remove staining from the fencing and apply protective treatment.</p>	<p>CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC 2021 edition), 22-177 (amending the IPMC), Sec 302.7 Accessory Structures, and Sec 304.2 Protective Treatment of the International Property Maintenance Code.</p>
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CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **PM-25-0186**

City of Winter Park
Petitioner,

vs.

MARY LOWEN, LLC
104 RAINTREE DR.
LONGWOOD, FL 32779-4913
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 February 5, 2026, at City Hall for the property located at 508 BRECHIN DR. on this 20th day of January 2026.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

DATED this 22nd day of January 2026


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of January 2026, 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.: **PM-25-0186**

City of Winter Park
Petitioner,

vs.

MARY LOWEN LLC
104 RAINTREE DR.
LONGWOOD, FL 32779-4913
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 February 5, 2026, on the property located at **508 Brechin Dr.** on this **20th day of January 2026**.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

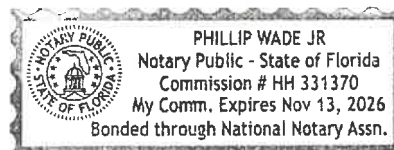
DATED this **21st day of January 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, 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
407.525.3800

Case No: PW-25-0186
CITY OF WINTER PARK
Petitioner,

vs.

MARY LOUGH, LLC
LDA WAHTEEE DL
LONGWOOD, FL 32777-4912
Respondent.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 170.05 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Division hereby gives notice of the location of the Code of the City of Winter Park, which is located at 401 South Park Avenue, Winter Park, Florida 32789, and the location of the Code of the City of Winter Park, which is located at 401 South Park Avenue, Winter Park, Florida 32789.

Thursday, February 5, 2026
10:30 a.m. at
City of Winter Park
401 South Park Ave., Winter Park, FL 32789

A hearing on the following code violations will be held at the meeting:
1. Violation of City Code Chapter 22, Sections 22-176
(See 802.9 006 1088C 2025 - addition), 22-177 (addition of the PARCEL
of the International Property Maintenance Code.

2. Violation of City Code Chapter 22, Sections 22-176
(See 802.9 006 1088C 2025 - addition), 22-177 (addition of the PARCEL
of the International Property Maintenance Code.

3. Violation of City Code Chapter 22, Sections 22-176
(See 802.9 006 1088C 2025 - addition), 22-177 (addition of the PARCEL
of the International Property Maintenance Code.

4. Violation of City Code Chapter 22, Sections 22-176
(See 802.9 006 1088C 2025 - addition), 22-177 (addition of the PARCEL
of the International Property Maintenance Code.

01/20/2026

ALERT: WINTER WEATHER IN THE SOUTHWEST, GREAT PLAINS, MIDWEST, GREAT LAKES, O...

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Latest Update

Your item was delivered to an individual at the address at 1:37 pm on January 5, 2026 in LONGWOOD, FL 32779.

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Feedback

Delivered

Delivered, Left with Individual

LONGWOOD, FL 32779

January 5, 2026, 1:37 pm

[See All Tracking History](#)

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

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[FAQs](#)

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

Case No: PM-25-0186

CITY OF WINTER PARK
Petitioner,

vs.

MARY LOWEN, LLC
104 RAIN TREE DR.
LONGWOOD, FL 32779-4913
Respondents.

NOTICE OF
CODE COMPLIANCE BOARD HEARING

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

Thursday, February 5, 2026
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 302.7 Accessory Structures, and Sec 304.2 Protective Treatment of the International Property Maintenance Code.**
2. Address where violation(s) exists: **508 Brechin Dr., Winter Park, FL 32792.**
3. Parcel I.D. No.: **08-22-30-4126-06-150**

