



Quasi-Judicial Boards (includes Public Hearings)

Agenda

December 1, 2022 @ 3:00 pm

Commission Chamber - 401 S. Park Avenue, Winter Park, FL 32789.

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 - a. Roll Call
 - b. Statement of Purpose
 2. **Swearing in of Witnesses**
 3. **Consent Agenda**
 - a. [Approval of the November 3, 2022 Meeting Minutes](#) 5 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. [New Case: CCB# 22-449 701 Northwood Circle, Winter Park, FL 32789](#) 30 Minutes
 6. **Non-Action Items**
 7. **Staff Updates**
 - a. [Compliances](#) 10 Minutes
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



item type	Consent Agenda	meeting date	December 1, 2022
prepared by	Neena Ramjit	approved by	
board approval			
strategic objective			

subject

Approval of the November 3, 2022 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Draft November 3, 2022 minutes.pdf](#)



Code Compliance Board Minutes

November 3, 2022 at 3:00 p.m.

City Hall, Commission Chambers
401 S. Park Avenue, Winter Park, Florida

Call to Order

Chairman Mandelkern called the meeting of the City of Winter Park Code Compliance Board to order at 3:00 p.m. on November 3, 2022, in the Commission Chambers, Winter Park, Florida.

Code Compliance Board Members: Paul Mandelkern, John Schmalz, Wayne Johnson, and Larry (Chris) Tabor, and Mark Van Valkenburgh were present. Todd Boyer and Douglas Bond were absent.

Assistant City Attorney: Richard Geller from Fishback Dominick Law Firm.

Staff: Safety & Code Compliance Manager Susanne Porras, and Recording Secretary Neena Ramjit.

Chairman Mandelkern read the statement of purpose into the minutes.

Swearing In of Witnesses

All witnesses were sworn in.

Consent Agenda

Motion made by Wayne Johnson and seconded by Chris Tabor to approve the July 7, 2022 minutes.

Minutes from the July 7, 2022 Code Compliance Board were approved unanimously.

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

There were no general public comments.

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

CCB# 22-930 - 2661 Via Tuscany, Winter Park, FL 32789

Violations: Unsecured abandoned construction site, creating unsafe and unsightly conditions for neighboring properties. Construction materials and debris stored on the property in plain view.

Codes Cited: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code. Article II. - Building Code; Sec. 22-26. Short Title.; Sec. 22-27. - Codes adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4,.1.1 of the City of Winter Park Building Code.

A presentation of the property's history was given by Safety & Code Compliance Manager, Susanne Porras, and Building and Permitting Manager, Renata Minoga.

Officer Porras presented the Property's details and description according to records obtained from Orange County Property Appraiser office.

Renata Minoga presented an overview of the permits pulled during the construction of the Property:

- Initial permit for New Construction was issued in 2018
- Fence/Wall permit issued in 2020
- Swimming Pool permit issued in 2021
- New Construction permit issued on August 24, 2022

Renata Minoga explained her Department's permitting process in regard to New Construction. Due to the COVID-19 pandemic, her Department allowed extra time to accommodate the Contractor delays. Renata Minoga emphasized that she is not confident that the Contractor for the Property will abide by the deadlines they previously submitted to the Building and Permitting Department regarding the progression of construction.

Officer Porras and Renata Minoga answered Board members' questions regarding the details of the case and what actions are needed from the Respondent for the Property to achieve compliance.

The following spoke on behalf of the Respondent:

Richard Stubbs, Stubbs Architecture, spoke on behalf of the Respondent. Mr. Stubbs is the Contractor for the New Construction project at the Property; he gave a detailed overview of the progression of the construction. Richard Stubbs stated that the construction of the dwelling is currently 90-95% completed. Mr. Stubbs apologized for not meeting prior deadlines and expressed they are willing to take the necessary steps to complete the project. However, Mr. Stubbs stated that 30 days is a tight deadline but stated more confidently they can accomplish the work within 60 days.

Discussion transpired between Mr. Stubbs and the Board members regarding the time needed to complete the project.

Fernando Bermudez, a representative from the Respondent, Developer and Builder Group LLC, spoke on its behalf. Mr. Bermudez explained one of the principal investors passed away making the construction difficult. The Developer and Builder Group has hired a Project Manager to ensure the project's completion.

Discussion transpired between Mr. Bermudez and the Board members regarding Developer and Builder Group LLC's level of involvement with the construction timeline.

The following offered public comment:

Barry Render, 2630 Via Tuscany, and Nancy Freeman, 1055 Tuscany Place, both participated in person. Barry Render stated they represent 100 citizens in North Winter Park. Mr. Render stated this project has been going on for 4 years, and he does not believe the Developer will finish the project by the given deadline. Nancy Freeman expressed that the Property is an eyesore and is affecting the neighbors' property values.

There were no additional public comments.

Chairman Mandelkern closed the public portion of the hearing for Board discussion.

Further discussion transpired between Board members and Assistant City Attorney Richard Geller regarding the fine total and when the fines would be set.

Wayne Johnson made a motion that, from the evidence presented, to find the Respondent, Developer and Builder Group LLC, Code Compliance Board Case, #22-943, owners of 2661 Via Tuscany, Winter Park, FL 32789 in violation of Chapter 22, Section 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; Sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code as adopted and amended. Article II. - Building Code; Sec. 22-26. Short Title; Sec. 22-27. - Codes adopted by reference; Sec. 22-28. - Amendments to the Florida Building Code; Sec. 105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.

The respondents are ordered to obtain a Certificate of Occupancy, secure the Property, and remove construction debris within 60 days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day for each day the violation continues. The Respondents are further ordered to contact the Building Department and the Safety and Code Compliance Officer and provide documentation of action taken by January 2, 2023. John Schmalz seconded the motion.

Discussion transpired between the Board members and Assistant City Attorney, Richard Geller regarding the motion needing to include a reference to obtaining any necessary building permit inspections.

A motion to amend the pending motion by Larry Chris Tabor and seconded by Mark Van Valkenburgh was made that from the evidence presented today to find the Respondent, Developer and Builder Group LLC, Code Compliance Board Case, #22-943, owners of 2661 Via Tuscany, Winter Park, FL 32789 in violation of Chapter 22, Section 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; Sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code as adopted and amended. Article II. - Building Code; Sec. 22-26. Short Title; Sec. 22-27. - Codes adopted by reference; Sec. 22-28. - Amendments to the Florida Building Code; Sec. 105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.

The respondents are ordered to obtain a Certificate of Occupancy, secure the Property and remove construction debris, and apply for and obtain any necessary extension of the existing building permit for the Property within 60 days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day for each day the violation continues. The Respondents are further ordered to contact the Building Department and the Safety and Code Compliance Officer and provide documentation of action taken by January 2, 2023.

There was no further discussion on the motion to amend. The motion to amend passed unanimously 5-0. The motion as amended passed unanimously 5-0.

CCB#s 22-1086 - 1274 Richmond Road, Winter Park, FL 32789 and #22-1087 - 1276 Richmond Road, Winter Park, FL 32789

Violations:

CCB# 22-1086: Accumulation of rubbish and garbage located on the driveway of the Property.

