



Code Compliance Board Regular Meeting

Agenda

April 2, 2026 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

- 1. Call to Order**
- 2. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Minutes of March 5, 2026 2 Minutes
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. CCB# LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792 - MASSEY HEARING 10 Minutes
 - b. CCB# LDC-26-0036 1820 Carrigan Ave., Winter Park, FL 32789 5 Minutes
 - c. TRP Appeal 2026-0028 2025 Howard Dr., Winter Park, FL 32789 10 Minutes
- 6. Non-Action Items**
- 7. Staff Updates**
 - a. PM-26-0027 1431 Golfside Dr., Winter Park, FL 32792 Property Maintenance - Compliant 1 Minute
- 8. City Attorney Reports**
 - a. CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 - City Answer Brief March 19, 2026 3 Minutes
- 9. Board Comments**
- 10. Upcoming Agenda Items**
 - a. N-25-0010 455 Huntington Ave., Winter Park, FL 32789 - MASSEY HEARING 1 Minute
 - b. LDC-26-0150 1001 Anchorage Ct., Winter Park, FL 32789 1 Minute
- 11. Adjournment**



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Minutes of March 5, 2026

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

1. Draft Minutes for March 5 2026 Meeting



Code Compliance Board Regular Meeting Minutes

March 5, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Doug Bond, Steve Heller, Paul Mandelkern, Kristen Matt, Carlos Diez-Arguelles, Melissa Blaney

Absent

Wayne Johnson

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 Member Paul Mandelkern 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 February 5, 2026

Mr. Mandelkern asked about a descriptive word in the minutes; the word was confirmed from the video recording.

Steve Heller made a motion to approve the minutes as presented. Kristen Matt seconded the motion.

VOTE:

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

Motion passed unanimously 6-0.

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

None

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

a) CCB PM-25-0242 1431 Golfside 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 brought to the city's attention by a citizen complaint.

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.

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.

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 of all waste.

Officer Busch presented photo evidence from her initial inspection conducted December 8, 2025, and her follow-up inspections on December 11, 2025, and January 7, 2026. On January 21, 2026, a follow-up inspection was conducted, and a Notice of Violation was issued to the owner and posted on the property. A follow-up inspection on February 16, 2026, found few corrections; a Notice of Hearing was issued.

Officer Busch stated that she received a call from a friend of the homeowner stating that he would tell the Respondent to clean up. A follow-up inspection conducted on February 26, 2026, found that the front area of the home had been cleaned and items stored away, and most of the articles in the back yard were removed. A follow-up inspection conducted on March 5, 2026, found that significant improvements had been made, bringing the property into compliance.

Officer Busch presented a video taken from the Winter Park Pines Golf course showing that the Respondent was openly burning in a pit on property creating a significant amount of smoke.

Officer Busch explained to the Board that she brought this case to the Board to adjudicate because the furniture items around the fire pit could cause a bigger issue, which the city wants to prevent. She said the City has a second case in progress for unlawful open burning.

Mr. Bond asked what she was burning. Officer Porras responded that Code Compliance received two reports from the Fire Department related to the property back in December, noting that the neighbors had called them about the smoke. When the Fire Department responded, the fire was controlled. The respondent was burning personal items and body fluids as a part of her culture, stating she is burning off dragons and demons every day. Officer Porras stated that the city did not include the fire violations in this case and wanted Fire Department staff present when the fire case is presented.

Mr. Mandelkern clarified that the case presented today had nothing to do with the burning. Officer Porras confirmed.

Ms. Matt offered that, when she was reviewing the case material, a document mentioned Respondent's mental health and well-being and that Officer Busch had reached out for services. Officer Busch confirmed, noting that, during her first inspection, the Respondent screamed at her even after she offered to explain why she was there. Therefore, Officer Busch reached out to the Department of Children and Families for a wellness check. Ms. Matt asked about the findings. Officer Busch answered her request was denied as not applicable.

Ms. Blaney asked if anyone had called for first responders. Officer Porras stated that every time the Fire Department responds they do an evaluation and have the power to remove her if they felt that she could harm herself or others.

Officer Porras said Officer Busch has spoken with an individual currently living with the Respondent. Officer Busch stated that the respondent was unwell and the individual was taking care of her.

Mr. Mandelkern wished to confirm that the Respondent was the property owner and not a tenant; Officer Busch replied affirmatively.

Mr. Heller asked if the caretaker cleaned up the property. Officer Busch stated that the Respondent would do what the caretaker told her to. Mr. Heller then asked if the Respondent was in compliance. Officer Busch said yes, but she was bringing the case to have it adjudicated to prevent the recurrence of furniture storage near the fire pits.

Mr. Mandelkern asked if the violations in the backyard were because the items could be seen from the golf course or if it would be a violation if there were a fence. Officer Busch answered that the items were in plain view of city property and the neighboring backyards.

Ms. Blaney asked how the furniture on the back porch was determined to be a violation since homeowners could reasonably have furniture on a porch. Officer Porras responded that the furniture was broken and could have been burned, but that the violation focused on the other discarded articles on the property.

Mr. Heller stated that it seemed Officer Busch had reached the right person and things are progressing in the right direction. He asked Officer Busch if she felt that the case would progress backward. Officer Busch said adjudicating the case would provide an incentive not to do so.

Mr. Mandelkern asked if the Board issued an order what the Respondent would have to do to be in compliance. Assistant City Attorney Rick Geller offered that the Board could make a finding that there was a violation and order continued compliance. Mr. Mandelkern stated the Board typically sets a timeframe to comply, but in this case compliance was already achieved, so no time limit is required, just to stay in compliance. Mr. Geller answered yes.

Ms. Matt stated that this was similar to a case from the previous hearing in being proactive to prevent people from committing another violation. She asked how many times the Board had issued an order that is proactive in this manner. Mr. Geller responded that over the years quite a few. Ms. Matt replied she was concerned that by doing so a precedent was being set because the violation was corrected in good faith to remedy the situation, and the Board would put a measure in place that would penalize the owner if they ever step out of line. She asked what would prevent that from being the outcome in every case. She said she understood the intention of wanting to ensure there was not a safety risk with respect to the burning fires but also felt confident in knowing the City has a second active case specifically related to the fire hazard.

Mr. Arguelles pointed out that the fire was a separate issue from the case presented.

Mr. Mandelkern noted to the Board that they needed to focus on the case presented, if there was a code violation, and what the remedy is. He opined that an order may not be issued since the property is currently in compliance.

Ms. Blaney asked if there were any past issues with the property or the owner. Officer Busch responded that she was not aware of any during her time with the city. Mr. Heller offered that the respondent has only owned the property for a year. Officer Porras reminded the Board that this case started last year from complaints received from two neighbors who live adjacent to the property and also from emails from the Lieutenants who responded to the smoke and the fires in the backyard.

Mr. Diez-Arguelles asked about the mental health checks performed by the Fire Department if an evaluation had resulted in the owner being Baker Acted. Officer Porras stated she had no records to show that.

Mr. Mandelkern noted for the record that although the opportunity was offered, no one appeared on behalf of the respondent.

Board Discussion

Mr. Bond stated that the case is in compliance so no motion should be made or order issued.

Mr. Heller agreed, noting that Ms. Matt and Ms. Blaney brought up valid points. He added that it would be a slippery slope to issue orders when a property is in compliance.

Mr. Diez-Arguelles offered that, in his opinion, especially dealing with someone who is mentally unstable, the fire pits located under the roof of the house were scary. He understood that the property was in compliance but given the owner's mental state, who knows what might happen. He recognized that the open burning was a separate case and wished the City had brought the cases together.

Ms. Matt again offered concern about the precedent the Board would set by being proactively punitive but was also concerned about the Respondent's well-being and the fire risk. She stated she had confidence in the Code Compliance Division and the officer keeping an eye on things, then see what the case for open burning brings next month.

Ms. Blaney agreed with Ms. Matt, noting that she is not a mental health professional, but knowing that Code Compliance and the neighbors remain vigilant and that the property is in compliance she was not comfortable with issuing an order.

Mr. Geller suggested that the Board could dismiss the case at this time. He stated that if there are any new violations in the interim the city can bring a new case or join it with the fire case in April.

Mr. Mandelkern asked if there was any advantage to issuing an order in this case, if there were more violations would the City present it as a new case or a Massey Hearing. Mr. Geller responded that if this case is dismissed then the city would have to bring a new case and start the process again. He offered that the Board could choose to table this case until the April meeting and let the cases be brought together. He offered in the meantime they could dismiss this aspect in April depending on how they rule in the fire case.

Kristen Matt made a motion to stay the case until the April 2, 2026, meeting. Doug Bond 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 | Absent |

Motion passed unanimously, 6-0.

6. Non-Action Items

None

7. Staff Updates

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

Mr. Geller said, on February 6, 2026, the city determined that Atlantic Oasis Trust was in compliance. The Trust removed the short-term rental listings from Airbnb and VRBO. He said the property is listed on a house swapping platform, but the city is not pursuing that as payment of rent. The city has invoiced the Trust for the significant fines accrued, approximately \$60,000.00. He stated in the meantime that the Trust has appealed, and Mr. Geller said he requested a 10-day extension to file the city's answer brief, now due on March 16, 2026.

Mr. Mandelkern asked Mr. Geller what happened to the Motion to Stay filed by the Trust. Mr. Geller responded that the Motion to Stay is before the Appellate Court, has been fully briefed, and the court will rule whenever it rules, which could be a year from now.

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

Division Manager Susanne Porrás reminded the Board that this case was for illegal parking, and the owner is not in compliance. The case will be presented as a Massey Hearing at the April 2, 2026, meeting.

8. City Attorney Reports

None

9. Board Comments:

Ms. Matt posed a question about the start time for the meetings, noting that the February and March meetings started two minutes before 3:00 pm, according to her Apple watch. She understood that everyone's time is valuable, but in the interest of the public she thought it would be best to wait until 3:00 pm.

Mr. Heller and Mr. Mandelkern pointed out the digital clock above the Dias, stating they follow it and started the meeting at precisely at 3:00 pm. Mr. Matt responded that the City's digital clock did not display the same time as her Apple watch. Mr. Geller agreed with Ms. Matt. He did not see any harm done because no one from the public had shown up for the meeting. However, he said he would recommend that the city synchronize the das clock with Apple time to reflect the time displayed on the highly accurate Atomic Clock.

10. Upcoming Agenda Items

Division Manager Susanne Porrás informed the Board of two new cases on the schedule for the April 2, 2026, meeting.

One is a Massey Hearing, CCB# BLDG-24-0037 for 2602 Amsden Rd. Winter Park, FL 32792. This was brought to the Board two years ago related to a home that was being rented but was changed from residential R-1 to multiple units. Construction and renovations were done without permits. She noted they were instructed to contact the Building Department and follow the process for permitting. A permit was applied for, but they did not follow up on the permitting requirements.

The other case is PM-25-0204 for 512 Dunblane Dr., Winter Park, FL 32792, for open storage of materials.

Division Manager Susanne Porrás relayed that there may be a Tree Appeal next month as well. She will have confirmation by next week.

Division Manager Susanne Porrás pointed out to the Board that an email from the City Clerk was added to the back of their binders related to the Advisory Board changes and extension of Board Member terms. She told them they could take the information with them to read.

11. Adjournment

Melissa Blaney made a motion to adjourn. Doug Bond seconded.

VOTE:

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

Motion passed unanimously, 6-0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary



Code Compliance Board

agenda item 5.a

item type

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

meeting date

April 2, 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 - MASSEY HEARING

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

1. LDC-25-0465 AGENDA PACKET

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

Name(s):
DUFF SEAN MICHAEL

Physical Street Address:
2218 Whitehall Dr

Property Use:
0100 - Single Family

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

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



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

[Upload Photos](#)

[View 2025 Property Record Card](#)



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

[View Plat](#)

Property Description

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

There are no land lines associated to this parcel.

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence
Actual Year Built:
1964
Gross Area:
2250 sqft
Type Code:
0103 - Single Fam Class Iii
Beds:
3
Living Area:
1767 sqft
Building Value:
Working Value...
Baths:
2
Exterior Wall:
Com.Brick
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Drywall

« « » »

Page 1 of 1 (Total Records:1)

Extra Features

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





ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

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

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

PRIOR YEAR TAXES DUE

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

| NON-AD VALOREM ASSESSMENTS | | | | | |
|--|--------------|--------|-------------------|-----------|-------------------|
| Levying Authority | Phone | Amount | Levying Authority | Phone | Amount |
| 5110 WINTER PARK STM | 407-599-3381 | 362.96 | | | |
| | | | | Subtotal: | \$362.96 |
| Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: | | | | | \$7,046.29 |

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

Payments not received by March 31st are delinquent

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

287753
 2218 WHITEHALL DR

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

Make checks payable to:
 Scott Randolph, Tax Collector

| ONLY PAY ONE AMOUNT | |
|---------------------|------------|
| If Paid By | Amount Due |
| Mar 31, 2026 | \$7,046.29 |
| Apr 14, 2026 | \$7,257.68 |
| May 29, 2026 | \$7,302.68 |
| | |
| | |

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

PO Box 545100
 Orlando FL 32854-5100



This Instrument Prepared By:

BETHANY C. SZEWCZYK, ESQ.

