



Code Compliance Board Regular Meeting

Agenda

March 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 February 5, 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. CCB# PM-25-0242 1431 Golfside Dr., Winter Park, FL 32792 10 Minutes
- 6. Non-Action Items**
- 7. Staff Updates**
 - a. LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 - CASE UPDATE 5 Minutes
 - b. CCB# LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792 - Non-Compliance 2 Minutes
- 8. City Attorney Reports**
- 9. Board Comments**
- 10. Upcoming Agenda Items**
 - a. BLDG-24-0037 2602 Amsden Rd., Winter Park, FL 32792 1 Minute
 - b. PM-25-0201 514 Dunblane Dr., Winter Park, FL 32792 1 Minute
- 11. Adjournment**



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

March 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Minutes of February 5, 2026

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

1. CCB020526 Draft Minutes



Code Compliance Board Regular Meeting Minutes

February 5, 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, Melissa Blaney

Legal Representative for the City:

Assistant City Attorney Richard Geller

Staff Present

Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Code Compliance Officer Christina Busch, 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 January 8, 2026

Douglas Bond made a motion to approve the minutes as presented. Paul Mandelkern seconded the motion.

VOTE:

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

Motion passed unanimously 7-0.

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

Kelly Price of 890 Georgia Ave., Winter Park, FL 32789 approached the podium and introduced herself. Ms. Price stated that Code Compliance was targeting her real estate signs, and that she was noticed approximately two weeks ago because a sign was too close to the street. She then stated that she passed seven signs on her way to the meeting that were not compliant, and that she brought this problem to the Board’s attention over a year ago. She asked that Code Compliance be consistent in its delivery of violations. She stated that when she receives a notice she calls and speaks with staff and raises her concerns. She stated that it is really hard when she passes competitor’s signs that she brought to the Board before that are still the same location and still in violation but don’t have the ugly stickers on them. She stated that it was a burden and wished that Code Compliance would be as kind to her as they were with everyone else.

She then raised her concern about 648 Swoope Ave., Winter Park, FL. She stated there was a non-compliant tree (in distress) and that the city sent her a notice to remove it. She responded with a survey indicating that the tree was partially on city property. Urban Forestry responded with an apology and removed the tree. She stated she wished that the department would be more consistent, noting that she used to sit on the City’s Tree Board. She recognized that Board was dissolved and that the Code Compliance Board now oversees Tree Appeals.

She also complained about the Cypress trees planted on the west side of Swoope Ave. She stated there is nowhere else in the city where Cypress trees are being planted, and that she has contacted the city and asked that they be removed. She stated the trees are unsightly, that there is no lake or retention pond nearby. She stated that she wanted Parks Services Manager Josh Nye or Parks Superintendent Jordan Hinirichsen to look into this, that Cypress trees offer no beautification to the city, and to remove them. She suggested to the Board members that they drive through the areas where Cypress trees continue to be planted, noting that they are not being planted on Webster Ave. or on Via Tuscany.

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

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

Code Compliance Officer Christina Busch introduced herself and confirmed the address and ownership of the property per Orange County Public Records. Officer Busch stated that the violation was self-witnessed during her routine inspection of the area.

VIOLATION DESCRIPTION: Trailer parked in plain view from the right-of-way for over 24 hours.

CODES CITED: Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.

COMPLIANCE REQUIREMENTS: 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.

Officer Busch presented photos from her initial inspection conducted July 22, 2025, and her follow-up inspection of July 24, 2025; a courtesy notice was issued to the owner. Follow-up inspections conducted on August 5, 2025, and August 15, 2025, found that the trailer had been removed from plain view. Follow-up inspections conducted on September 9, 2025, and September 11, 2025, found the trailer parked on the front lawn for more than 24 hours. A formal Notice of Violation was issued on September 11, 2025, and received on September 22, 2025.

A follow-up inspection was conducted on November 12, 2025, and the trailer was no longer in plain view. Follow-up inspections conducted on November 24, 2025, and November 25, 2025, found the trailer parked in plain view for more than 24 hours. Follow-up inspections conducted December 16, 2025, and December 18, 2025, found the trailer parked in the back yard, but the gate was open and remained that way for over 24 hours and the trailer was visible.

Follow-up inspections conducted January 20, 2026, and January 22, 2026, found the trailer still parked in plain view from Whitehall Drive. A Notice of Hearing was posted on January 20, 2026. A follow-up inspection was conducted January 30, 2026, after the owner, Mr. Duff, called to say that he complied with the notice issued. The gate was found to be closed during the inspection, obscuring the trailer from view. A final follow-up inspection was conducted on February 5, 2026, and the property is currently in compliance.

Officer Busch finished her presentation by providing a history of previous cases for the same violation at the same property in 2022, 2023, and 2024. She noted that even though the property is currently in compliance, she brought the current case before the Board to have it adjudicated. She then asked the Board if they had any questions.

Mr. Johnson directed a question to Assistant City Attorney Rick Geller, noting that the statute says that a closed structure means a structure having at least 75% opacity, and asked for a definition of opacity. Mr. Geller responded that opacity means you cannot see through it. Mr. Johnson confirmed that when the fence was open it was not considered opaque.