4. Property Zone: **WP-R-1A**
5. Legal Description: **KENILWORTH SHORES SECTION ONE T/128 LOT 15 BLK F**
6. Names and address of owner/person in charge of location where violation exists: **MARY LOWEN, LLC – 104 RAINTREE DR., LONGWOOD, FL 32779-4913.**
7. Description of Violation: **WOOD FENCE IS NOT MAINTAINED IN GOOD REPAIR WITH A BROKE PANEL. STAINING ON THE WOOD FENCING PANELS, CREATING UNSANITARY CONDITIONS.**
8. Compliance Requirements: **REPAIR OR REPLACE THE BROKEN PANEL ON THE WOOD FENCING STRUCTURE TO RESTORE ITS INTEGRITY. REMOVE STAINING FROM THE FENCING AND APPLY PROTECTIVE TREATMENT.**

Compliance Date to avoid hearing: **January 18, 2026.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **February 5, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

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

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

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

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 2nd day of January 2026.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **MARY LOWEN, LLC – 104 RAIN TREE DR., LONGWOOD, FL 32779-4913.**

Certified Mail: 9489 0090 0027 6751 5513 92



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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

SEC 302.7 DILAPIDATED FENCES

Violation Description

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

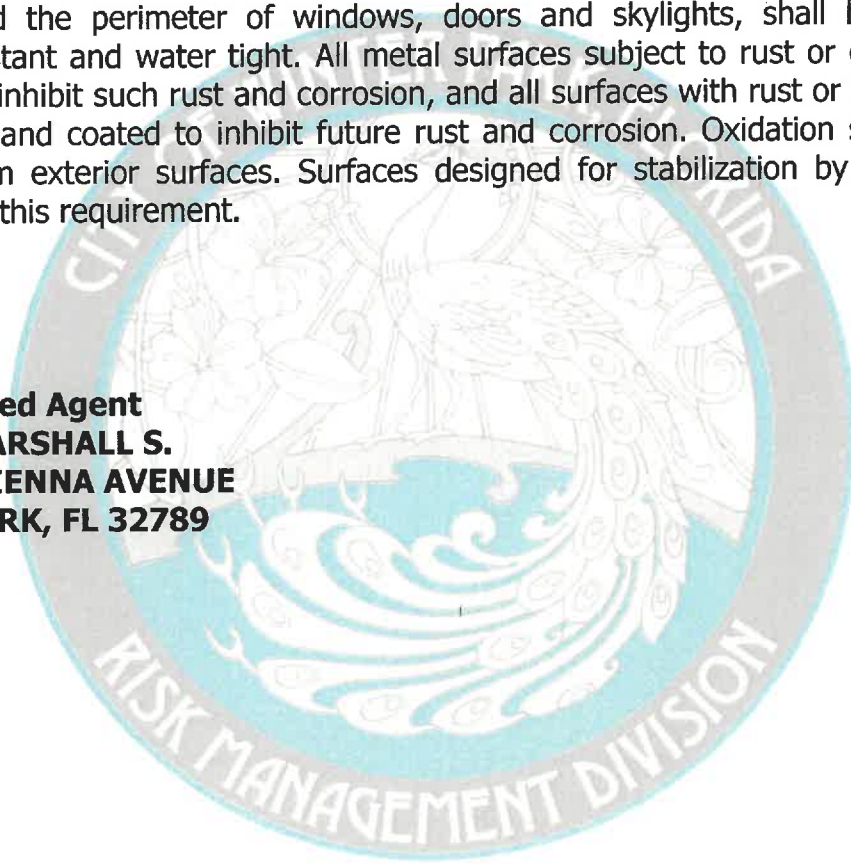
302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.

Violation Detail
SEC 304.2 PROTECTIVE TREATMENT

Violation Description

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

cc: Registered Agent
HARRIS, MARSHALL S.
2443 VIA SIENNA 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.: **PM-25-0186**

City of Winter Park
Petitioner,

vs.

MARY LOWEN, LLC
104 RAINTREE DR.
LONGWOOD, FL 32779-4913
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 508 BRECHIN DR. on this **3rd day of November 2025**.
3. That the attached picture document is proof of the posting.