CCB# 22-1087: Accumulation of rubbish and garbage located on the driveway of the Property. Unidentified stains on the garage door creating unsanitary conditions.

Codes Cited:

CCB# 22-1086: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 308.1 Accumulation of Rubbish of the International Property Maintenance Code.

CCB# 22-1087: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.

Chairman Mandelkern proposed that both cases CCB# 22-1086 and CCB# 22-1087 be heard at the same time to conserve time due to the fact that both cases have the same property owners and have similar alleged violations. The Board will issue separate Orders for each case.

The Board agreed to hear both cases CCB# 22-1086 and CCB# 22-1087 together.

A presentation of the history of the alleged violation was given. Susanne Porras, Safety and Code Compliance Manager, and Neena Ramjit, Safety & Code Compliance Coordinator, spoke in regard to these cases.

Officer Ramjit presented the Properties' details and description according to records obtained from Orange County Property Appraiser office. Officer Ramjit clarified for the record that the property is a duplex and shares one Parcel ID.

While stating the codes cited for CCB# 22-1086 and CCB# 22-1087, Officer Porras has requested to strike Section 22-177 (amending the International Property Maintenance Code) due to lack of specificity as to the subsection at issue within the Notice of Hearing and not find the Respondents in violation of this section.

Neena Ramjit, Safety & Code Compliance Coordinator, presented the history of the case and gave a brief timeline:

- Initial inspection of the Property occurred on June 16, 2022.
- Notice of Violation was issued on June 17, 2022.
- Notice of Hearing was issued on July 5, 2022.
- Amended Notice of Hearing was issued on September 1, 2022.

Discussion was held amongst Board members, Officer Ramjit, and Assistant City Attorney Richard Geller regarding the omission of Section 22-177 as a basis for finding a violation.

Respondents were not present at the meeting and did not send anyone to speak on their behalf.

No individuals appeared at the hearing to give public comment.

Chairman Mandelkern closed the public portion of the hearing for Board discussion.

The Board discussed the details of CCB# 22-1086 first.

Mark Van Valkenburgh made a motion that from the evidence presented today, to find the Respondents, Shmuel Sasonkin and Chaya M Dubov, Code Compliance Board Case #22-1086, owner of 1274 Richmond Rd., Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition) and 308.1 Accumulation of Rubbish of the International Property Maintenance Code. The Respondents are ordered to remove all rubbish and garbage from the property per City Code within 5 days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day for each day the violation continues. The Respondents are further ordered to contact the Safety and Code Compliance Officer and provide documentation of action taken by November 8, 2022. John Schmalz seconded the motion.

Further discussion transpired between Assistant City Attorney Richard Geller and the Board members. Assistant City Attorney Richard Geller explained that Florida Statutes chapter 162 and the City Code allows the Board to find that a violation has occurred, even if corrected before the Code Board hearing. If the violation reoccurs, Code Inspector can present the case to Code Board for a Massey hearing to determine fines.

Chairman Mandelkern made a motion to amend the proposed motion: To impose a \$500 fine for repeat violations. Larry Chris Tabor seconded the motion.

Upon a roll call vote, the amended motion failed (3-2). (In Favor: Paul Mandelkern and Larry Chris Tabor. Opposed: Wayne Johnson, John Schmalz, and Mark Van Valkenburgh)

No further discussion on the original motion.

Upon a Roll Call vote, the original motion passed (4-1). (In Favor: Paul Mandelkern, Larry Chris Tabor, John Schmalz and Mark Van Valkenburgh. Opposed: Wayne Johnson)

The Board discussed case CCB# 22-1087.

Discussion transpired between Assistant City Attorney and Board Members regarding the stains on the garage door. Mr. Geller stated that the Board could, if it wished, find that the stains violated the requirement that the property owners keep their property in a clean and sanitary manner.

Mark Van Valkenburgh made a motion that from the evidence presented today, to find the Respondents, Shmuel Sasonkin and Chaya M Dubov, Code Compliance Board Case #22-1087, owner of 1276 Richmond Rd., Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition) and 308.1 Accumulation of Rubbish of the International Property Maintenance Code. The Respondents are ordered to remove all rubbish and garbage from the property per City Code within 5 days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day for each day the violation continues. The Respondents are further ordered to contact the Safety and Code Compliance Officer and provide documentation of action taken by November 8, 2022. John Schmalz seconded the motion.

No further discussion on the motion. **Motion carried unanimously 5-0.**

Staff Updates

Compliances

The properties listed below have corrected the cited violations and are now in compliance. Brief summaries were given by Officer Porras.

- CCB#s 22-611, 22-173, and 22-109 790 Douglas Avenue, Winter Park, FL 32789
- CCB#s 22-1103 662 Callahan Street, Winter Park, FL 32789
- CCB# 22-1430 343 Harris Avenue, Winter Park, FL 32789

Prior Case Reports

CCB# 19-1411 1400 South Denning Drive, Winter Park, FL 32789

Assistant City Attorney Rick Geller updated the Board Members on the appeal pending in the Orange County Circuit Court. The reply brief by the appellants, Florida Federation Garden Club, was filed on February 16, 2021. Due to the length of time the appeal has been pending without a decision, the City drafted a Motion to Expedite the appeal. Mr. Geller sent the proposed Motion to Expedite Appeal to the Attorney for the Florida Federation Garden Club and asked that the Garden Club join in the motion.

Officer Porras confirmed that as of today's Code Board Meeting, there have been no additional noise disturbance reports received.

CCB# 21-1430 2212 Azalea Place, Winter Park, FL 32789

Assistant City Attorney Rick Geller informed the Board Members that FG Schaub filed a Reply Brief on September 6, 2022, to the Orange County Circuit Court. The Reply Brief contained arguments not made during the initial brief nor brought before the Code Compliance Board during the Hearing. The City, therefore, filed a motion to the Court requesting permission to file a Surreply to address FG Schaub's new arguments. FG Schaub is opposing most of the motion.

CCB#18-870 1260 Whitesell Drive, Winter Park, FL 32789

Assistant City Attorney Rick Geller informed the Board Members of the progress with the current unlawful detainer action brought by the City in the Orange County Circuit Court to remove the resident from the condemned house. Mr. Geller gave a brief summary of the case management conference held with Judge Starr and the resident. The resident signed a contract with a licensed demolition company, Rock and Roll Demolition, to avoid the City taking further action and placing a potential lien on the resident's property. The City has not received an application for a demolition permit submitted from Rock and Roll Demolition for the Property as of today's Code Board Meeting. The City prepared a proposed Settlement Agreement with the resident requiring Rock and Roll Demolition to apply for and obtain a permit, and complete the demolition by set dates. The Orange County Circuit Court has rescheduled the Trial date to January 12, 2023.

Board Comments

No comments.

Upcoming Agenda Items

No upcoming agenda items mentioned.