No one appeared on behalf of the respondent.

Board Discussion

Mr. Johnson asked Mr. Geller if the Board can consider the previous cases, not for fines, but just for the pattern of behavior. Mr. Geller said yes, they could because under Florida Statutes 162.09 you can consider the history of prior non-compliance of repeat violations, and any fines that you assess can go up to \$500.00 per day instead of \$250.00. He added also because of the compliance/non-compliance seesawing back and forth it may be considered. It is the present case that is before you, but the Board did not need to close its eyes to the prior history in finding that there have been repeat violations.

Mr. Bond offered that \$500.00 per day was harsh in his opinion, and that \$250.00 per day was pretty stiff as well and asked the other Board members for their thoughts. Mr. Johnson stated that he didn't like the Respondent parking on the lawn, but that when the trailer is behind the fence and the gate is open, to him that was different from parking on the lawn.

Ms. Blaney asked if the cases had been closed, and if the Board fined him on this case because of the history. She asked if the Respondent is currently in compliance, if the current case would remain open and potentially be brought back before the Board, that violation was more of a nuisance. Officer Porrás responded that Ms. Blaney was correct and added that even if the current case was closed and the city issued an Affidavit of Compliance to the property owner, if the violation happens again the city could bring it back to the Board as a Massey Hearing for repeat violations. Ms. Blaney confirmed with Ms. Porrás that since none of the previous cases progressed to a Massey Hearing that the city just started over. Mr. Geller clarified that today's hearing was not a Massey Hearing, so any concern of a fine being too much is not a decision the Board had to make at this time. Ms. Blaney asked Mr. Geller if today's decision would be that he could be fined for future violations. Mr. Geller responded yes.

Ms. Blaney asked Officer Busch if she had spoken with the Respondent because it appeared that the violation was occurring every couple of months. Officer Busch stated that she has spoken to the Respondent, but he had not provided her with any reasons for not remaining in compliance. She added that she drives by the area continuously and the violation is over 24 hours within any given week. She stated that she sometimes keeps a case open because she's dealt with it for several years and the violation keeps happening even after talking to the Respondent multiple times.

Mr. Mandelkern raised a question about the recommended motion, that if he understood the procedure correctly that the Board passes a motion, it is turned into an order, and the order is then served on the Respondent, so the Respondent does not get the motion that is passed immediately. His concern was that the timeframe to cease the violation was enough to allow for this process. Mr. Geller answered that the Respondent received notice of the hearing and could have been present to receive instantaneous notice. He also confirmed the process of a motion being transformed into a more appropriate order format which is then signed by Chairman Johnson and served on the Respondent. The order may be signed several days after the hearing, but states the effective date being the date of the hearing. The Board can decide to allow extra time for the order to be delivered.

Mr. Bond offered that he saw no problem with allowing 7 – 10 days, as it would prevent the Respondent from claiming ignorance after being served with the order that explains what will happen if the violation occurs again.

Ms. Blaney noted that the final photos Officer Busch presented from January 30, 2025, and today, February 5, 2026, both showed the gate was closed, blocking the view of the trailer, so the Respondent may believe that his case would not be presented to the Board. Mr. Geller agreed that compliance had been met and offered a suggestion to amend the motion to make clear in the first paragraph that the non-compliance is past tense and not in the present.

Mr. Johnson asked Officer Busch if the Respondent asked her to cancel the hearing. She responded that he did not ask but did call to report he was in compliance. Based on that an inspection was done and the compliance was documented but the case was still coming before the Board. The Respondent was provided with the date and time of the hearing and advised to attend and he said he would. Mr. Johnson then asked if the violations were all self-observed or if neighbor complaints were also filed. Officer Busch stated that in this case it was self-observation, but complaints are received often about his parking of the trailer. She added that some other cases against this property were started by complaints.

Mr. Johnson offered that in terms of procedure the orders are created immediately following the hearing and delivered to his office for signature on Monday or Tuesday of the following week for signature, so they are almost always signed in a few days. Mr. Geller added that any delays in the process fell on him because he reviews the orders before they are signed and he may not get to them immediately once received.

Mr. Bond suggested a 7 or 10-day compliance period. Mr. Johnson responded that Mr. Bond could put that in his recommended motion.

Mr. Bond offered the following motion:

From the evidence presented today, I move to find the Respondent, Sean Michael Duff, Compliance Board Case #LDC-25-0345, owner of 2218 Whitehall Dr., Winter Park, FL 32792 was in violation of Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.

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

The respondent is ordered to 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 within seven days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by February 12, 2026.

Ms. Matt seconded the motion.

Roll Call Vote:

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

Motion passed unanimously, 7-0.

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

Code Compliance Officer Christina Busch introduced herself and stated that this case was for the same property as the previous case, so she would forego the property description. She stated that the violation was self-witnessed during her routine inspection of the area.

VIOLATION DESCRIPTION: Illegal parking of a motor vehicle on the grass area of the front lawn.

CODES CITED: Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code. Officer Busch displayed a slide of city parking regulations and read it to the Board.

COMPLIANCE REQUIREMENTS: Cease illegal parking of motor vehicles.