BCS Legal, PLLC

PO Box 678183

Orlando, Florida 32867

(321) 234-5288

FL Bar Number: 91673

Quitclaim Deed

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

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

Witnesseth, that the said First Party, for and in valuable consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has, in and to the following described lot, piece or parcel land, situate, lying and being in Winter Park, in Orange County, State of Florida, to wit:

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

This Instrument Prepared By:

BETHANY C. SZEWCZYK, ESQ.

BCS Legal, PLLC

PO Box 678183

Orlando, Florida 32867

(321) 234-5288

FL Bar Number: 91673

Quitclaim Deed

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

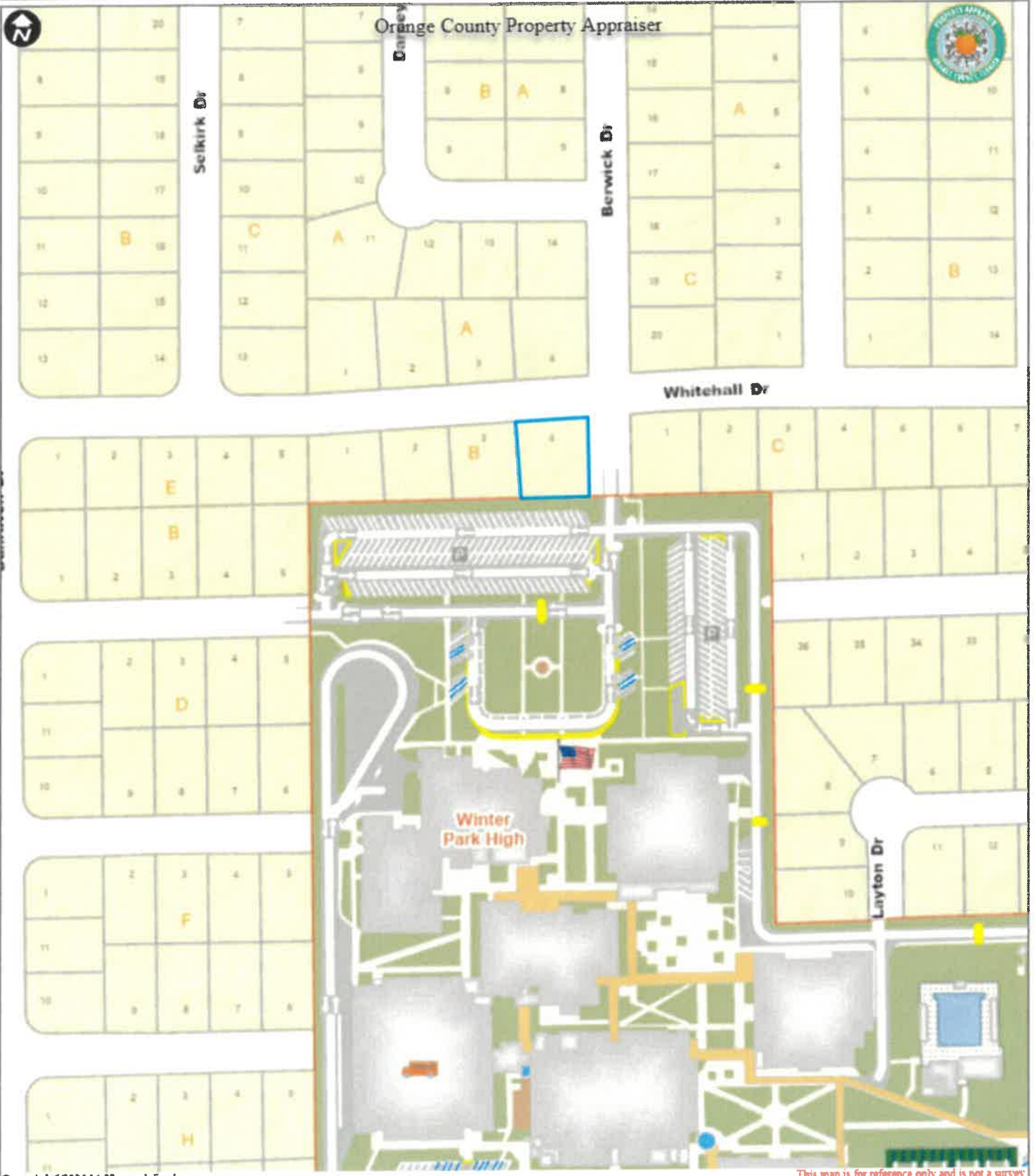
(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said First Party, for and in valuable consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has, in and to the following described lot, piece or parcel land, situate, lying and being in Winter Park, in Orange County, State of Florida, to wit:

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

OCPA Web Map

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



Created 1/6/2026 14:20 . undefined

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

ALERT: AN UNEXPECTED INCIDENT AT THE LA GUARDIA AIRPORT IN EAST ELMHURST, NY A...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751591190

Copy

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

Latest Update

Your item was picked up at a postal facility at 2:45 pm on March 18, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Individual Picked Up at Postal Facility

WINTER PARK, FL 32792
March 18, 2026, 2:45 pm

Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32792
March 16, 2026, 9:57 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
March 15, 2026, 3:10 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 14, 2026, 10:54 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
March 13, 2026, 9:54 pm

● Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

CITY OF WINTER PARK,

Petitioner,

vs.

Case No: LDC-25-0465

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

Respondent.

**NOTICE OF *MASSEY HEARING* FOR DETERMINATION OF
NON-COMPLIANCE WITH CODE COMPLIANCE BOARD ORDER
AND TO IMPOSE FINES AND LIEN**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, **Sean Michael Duff, 2218 Whitehall Drive, Winter Park, FL 32792-4761**. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

Thursday, April 02, 2026, at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

The information below is in reference to the case and fines to be discussed.

1. Violation of City Code Chapter/Section and Order: **On February 05, 2026, the Code Compliance Board determined that Respondent was in violation of Chapter 58, Section 58-86 (c), (2) and b Parking – Off Street Parking of the City of Winter Park Land Development Code.**

At the hearing, and in the attached Findings of Fact, Conclusions of Law and Order (executed on February 06, 2026), the Respondents were **ORDERED** as follows:

The Respondent is **ORDERED** to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within 7 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, to comply.

2. Address where violation exists: **2218 Whitehall Dr., WINTER PARK, FL 32792.**
3. Parcel I.D. No.: **09-22-30-0944-02-040**
4. Property Zone: **WP-R-1A**
5. Legal Description: **BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B per Orange County records.**
6. Respondent/Names and address of owner/person in charge of location where violation exists: **SEAN MICHAEL DUFF - 2218 WHITEHALL DR., WINTER PARK, FL 32792-4761.**
7. Description of Violation: **Illegal parking of a motor vehicle on the grass area of the front lawn.**
8. Item to be Heard: The City's **Request for Determination of Non-Compliance with Code Compliance Board Order and Assessment of Fines and Lien.**

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose

Fines, and may assess fines, which, when recorded in the public records will become a lien on your real and personal property, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the Order signed on **February 06, 2026** prior to the **April 02, 2026** hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **March 09, 2026**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **SEAN MICHAEL DUFF** – 2218 WHITEHALL DRIVE, WINTER PARK, FL 32792-4761.

Certified Mail # 9489 0090 0027 6751 5911 90



Christina Busch
Safety & Code Compliance Officer

Appeal Process

Respondent is hereby notified that Respondent or the City of Winter Park, who may be aggrieved by an Order of the Code Compliance Board, has the right to appeal an Order of the Code Compliance Board to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of the Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, for the reviewing court.

Disabilities

Please contact our office at (407) 599-3600 if you have any questions. People with disabilities needing special accommodation or assistance to participate in this proceeding should contact us at least 48 hours in advance of the meeting.

CODE CITED:

CHAPTER 58

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

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

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

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

ALERT: AN UNEXPECTED INCIDENT AT THE LA GUARDIA AIRPORT IN EAST ELMHURST, NY A...



FAQs >

Tracking Number:

Remove X

9489009000276751591367

Copy

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

Latest Update

Your item was delivered to an individual at the address at 9:27 am on February 20, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
February 20, 2026, 9:27 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
February 19, 2026, 10:18 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
February 18, 2026, 9:48 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
February 18, 2026, 9:41 pm

Departed Post Office

WINTER PARK, FL 32789

February 18, 2026, 5:55 pm

USPS in possession of item

WINTER PARK, FL 32789

February 18, 2026, 4:07 pm

Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

CITY OF WINTER PARK

CASE NO. LDC-25-0465

Petitioner, _____ /

9489 0090 0027 6751 5913 67

vs.

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

Respondent, _____ /

STATE OF FLORIDA :

COUNTY OF ORANGE :

**AFFIDAVIT OF NON-COMPLIANCE WITH
CODE COMPLIANCE BOARD ORDER**

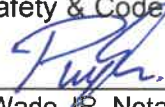
Before me, the undersigned authority, personally appeared CHRISTINA BUSCH,
who, after being duly sworn, deposes and says:

1. My name is CHRISTINA BUSCH. I am a Safety and Code Compliance Officer with the City of Winter Park.
2. I am over the age of 18 and base the averments in this Affidavit on my personal knowledge, information, and belief.
3. I am familiar with the property located at 2218 WHITEHALL DR., WINTER PARK, FL 32792, with a Parcel Identification number of 09-22-30-0944-02-040 (the "Property").
4. I am familiar with, and reviewed the code compliance case involving the Property, Case #. LDC-25-0465

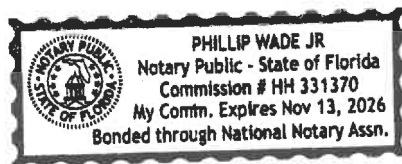
5. On **February 5, 2026** the Code Compliance Board entered an Order (the "Order") requiring: The Respondent is ORDERED to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within 7 days of this hearing date. Failure to comply with this order will result in fines of 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, to comply.
6. On **February 16, 2026**, I re-inspected the Property to determine if the property owner undertook corrective action. I observed: **A white four door SUV parked on the grass area of the front lawn.**
7. Therefore, I determined that the property owner has not taken corrective action and the Property remains out of compliance with Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code.


 Christina Busch, Affiant

SWORN TO AND SUBSCRIBED
 Before me this 17th 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.



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





ALERT: AN UNEXPECTED INCIDENT AT THE LA GUARDIA AIRPORT IN EAST ELMHURST, NY A...



FAQs >

Tracking Number:

Remove X

9489009000276751553914

Copy

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

Latest Update

Your item was delivered to an individual at the address at 9:20 am on February 11, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
February 11, 2026, 9:20 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
February 10, 2026, 9:23 pm

In Transit to Next Facility

February 10, 2026

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
February 9, 2026, 10:00 pm

Departed Post Office

MAITLAND, FL 32751
February 9, 2026, 7:00 pm

- **USPS in possession of item**
MAITLAND, FL 32751
February 9, 2026, 4:37 pm
- **Hide Tracking History**

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

Text & Email Updates



USPS Tracking Plus®



Product Information



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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

**CODE COMPLIANCE BOARD OF THE
CITY OF WINTER PARK, FLORIDA**

Case No: LDC-25-0465

DOC # 20260174682
03/26/2026 09:13 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CITY OF WINTER PARK,

Petitioner,

vs.

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

9489 0090 0027 6751 5539 14

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CASE came for a public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Board"), on the 5th day of February 2026, after due notice to the Respondent, Sean Michael Duff, 2218 Whitehall Dr., Winter Park, FL 32792-4761. Having heard sworn testimony and argument and received evidence into the record, the Board thereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT

The Board makes the following findings of fact:

- A. Address, Ownership and Possessory Interest: The property at issue is located at 2218 Whitehall Dr., Winter Park, FL 32792 (the "Subject Property")
- B. Legal Description: BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B

STATE OF FLORIDA, COUNTY OF ORANGE
HEREBY CERTIFY That the above and foregoing
is a true copy of the original filed in This office in the
City of Winter Park, Florida

Case # LDC-25-0465

Dated: 2/16/26 By: Bene Crano
City Clerk - Deputy Clerk



Page 1 of 4

C. Parcel I.D.: # 09-22-30-0944-02-040

D. Notice: The City gave notice of this hearing to the Respondent by posting at the Property and at City Hall and by United States certified mail.