Adjournment

There being no further business, Mark Van Valkenburgh made a motion to adjourn the meeting at 4:42 p.m. John Schmalz seconded the motion and it passed unanimously.

Next meeting is December 1, 2022 at 3:00 p.m.



item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date December 1, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

New Case: CCB# 22-449 701 Northwood Circle, Winter Park, FL 32789

motion / recommendation

background

Violation: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.

Codes Cited: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[701 Northwood Circle.pdf](#)

FACT SHEET

December 1, 2022.

Case No: 22-449

Respondents:

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792

1. Address where violation exists: **701 Northwood Circle, Winter Park, FL 32789**
2. Parcel I.D. No.: **06-22-30-9662-00-100**
3. Property Zone: **R-1A**
4. Inspection(s): **03/08/2022, 04/07/2022, 05/11/2022, 06/10/2022, 07/06/2022, 08/04/2022, 09/27/2022, 11/22/2022.**
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
Airbnb Listing Documents
Case History Report
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION: The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.	CORRECTIVE ACTION REQUIRED: Cease renting the dwelling for periods of less than one month.	CODES CITED: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
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If the board is in agreement with the evidence submitted and determines that and order should be issued:

-Staff Recommended Motion –

From the evidence presented today, I move to find the Respondents, Keely A Chugg and Richard F Pfeifer, Compliance Board Case #22-449, owners of 701 Northwood Circle, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month within _____ days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) _____ 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 _____.

If you close on a new home after January 1, 2022, you will be eligible to apply for the 2023 tax year. Filing begins on March 2, 2022.

[Click Here To Apply Homestead Exemption Online](#)

Print Date: 09/27/2022 System Refresh Date: 09/26/2022

701 Northwood Cir 06-22-30-9662-00-100

Name(s):

Chugg Keely A
Pfeifer Richard F

Physical Street Address:

701 Northwood Cir

Property Use:

0100 - Single Family

Mailing Address On File:

1663 Meadowgold Ct
Winter Park, FL 32792-7604

Postal City and Zip:

null, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)

[View 2022 Property Record Card](#)



701 NORTHWOOD CIR WINTER PARK, FL 32789 10/26/2022 11:36 AM

[Upload Photos](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

[View Plat](#)

Property Description

WINTER PARK OASIS Z/135 LOT 10

Total Land Area

7,564 sqft (+/-) | 0.17 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	\$220,000	\$220,000	\$0	\$220,000



Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:	01 - Single Fam Residence	Actual Year Built:	1972	Gross Area:	2182 sqft
Type Code:	0103 - Single Fam Class III	Beds:	4	Living Area:	1681 sqft
Building Value:	\$199,290	Baths:	2	Exterior Wall:	Concrete/Cinder Block
Estimated New Cost:	\$261,535	Floors:	1	Interior Wall:	Drywall



Page 1 of 1 (Total Records: 1)

Extra Features

Description	Date Built	Units	Xfob Value
Pt1 - Patio 1	01/01/2017	1 Unit(s)	\$1,000
Scr1 - Scrn Enc 1	02/15/1994	1 Unit(s)	\$2,000
Shed - Shed	02/10/1994	1 Unit(s)	\$500



Page 1 of 1 (Total Records: 3)

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understatement by the user. This Site Should not be relied upon for a title search.

Parcel/Tangible 06-22-30-9662-
Number: 00100
Date: 9/27/2022
Tax Year: 2021

Owner & Address:
CHUGG KEELY APFEIFER RICHARD F1663 MEADOWGOL
32792-7604

Total Assessed Value: \$295,328
Taxable Value: \$295,328
Gross Tax Amount: \$4,657.92
Millage Code: 6 WP

Legal Description: WINTER PARK OASIS Z/135 LOT 10
Location Address: 701 NORTHWOOD CIR WINTER PARK 3271

Comments:

Note: The "Certified Owner" is the Owner of record on the Tax Roll. Check the "Certified Owner" check box and see the certified owner.

Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner
2021	CHUGG KEELY A PFEIFER RICHARD F	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2020	CHUGG KEELY A PFEIFER RICHARD F	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2019	CHUGG KEELY A PFEIFER RICHARD F	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2018	CHUGG KEELY A PFEIFER RICHARD F	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2017	CHUGG KEELY A PFEIFER RICHARD F	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2016	BISHOP TRADING COMPANY LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2015	BISHOP TRADING COMPANY LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2014	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2013	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2012	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2011	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2010	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2009	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2008	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2007	ANDERSON EMILY	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2006	ANDERSON EUNICESTINE B	* PAID (View Taxbill For Receipt) *	Taxbill	☐

Unpaid Real Estate Certificates:

Year	Current Payoff	If Paid By	Current Payoff	If Paid By	Make Payment
* NONE *	* NONE *	* NONE *	* NONE *	* NONE *	* NONE *

* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUN LAST BUSINESS DAY OF THE MONTH.

Prepared by:

Midtown Title, LLC
216 S. Park Avenue, Ste. J
Winter Park, Florida 32789

File Number: 18-006C

Doc Stamps: \$2380

DOC # 20180305454
05/23/2018 07:58 AM Page 1 of 1
Rec Fee: \$10.00
Deed Doc Tax: \$2,380.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

General Warranty Deed

Made this May 18, 2018 A.D. By **Bishop Trading Company LLC**, a Florida limited liability company, 1831 Glencoe Road, Winter Park, Florida 32789, hereinafter called the grantor, to **Keely A. Chugg, a single woman and Richard F. Pfeifer, a married man**, whose post office address is: 1663 Meadowgold Ct., Winter Park, Florida 32792, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of **Three Hundred Forty Thousand dollars & no cents, (\$340,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

Lot 10, Winter Park Oasis, according to the map or plat thereof, as recorded in Plat Book Z, Page(s) 135, of the Public Records of Orange County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **06-22-30-9662-00100**

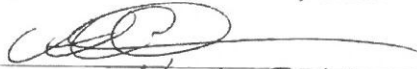
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

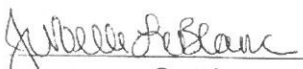
To Have and to Hold, the same in fee simple forever.

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, [insert year].

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

Signed, sealed and delivered in our presence:


Witness Printed Name Vincent E. Scarlato

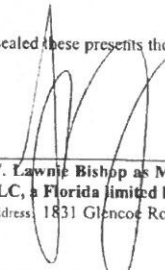

Witness Printed Name J. NOELLE LEBLANC

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 18th day of May, 2018, by W. Lawrie Bishop as Manager for Bishop Trading Company LLC, a Florida limited liability company, who is/are personally known to me or who has produced Florida Driver License [type of ID] as identification.