The initial inspection was conducted on September 9, 2025, and found a black truck parked on the grass in the front yard. A follow-up inspection conducted on October 2, 2025, found a white SUV parked on the grass in the front yard. On October 7, 2025, the Notice of Violation was posted on the property. A follow-up inspection conducted on October 15, 2025, found no illegal parking on the property. A follow-up inspection conducted on November 18, 2025, found a white truck with a topper parked on the front lawn. A follow-up inspection conducted on November 24, 2025, found the black pick-up truck and the white truck with the topper parked on the front lawn; the property was in violation again. Follow-up inspections conducted on November 26, 2025, and December 8, 2025, found the white truck with the topper parked on the lawn. A follow-up inspection conducted on December 19, 2025, found the vehicle had been moved to a different place on the front lawn. A follow-up inspection conducted on December 31, 2025, found no parking on the lawn.

A follow-up inspection conducted January 2, 2026, found two vehicles parked on the lawn area. Another follow-up inspection conducted on January 20, 2026, found the same two vehicles parked on the lawn. On January 20, 2026, the Notice of Hearing was posted on the property. A follow-up inspection conducted on January 26, 2026, found the white truck parked on the front lawn. A follow-up inspection was conducted on January 30, 2026, a couple of days after Mr. Duff called to say he had complied with the notice issued, and no vehicles were parked on the lawn.

A follow-up inspection conducted on February 2, 2026, found a vehicle parked on the front lawn again. On February 3, 2026, a follow-up inspection found the vehicle was still parked on the lawn. A follow-up inspection conducted on February 5, 2026, prior to today's hearing, found no vehicles parked on the lawn. The property is in compliance as of today.

Mr. Bond asked Officer Busch if there was no time limit for parking on the grass, if it didn't have to be over a 24-hour period. Officer Busch confirmed that was correct, that parking on the grass was the violation.

Mr. Johnson noted that in the previous case there were earlier cases and asked Officer Busch if there were any for this case. Officer Busch said yes and again displayed the slide with them.

Ms. Matt asked if there were any neighbor complaints received for this violation. Officer Busch stated not for this case, but there were complaints received in the past for the same violation.

Mr. Sean Michael Duff appeared and was sworn in. He identified himself as the property owner. He thanked the Board for the opportunity to be there. He also thanked Officer Busch, stating that she had given him a lot of chances and that he had been working with her for a couple of years and learning the ropes. He stated that he grew up at this property and knows the neighbors very well. He stated that in the past there was no problem, no HOA, or Code Enforcement, so this was all new to him.

Mr. Duff stated that he owns four vehicles and tries to stay within the parameters. He offered that when the two vehicles remained parked on the lawn it was due to a death in the family, that he left the property in the middle of the week and didn't return to move the vehicles prior to Officer Busch's inspections. He acknowledged that was no one's fault but his own.

Mr. Duff stated that he is a contractor, and that he is working with someone and getting tests done to see if he can widen the existing driveway. He stated that he is constantly moving his four vehicles around. He then mentioned the gate on the fence from the previous case, stating that he has four Quads stored in the back yard, and the gate was fine. He said there was something going on with kids from the neighboring High School, that he had found dirty diapers on his property a couple of times a week and also destroyed part of his gate making it difficult to close.

Mr. Duff stated that it's unfortunate that there is no HOA, that it is his property, that he is working with the city, and in the process of trying to get a permanent fix so the vehicles aren't always in the situation that he has to move one vehicle to access another one. He apologized and asked the Board for understanding as he is trying to rectify the situation.

Mr. Johnson informed Mr. Duff that the Board heard the earlier case regarding the trailer before he arrived and did see the gate Mr. Duff referred to as being broken. Mr. Johnson asked Mr. Duff, even considering the broken gate, if there was a reason that the trailer wasn't always parked in the back yard. Mr. Duff replied that the trailer is difficult to park in the dark with the other items stored and the trees in the back yard, so he usually waits until the next day, but sometimes he has to go to work so he moves it when he gets home, but that is when it has been "caught" parking in plain view. He said that when he moved into the house it was always parked in the front yard until he found out he couldn't park it there. He stated that the gate is fixed, and you can't see the trailer. He noted the times the trailer was visible it was loaded with materials for his job to be delivered to a job or storage unit. Unfortunately, sometimes this is at night, and he can't put the trailer back right away.

Mr. Johnson asked how many vehicles could fit in the back yard. Mr. Duff stated that he had three bikes stored and the trailer. He stated the biggest thing with the trailer was learning to park it in the space available, that he has damaged the screen enclosure around his pool.

Mr. Johnson asked Mr. Duff if there was a reason he could not arrive for the first case. Mr. Duff stated that he was working, that he changed clothes in his truck, but had to park almost ½ mile away from City Hall so it took longer to arrive than anticipated. Mr. Duff thanked Officer Busch again for her patience in giving him so many chances and that he did not want to seem ungrateful. He reiterated his intentions for fixing the parking situation and said he did not want to be a nuisance to the city. Mr. Johnson thanked Mr. Duff for attending, because the trailer violations seemed blatant until he explained things.