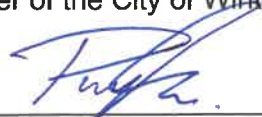
FURTHER AFFIANT SAYETH NOT

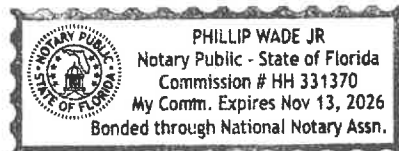
DATED this **3rd day of November 2025**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **3rd day of November 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: September 19, 2025
CASE #: PM-25-0186
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 5905 51

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 302.7 Accessory Structures, and Sec 304.2 Protective Treatment of the International Property Maintenance Code.

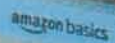
PROPERTY MAINTENANCE/NUISANCE

On September 17, 2025 a violation(s) was observed on your property. The violation(s) must be corrected by October 23, 2025. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: WP-R-1A
Parcel ID#: 08-22-30-4326-05-150
Violation: 506 BRECHIN DR.
Location/Address: WINTER PARK, FL 32793
Property Owner/ Tenant: MARY LOWEN, LLC
Mailing Address: 104 RAINFREE DR.
City/State/ Zip: LONGWOOD, FL 32779-4913

Description of Violation: REPAIR WITH A BROKE PANEL STAINING ON THE WOOD FENCING PANELS, CREATING UNSANITARY CONDITIONS.
CORRECTIVE ACTION TO BE TAKEN: REPAIR OR REPLACE THE BROKEN PANEL ON THE WOOD FENCING STRUCTURE TO RESTORE ITS INTEGRITY. REMOVE STAINING FROM THE FENCING AND APPLY PROTECTIVE TREATMENT. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Officer Name: Busch, CHRISTOPHER



11/03/2025

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

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FAQs >

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Your item was delivered to an individual at the address at 1:35 pm on September 29, 2025 in LONGWOOD, FL 32779.

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USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

LONGWOOD, FL 32779

September 29, 2025, 1:35 pm

See All Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

OFFICIAL NOTICE OF VIOLATION

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

DATE: **September 19, 2025**

CASE # **PM-25-0186**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5905 51**

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 302.7 Accessory Structures, and Sec 304.2 Protective Treatment of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **September 17, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **October 23, 2025**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **WP-R-1A**
Parcel ID#: **08-22-30-4126-06-150**
Violation: **508 BRECHIN DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **MARY LOWEN, LLC**
Mailing Address: **104 RAIN TREE DR.**
City/ State/ Zip: **LONGWOOD, FL 32779-4913**
Description of Violation: **WOOD FENCE IS NOT MAINTAINED IN GOOD REPAIR WITH A BROKE PANEL. STAINING ON THE WOOD FENCING PANELS, CREATING UNSANITARY CONDITIONS.**
Corrective action to be taken: **REPAIR OR REPLACE THE BROKEN PANEL ON THE WOOD FENCING STRUCTURE TO RESTORE ITS INTEGRITY. REMOVE STAINING FROM THE FENCING AND APPLY PROTECTIVE TREATMENT. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina** 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

00020 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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Violation Detail
SEC 302.7 DILAPIDATED FENCES

Violation Description

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

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

Violation Detail
SEC 304.2 PROTECTIVE TREATMENT

Violation Description

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

cc: **Registered Agent**
HARRIS, MARSHALL S.
2443 VIA SIENNA AVENUE
WINTER PARK, FL 32789

Re: [EXTERNAL] 508 Brechin Dr

From Mary Lowen <mlowen@wth.com>
Date Wed 1/21/2026 2:57 PM
To Christina Busch <cbusch@cityofwinterpark.org>

Hi Christian,

I will order a new fence.

Thank you for the reminder.