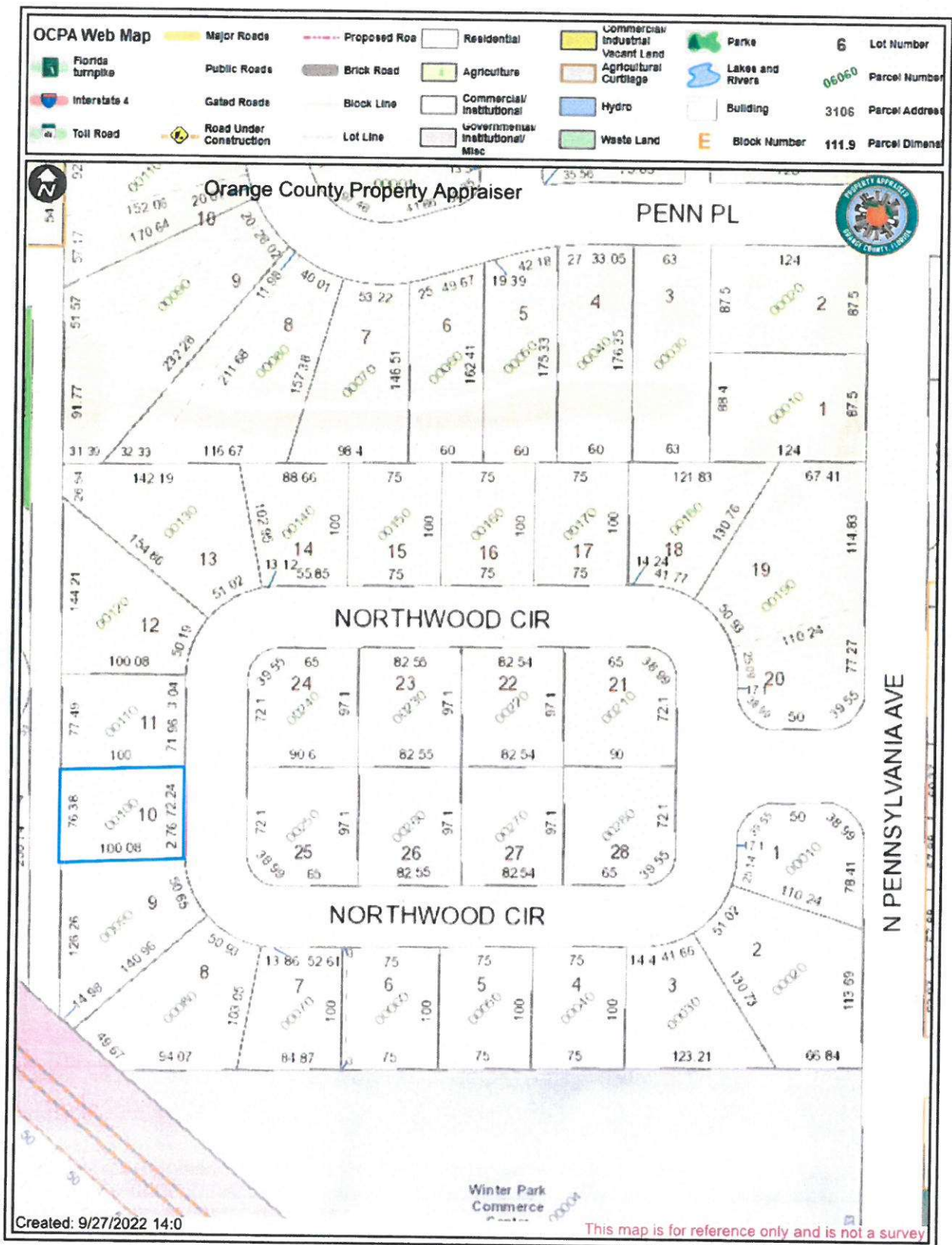


Vincent E. Scarlato
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG134440
Expires 8/14/2021


(Seal)
W. Lawrie Bishop as Manager for Bishop Trading Company
LLC, a Florida limited liability company
Address: 1831 Glencoe Road, Winter Park, Florida 32789

(Seal)
Address:

Notary Public
Print Name: Vincent E. Scarlato
My Commission Expires: _____



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

CASE NO.: 22-00000449

City of Winter Park
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792
Respondent, _____

AFFIDAVIT OF POSTING

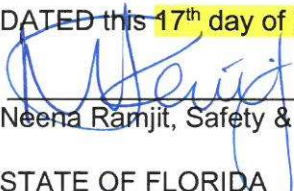
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Neena Ramjit, 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 Second Amended Notice of Hearing at City Hall for the property located at 701 Northwood Circle on this 17th day of November 2022.
3. That the attached picture document is proof of the posting.

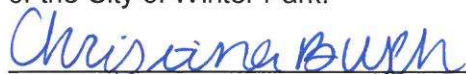
FURTHER AFFIANT SAYETH NOT

DATED this 17th day of November 2022


Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of November 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

CASE NO.: 22-00000449

City of Winter Park
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792
Respondent, _____

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Neena Ramjit, 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 Second Amended Notice of Hearing for the property located at 701 Northwood Circle on this 17th day of November 2022.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 17th day of November 2022.



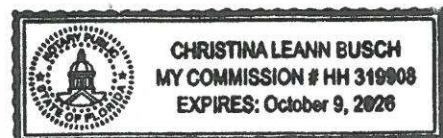
Neena Ramjit, Safety & Code Compliance Officer

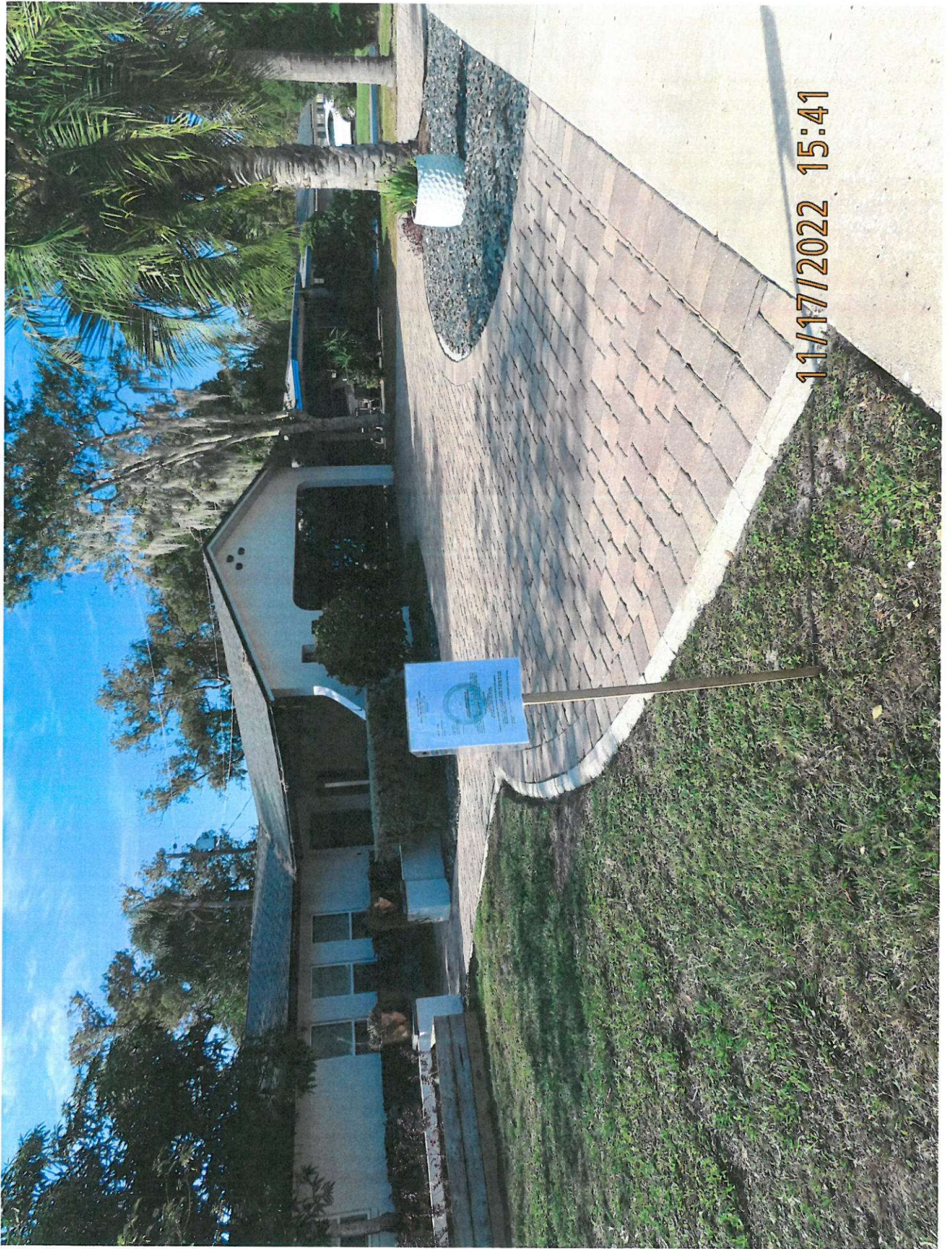
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of November 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