Ms. Blaney asked Mr. Duff if he had a permit for the driveway addition. Mr. Duff stated that he was working on getting a permit but had to get the ground tested first. He stated that there have been situations before with the water table so adequate testing needs to be done to ensure that concrete installed doesn't sink. He mentioned that a neighbor he has known for a long-time installed gravel and it is considered his driveway.

Mr. Johnson asked if Mr. Duff lived alone. Mr. Duff replied that he had a 17-year-old son that lives with him. Mr. Johnson asked if the son would be able to move the vehicles if necessary. Mr. Duff responded that his son does have his license, but that he does not drive any of his vehicles.

Mr. Bond asked Mr. Johnson if he wanted to inform Mr. Duff of the Board's decision on the trailer case. Mr. Johnson asked Mr. Geller, who then advised Mr. Duff that he was given seven days to cease any activity where the trailer would be in public view from the right of way or neighboring properties. He added that Mr. Duff seemed to resolve the violation by storing it behind the fence. The order will serve to let you know that you are on notice to make certain it remains that way, and there will be a written order that he will receive service of in the next week. There were no fines issued against him in the order, but they could be assessed if there are any repeat violations. Mr. Duff stated that he understood.

Board Discussion

Ms. Matt offered that she was not convinced to make a motion, that in her opinion Mr. Duff was making good-faith efforts to fix the parking issue and needs more time. She recommended staying the case. Mr. Johnson responded that like the previous case Mr. Duff was compliant and the order was worded that the violation was in the past.

Ms. Blaney offered that it was a matter of a timeline, that it seems that Mr. Duff is getting the work put together to submit for a permit to expand his driveway for a permanent fix to the issue. She felt that he should be given a reasonable period of time, that staying the case offers no pressure to complete the process.

Mr. Heller offered that Mr. Duff already has a double driveway and didn't believe that Mr. Duff would be able to get a permit to expand the driveway further. Ms. Blaney said that it would have to do with the impervious area available on the lot. Building Official Gary Hiatt confirmed that Ms. Blaney's thoughts were correct, and that it would be Zoning and Engineering that would look at the impervious area. He stated that if a permit application was received that his department would try to push it.

Mr. Duff returned to the podium and stated that realistically he is not looking at adding a six-inch slab or extending the driveway per se but installing pebble or white river rock and add dark mulch around it so that one of the vehicles can be parked off the existing driveway.

Mr. Johnson offered that the main issue was the trailer, and if it was consistently parked in the backyard the other four vehicles could fit in the driveway. Mr. Heller added that the vehicles must stay off of the grass in the front lawn. Mr. Duff agreed but noted that he had to move a vehicle to get his truck out to use the trailer, and that he understood that that was on him.

Mr. Hiatt suggested that Mr. Duff stop and visit the Planning Department before he left City Hall today to see what he can do with the rock or extensions of the driveway. Mr. Duff asked if that was where he needed to go to register as a contractor. Mr. Hiatt said he could speak to one of the Permit Techs and they will go through that process with him.

Mr. Johnson repeated Ms. Matt's desire to stay, and Mr. Blaney's concern about leaving the case open-ended. Ms. Blaney offered staying the case would only be for one month, which she didn't think was enough time for Mr. Duff. Mr. Geller pointed out that the Board could stay the case to any time they felt it was appropriate. Ms. Blaney responded that she did not think staying the case was appropriate, that she didn't see a reason and asked Mr. Hiatt if 30 days was reasonable to obtain a permit if Mr. Duff submits an application within 7 days. Mr. Hiatt responded that if Mr. Duff lets him know that that application is there he will push it. He added that the Building Department side would be easy, that Zoning and Engineering are the departments they would have to nudge along.

Mr. Duff returned to the podium noting his biggest concern was dealing with people that run tests and how long it takes. He stated he might let them know and they would put in the order, but it might be two months before they are able to do it, he really didn't know. Mr. Hiatt clarified that Mr. Duff's comment was about soil testing for his driveway, not what the city would do. The city would not go out and test the soil. Mr. Hiatt said if Mr. Duff came in with a driveway permit they will look at impervious surface, and if the driveway sinks into a sinkhole that would be on Mr. Duff for not getting it tested. Mr. Duff asked about not dealing with concrete. Mr. Hiatt said they could have those specific conversations in the Planning Department offices.

Mr. Bond asked Mr. Duff to confirm the number of vehicles he owns. Mr. Duff replied four that could be seen in the photos, two others that aren't pictured, and three bikes. Mr. Bond asked if the driveway could accommodate four vehicles. Mr. Duff said yes, but they were on the curb, and that the passenger doors could not be opened. Mr. Bond stated that what he was getting at was just an inconvenience. Mr. Duff stated that his Camaro has very wide doors. Mr. Bond responded that he experiences the same problem, that basically it was inconvenient to rotate the vehicles and he understood, but the vehicles will fit in the current driveway. Mr. Bond confirmed that Mr. Duff has a son at home the drives, then offered an example that if he needs to leave, his wife will move her car. Mr. Duff replied that his son does not know how to drive a stick shift. Mr. Bond again confirmed that the current driveway can accommodate his vehicles so that is not a problem.