Description of Violation: Illegal parking of a motor vehicle on the grass area of the front lawn.

II. CONCLUSIONS OF LAW

Based on the testimony and evidence of record, the Board reaches the following conclusions of law:

A. The city complied with the procedures and notice requirements of Sections 2-109 of the Winter Park Code of Ordinances and of Florida Statutes, Chapter 162.

B. The Respondent, Sean Michael Duff, Compliance Board Case #LDC-25-0465, owner of 2218 Whitehall Dr., Winter Park, FL 32792-4761 (the "Subject Property") 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 by parking motor vehicles on the lawn at the Subject Property.

III. ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon a motion made by Wayne Johnson, seconded by Paul Mandelkern, and agreed to in a 4-3 vote by the Board:

The Respondent is **ORDERED** to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within 7 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, to comply.

NOTICE OF RIGHT TO APPEAL

Respondent is hereby notified that he, or any party who may be aggrieved by this Order, including the City, has the right to appeal this Order to the Circuit Court in and for Orange County within thirty (30) calendar days of the rendition of this Order, as set forth in Florida Statutes § 162.11 and Section 2-108 of the City Code.

DONE AND ORDERED, effective February 5, 2026, at Winter Park, Florida.

**CITY OF WINTER PARK, FLORIDA
CODE COMPLIANCE BOARD**


Wayne Johnson, Chair

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO and subscribed before me, by means of physical presence or online notarization, this 6 day of February, 2026, by Wayne Johnson, Chair, who is personally known to me.


Notary Public: 



CERTIFICATE OF SERVICE

A true and correct copy of the above and aforementioned Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail to:**

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


Code Officer

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

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

City of Winter Park
Petitioner,

vs.

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

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

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

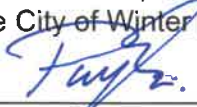
FURTHER AFFIANT SAYETH NOT

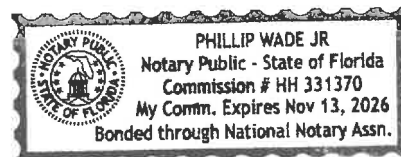
DATED this **24th day of March 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **24th day of March 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

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

City of Winter Park
Petitioner,

vs.

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

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Massey Hearing, scheduled for April 2, 2026, at City Hall for the property located at 2218 WHITEHALL DR. on this 18th of March 2026.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 24th day of March 2026



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th day of March 2026, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



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



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

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

City of Winter Park
Petitioner,

vs.

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

AFFIDAVIT OF POSTING

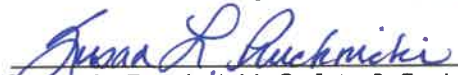
STATE OF FLORIDA
COUNTY OF ORANGE

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

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


FURTHER AFFIANT SAYETH NOT

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


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.


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



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

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

City of Winter Park
Petitioner,

vs.

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

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

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

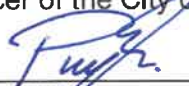
FURTHER AFFIANT SAYETH NOT

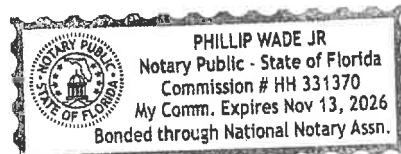
DATED this **21st day of January 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of January 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

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

CITY OF WINTER PARK,

Petitioner,

vs.

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



**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

Thursday, February 5, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

1. Violations of City Code Chapter/Section: Chapter 5B, Section 5B-46 (C), (2), b Parking – Off Street Parking; Chapter 5B, Section 5B-71 (1), (1), (1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.
2. Address where violation(s) occur: 2218 WHITEHALL DRIVE, Winter Park, FL 32792.

01/20/2026

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

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Tracking Number:

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[Copy](#)

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Latest Update

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

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Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

December 4, 2025, 9:50 am

[See All Tracking History](#)

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

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

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

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

CITY OF WINTER PARK,

Petitioner,

vs.

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

Respondent.



**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, February 5, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

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

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

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

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

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

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

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

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

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

Dated this: 17th day of December 2025.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**

Certified Mail: 9489 0090 0027 6751 5513 61



Christina Busch
Code Compliance Officer

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

CODES CITED

LDC-25-0465

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

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

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

LDC-25-0345

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

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

(f) Boats, trailers, and recreational vehicles.

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

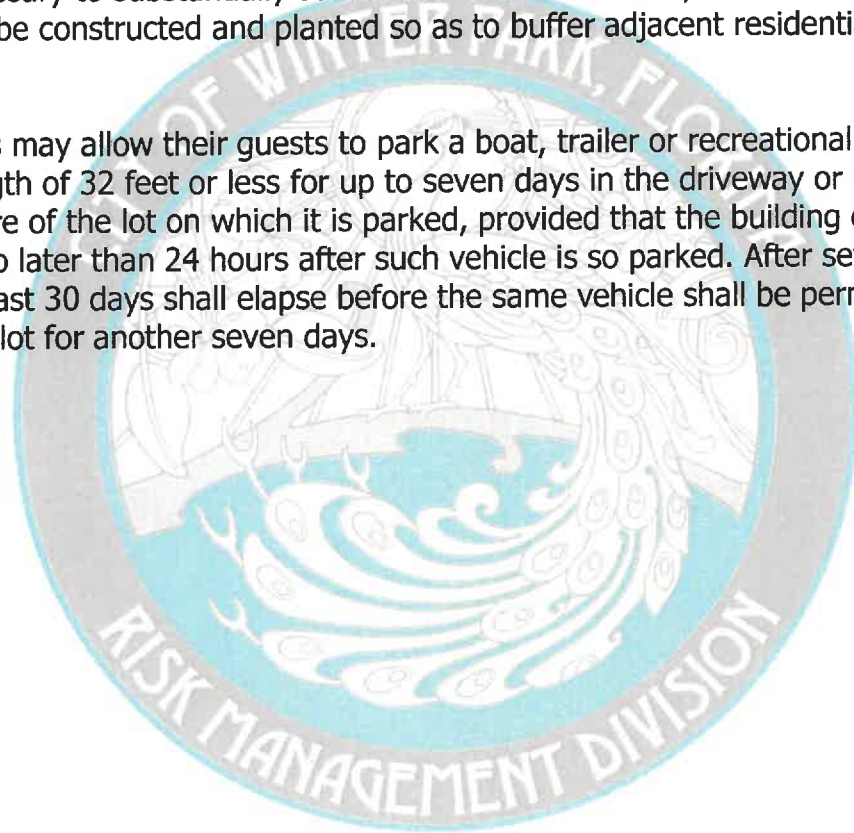
(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure.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

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

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

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

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





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

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

City of Winter Park
Petitioner,

vs.

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

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

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

FURTHER AFFIANT SAYETH NOT

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



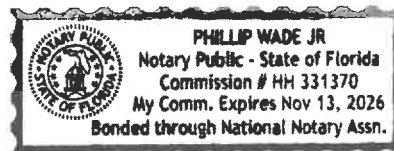
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **7th day of October 2025**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



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



OFFICIAL NOTICE OF VIOLATION

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

DATE: September 11, 2025
CASE # LDC-25-0485
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 6137 48

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-06 (c) (2) b) Parking – Off Street Parking of the City of Winter Park Land Development Code.

ZONING/OTHER CITY ORDINANCES

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

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

Officer Name: Suech, Christine 407-590-3322

amazon Basics

10/107/2025

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

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751613748

Copy

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

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

September 22, 2025, 11:32 am

See All Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package



Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

OFFICIAL NOTICE OF VIOLATION

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

DATE: **September 11, 2025**

CASE # **LDC-25-0465**

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

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

ZONING/OTHER CITY ORDINANCES

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

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

Officer Name: **Busch, Christina 407-599-3382**

Appeal Process

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

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

Violation Detail

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

Violation Description

Sec. 58-86. - Off-street parking and loading regulations
(c) General provisions for off-street parking.
(2) Minimum distance and setbacks.
b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the minimum requirements of this section shall not be located within any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or unlandscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.

FACT SHEET

April 2, 2026

Case No: LDC-25-0465

Respondents:

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

1. Address where violation exists: **2218 Whitehall Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0944-02-040**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **09/09/2025, 10/02/2025, 10/07/2025, 10/15/2025, 11/18/2025, 11/24/2025, 12/08/2025, 12/19/2025, 12/31/2025, 01/02/2026, 01/20/2026, 01/26/2026, 01/28/2026, 01/30/2026, 02/02/2026, 02/03/2026, 02/05/2026, 02/16/2026, 02/18/2026, 02/20/2026, 02/23/2026, 02/26/2026, 03/02/2026, 03/04/2026, 03/06/2026, 03/09/2026, 03/10/2026, 03/11/2026, 03/12/2026, 03/13/2026, 03/16/2026, 03/17/2026, 03/18/2026, 03/20/2026, 03/25/2026,**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

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

Evidence

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

| | | |
|--|--|--|
| VIOLATION DESCRIPTION: Illegal parking of a motor vehicle on the grass area of the front lawn. | CORRECTIVE ACTION REQUIRED: Cease illegal parking of motor vehicles. | CODES CITED: Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code. |
|--|--|--|

Case Notes

Correspondence

Christina Busch • 03/24/2026 3:54 PM

Sean (407-535-3762) He called in and stated that he noticed the Notice of Massey Hearing on his property and is confused. "I haven't parked on the lawn since we last spoke." I advised him that we spoke on the phone on March 3rd, 2026 and I have photographic evidence that the violation had reoccurred on the property 2 more times since that call. He stated that those times were because he was moving his cars around. I replied that during my inspection the vehicle was parked on the grass area of the City's right of way and there was no one outside moving vehicles and there was no one in any of the vehicles. Mr. Duff stated " I feel like I am under a witch hunt, this is not fair. Let me know if the hearing is still happening because I want to bring a friend to be on my side. Someone to represent me." I told him that he is allowed to have anyone represent him if he wishes. I asked him where he is at on adding more parking area to his property. He stated that he is just having someone to come out and do the survey on 3/30/2026. He will then go through zoning to get a permit for a parking area. Mr.Duff stated that he will be calling me on Monday to verify if the hearing is still proceeding.

Follow-up Inspection

Christina Busch • 03/16/2026 2:47 PM

The property is in violation.

Issuing Notice of Massey Hearing

Christina Busch • 03/13/2026 1:11 PM

9489 0090 0027 67511 90

Follow-up Inspection

Christina Busch • 03/09/2026 2:16 PM

Motor vehicle parked on the grass area of the front lawn. The property is in violation.

Follow-up Inspection

Christina Busch • 03/09/2026 2:16 PM

3/6/26 - Property is in compliance.

Follow-up Inspection

Christina Busch • 03/09/2026 2:15 PM

3/4/26 - Property is in compliance.

Correspondence

Christina Busch • 03/03/2026 1:56 PM

Sean Duff (407-535-3762) Got a ticket for removal for parking on the side of his home. So he is unable to park on the street around his home. His girlfriend is parking there overnight and he is working on getting a survey to extend his driveway. Sean requested a couple days. Sean is requesting an extension to March 9th to be able to comply with the commercial vehicle. He stated he will remove the top light and the back strips that make the vehicle look like a commercial vehicle. I advised that I allow this time

Follow-up Inspection

Christina Busch • 03/02/2026 3:00 PM

There is no illegal parking on the property at this time.

Follow-up Inspection

Christina Busch • 02/26/2026 8:29 AM

There was no illegal parking on the property at this time.

Follow-up Inspection

Christina Busch • 02/23/2026 4:00 PM

Property is not in compliance. Vehicle to the right of the driveway on the front lawn. There are no permits on file to indicate that there is a driveway extension underway.

Follow-up Inspection

Christina Busch • 02/23/2026 4:00 PM

2/20/26 - Property is in compliance.

Follow-up Inspection

Christina Busch • 02/23/2026 3:59 PM

2/18/26 - Property is in compliance. No illegal parking

Issuing Affidavit of Non-Compliance

Christina Busch • 02/16/2026 4:08 PM

9489 0090 0027 6751 5913 67

CCB Follow-up

Christina Busch • 02/16/2026 4:07 PM

The white SUV was parked on the grass of the front lawn.

CCB FEBRUARY

Christina Busch • 02/06/2026 2:55 PM

02/05/26 - The board ordered that the respondent cease illegal parking within 7 days.