Mary Lowen

From: Christina Busch <cbusch@cityofwinterpark.org>
Sent: Wednesday, January 21, 2026 2:32 PM
To: Mary Lowen <mlowen@wth.com>
Subject: Re: 508 Brechin Dr
Importance: High

Good afternoon,

I am writing to inform you that there is currently no permit or permit application on file for the fencing structure on the property, nor has the structure been removed. As a result, the property maintenance case related solely to the fence is scheduled to be heard by the Code Enforcement Board in February.

At this time, we need to know your intentions regarding the fencing structure. Please advise whether you plan to remove the fence or pursue the appropriate permitting prior to the hearing date.

If you have any questions or require additional information, please let me know.

Respectfully,



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

Christina Busch

Safety & Code Compliance Officer II

407.599.3382

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: Mary Lowen <mlowen@wth.com>
Sent: Tuesday, December 30, 2025 3:27 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: Re: [EXTERNAL] 508 Brechin Dr

That is great! Thank you

From: Christina Busch <cbusch@cityofwinterpark.org>
Sent: Tuesday, December 30, 2025 2:32 PM
To: Mary Lowen <mlowen@wth.com>
Subject: Fw: 508 Brechin Dr
Importance: High

Good afternoon,

I am writing to inform you that Code Compliance Board case **BLDG-25-0024** for your property has been rescheduled to the **February 5** Code Compliance Board meeting.

In addition, the property maintenance case **PM-25-0186** related to the fence will also be scheduled for the **February 5** meeting.

Respectfully,



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

Christina Busch

Safety & Code Compliance Officer II

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: Christina Busch <cbusch@cityofwinterpark.org>
Sent: Tuesday, December 30, 2025 8:14 AM
To: Mary Lowen <mlowen@wth.com>
Subject: Re: [EXTERNAL] 508 Brechin Dr

Good morning,

Any construction or renovation work must be completed by a licensed contractor in accordance with the Building Code. If you plan to continue working with this contractor, you must inform him that the permit application must be submitted in the system by Friday.

To address your questions:

I believe that plans are required as part of the permitting process. For details regarding the specific renovation requirements, you will need to contact the Building Department directly. You may ask whether it is possible to at least place the permit application on file for the renovations. If you are unable to do so, the Building Department will notify me accordingly.

Please note that I am unable to provide advice, recommendations, or opinions regarding contractors.

It is important that you contact the Building Department by this Friday. They will inform me once you have reached out. If the application is successfully placed on file, I will be able to reschedule the code compliance board meeting for this property.

Respectfully,



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: Mary Lowen <mlowen@wth.com>
Sent: Monday, December 29, 2025 8:31 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: Re: [EXTERNAL] 508 Brechin Dr

Hi Christina

I hired this guy that I found in a Everybody's Business advertising booklet that is mailed to our community once a month.

I thought he knew what he was doing. His company is called Pro Kitchen Masters.

He keeps saying he's so close to getting everything approved, with the permits, etc. He's been saying they'll have all the permits and they'll be able to start working next week, but he's been saying this for probably 6 – 8 weeks now. That it will be ready by "next week".

I don't know all of the details because he's pretty vague. He might not be licensed. I'm not sure.

Can you tell me does he need to be licensed to pull permits and do work on my house for me?

He says that he needs to get a site survey and needs to get architectural work done.

He's telling me that he needs to hire someone to do all of this (with the permits and the survey and the architect)

I received the Notice of code compliance board hearing letter in the mail over the weekend, so it seems he is definitely not on it like he says he is.

I've told him he needs to return my money to me asap (because almost nothing has been done), but then of course he says everything is almost ready and I need to be patient. He'll get it all done and it will look amazing, etc. Next week, next week.

So at this point I need to look to hiring someone else and see how I can go about getting my money back from this guy. The first payment I made to him was on Oct. 3rd.

Can you answer a few questions for me?