Mr. Johnson asked Mr. Duff when he moves a car, if it could be parked on the street. Mr. Duff replied that he thought about that, but it would impede the school buses, and he didn't want to upset anyone. He recounted the dirty diapers being tossed in his yard. Officer Porrás added that as long as there is no prohibited parking on each side of the street Mr. Duff can legally park any of his cars along his property. Mr. Duff said that he still intends to work on expanding the driveway, that he really didn't like leaving his vehicles on the street.

Mr. Diez-Arguelles asked Mr. Duff if all four vehicles are parked in the driveway if they blocked the sidewalk. Mr. Duff said no that he makes sure not to block the sidewalk.

Mr. Johnson stated that his difficulty is that the violation is easily correctable although it may be an inconvenience.

Mr. Johnson proposed the following motion:

From the evidence presented today, I move to find the Respondent, Sean Michael Duff Compliance Board Case #LDC-25-0465, owner of 2218 Whitehall Dr., Winter Park, FL 32792 was in violation of Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code.

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

The Respondent is ordered to cease illegal parking of any motorized vehicle on the grass area of the front lawn within seven days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by February 12, 2026.

Paul Mandelkern seconded the motion.

ROLL CALL VOTE:

- Douglas Bond Yes
- Steve Heller No
- Paul Mandelkern Yes
- Kristen Matt No
- Carlos Diaz-Arguelles Yes
- Melissa Blaney No
- Wayne Johnson Yes

Motion passed 4-3.

Mr. Johnson explained to Mr. Duff that he is not being fined today, that he has to correct the violation within seven days and notify the Code Compliance Officer. It is the same for this case as the prior case for the trailer. Mr. Duff asked if since he was in compliance if he still needed to call Officer Busch. Mr. Johnson said yes.

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

Officer Porras requested to table this case, that Code Compliance received notification that the property owner applied for the fence permit that was required.

Mr. Heller made a motion to table case PM-25-0186. Mr. Bond seconded the motion.

ROLL CALL VOTE:

Douglas Bond	Yes
Steve Heller	Yes
Paul Mandelkern	Yes
Kristen Matt	Yes
Carlos Diaz-Arguelles	Yes
Melissa Blaney	Yes
Wayne Johnson	Yes

Motion passed unanimously, 7-0.

6. Non-Action Items

None

7. Staff Updates

Officer Porras noted that case LDC-25-0559 1815 Barker Dr., Winter Park, FL 32789. The case was related to short term rental and the violation was corrected.

Mr. Johnson asked if this case was the video house. Officer Porras responded no, it was a different property nearby.

8. City Attorney Reports

Mr. Geller provided an update on Atlantic Oasis Trust, owner of the illegal rental house on 1810 Barker Dr. The Appellant has moved for a review of your stay order. The city will respond today. Also, the Appellant filed their initial brief this week. Mr. Geller stated that it will be reviewed and a response filed within the next month.

Mr. Mandelkern asked Mr. Geller if the brief was on the Motion to Stay or to the merits of the case. Mr. Geller responded there are two different items, first the Motion to Stay and then the brief, which is on the merits of the case.

Mr. Mandelkern then asked Mr. Geller what happened to the foreclosure item the Board voted on for the property at 2661 Via Tuscan, if the City Commission approved it. Mr. Geller deferred to Gary Hiatt.

Mr. Hiatt stated that it was added to the Commission Agenda under the City Attorney's Report. The commission directed preliminary research and to meet with the owner's attorney, Mr. Chakir, who was also there and wanted a reduction in fines. Mr. Chakir was directed to work directly with the city attorney. Mr. Hiatt said the case is not on the upcoming Commission Agenda, and a response from the city attorney said that they had not communicated with each other.

9. Board Comments:

None

10. Upcoming Agenda Items

Division Manager Susanne Porras informed the Board of four cases on the schedule for the March 5, 2026, meeting.

Mr. Johnson asked if any of them were tree cases. Ms. Porras responded no.

11. Adjournment

Board Member Kristen Matt made a motion to adjourn. Board Member Steve Heller seconded.

VOTE:

Douglas Bond	Yes
Steve Heller	Yes
Paul Mandelkern	Yes
Kristen Matt	Yes
Carlos Diaz-Arguelles	Yes
Melissa Blaney	Yes
Wayne Johnson	Yes

Motion passed unanimously, 7-0.

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

March 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

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

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

1. CCB# PM-25-0242 Agenda Packet

FACT SHEET

March 5, 2026.