Follow-up Inspection

Christina Busch • 01/30/2026 2:08 PM

The property is currently in compliance. The case will remain on the schedule for code board for adjudication.

Follow-up Inspection

Christina Busch • 01/28/2026 3:47 PM

There was no illegal parking on the property during my inspection.

Follow-up Inspection

Christina Busch • 01/23/2026 1:57 PM

1/20/26 - Two motor vehicles parked on the grass area of the front lawn.

Posted Property

Christina Busch • 01/20/2026 4:11 PM

Posted the notice of hearing on the property.

Follow-up Inspection

Christina Busch • 01/02/2026 3:51 PM

Two motor vehicles parked on the grass area of the front lawn.

Follow-up Inspection

Christina Busch • 12/22/2025 3:12 PM

12/19 - Motor vehicle parked on the front lawn of the property.

Follow-up Inspection

Christina Busch • 11/26/2025 1:36 PM

Motor vehicle parked on the grass area of the front lawn.

Drafted NOH

Christina Busch • 11/26/2025 1:36 PM

Submitted NOH for approval.

PHONE CALL

Susan Pruchnicki • 11/19/2025 9:58 AM

Returned a call to Mark Casey, explained that there is an open case and that the property is being monitored. He informed me that the vehicles were on site during the call. Contacted Officer Busch to inspect if possible.

Follow-up Inspection

Christina Busch • 11/14/2025 7:22 AM

No violation. Monitoring

Follow-up Inspection

Christina Busch • 10/15/2025 3:55 PM

There is no violation on the property.

Posted Property

Christina Busch • 10/07/2025 3:00 PM

Posted the notice of violation on the property.

Follow-up Inspection

Christina Busch • 10/02/2025 3:17 PM

Motor vehicle parked on the right-of-way of the property.

Issuing Notice of Violation

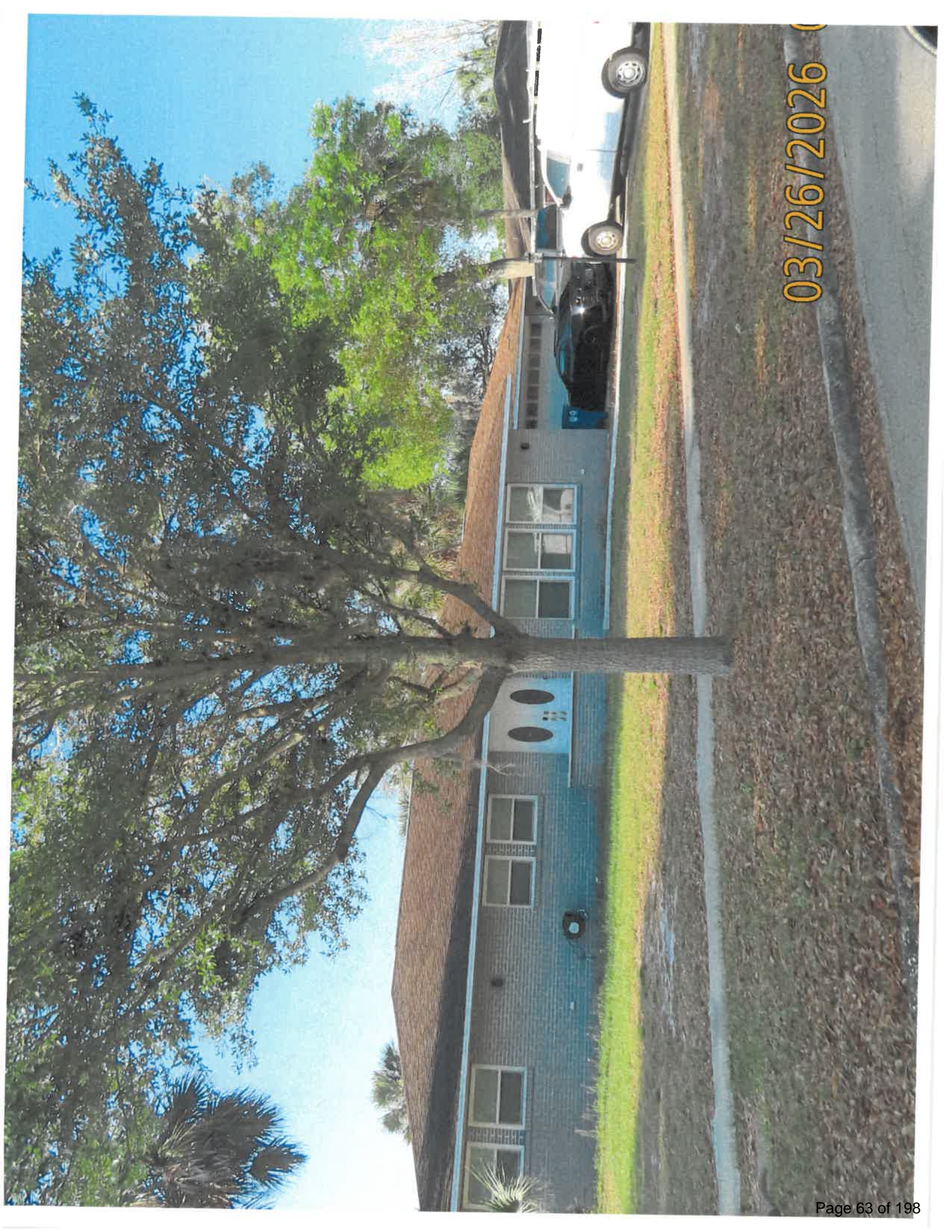
Christina Busch • 09/11/2025 2:55 PM

9489 0090 0027 6751 6137 48

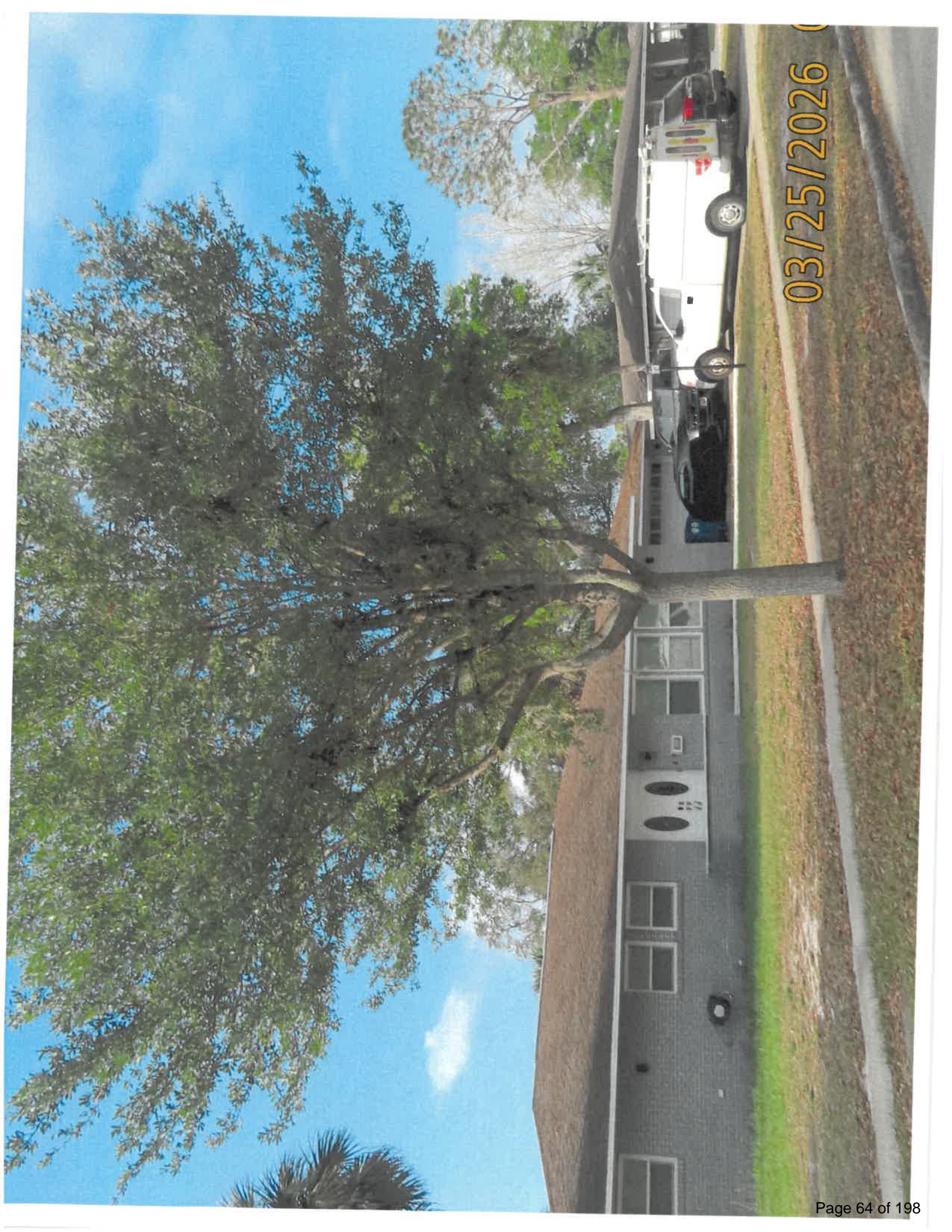
Initial Inspection

Christina Busch • 09/09/2025 2:50 PM

Motor vehicle parked on the grass of the front lawn. Issuing notice of violation since there was a previous NOH issued this year for the same violation.



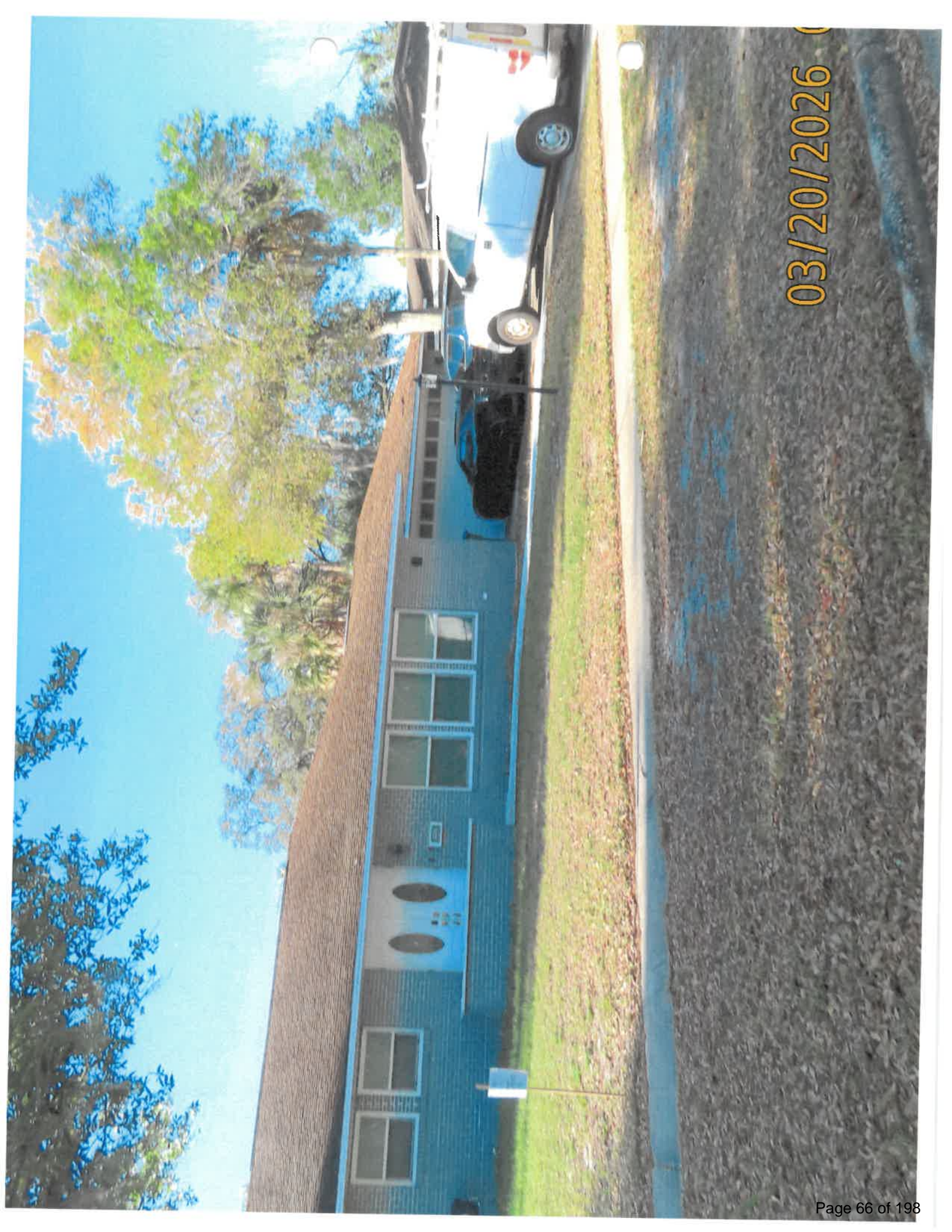
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03/25/2026