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





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

9171 9690 0935 0245 9393 60

Case No: 22-449

CITY OF WINTER PARK
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792

Respondents,

**SECOND AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that 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, December 1, 2022
at 3 p.m. at**

**Commission Chambers
Second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

- 1. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**
- 2. Address where violation(s) exists: 701 Northwood Circle, Winter Park, FL 32789.**

3. Parcel I.D. No.: **06-22-30-9662-00-100**
4. Property Zone: **R-1A**
5. Legal Description: **WINTER PARK OASIS Z/135 LOT 10 per Orange County records.**
6. Names and address of owner/person in charge of location where violation exists: **Chugg Keely A & Pfeifer Richard F – 1663 Meadowgold Ct., Winter Park, FL 32792.**
7. Description of Violation: **The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.**
8. Compliance Requirements: **Cease renting the dwelling for periods of less than one month.**
9. Compliance Date to avoid hearing: **Upon receipt of this notice.**

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 **December 1, 2022, 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.**

Dated this: 20th day of October 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Chugg Keely A & Pfeifer Richard F – 1663 Meadowgold Ct., Winter Park, FL 32792**

Certified Mail: 9171 9690 0935 0245 9393 60



Neena Ramjit

Safety & Code Compliance Officer

Please contact our office at 407-599-3472 if you have any questions.

CODES CITED

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

SEC 58-71 - General provisions for residential zoning districts

(aa) short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited



USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350245939360**[Copy](#)[Add to Informed Delivery](#)[\(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 12:29 pm on October 25, 2022 in WINTER PARK, FL 32792.

[Feedback](#)

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

October 25, 2022, 12:29 pm

Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

October 24, 2022, 12:44 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

October 23, 2022, 12:51 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

October 22, 2022, 9:14 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

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

CASE NO.: 22-00000449

City of Winter Park
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792
Respondent, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing at City Hall for the property located at 701 Northwood Circle on this 26th day of September 2022.
3. That the attached picture document is proof of the posting.

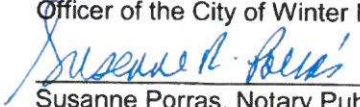
FURTHER AFFIANT SAYETH NOT

DATED this 27th day of September 2022


Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of September 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


Susanne Porras, Notary Public
My Commission Expires November 1, 2022
Commission #GG273502



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

CASE NO.: 22-00000449

City of Winter Park
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792
Respondent, _____ /

AFFIDAVIT OF POSTING

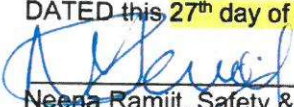
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing for the property located at 701 Northwood Circle on this 26th day of September 2022.
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FURTHER AFFIANT SAYETH NOT

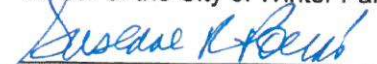
DATED this 27th day of September 2022



Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of September 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



Susanne Porras, Notary Public
My Commission Expires November 1, 2022
Commission #GG273502



CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
907-592-3600

Case No: 22-449

CITY OF WINTER PARK
Petitioner,

vs.

Chapp Keely A
Pfeiffer Richard F
1663 Meadowood Ct
Winter Park, FL 32792

Respondents,



**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 218.10 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Division hereby gives notice of an uncorrected violation of the Code of the 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. Action will take place on

Thursday, October 6, 2022
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 violation:

1. Violation of City Code Chapter/Section: Chapter 5B, Section 5B.71 (aa)
Short-term rental of residential dwellings of the City of Winter Park Land Development Code.
2. Address where violation(s) exist: 701 Northwood Circle Winter Park
FL 32789

09/26/2022 13:53



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

401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789

407-599-3600

9171 9690 0935 0245 9398 10

Case No: 22-449

CITY OF WINTER PARK
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792

Respondents,

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, October 6, 2022
at 3 p.m. at
Commission Chambers
Second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

- 1. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (aa)
Short-term rental of residential dwellings of the City of Winter
Park Land Development Code.**
- 2. Address where violation(s) exists: 701 Northwood Circle, Winter Park,
FL 32789**

3. Parcel I.D. No.: **06-22-30-9662-00-100**
4. Property Zone: **R-1A**
5. Legal Description: **WINTER PARK OASIS 2/135 LOT 10 per Orange County records.**
6. Names and address of owner/person in charge of location where violation exists: **Chugg Keely A & Pfeifer Richard F – 1663 Meadowgold Ct., Winter Park, FL 32792.**
7. Description of Violation: **The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.**
8. Compliance Requirements: **Cease renting the dwelling for periods of less than one month.**
9. Compliance Date to avoid hearing: **Upon receipt of this notice.**

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 **October 6, 2022, 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.**

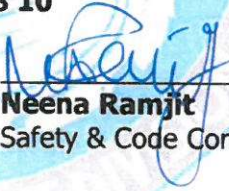
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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.**

Dated this: 9th day of August 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Chugg Keely A & Pfeifer Richard F – 1663 Meadowgold Ct., Winter Park, FL 32792**

Certified Mail: 9171 9690 0935 0245 9398 10



Neena Ramjit
Safety & Code Compliance Officer

Please contact our office at 407-599-3472 if you have any questions.