Case No: PM-25-0242

Respondents:

Liu Jia
1431 Golfside Dr.
Winter Park, FL 32792-5135

1. Address where violation exists: **1431 Golfside Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **16-22-30-3190-01-430**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **12/08/2025, 01/07/2026, 01/21/2026, 02/16/2026**
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: Open storage of materials within the front yard such as a discarded wooden table, paint containers, and furniture covered with garbage bags. Discarded articles of waste on the front porch and on the front lawn. Open storage of materials within the back yard of the property such as floor mats, furniture covered by trash bags, plastic laundry basket, plastic containers, a bucket, wicker baskets, computer chair, broken lawn furniture, and other discarded articles of waste.</p>	<p>CORRECTIVE ACTION REQUIRED: Store all materials out of the plain view of the public right-of-way and any adjacent neighboring properties. Remove and properly dispose of all waste.</p>	<p>CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.</p>
---	---	---

1431 Golfside Dr 16-22-30-3190-01-430

Name(s):
LIU JIA

Physical Street Address:
1431 Golfside Dr

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
1431 Golfside Dr
Winter Park, FL 32792-5135
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



[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

GREENVIEW AT WINTER PINES 7/31 LOT 43 BLK A SEE 2820/389

Total Land Area

10,142 sqft (+/-) | 0.23 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0140 - Sfr - Golf	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:
2002

Gross Area:
3566 sqft

Type Code:
0103 - Single Fam Class Iii

Beds:
4

Living Area:
2677 sqft

Building Value:
Working Value...

Baths:
3.5

Exterior Wall:
Cb.Stucco

Estimated New Cost:
Working Value...

Floors:
1

Interior Wall:
Drywall

Extra Features

Description

Date Built

Units

Xfob Value

Pt1 - Null

01/01/2016

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

LIU JIA
 1431 GOLFSIDE DR
 WINTER PARK, FL 32792-5135

Account Number: 295127
 Assessed Value: 716,070
 Millage Code: 6 WP
 Parcel Number: 16-22-30-3190-01430
 Address: 1431 GOLFSIDE DR, Winter Park, 32792
 Exemptions:

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	716,070	0	716,070	3.2010	2,292.14
CAPITAL OUTLAY	716,070	0	716,070	1.5000	1,074.11
CRITICAL OPERATING	716,070	0	716,070	1.0000	716.07
DISCRETIONARY OPERATING	716,070	0	716,070	0.7480	535.62
CNTY-CAPITAL PROJECT	716,070	0	716,070	0.2250	161.12
CNTY-GENERAL REVENUE	716,070	0	716,070	4.0441	2,895.86
CNTY-PARKS & RECREAT	716,070	0	716,070	0.1656	118.58
CITY OF WINTER PARK	716,070	0	716,070	4.0923	2,930.37
WINTER PARK DEBT 2017	716,070	0	716,070	0.2062	147.65
ST JOHNS RIVER WTR MGMT DIST	716,070	0	716,070	0.1793	128.39
				Total Millage:	15.3615
				Subtotal:	\$10,999.91

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	335.60			
					Subtotal:
					\$335.60

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$11,335.51**

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.

295127
 1431 GOLFSIDE DR

GREENVIEW AT WINTER PINES 7/31
 16-22-30-3190-01430

Make checks payable to:
 Scott Randolph, Tax Collector

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

LIU JIA
 1431 GOLFSIDE DR
 WINTER PARK, FL 32792-5135

Paid By NUMBER 1 BROKER LLC
 Receipt # 0113-26-0022421 11/20/2025 \$10,882.09

PO Box 545100
 Orlando FL 32854-5100



Prepared by and return to:
Donya Pinkerton, an employee of
Leading Edge Title of Florida, LLC
243 West Park Ave, Suite 102
Winter Park, FL 32789
File Number: PA-24-9221

Warranty Deed

This Warranty Deed, made on this, the 14th day of May, 2024, A.D. by and between **Raymond Lance Bennett, also known as R. Lance Bennett, and Shelley A. Bennett, husband and wife**, whose post office address is 410 Genius Drive, Winter Park, FL 32789, hereinafter called the "Grantor", to **Jia Liu**, whose post office address is 1431 Golfside Drive, Winter Park, FL 32792, hereinafter called the "Grantee":

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

Witnesseth, that the Grantor, for and in consideration of the sum of ONE MILLION ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, (\$1,122,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Orange County, Florida, to-wit:

Lot 43, Block A, Greenview at Winter Pines, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 31 and 32, of the Public Records of Orange County, Florida.

Parcel Identification Number: 16-22-30-3190-01-430

Subject to covenants, conditions, restrictions, and easements of record.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

OCPA Web Map

Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Florida Turnpike	Brick Road	Lot Line	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 2/20/2026 13:28, undefined

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

Codes Cited

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

codes of the city.

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

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

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

CASE NO.: **PM-25-0242**

City of Winter Park
Petitioner,

vs.

LIU JIA
1431 GOLFSIDE DR.
WINTER PARK, FL 32792-5135
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 March 5, 2026, at City Hall for the property located at 1431 GOLFSIDE DR. on this 19th day of February 2026.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

DATED this 20th day of February 2026


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of February 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-25-0242**

City of Winter Park
Petitioner,

vs.