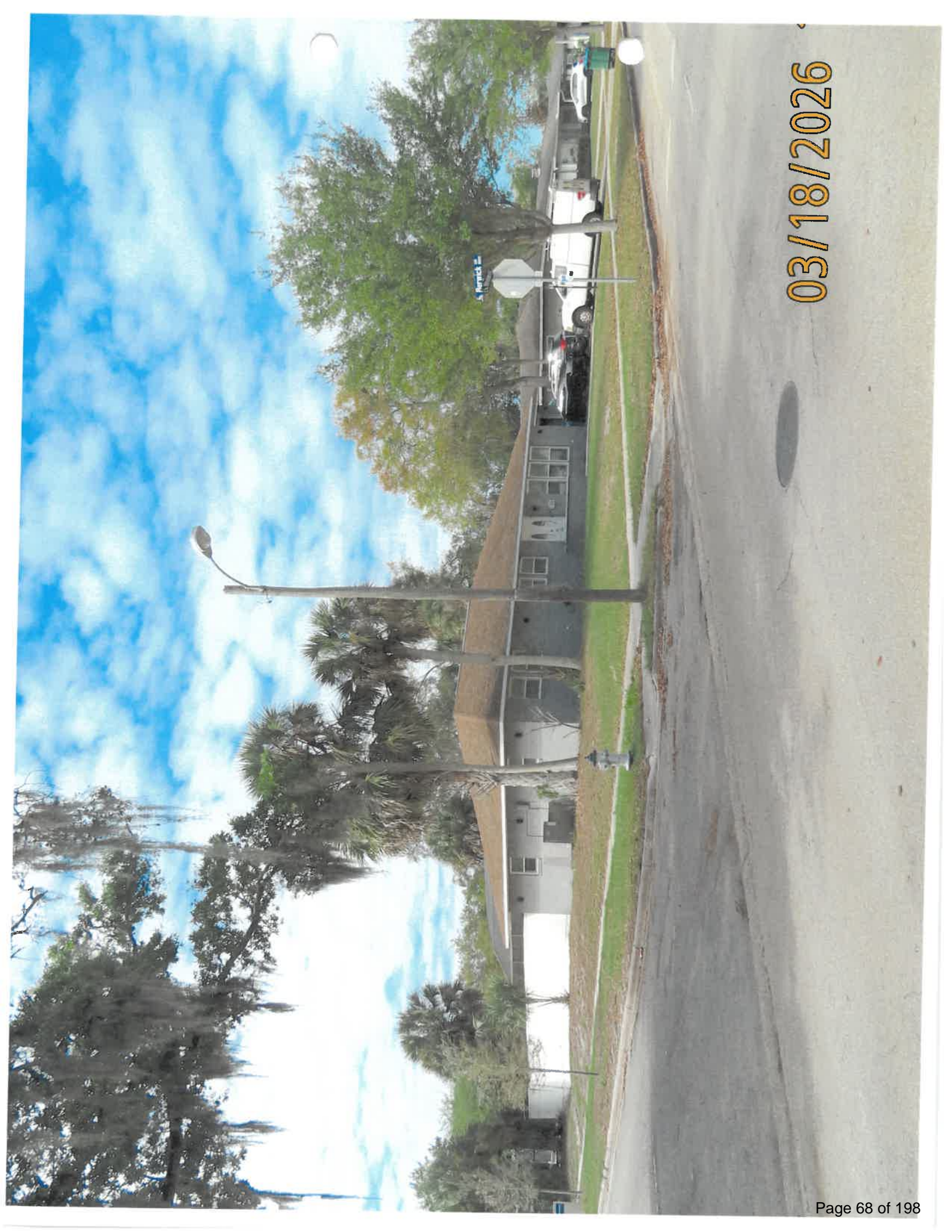
03/24/2026



03/20/2026 0



03/18/2026



03/18/2026



03/17/2026



03/16/2026



Rerwick 900
Whitehall

03/13/2026



03/12/2026



03/11/2026



03/10/2026



03/09/2026



03/06/2026



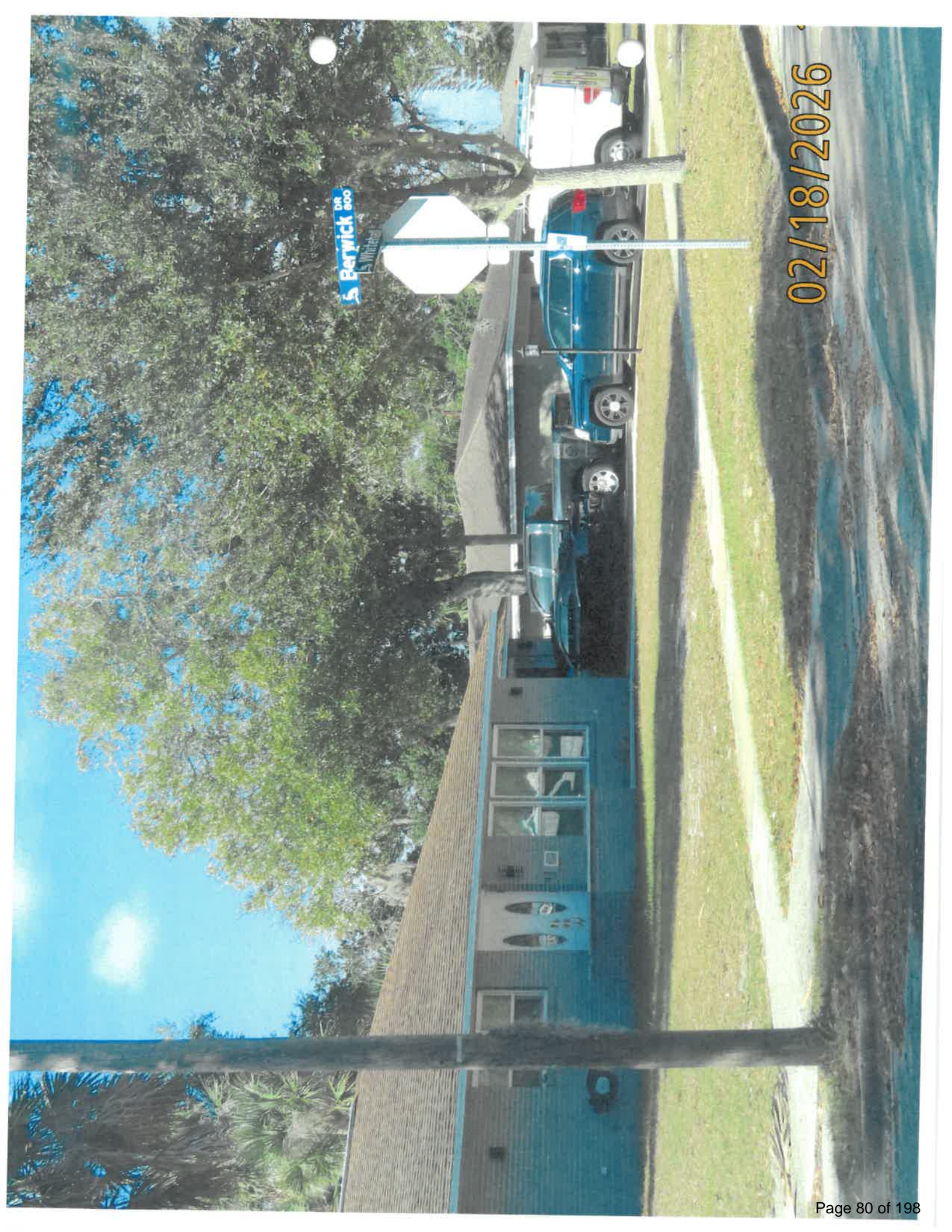
03/06/2026



02/23/2026



02/20/2026 0



02/18/2026



02/18/2026



02/18/2026























Code Compliance Board

agenda item 5.b

item type

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

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# LDC-26-0036 1820 Carrigan Ave., Winter Park, FL 32789

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

1. LDC-26-0036 AGENDA PACKET

FACT SHEET

April 2, 2026

Case No: LDC-26-0036

Respondent:

CLAUDE W SPARKS JR
1820 CARRIGAN AVENUE
WINTER PARK FL 32789

1. Address where violation exists: **1820 Carrigan Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **32-21-30-8612-02-040**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **1/14/2026, 1/15/2026, 1/23/2026, 2/5/2026, 02/6/2026, 2/10/2026, 2/13/2026, 2/16/2026,2/17/2026, 2/18/2026, 2/19/2026, 2/20/2026, 2/25/2026, 2/26/2026, 2/27/2026, 3/13/2026, 3/19/2026, 3/24/2026, 3/25/2026.**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

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

Evidence

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

| | | |
|---|--|---|
| VIOLATION DESCRIPTION: 1. Trailer parked and/or stored on the right side of the property in plain view from the public right-of-way. Illegal parking of a white in color truck parked on the grass area right of the property. | CORRECTIVE ACTION REQUIRED: Cease parking of trailer for more than 24 hours or store it out of the view of public right-of-way and/or adjacent neighboring properties. Illegal parking must cease within 24 hours of receiving the notice. Contact Safety and Code Compliance Officer with your intentions. | CODES CITED: Chapter 58, Sec. 58-71. - General provisions for residential zoning districts. (f) Boats, trailers, and recreational vehicles. (1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as |
|---|--|---|

| | | |
|--|--|---|
| | | <p>hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.</p> <p>(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.</p> <p>(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.</p> <p>(4) Boats, trailers and recreational vehicles may be parked or stored within side or rear lot areas of properties in residential districts provided no portion thereof shall be visible from the public right-of-way.</p> <p>(5) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., of heights necessary to substantially screen the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.</p> <p>(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked, provided that the building official shall be notified no later than 24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.</p> <p>Chapter 58, Sec. 58-86. - Off-street parking and loading regulations</p> |
|--|--|---|

| | | |
|--|--|---|
| | | <p>(c) General provisions for off-street parking.</p> <p>(2) Minimum distance and setbacks.</p> <p>b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the minimum requirements of this section shall not be located within any required front yard or required street side yard for the zoning district in which the parking spaces are located. Additionally, motorized vehicles shall not be parked on the grass, lawn, landscaped or unlandscaped areas (excluding approved driveway surfaces) along any street frontage and visible from the street. Parking must be provided within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick or similar approved material delineating such parking space and must comply with the allowable impervious area for the property.</p> |
|--|--|---|

CODES CITED

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

(f) Boats, trailers, and recreational vehicles.

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

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

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

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

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

(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked,

provided that the building official shall be notified no later than 24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.