1. Do we need a survey to do work on the inside of the house?
2. Is it required that we need an architect to get kitchen cabinets put in, and some bathroom remodel?
3. Can I get the permits myself or does a contractor need to pull the permits?
4. If I can get the permits myself can someone there help me with that?
5. Do you know of or recommend a contractor I can use? Or tell me what you recommend for me in my situation?
6. Do I need someone with a certain type of license or can any cabinet person install the cabinets for me?
7. How can I get recourse from this guy to try to get my money back from him? \$28,000. Ugh.
8. Besides these questions do you have any advice for me?

Thank you!

Mary Lowen

From: Christina Busch <cbusch@cityofwinterpark.org>

Sent: Monday, December 1, 2025 1:55 PM

To: Mary Lowen <mlowen@wth.com>

Subject: Re: 508 Brechin Dr

Good afternoon,

We do not have any applications or permits on file for your property. You will have to contact the building department to put applications on file for the work being completed in the home. Or you can advise your contractor that they must put in an application for a permit and cease all work until permit issuance.

Respectfully,



Christina Busch

Safety & Code Compliance Officer II

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: Mary Lowen <mlowen@wth.com>
Sent: Monday, December 1, 2025 1:47 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: Re: [EXTERNAL] 508 Brechin Dr

Hi Christina,

I hired someone to do some things on my house a while back. I assumed he was taking care of everything as far as if we need permits, etc. He's the professional, I don't know about that stuff.

He said he's working on things, but sometimes days go by without any word from him.

Can you check to see if there has been any activity with regards to my house?

Thank you!

Mary Lowen

From: Christina Busch <cbusch@cityofwinterpark.org>

Sent: Wednesday, October 29, 2025 3:31 PM

To: Mary Lowen <mlowen@wth.com>

Subject: Re: 508 Brechin Dr

Importance: High

[EXTERNAL EMAIL]

Good afternoon,

I'm unable to grant a time extension at this time due to two stop work orders issued by the Building Department for ongoing renovations at the property. Once these work orders are resolved, I will be able to consider a time extension for the code case.

Please contact the Building Department to obtain the required permit for the renovation work. They can be reached at **407-599-3237**.

Respectfully,



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From: Mary Lowen <mlowen@wth.com>
Sent: Thursday, October 23, 2025 12:40 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: Re: [EXTERNAL] 508 Brechin Dr

Hi Christina,

I'm getting the house remodeled and then I'll put the house up for sale. I'm not sure when the best time to get the gate replaced since I'll also be putting in a new lawn and maybe some pavers in the back yard. Can you extend compliance to maybe the end of November, just to play it safe?

Thank you!

Mary Lowen

From: Christina Busch <cbusch@cityofwinterpark.org>

Sent: Tuesday, October 21, 2025 3:34 PM

To: Mary Lowen <mlowen@wth.com>

Subject: Re: 508 Brechin Dr

[EXTERNAL EMAIL]

Good afternoon,

Can you give me a time frame for the fence replacement? I will work with you on the compliance date.

Thank you,



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

Christina Busch

Safety & Code Compliance Officer II

407.599.3382

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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: Mary Lowen <mlowen@wth.com>
Sent: Monday, October 20, 2025 4:49 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Subject: [EXTERNAL] 508 Brechin Dr

Hi,

I received a notice Case #PM-25-0186

I have gotten a quote to replace the fencing; however it might be a week or two before we can schedule it to be completed. (I'm getting other work on the property and want to schedule the work in a certain order)