LIU JIA
1431 GOLFSIDE DR.
WINTER PARK, FL 32792-5135
Respondents, _____

AFFIDAVIT OF POSTING

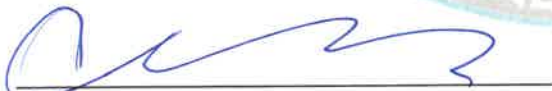
STATE OF FLORIDA
COUNTY OF ORANGE

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 March 5, 2026, on the property located at **1431 GOLFSIDE DR.** on this **17th day of February, 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

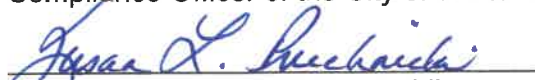
DATED this **18th day of February, 2026**



Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **18th day of February, 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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





ALERT: WINTER WEATHER IN THE WESTERN, THE NORTH CENTRAL, AND EXTREME IMPACT...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751591459

Copy

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

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

In Transit to Next Facility, Arriving Late

February 18, 2026

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

February 13, 2026, 10:31 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 11, 2026, 11:35 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 11, 2026, 10:05 pm

USPS in possession of item

WINTER PARK, FL 32789

February 11, 2026, 4:13 pm

Feedback

● **Hide Tracking History**

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Case No: PM-25-0242

CITY OF WINTER PARK,

Petitioner,

vs.

LIU JIA
1431 GOLFSIDE DR.
WINTER PARK, FL 32792-5135

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, March 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 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage of Materials of the City of Winter Park Property Maintenance Code as adopted and amended.**
2. Address where violation(s) exists: **1431 Golfside Drive, Winter Park, FL 32792-5135**

2. Parcel I.D. No.: **16-22-30-3190-01-430**
4. Property Zone: **WP-R-1A**
5. Legal Description: **GREENVIEW AT WINTER PINES 7/31 LOT 43 BLK A SEE 2820/389**
6. Names and address of owner/person in charge of location where violation exists: **Liu Jia – 1431 Golfside Drive, Winter Park, FL 32792-5135**
7. Description of Violations: **OPEN STORAGE OF MATERIALS WITHIN THE FRONT YARD SUCH AS A DISCARDED WOODEN TABLE, PAINT CONTAINERS, AND FURNITURE COVERED WITH GARBAGE BAGS. DISCARDED ARTICLES OF WASTE ON THE FRONT PORCH AND ON THE FRONT LAWN. OPEN STORAGE OF MATERIALS WITHIN THE BACK YARD OF THE PROPERTY SUCH AS FLOOR MATS, FURNITURE COVERED BY TRASH BAGS, PLASTIC LAUNDRY BASKET, PLASTIC CONTAINERS, A BUCKET, WICKER BASKETS, COMPUTER CHAIR, BROKEN LAWN FURNITURE, AND OTHER DISCARDED ARTICLES OF WASTE.**
8. Compliance Requirements: **STORE ALL MATERIALS OUT OF THE PLAIN VIEW OF THE PUBLIC RIGHT-OF-WAY AND ANY ADJACENT NEIGHBORING PROPERTIES. REMOVE AND PROPERLY DISPOSE ALL WASTE. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION.**

Compliance Date to avoid hearing: **February 23, 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/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 **March 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: 28th 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: **Liu Jia – 1431 Golfside Drive, Winter Park, FL 32792-5135**

Certified Mail: 9489 0090 0027 6751 5914 59


Christina Busch
Code Compliance Officer

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

CODES CITED

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

SEC 302.1 SANITATION & STORAGE

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

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



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

CASE NO.: **PM-25-0242**

City of Winter Park
Petitioner,

vs.

LIU JIA
1431 GOLFSIDE DR
WINTER PARK, FL 32792-5135
Respondent.

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Violation on the property located at 1431 GOLFSIDE DR. on this **21st day of January 2026**.
3. That the attached picture document is proof of the posting.

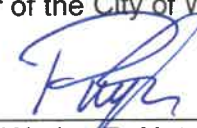
FURTHER AFFIANT SAYETH NOT

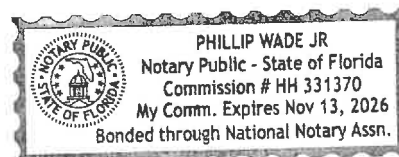
DATED this **29th day of January 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **29th 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: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY PROCESSING, TRANS...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751551101

Copy

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

Latest Update

Your item has been delivered to the original sender at 10:47 am on February 2, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, To Original Sender

WINTER PARK, FL 32789
February 2, 2026, 10:47 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

AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **December 12, 2025**

CASE # **PM-25-0242**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5511 01**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/BUILDING CODE

On **December 08, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **January 16, 2026**. 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#: **16-22-30-3190-01-430**
Violation **1431 GOLFSIDE DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **LIU JIA**
Mailing Address: **1431 GOLFSIDE DR.**
City/ State/ Zip: **WINTER PARK, FL 32792-5135**
Description of Violation: **OPEN STORAGE OF MATERIALS WITHIN THE FRONT YARD SUCH AS A DISCARDED WOODEN TABLE, PAINT CONTAINERS, AND FURNITURE COVERED WITH GARBAGE BAGS. DISCARDED ARTICLES OF WASTE ON THE FRONT PORCH AND ON THE FRONT LAWN. OPEN STORAGE OF MATERIALS WITHIN THE BACK YARD OF THE PROPERTY SUCH AS FLOOR MATS, FURNITURE COVERED BY TRASH BAGS, PLASTIC LAUNDRY BASKET, PLASTIC CONTAINERS, A BUCKET, WICKER BASKETS, COMPUTER CHAIR, BROKEN LAWN FURNITURE, AND OTHER DISCARDED ARTICLES OF WASTE.**
Corrective action to be **STORE ALL MATERIALS OUT OF THE PLAIN VIEW**

taken: **OF THE PUBLIC RIGHT-OF-WAY AND ANY ADJACENT NEIGHBORING PROPERTIES. REMOVE AND PROPERLY DISPOSE OF ALL WASTE. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. CONTACT THE 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