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

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

b. Single-family, duplex, cottage dwelling, garage apartment and similar uses. Parking spaces established to meet the

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

1820 Carrigan Ave 32-21-30-8612-02-040

Name(s):
SPARKS CLAUDE W JR

Physical Street Address:
1820 Carrigan Ave

Property Use:
0100 - Single Family

Mailing Address On File:
1820 Carrigan Ave
Winter Park, FL 32789-6304
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

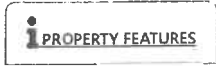
Municipality:
Winter Park



1820 CARRIGAN AVE WINTER PARK, FL 32789 12/11/2019 @ 24 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)



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

[View Plat](#)

Property Description

TEMPLE TERRACE S/5 LOT 4 & E 20 FT LOT 5 BLK B

Total Land Area

11,939 sqft (+/-) | 0.27 acres
(+/-)

[GIS Calculated](#)

Notice

Land

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

«« « »»»

Page 1 of 1 (Total Records: 1)

Building



[View Winter Park Permits](#)

Model Code:
1 - Single Fam Residence
Actual Year Built:
1956
Gross Area:
2518 sqft
Type Code:
0103 - Single Fam Class Iii
Beds:
2
Living Area:
1296 sqft
Building Value:
Working Value...
Baths:
1
Exterior Wall:
Cb.Stucco
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Plastered

Extra Features

| Description | Date Built | Units | Xfob Value |
|-------------|------------|-----------|------------------|
| Fpl2 - Null | 01/01/1956 | 1 Unit(s) | Working Value... |
| PI3 - Null | 01/01/1996 | 1 Unit(s) | Working Value... |
| Pt2 - Null | 01/01/2000 | 1 Unit(s) | Working Value... |

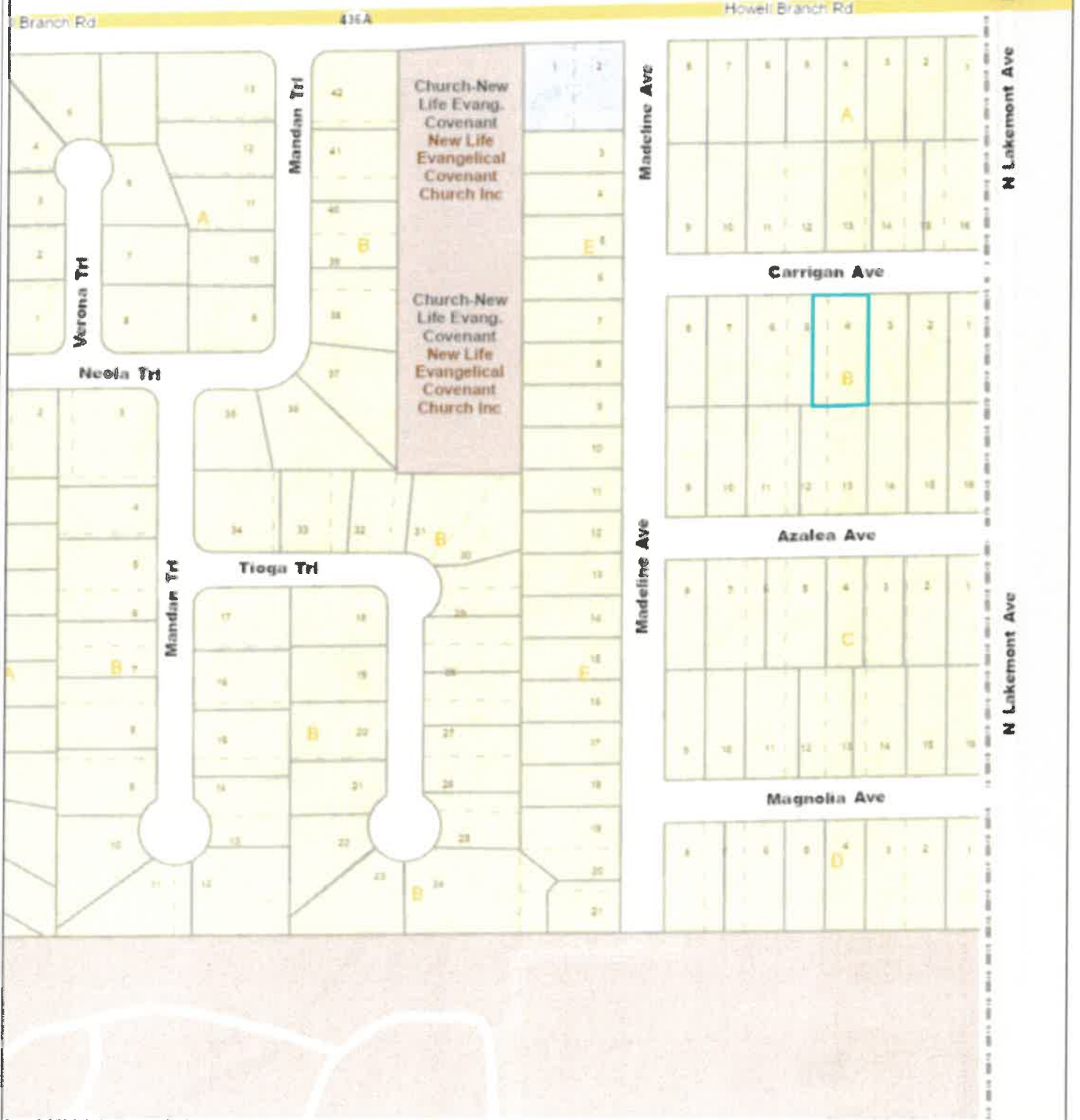
OCPA Web Map

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

Orange County Property Appraiser

Branch Rd 436A Howell Branch Rd





Created 3/23/2026 11:20 , undefined

This map is for reference only and is not a survey



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

SPARKS CLAUDE W JR
 1820 CARRIGAN AVE
 WINTER PARK, FL 32789-6304

Account Number: 278645
 Assessed Value: 141,042
 Millage Code: 6 WP
 Parcel Number: 32-21-30-8612-02040
 Address: 1820 CARRIGAN AVE, Winter Park, 32789
 Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

AD VALOREM TAXES

| Taxing Authority | Assessed Value | Exempt Value | Taxable Value | Millage | Tax Levied |
|------------------------------|----------------|--------------|---------------|---------|------------|
| BY STATE LAW (RLE) | 141,042 | 25,000 | 116,042 | 3.2010 | 371.45 |
| CAPITAL OUTLAY | 141,042 | 25,000 | 116,042 | 1.5000 | 174.06 |
| CRITICAL OPERATING | 141,042 | 25,000 | 116,042 | 1.0000 | 116.04 |
| DISCRETIONARY OPERATING | 141,042 | 25,000 | 116,042 | 0.7480 | 86.80 |
| CNTY-CAPITAL PROJECT | 141,042 | 50,722 | 90,320 | 0.2250 | 20.32 |
| CNTY-GENERAL REVENUE | 141,042 | 50,722 | 90,320 | 4.0441 | 365.26 |
| CNTY-PARKS & RECREAT | 141,042 | 50,722 | 90,320 | 0.1656 | 14.96 |
| CITY OF WINTER PARK | 141,042 | 50,722 | 90,320 | 4.0923 | 369.62 |
| WINTER PARK DEBT 2017 | 141,042 | 50,722 | 90,320 | 0.2062 | 18.62 |
| ST JOHNS RIVER WTR MGMT DIST | 141,042 | 50,722 | 90,320 | 0.1793 | 16.19 |

Total Millage: 15.3615 Subtotal: \$1,553.32

NON-AD VALOREM ASSESSMENTS

| Levying Authority | Phone | Amount | Levying Authority | Phone | Amount |
|----------------------|--------------|--------|-------------------|-------|--------------------|
| 5110 WINTER PARK STM | 407-599-3381 | 382.96 | | | |
| | | | | | Subtotal: \$382.96 |

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$1,936.28**

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.

278645
 1820 CARRIGAN AVE
 TEMPLE TERRACE S/5 LOT 4 & E 20
 32-21-30-8612-02040

Make checks payable to:
 Scott Randolph, Tax Collector

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

SPARKS CLAUDE W JR
 1820 CARRIGAN AVE
 WINTER PARK, FL 32789-6304

Paid By On File
 Receipt # H01-26-00371395 11/28/2025 \$1,858.83

PO Box 545100
 Orlando FL 32854-5100



WARRANTY DEED
INDIVID TO INDIVID

1230573 ORANGE CO., FLA. 12 29 1978

C.I. 2885 PANCO FORM 01
PC 1541

4cc
pt

This Warranty Deed Made the 28th day of April A. D. 1978 by

John L. Hirsch, a single man

hereinafter called the grantor to

Claude W. Sparks, Jr., a single man

whose postal address is 1820 Carrigan, Winter Park, Florida

hereinafter called the grantee

Witnesseth: That the grantor has sold and conveyed to the grantee the premises hereinafter described and the interests and appurtenances thereof

Witnesseth: That the grantor for and in consideration of the sum of \$ 10.00 and other valuable considerations (receipt whereof is hereby acknowledged) hereby grants, conveys, sells, alien, releases, conveys and confirms unto the grantee all that certain land situate in Orange County, Florida, to:

78 cc
98

Lot 4 and the East 20 feet of Lot 5, Block B, Temple Terrace, according to the Plat thereof as recorded in Plat Book 5 Page 5 of the Public Records of Orange County, Florida.

Subject to restrictions, conditions and reservations of record, if any. This does not act to reimpose same.

| | | | |
|---|-------------------------|---|------------------------------|
| STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY 1 '78 78.00 | ORANGE COUNTY 173530 | FLORIDA DEPT. OF REVENUE MAY 1 '78 28.60 | DOCUMENTARY SUR TAX 28.60 |
|---|-------------------------|---|------------------------------|

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 77

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:

[Signature]

[Signature]
John L. Hirsch

L.S.
L.S.

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

John L. Hirsch, a single man

to me known to be the person described in and who executed the foregoing instrument; and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of April, A. D. 19 78

[Signature]
My commission expires: Aug. 29, 1979

This instrument prepared by:

Address C. E. Finsted of:

CENTRAL FLORIDA
TITLE SERVICES, INC.
1879 Lee Road
Winter Park, FL 32789
PHONE: 207-264-220

SPACE BELOW FOR RECORDERS USE

RECORDED & RECORD VERIFIED

[Signature]
County Comptroller, Orange Co., Fla.

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

CASE NO.: **LDC-26-0036**

City of Winter Park
Petitioner,

vs.

CLAUDE W SPARKS JR
1820 CARRIGAN AVENUE
WINTER PARK, FL 32789
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 at City Hall, scheduled for April 2, 2026, for the property located at 1820 CARRIGAN AVENUE on this **23rd day of March 2026**.
3. That the attached picture document is proof of the posting.

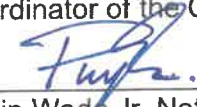
FURTHER AFFIANT SAYETH NOT

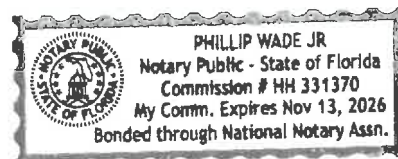
DATED this **24th day of March 2026**


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **24th day of March 2026**, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.


Phillip Wade Jr, Notary Public
My Commission Expires November 13, 2026
Commission #HH331370



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

CASE NO.: **LDC-26-0036**

City of Winter Park
Petitioner,

vs.

SPARKS CLAUDE W JR
1820 CARRIGAN AVENUE
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Wade, Phillip, 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 April 2, 2026, on the property located at 1820 CARRIGAN AVENUE on this **27th day of February 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT


DATED this **2nd day of March 2026**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **2nd day of March 2026**, by Phillip Wade, 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)

Case No: LDC-26-0036

CITY OF WINTER PARK
Petitioner,

vs.

CLAUDE W. SPARKS JR
1820 CARRIGAN AVENUE
WINTER PARK, FL 32789-6304
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, April 2, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

1. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (f) (1) (Sports, Trailers, and Recreational Vehicles and Section 58-86 (c) (2) (B) Parking- Off Street parking of the City of Winter Park Land Development Code.
2. Address: Where violation(s) occur: 1820 CARRIGAN AVENUE, WINTER PARK, FL 32789.
3. Phone ID: No: 32-21-30-8612-02-040

02/27/2026 17:03



02/27/2026 17:03

ALERT: AN UNEXPECTED INCIDENT AT THE LA GUARDIA AIRPORT IN EAST ELMHURST, NY A...

USPS Tracking®

FAQs >

Remove X

Tracking Number:

9489009000276751606597

Copy

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

Latest Update

Your item was delivered to an individual at the address at 1:55 pm on March 2, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

March 2, 2026, 1:55 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

March 1, 2026, 9:44 pm

In Transit to Next Facility

March 1, 2026

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 28, 2026, 9:42 am

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

February 27, 2026, 10:04 pm

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

Case No: LDC-26-0036

CITY OF WINTER PARK
Petitioner,

9489 0090 0027 6751 6065 97

vs.

CLAUDE W. SPARKS JR
1820 CARRIGAN AVENUE
WINTER PARK, FL 32789-6304
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, April 2, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles and Section 58-86 (c) (2) (b) Parking- Off Street Parking of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1820 CARRIGAN AVENUE, WINTER PARK, FL 32789.**
3. Parcel I.D. No.: **32-21-30-8612-02-040**

4. Property Zone: **WP-R-1A**
5. Legal Description: **TEMPLE TERRACE S/5 LOT 4 & E 20 FT LOT 5 BLK B**
6. Names and address of owner/person in charge of location where violation exists: **Claude W. Sparks Jr – 1820 Carrigan Avenue, Winter Park, FL 32789-6304**
7. Description of Violation: **Trailer parked and/or stored on the right side of the property in plain view from the public right-of-way. Illegal parking of a white in color truck parked on the grass area.**
8. Compliance Requirements: **Cease parking of trailer for more than 24 hours or store it out of plain view of public right-of-way and/or adjacent neighboring properties. Illegal parking must cease within 24 hours of receiving the notice.**

Compliance Date to avoid hearing: **March 12th, 2026.**

Unless Respondent(s) corrects the violation described 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 Enforcement Board, on the **April 2nd, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commission 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 CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required, or may be desirable. It is the sole responsibility of each party to the proceedings to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

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

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

Dated this: 26th day of February 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: **CLAUDE W. SPARKS JR – 1820 CARRIGAN AVENUE, WINTER PARK, FL 32789-6304**

Certified Mail: 9489 0090 0027 6751 6065 97



Phillip Wade
Safety & Code Compliance Officer

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

CODES CITED

VIOLATION DETAIL

CHAPTER 58, SECTION 58-71. - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS.