CODES CITED

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

SEC 58-71 - General provisions for residential zoning districts

(aa) short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited



Tracking Number:

Remove X

9171969009350245939810

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

Latest Update

Your item was delivered to an individual at the address at 3:16 pm on August 15, 2022 in WINTER PARK, FL 32792.

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
August 15, 2022, 3:16 pm

In Transit to Next Facility

August 14, 2022

Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
August 13, 2022, 2:40 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
August 12, 2022, 5:39 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 11, 2022, 9:18 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
August 11, 2022, 8:52 pm



SAFETY & CODE
compliance

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

Current Resident
701 Northwood Cir.
Winter Park, FL 32789

PLEASE RECYCLE



SAFETY & CODE
compliance

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

PLEASE RECYCLE



SAFETY & CODE
compliance

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

PLEASE RECYCLE



9171 9690 0935 0245 9398 10

Chugg Keely A.
Pfeifer Richard F.
1663 meadowgold Ct.
Winter Park, FL 32792

Chugg Keely A.
Pfeifer Richard F.
1663 meadowgold Ct.
Winter Park, FL 32792

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

9171 9690 0935 0245 9398 72

Case No: 22-449

CITY OF WINTER PARK
Petitioner,

vs.

Chugg Keely A
Pfeifer Richard F
1663 Meadowgold Ct.
Winter Park, FL 32792

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, September 1, 2022
at 3 p.m. at
Commission Chambers
Second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

- 1. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**
- 2. Address where violation(s) exists: 701 Northwood Circle, Winter Park, FL 32789**

3. Parcel I.D. No.: **06-22-30-9662-00-100**
4. Property Zone: **R-1A**
5. Legal Description: **WINTER PARK OASIS Z/135 LOT 10 per Orange County records**
6. Names and address of owner/person in charge of location where violation exists: **Chugg Keely A & Pfeifer Richard F – 1663 Meadowgold Ct., Winter Park, FL 32792.**
7. Description of Violation: **The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.**
8. Compliance Requirements: **Cease renting the dwelling for periods of less than one month.**
9. Compliance Date to avoid hearing: **Upon receipt of this notice.**

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 **September 1, 2022, 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.**

Dated this: 6th day of July 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Chugg Keely A & Pfeifer Richard F – 1663 Meadowgold Ct., Winter Park, FL 32792**

Certified Mail: 9171 9690 0935 0245 9398 72


Neena Ramjit

Safety & Code Compliance Officer

Please contact our office at 407-599-3472 if you have any questions.

CODES CITED

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

SEC 58-71 - General provisions for residential zoning districts

(aa) short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited



Tracking Number:

Remove X

9171969009350245939872

[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.

- **Delivered**
- **Out for Delivery**
- **Preparing for Delivery**

Moving Through Network

- **In Transit, Arriving Late**
July 13, 2022

- **Departed USPS Regional Facility**
LAKE MARY FL DISTRIBUTION CENTER
July 9, 2022, 2:48 am

- **Arrived at USPS Regional Facility**
LAKE MARY FL DISTRIBUTION CENTER
July 8, 2022, 10:30 pm

- **Departed USPS Regional Facility**
ORLANDO FL DISTRIBUTION CENTER
July 8, 2022, 6:13 am

- **Arrived at USPS Regional Facility**

Feedback

OFFICIAL NOTICE OF VIOLATION

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

DATE: April 07, 2022

9171 9690 0935 0246 0782 35

CASE # 22-00000449

CERTIFIED TRACKING NUMBER: 9171 9690 0935 0246 0782 35

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

SHORT TERM RENTALS

On **March 08, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **April 15, 2022**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **06-22-30-9662-00-100**
Violation: **701 NORTHWOOD CIR.**
Location/Address: **WINTER PARK, FLORIDA 32789**
Property Owner/ Tenant: **CHUGG KEELY A**
PFEIFER RICHARD F
Mailing Address: **1663 MEADOWGOLD CT.**
City/ State/ Zip: **WINTER PARK, FL 32792**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).**
Corrective action to be taken: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH. PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **NEENA RAMJIT**

407-599-3472

nramjit@cityofwinterpark.org

Appeal Process

An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30

days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.

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

Violation Detail

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

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

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

Tracking Number:

Remove X

9171969009350246078235

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

Latest Update

Your item was delivered to an individual at the address at 1:50 pm on April 11, 2022 in WINTER PARK, FL 32792.

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

April 11, 2022, 1:50 pm

Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

April 11, 2022, 1:16 am

In Transit to Next Facility

April 10, 2022

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

April 9, 2022, 8:16 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

April 9, 2022, 9:04 am

Arrived at USPS Regional Facility

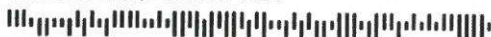
ORLANDO FL DISTRIBUTION CENTER

April 8, 2022, 10:04 pm



SAFETY & CODE
compliance

CHUGG KEELY A
PFEIFER RICHARD F
1663 MEADOWGOLD CT
WINTER PARK, FL 32792-7604



RE: Short Term Rental Operations at 701 Northwood Cir, Winter Park, FL 32789

The City of Winter Park ("City") Code Compliance Division has found that your property may currently be advertised for rental occupancy through an on-line management service (i.e., Airbnb, VRBO, etc.). This correspondence is intended to advise you that existing City ordinances prohibit the offering of residential property for rent or lease for a period of less than one (1) month.

The City's Land Development Code provides, in Chapter 58, Article III, Section 58-71, the following:

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

The purpose of this regulation is to protect the charm, character and quality of life of our residential neighborhoods. Unfortunately, sometimes renters do not act so neighborly, creating noise disturbances, parking challenges, criminal activity and in some instances even hosting illegal open house parties.

The City's Offenses and Miscellaneous Provisions Code provides in Chapter 62, Article IV, Section 62-95, the following:

Sec. 62-95 – Owner's and lessee's responsibility

It shall be a violation of this division for an owner or a lessee who is present on any property that he or she owns or leases to allow a noise disturbance to be created or exist from such property so as to violate those prohibitions listed in section 62-97.

It shall also be a violation of this division for an illegal open house party to occur at a property. **The owner or owners, the lessee or lessees** (whether or not the lease is written), and the occupant or occupants of any such property may not allow an illegal open house party to occur at the property, and **are jointly and severally responsible** under this section for any such illegal open house parties which do occur.

Our City prides itself on providing the best place to live, work and play in Florida. This effort is furthered when its residents, property owners, and the City all work to keep our residential neighborhoods as intended. The City and Code Compliance Division desires to open a dialogue about this issue in hopes that the issue may be resolved without formal code compliance actions.

If you feel you have received this correspondence in error or desire to discuss this matter further, please do not hesitate to contact the City at (407) 599-3472.