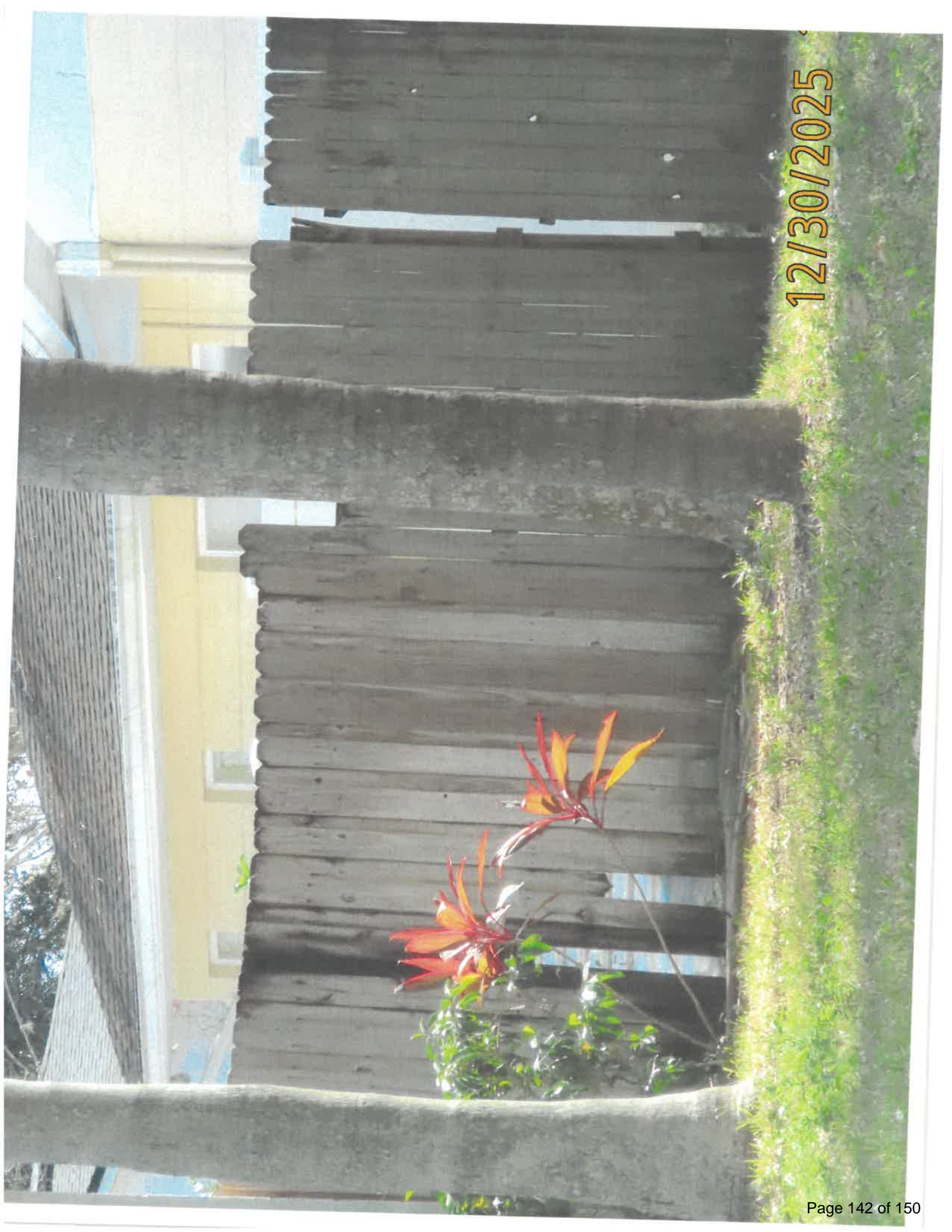
Is it okay if I get the problem fencing remedied after the date listed on the Notice of Violation?

Thank you!