(F) BOATS, TRAILERS, AND RECREATIONAL VEHICLES.

(1) BOATS, TRAILERS OF ANY TYPE, RECREATIONAL VEHICLES, AS DEFINED IN STATE STATUTES (INCLUDING CAMPERS, TRAVEL TRAILERS AND MOTOR HOMES) AND SIMILAR VEHICLES SHALL NOT BE PARKED OR STORED WITHIN ANY RESIDENTIAL DISTRICT INCLUDING PUBLIC RIGHTS-OF-WAY, EXCEPT AS HEREINAFTER SPECIFICALLY PERMITTED. UNDER NO CIRCUMSTANCES SHALL ANY BOAT, TRAILER OR RECREATIONAL VEHICLE BE SLEPT IN OR OTHERWISE USED FOR LODGING OR HABITATION WHILE PARKED OR STORED WITHIN A RESIDENTIAL DISTRICT.

(2) BOATS AND BOAT TRAILERS MAY BE PARKED IF STORED ENTIRELY WITHIN A CARPORT, GARAGE OR ENCLOSED STRUCTURE. RECREATIONAL VEHICLES (INCLUDING CAMPERS, TRAVEL TRAILERS, AND MOTOR HOMES) AND TRAILERS (OTHER THAN BOAT TRAILERS) MAY BE PARKED IF STORED ENTIRELY WITHIN A GARAGE OR OTHER ENCLOSED STRUCTURE. AS USED HEREIN, A GARAGE OR OTHER ENCLOSED STRUCTURE SHALL MEAN A STRUCTURE HAVING AT LEAST 75 PERCENT OPAQUENESS.

(3) BOATS, TRAILERS AND RECREATIONAL VEHICLES HAVING AN OVERALL LENGTH OF 32 FEET OR LESS MAY BE PARKED IN A PRIVATE DRIVEWAY WITHIN A RESIDENTIAL DISTRICT FOR AN AGGREGATE OF NOT MORE THAN 24 HOURS DURING ANY ONE CALENDAR WEEK.

(4) BOATS, TRAILERS AND RECREATIONAL VEHICLES MAY BE PARKED OR STORED WITHIN SIDE OR REAR LOT AREAS OF PROPERTIES IN RESIDENTIAL DISTRICTS PROVIDED NO PORTION THEREOF SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

(5) THE PARKING OF BOATS, TRAILERS AND RECREATIONAL VEHICLES IN SIDE AND REAR LOT AREAS IS PERMITTED ONLY IF FENCES, WALLS AND LANDSCAPE SCREENING, INCLUDING HEDGES, TREES, ETC., OF HEIGHTS NECESSARY TO SUBSTANTIALLY SCREEN THE VIEW OF THE BOAT, TRAILER OR RECREATIONAL VEHICLE SHALL BE CONSTRUCTED AND PLANTED SO AS TO BUFFER ADJACENT RESIDENTIAL PROPERTIES.

(6) RESIDENTS MAY ALLOW THEIR GUESTS TO PARK A BOAT, TRAILER OR RECREATIONAL VEHICLE HAVING A LENGTH OF 32 FEET OR LESS FOR UP TO SEVEN DAYS IN THE DRIVEWAY OR BEHIND THE MAIN STRUCTURE OF THE LOT ON WHICH IT IS PARKED, PROVIDED THAT THE BUILDING OFFICIAL SHALL BE NOTIFIED NO

LATER THAN 24 HOURS AFTER SUCH VEHICLE IS SO PARKED. AFTER SEVEN DAYS HAVE PASSED, AT LEAST 30 DAYS SHALL ELAPSE BEFORE THE SAME VEHICLE SHALL BE PERMITTED TO PARK ON THE SAME LOT FOR ANOTHER SEVEN DAYS.

VIOLATION DETAIL

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

SEC. 58-86. - OFF-STREET PARKING AND LOADING REGULATIONS.

(C) GENERAL PROVISIONS FOR OFF-STREET PARKING.

(2) MINIMUM DISTANCE AND SETBACKS.

B. SINGLE-FAMILY, DUPLEX, COTTAGE DWELLING, GARAGE APARTMENT AND SIMILAR USES. PARKING SPACES ESTABLISHED TO MEET THE MINIMUM REQUIREMENTS OF THIS SECTION SHALL NOT BE LOCATED WITHIN ANY REQUIRED FRONT YARD OR REQUIRED STREET SIDE YARD FOR THE ZONING DISTRICT IN WHICH THE PARKING SPACES ARE LOCATED. ADDITIONALLY, MOTORIZED VEHICLES SHALL NOT BE PARKED ON THE GRASS, LAWN, LANDSCAPED OR UNLANDSCAPED AREAS (EXCLUDING APPROVED DRIVEWAY SURFACES) ALONG ANY STREET FRONTAGE AND VISIBLE FROM THE STREET. PARKING MUST BE PROVIDED WITHIN AN AREA WHOSE SURFACE IS SPECIFICALLY PREPARED FOR PARKING AND SURFACED WITH CONCRETE, ASPHALT, BRICK OR SIMILAR APPROVED MATERIAL DELINEATING SUCH PARKING SPACE AND MUST COMPLY WITH THE ALLOWABLE IMPERVIOUS AREA FOR THE PROPERTY.

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

CASE NO.: **LDC-26-0036**

City of Winter Park
Petitioner,

vs.

SPARKS CLAUDE W JR
1820 CARRIGAN AVENUE
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

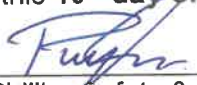
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation on the property located at 1820 CARRIGAN AVENUE on this **6th day of February 2026**.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

DATED this **10th day of February 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **10th day of February 2026**, by Phillip Wade, 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



OFFICIAL NOTICE OF VIOLATION

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

DATE: January 26, 2026
CASE # LDC-26-0036
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 6066 65

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-71 (1) (2) Boats, Trailers, and Recreational Vehicles and Section 58-86 (c) (2) in Parking - Off Street Parking City of Winter Park Land Development Code.

ZONING/OTHER CITY ORDINANCES

On January 14, 2026, a violation(s) was observed on your property. The violation(s) must be corrected by February 4, 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#: 32-21-30-8612-02-040
Violation: 1820 CARRIGAN AVENUE
Location/Address: WINTER PARK, FL 32789
Property Owner/ Tenant: SPARKS CLAUDE W JR
Mailing Address: 1820 CARRIGAN AVENUE
City/ State/ Zip: WINTER PARK, FL 32789
Description of Violation: TRAILER PARKED AND/OR STORED ON RIGHT SIDE OF THE PROPERTY IN PLAIN VIEW FROM THE PUBLIC RIGHT-OF-WAY. ILLEGAL PARKING OF A WHITE IN COLOR TRUCK VIEW ON THE GRASS AREA RIGHT OF THE TRUCK. ILLEGAL CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE PROPERTY. PUBLIC RIGHT-OF-WAY AND/OR THE VIEW THAN NEIGHBORING PROPERTIES AND/OR THE VIEW SAFETY AND CODE COMPLIANCE CONTACT ADJACENT YOUR INTENTIONS. ILLEGAL CONTACT OF CEASE WITHIN 24 HOURS OF PARKING THE NOTICE. CONTACT SAFETY OF RECEIVING THE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Corrective action to be taken:

02/06/2026 16:45



USPS Tracking®

Remove X

Tracking Number:

9489009000276751606665

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

Latest Update

Your item was picked up at the post office at 3:25 pm on January 29, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Individual Picked Up at Post Office

WINTER PARK, FL 32789
January 29, 2026, 3:25 pm

Notice Left (No Authorized Recipient Available)

WINTER PARK, FL 32789
January 28, 2026, 1:56 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
January 27, 2026, 7:46 pm

In Transit to Next Facility

January 27, 2026

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER
January 26, 2026, 9:39 pm

[Hide Tracking History](#)

Feedback

OFFICIAL NOTICE OF VIOLATION

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

DATE: **January 26, 2026**

9489 0090 0027 6751 6066 65

CASE # **LDC-26-0036**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 6066 65**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles and Section 58-86 (c) (2) b Parking- Off Street Parking City of Winter Park Land Development Code.**

ZONING/OTHER CITY ORDINANCES

On **January 14, 2026**, a Violation(s) was observed on your property. The violation(s) must be corrected by **February 4, 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#: **32-21-30-8612-02-040**
Violation **1820 CARRIGAN AVENUE**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **SPARKS CLAUDE W JR**
Mailing Address: **1820 CARRIGAN AVENUE**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **TRAILER PARKED AND/OR STORED ON THE RIGHT SIDE OF THE PROPERTY IN PLAIN VIEW FROM THE PUBLIC RIGHT-OF-WAY. ILLEGAL PARKING OF A WHITE IN COLOR TRUCK PARKED ON THE GRASS AREA RIGHT OF THE PROPERTY.**
Corrective action to be taken: **CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE VIEW OF PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS. ILLEGAL PARKING MUST CEASE WITHIN 24 HOURS OF RECEIVING THE NOTICE. CONTACT SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **P. Wade (407)599-3465**
pwade@cityofwinterpark.org

Appeal Process

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

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

Violation Detail

00010 BOATS, TRAILERS, RV SEC 58-71 (f) (1) BOATS, TRAIL

Violation Description

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

(f) Boats, trailers, and recreational vehicles.

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

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

enclosed structure shall mean a structure having at least 75 percent opaqueness.

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

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

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

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

Violation Detail

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

Violation Description

Sec. 58-86. - Off-street parking and loading regulations (c)

General provisions for off-street parking.

(2) Minimum distance and setbacks.

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

Violation Corrective Action

REMOVE BOAT, TRAILER, RECREATIONAL VEHICLE OR STORE IT OUT OF VIEW FROM THE PUBLIC RIGHT-OF-WAY AND OR ADJACENT NEIGHBORING PROPERTIES. ILLEGAL PARKING MUST CEASE WITHIN 24 HOURS OF RECEIVING NOTICE.

SAFETY & CODE COMPLIANCE

407-599-3600 • code_compliance@cityofwinterpark.org

COURTESY NOTICE OF VIOLATION

Date 1/15/26 Case # LDC-26-36

Location 1820 Carrigan Ave, Winter Park, FL 32789

Your prompt response to correct the item(s) below will be appreciated. Once correction has been made, please call the Code Compliance Officer at the number provided below. (If calling the main number above, please listen to recording for the Code Compliance Officer's extension.)

- Disabled vehicle(s) stored on private property.
Remove **within 10 days of this notice date** or vehicle will be tagged and towed. [Ch. 22 Sec. 302.8-302.8.6]
- Commercial vehicle parked/stored in a residential area is prohibited. Remove commercial vehicle **within 24 hours of this notice date.** [Ch. 58 Sec. 71 (d)]
- Boat, trailers of any type, RV and similar vehicles.
Screen from right of way or remove **within 24 hours of this notice date.** [Ch. 58 Sec. 71 (f)]
- Post missing address numbers (min. 3"), lettering and paint with a contrast background color **within 24 hours of this notice date.** [Ch. 22 Sec. 304.3]
- Parking within front yard area prohibited. Cease parking **immediately of this notice date.** [Ch. 58 Sec. 86(c)(2)b]
- Banners and all wind signs are prohibited.
Remove **immediately of this notice date.** [58-135 (4)]
- Operating business without a Business Tax Receipt.
Obtain license **within 5 days of this notice date** or cease business activity immediately. [Ch. 94]
- Pedestrian clearance of 5' must be maintained for sidewalk cafe seating. Comply **immediately of this notice date** or permit will be voided. [Ch. 90 Sec. 9160]
- Illegal outside display or portable sign. Place only ONE display [no more than 6' in height and 2' in width] or ONE portable sign [2'x2'x6'] within 2' of front wall or window of the building. **All others must be removed.** [Ch. 58 Sec.134 (f) & (g)] Portable signs prohibited for businesses with pole or roof sign.
- Other violation _____

Officer P. Wade

Phone 407-599-3465



03/25/2026 14:39





03/24/2026 15:25



03/24/2026 15:25



03/19/2026 14:44



03/19/2026 14:44



03/13/2026 10:32



03/13/2026 10:33

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

Case No: LDC-26-0036

CITY OF WINTER PARK
Petitioner,

VS.