Safety & Code Compliance



43

4/7/22, 1:45 PM

Lounge on Blue Velvet Couches at a Charming Hideaway - Houses for Rent in Winter Park, Florida, United States

Lounge on Blue Velvet Couches at a Charming Hideaway

★ 4.90 · [170 reviews](#) · Superhost · [Winter Park, Florida, United States](#)

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



[Show all photos](#)

Entire home hosted by Keely

8 guests · 4 bedrooms · 5 beds · 2 baths



Stock the wine fridge for a cozy evening in before climbing into the teal velvet bed for a restorative night's sleep at a spacious abode in the heart of Winter Park. Mid-century modern decor is combined with rich jewel tones and soothing gray decor.

https://www.airbnb.com/rooms/plus/26626316?source_impression_id=p3_1649353509_6T58IAyedIXyNJXi&check_in=2022-04-12&guests=1&adults=1 1/10

4/7/22, 1:45 PM

Lounge on Blue Velvet Couches at a Charming Hideaway - Houses for Rent in Winter Park, Florida, United States



Show all photos

\$373 / night

★ 4.90 · [170 reviews](#)

Sleeping arrangements

1 / 2



Bedroom 1

En suite bathroom, King bed, TV



Bedroom 2

Ceiling fan, Queen bed, TV

CHECK-IN
4/12/2022

CHECKOUT
Add date

GUESTS
1 guest



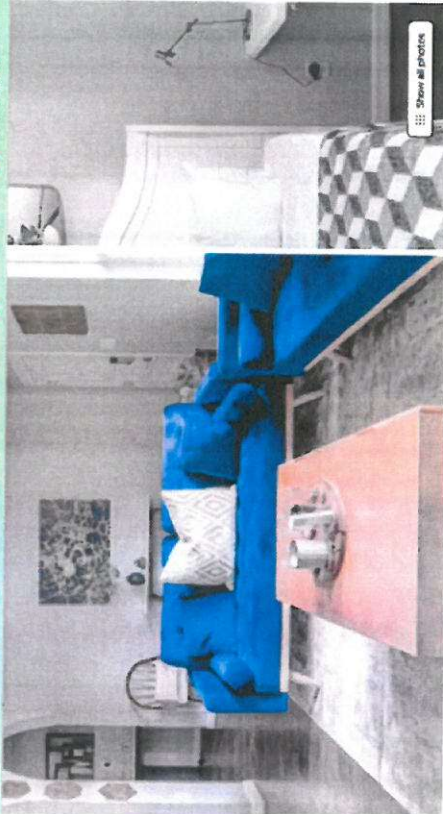
[Check availability](#)

Select checkout date

Minimum stay: 2 nights

Su Mo Tu We Th Fr Sa Su Mo Tu

https://www.airbnb.com/rooms/plus/26626316?source_impression_id=p3_1649353509_6T58IAyedIXyNJXi&check_in=2022-04-12&guests=1&adults=1 2/10



Entire home hosted by Keely
 8 guests · 3 bedrooms · 5 baths · 2140 sq ft



Every booking includes free protection from host cancellations, listing inaccuracies, and other issues like trouble checking in.

Learn more

\$343 night
 • 4.90 (121 reviews)

check-in
 5/16/2022
 check-out
 5/18/2022
 2 guests
 1 night

[Reserve](#)

You won't be charged yet

\$343 (2 months)	\$879
Cleaning fee	\$150
Service fee	\$116
Total before taxes	\$953



3D Tour Photos Amenities Reviews Location



Bedroom 1
En-suite bathroom, King bed, TV



Bedroom 2
Ceiling fan, Queen bed, TV

\$348 night • 4.90 (18 reviews)

Check-in

6:00 2022

Check-out

12:00 2022

Guests

1 Guest

Check availability

Select checkout date

11:00 AM - 12:00 PM

June 2022 July 2022

20 21 22

Check dates

Every Airbnb Plus place is inspected in person for quality



7/6/22, 8:28 AM

Lounge on Blue Velvet Couches at a Charming Hideaway - Houses for Rent in Winter Park, Florida, United States - Airbnb

Lounge on Blue Velvet Couches at a Charming Hideaway

★ 4.91 · [181 reviews](#) · 🏠 Superhost · [Winter Park, Florida, United States](#)

📌 [Share](#) ❤️ [Save](#)



Entire home hosted by Keely

8 guests · 4 bedrooms · 5 beds · 2 baths



aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

https://www.airbnb.com/rooms/plus/26626316?source_impression_id=p3_1657110474_Unf%2BYvIH%2Bu4JYNLI&check_in=2022-07-06&guests=1... 1/10

7/6/22, 8:28 AM

Lounge on Blue Velvet Couches at a Charming Hideaway - Houses for Rent in Winter Park, Florida, United States - Airbnb

Stock the wine fridge for a cozy evening in before climbing into the teal velvet bed for a restorative night's sleep at a spacious abode in the heart of Winter Park. Mid-century modern decor is combined with rich jewel tones and soothing gray decor.



Show all photos

\$344 night

★ 4.91 · 181 reviews

CHECK-IN
7/6/2022

CHECKOUT
Add date

GUESTS
1 guest



Check availability

Sleeping arrangements

1 / 2



Bedroom 1

En suite bathroom, King bed, TV



Bedroom 2

Ceiling fan, Queen bed, TV

https://www.airbnb.com/rooms/plus/26626316?source_impression_id=p3_1657110474_Unf%2BYvIH%2Bu4JYNLI&check_in=2022-07-06&guests=1... 2/10

Select checkout date

Minimum stay: 2 nights

July 2022							A		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
					1	2		1	2
3	4	5	6	7	8	9	7	8	9
10	11	12	13	14	15	16	14	15	16
17	18	19	20	21	22	23	21	22	23
24	25	26	27	28	29	30	28	29	30
31									

Every Airbnb Plus place is inspected in person for quality



Always fully equipped

Count on verified amenities like fast wifi and kitchens ready for cooking.



One-of-a-kind details

Each space is beautifully designed and full of character for a memorable stay.



Exceptional hospitality

Expect easy check-ins, quick responses from your host, and more.

August 04, 2022 - 02:17PM America/New_York

Screenshot printed at: 9/27/2022 2:43:15 PM



Start your search



Become a Host



Aug 4 2022 2:17pm ET

Lounge on Blue Velvet Couches at a Charming Hideaway

★ 4.91 · 184 reviews · Superhost · [Winter Park, Florida, United States](#)

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



Entire home hosted by Keely

8 guests · 4 bedrooms · 5 beds · 2 baths



\$344 night

★ 4.91 · 184 reviews

aircover

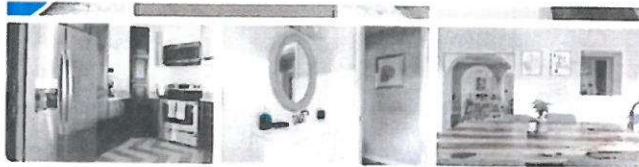
Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	▼
Check availability	

Stock the wine fridge for a cozy evening in before climbing into the teal velvet bed for a restorative night's sleep at a spacious abode in the heart of Winter Park. Mid-century modern decor is combined with rich jewel tones and soothing gray decor.