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

SEC 302.1 SANITATION & STORAGE

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

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





























[EXTERNAL] Abuse Hotline Screening Decision

From myflfamilies <flccwis.system@myflfamilies.com>

Date Fri 2/20/2026 12:37 AM

To Christina Busch <cbusch@cityofwinterpark.org>

Based on the information provided, a report for investigation is not being accepted regarding Liu Jia because the victim statutory guidelines have not been met. This was processed by Hotline Counselor Ladayshia, ID# 590. This information is confidential pursuant to section 39.202 and section 415.107, Florida Statutes, and can only be released as specified in the statute.

Re: [EXTERNAL] Mental Health Request

From Christina Busch <cbusch@cityofwinterpark.org>
Date Thu 2/19/2026 3:14 PM
To CNR.SAMH.CentralFloridaRegion <cnr.samh.support@myflfamilies.com>
Cc Susanne Porras <SPorras@cityofwinterpark.org>

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

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: CNR.SAMH.CentralFloridaRegion <cnr.samh.support@myflfamilies.com>
Sent: Wednesday, February 18, 2026 10:02 AM
To: Christina Busch <cbusch@cityofwinterpark.org>; CNR.SAMH.CentralFloridaRegion <cnr.samh.support@myflfamilies.com>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: Re: [EXTERNAL] Mental Health Request

Good morning,

I am following up to a phone call I placed earlier today and the voicemail I left regarding your concerns about wellbeing and safety for a Winter Park resident.

Thank you for reaching out and for your concern. The Department of Children and Families (DCF) Adult Protective Services (APS) program accepts reports when there is reasonable cause to suspect abuse, neglect, self-neglect, or exploitation of a vulnerable adult. Based on the behaviors and living conditions described, you may consider submitting a report for possible self-neglect and safety concerns.

Reports can be made below:

DCF Adult Abuse Hotline

Phone: 1-800-96-ABUSE (1-800-962-2873)

Website: [How to Report Abuse | Florida DCF](#)

Providing observations such as unsafe living conditions, fire hazards, apparent mental health concerns, and the resident's ability to care for herself will assist APS in determining appropriate next steps.

For urgent behavioral health crises, first responders may request mobile crisis support by dialing **988**.

If the resident is determined to lack capacity and refuses assistance, APS can assess risk and coordinate with community partners to determine appropriate protective interventions.

If the resident appears to be in immediate danger or poses a safety risk to herself or others, law enforcement response is appropriate.

Please feel free to contact me if you need additional guidance or coordination.

Respectfully,

Diveka M. Anderson

TOGETHER WE ARE



**ACCOUNTABLE • VALUED
EMPOWERED • DETERMINED
TRANSPARENT • OPTIMISTIC
ENGAGED • COLLABORATIVE
IDEAL TEAM PLAYERS**

Diveka M. Anderson

Regional Collaboration Coordinator - Central Region

Office of Substance Abuse and Mental Health

Florida Department of Children and Families

Phone: 321-795-8740

From: Christina Busch <cbusch@cityofwinterpark.org>

Sent: Monday, February 16, 2026 3:34 PM

To: CNR.SAMH.CentralFloridaRegion <cnr.samh.support@myflfamilies.com>

Cc: Susanne Porras <SPorras@cityofwinterpark.org>

Subject: Mental Health Request

CAUTION: This email originated from outside of the Department of Children and Families. Whether you know the sender or not, do not click links or open attachments you were not expecting.

Good afternoon,

I am Officer Busch with the City of Winter Park Code Enforcement Department. I am contacting to see all that can be done for one of our residents. Her Name is Liu Jia who lives at residence 1431 Golfside Drive, Winter Park, FL 32792. I have a current code case open on her property due to garbage and discarded items strewn across her front and back lawn. She also has two portable fire pits located in her back porch that are constantly full and burning, which is a big safety concern. Whenever I interact with her, she screams at the top of her lungs about how the golfers in the area are trying to hurt her. I advised her that she needs to contact the WPPD to file a report. She continued to scream hysterically at me, saying things like "I put a curse on you." and "your family will burn". I tried to be as cordial as possible since she was not mentally well. It appears that she lives alone in the home and I am worried for her wellbeing.

Is there anything you guys can do to help?

I appreciate your time,



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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Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

March 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 - CASE UPDATE

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

None



Code Compliance Board

agenda item 7.b

item type

Staff Updates

meeting date

March 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CCB# LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792 - Non-Compliance

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

None



Code Compliance Board

agenda item 10.a

item type

Upcoming Agenda Items

meeting date

March 5, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

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

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

None



Code Compliance Board

agenda item 10.b

item type

Upcoming Agenda Items

meeting date

March 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