Mary Lowen

01/20/2026

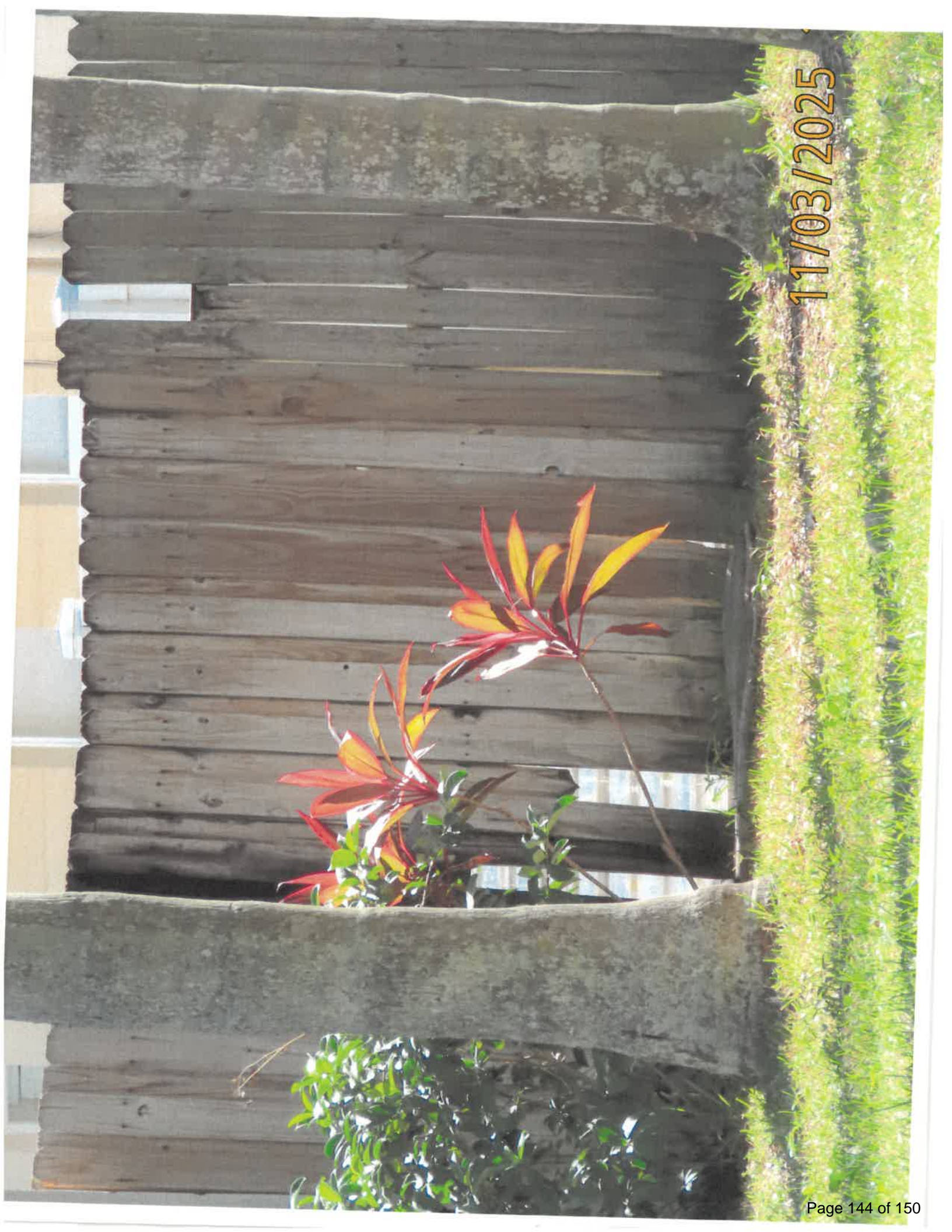




12/30/2025



11/17/2025



11/03/2025



09/17/2025



Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-25-0559 1815 Barker Dr., Winter Park, FL 32789 (Short-Term Rental)

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

None



Code Compliance Board

agenda item 10.a

item type

Upcoming Agenda Items

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by**subject**

LDC-25-0467 151 N. Orlando Ave., #115, Winter Park, FL 32789

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

None



Code Compliance Board

agenda item 10.b

item type

Upcoming Agenda Items

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-25-0512 1015 Lake Bell Dr., Winter Park, FL 32789

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

None



Code Compliance Board

agenda item 10.c

item type

Upcoming Agenda Items

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-25-0204 514 Dunblane Dr., Winter Park, FL 32792

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

None



Code Compliance Board

agenda item 10.d

item type

Upcoming Agenda Items

meeting date

February 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-25-0242 1431 Golfside Dr., Winter Park, FL 32792

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

None