Show all photos

Sleeping arrangements

1/2



Bedroom 1

En suite bathroom, King bed, TV



Bedroom 2

Ceiling fan, Queen bed, TV



Select check-in date

Add your travel dates for exact pricing

August 2022							September 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	8	9	10	11			5	6	7				
	15	16	17	18	19	20		13	14	15			
21	22	23	24	25			19	20	21	22			
							26	27	28				

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Exceptional hospitality

Expect easy check-ins, quick responses from your host, and more.

Amenities

Everyday



Self check-in



Free parking on premises



Full kitchen



Washer



Dryer



Dishwasher



Wifi



TV



Bathroom essentials



Bedroom comforts



Coffee maker



Hair dryer

Show all 21 amenities

★ 4.91 (184 reviews)



Juan
August 2022

Keely was an awesome host. very communicative from the start. Everything was perfect for our stay. The area is great too. lots of good shops and restaurants in the area as well a...

[Show more >](#)



Rodolfo
July 2022

Great location. Near plenty of places to eat and highway. Quiet neighborhood.



Anna Mae
July 2022

This house was perfect and lovely for our little weekend getaway. If we are back in the Winter Park area, we will be staying here again!



Viviana
June 2022

Quaint little place in Winter Park. Super well decorated, clean, and spacious. Super nice host with great communication and easy check in/out process



Lora
June 2022

Always the most gracious host, the home has grown with more character than I would have thought possible. The owner is most accommodating and very thoughtful & the...

[Show more >](#)



Colleen
June 2022

Everything was great and enjoyed every moment!

Show all 184 reviews

Location



[illegible]

2 nights in Winter Park

Month	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
September	1	2	3	4	5	6	7	8	9	10
October	11	12	13	14	15	16	17	18	19	20
November	21	22	23	24	25	26	27	28	29	30
December	31	32	33	34	35	36	37	38	39	40

1000

Every Airbnb Plus place is inspected in person for quality



Always fully equipped



Ordering information: 1-800-368-6868



Exceptional hospitality
 Exceptionally Charming Guest Relations from 1919 to 1989

Amenities

vennday

A plus

Sleeping arrangements



Bedroom 1
En-suite Bathroom, King Bed, TV



Bedroom 2
Ceiling fan, Queen bed, TV

112

\$344 night **★ 4.01** 105 reviews

★

check-in 10:15-10:30	check-out 1:00-1:30
-------------------------	------------------------

RECEIVED

QUESTIONS

Check availability

Select checkout date

12. $\frac{1}{2} \log_2 2 = \frac{1}{2}$

Clear dates

Every Airbnb Plus place is inspected in person for quality



Always fully equipped

Count on verified amenities like fast wifi and a tenters
ready for cooking



One-of-a-kind details

One-of-a-kind details
Each space is beautifully designed and tailored of character
for a memorable stay



Exceptional hospitality

exceptional hospitality
 direct easy check-ins quick responses from your host
 and more

\$344 night

X

★ 4.91 (195 reviews)

Search reviews



Rodolfo
July 2022

Great location. Near plenty of places to eat and highway. Quiet neighborhood.



Anna Mae
July 2022

This house was perfect and lovely for our little weekend getaway. If we are back in the Winter park area, we will be staying here again!



Viviana
June 2022

Quite little place in Winter Park. Super well decorated, clean, and spacious. Super nice host with great communication and easy check in/out process.



Lora
June 2022

Always the most gracious host. The home has grown with more character than I would have thought possible. The owner is most accommodating and very thoughtful. The house could not be in a more convenient location.



Colleen
June 2022

Everything was great and enjoyed every moment!



Julie Kay
June 2022

Keely was a responsive and communicative host. Home was comfortable for our group of 6 adults. The layout is perfect for socializing and catching up! Location was a short drive to everything Winter Park has to offer. Appreciated the ample parking for our three cars.



Shannon
May 2022

We had a great stay at Keely's place! The house was just as described. Check in & out were easy, and the host was very communicative. Would recommend!



Gene
May 2022

Great home. Host was very good to work with. We were very pleased with the experience.

\$344 night

★ 4.91 (195 reviews)

Search reviews



Noa
September 2022

The pictures don't do the Airbnb justice. The home is in a quiet neighborhood, home was decorated BEAUTIFULLY (I would totally live here) and had all the essentials I had my bridal party stay with me for a night and we all got ready together the wedding morning, and my friends and I got to enjoy the home for a couple more days. It honestly had everything we needed, it's in the perfect location, and check in/out instructions were so easy. I would DEFINITELY recommend staying here and would come back for sure! Thanks Keely for allowing us to stay here and enjoy your home!



Rachel
August 2022

House is beautifully decorated with modern flair. The location was great as it was close proximity to downtown Winter Park. Easy check in & check out process. Very much enjoyed our stay.



Elizabeth
August 2022

A perfect set up for a family group (3 couples & 2 small kids). Comfortable, clean, attractive, & well-furnished. Great neighborhood & location. Keely was extremely accommodating & responsive. We loved it. Highly recommended!



Adriane
August 2022

We would make this place our go to place. It was comfortable and cozy.



Juan
August 2022

Keely was an awesome host, very communicative from the start. Everything was perfect for our stay. The area is great too, lots of good shops and restaurants in the area as well as grocery stores.



Frances
July 2022

We loved staying in Keely's place in Winter Park. It's a fabulous neighborhood and Keely's place made us feel like locals - as it was very stylish, homey, and comfortable. We loved it.



Rodolfo
July 2022

Great location. Near plenty of places to eat and highway. Quiet neighborhood.

\$344 night

X

★ 4.91 (195 reviews)

Search reviews



Megan
November 2022

I'd stay here again!



Rachael
November 2022

The perfect place to stay in Winter Park!



Melanie
October 2022

This is a very comfortable home, tastefully decorated and close to downtown Orlando in beautiful Winter Park. Plenty of room for 8 people. I spent 3 nights there with 5 adults and 2 young children and we had plenty of room. The home is in a nice quiet neighborhood close to playgrounds and parks for the children. There are many good restaurants nearby for takeout and Publix is about a half mile away. There are 4 good size bedrooms for privacy.



Rachael
October 2022

Keely's place is the best stay one can have in Winter Park! Great location, upscale home, and an attentive host!



Chloe
September 2022

The house was decorated so cute and had plenty of space for us. The kitchen was stocked well for use and the host left candy for us at check in. I wish check out was later considering the list of tasks to complete at check out, but overall it was a nice stay!



Burt
September 2022

Beautiful remodeled home. Very clean, lovely decor, and great location.



Nga
September 2022

The pictures don't do the Airbnb justice. The home is in a quiet neighborhood, home was decorated BEAUTIFULLY! I would totally live here and had all the amenities I had my bride party stay with me for a night and we all got ready together the wedding morning, and my fiancé and I got to enjoy the home for a couple more days. It honestly had everything we needed, it's in the perfect location, and check in/out instructions were so easy. I would DEFINITELY recommend staying here and would come back for sure! Thanks Keely for allowing us to stay here and enjoy your home!



item type Staff Updates	meeting date December 1, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

Compliances

motion / recommendation

background

alternatives / other considerations

fiscal impact