CLAUDE W. SPARKS JR
1820 CARRIGAN AVENUE
WINTER PARK, FL 32789-6304
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, April 2, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

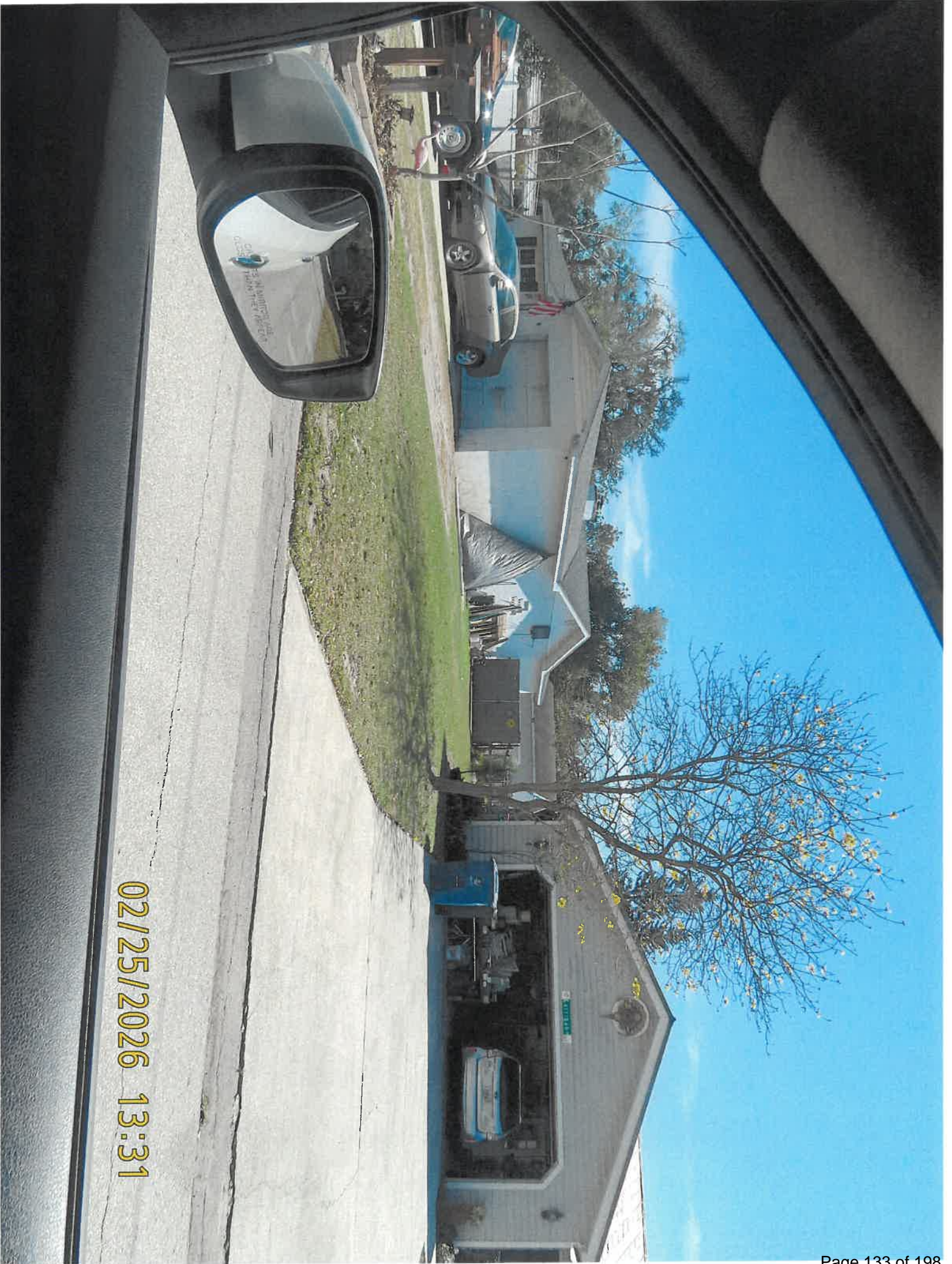
A hearing on the following code violations will be heard at this meeting:

1. Violation of City Code Chapter/Section: Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles and Section 58-86 (c) (2) (b) Parking- Off Street Parking of the City of Winter Park Land Development Code.
2. Address where violator(s) reside: 1820 CARRIGAN AVENUE, WINTER PARK, FL 32789.
3. Parcel I.D. No.: 32-21-30-B012-02-040

02/27/2026 17:03



02/26/2026 09:21



02/25/2026 13:31



02/20/2026 14:09



02/20/2026 14:09



02/19/2026 13:52



02/18/2026 13:54



02/18/2026 13:54



02/17/2026 12:41



02/16/2026 17:23



02/13/2026 14:33



02/10/2026 12:42

OFFICIAL NOTICE OF VIOLATION

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

DATE: **January 26, 2026**
CASE # **LDC-26-0036**
CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 6066 65**

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 58, Section 58-71 (0) (1) Boats, Trailers, and Recreational Vehicles and Section 58-86 (c) (2) b Parking - Off Street Parking City of Winter Park Land Development Code.

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On **January 14, 2026**, a violation(s) was observed on your property. The violation(s) must be corrected by **February 4, 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#: **32-21-30-8612-02-040**
Violation: **1820 CARRIGAN AVENUE**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **SPARKS CLAUDE W JR**
Mailing Address: **1820 CARRIGAN AVENUE**
City/ State/ Zip: **WINTER PARK FL 32789**
Description of Violation: **TRAILER PARKED AND/OR RIGHT SIDE OF THE PROPERTY STORED ON THE PUBLIC RIGHT-OF-WAY IN PLAIN VIEW ON THE GRASS AREA RIGHT OF TRUCK PARKED CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE PROPERTY, NEIGHBORING PROPERTIES AND/OR VIEW OF THE TRUCK PARKED ON THE TRAILER. ILLEGAL PUBLIC RIGHT-OF-WAY AND/OR VIEW OF THE TRUCK PARKED ON THE TRAILER. ILLEGAL CONTACT WITHIN 24 HOURS OF PARKING THE TRUCK. CONTACT THE ADJACENT COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Corrective action to be taken:

FROM THE PUBLIC RIGHT-OF-WAY STORED ON THE PUBLIC RIGHT-OF-WAY IN PLAIN VIEW ON THE GRASS AREA RIGHT OF TRUCK PARKED CEASE PARKING OF TRAILER FOR MORE THAN 24 HOURS OR STORE IT OUT OF THE PROPERTY, NEIGHBORING PROPERTIES AND/OR VIEW OF THE TRUCK PARKED ON THE TRAILER. ILLEGAL PUBLIC RIGHT-OF-WAY AND/OR VIEW OF THE TRUCK PARKED ON THE TRAILER. ILLEGAL CONTACT WITHIN 24 HOURS OF PARKING THE TRUCK. CONTACT THE ADJACENT COMPLIANCE OFFICER WITH YOUR INTENTIONS.

02/06/2026 16:45



02/05/2026 13:03



02/05/2026 13:03



01/23/2026 13:49



01/23/2026 13:49



01/15/2026 13:56



01/15/2026 13:57



01/14/2026 13:32



01/14/2026 13:32



Code Compliance Board

agenda item 5.c

item type

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

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

TRP Appeal 2026-0028 2025 Howard Dr., Winter Park, FL 32789

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

1. TRP-2026-0028 Agenda Packet

2025 Howard Dr 17-22-30-8672-01-040

Name(s):
STERN JACOB MORGAN
STERN HILARY STALDER

Physical Street Address:
2025 Howard Dr

Property Use:
0104 - Single Fam Class IV

Mailing Address On File:
2025 Howard Dr
Winter Park, FL 32789-6129
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



2025 HOWARD DR, WINTER PARK, FL 32789 10/22/2020 1:00 PM

[Upload Photos](#)

[View 2025 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

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

TIMBERLANE U/108 LOT 4 BLK A

Total Land Area

12,485 sqft (+/-) | 0.29 acres (+/-)

[GIS Calculated](#)

[Notice](#)

Land

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

«« « » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence

Actual Year Built:
1957

Gross Area:
2630 sqft

Type Code:
0104 - Single Fam Class Iv

Beds:
3

Living Area:
1847 sqft

Building Value:
Working Value...

Baths:
2

Exterior Wall:
Conc/Cindr

Estimated New Cost:
Working Value...

Floors:
1

Interior Wall:
Plastered

Extra Features

| Description | Date Built | Units | Xfob Value |
|-------------|------------|-----------|------------------|
| Pt1 - Null | 01/01/2010 | 1 Unit(s) | Working Value... |

This Instrument Prepared By and Return to:
Mark Bradley Luczak, II, on behalf of
TitlePilot, LLC
740 4th Street North, Suite 189
St. Petersburg, Florida 33701
(727) 317-6781
hello@titlepilot.com

Property Appraiser's Parcel ID Number(s): 17-22-30-8672-01040

WARRANTY DEED

THIS WARRANTY DEED is executed and delivered on 28th day of March, 2025, by **William M. Stern and Leslie J. Stern, husband and wife**, whose address is 1220 Munster Street, Orlando, FL 32803 (hereinafter the "Grantor"), to **Jacob Morgan Stern and Hilary Stalder Stern, husband and wife**, whose address is 2025 Howard Drive, Winter Park, FL 32789 (hereinafter the "Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular or plural, entity or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are 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 4, Block A, TIMBERLANE, according to the plat thereof as recorded in Plat Book U, Page 108, Public Records of Orange County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way 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:

1. Conditions, covenants, restrictions and easements of records, without reimposing same.
2. Taxes for the year 2024 and all subsequent years.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the Grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence.

SELLER:

Witness #1 Signature

William M. Stern

Witness #1 Name: MARK BRADLEY LUCZAK II

Witness #1 Address - Line 1: 3 Leslie Terrace

Witness #1 Address - Line 2: Maitland, Florida 32751

Witness #2 Signature

Witness #2 Name: Alexis Dawson Moore

Witness #2 Address - Line 1: 3 Leslie Terrace

Witness #2 Address - Line 2: Maitland, Florida 32751

STATE OF FLORIDA
COUNTY OF ORANGE

The Foregoing Instrument Was Acknowledged before me by means of physical presence or remote online notarization, on the 3rd day of March, 2025, by William M. Stern, who is personally known to me or has produced _____ as identification.

(Notarial Seal)

Notary Public

MARK BRADLEY LUCZAK II
(Printed Name)

My Commission Expires: 10/28/2026



Signed, sealed and delivered in our presence.

SELLER:

Leslie J. Stern
Leslie J. Stern

Mark Luczak II
Witness #1 Signature

MARK BRADLET LUCZAK II
Witness #1 Name

3 Leslie Terrace
Witness #1 Address - Line 1

Maitland, Florida 32751
Witness #1 Address - Line 2

Alexis Dawson Moore
Witness #2 Signature

Alexis Dawson Moore
Witness #2 Name

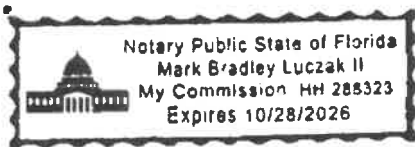
3 Leslie Terrace
Witness #2 Address - Line 1

Maitland, Florida 32751
Witness #2 Address - Line 2

STATE OF FLORIDA
COUNTY OF ORANGE

The Foregoing Instrument Was Acknowledged before me by means of physical presence or remote online notarization, on the 29th day of March, 2025, by Leslie J. Stern, who is personally known to me or has produced _____ as identification.

(Notarial Seal)



Mark Luczak II
Notary Public

MARK BRADLET LUCZAK II
(Printed Name)

My Commission Expires: 10/28/2026



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

STERN JACOB MORGAN
 STERN HILARY STALDER
 2025 HOWARD DR
 WINTER PARK, FL 32789-6129

Account Number: 297132
 Assessed Value: 444,180
 Millage Code: 6 WP
 Parcel Number: 17-22-30-8672-01040
 Address: 2025 HOWARD DR, Winter Park, 32789
 Exemptions:

| AD VALOREM TAXES | | | | | |
|------------------------------|----------------|--------------|---------------|----------------|------------|
| Taxing Authority | Assessed Value | Exempt Value | Taxable Value | Millage | Tax Levied |
| BY STATE LAW (RLE) | 455,800 | 0 | 455,800 | 3.2010 | 1,459.02 |
| CAPITAL OUTLAY | 455,800 | 0 | 455,800 | 1.5000 | 683.70 |
| CRITICAL OPERATING | 455,800 | 0 | 455,800 | 1.0000 | 455.80 |
| DISCRETIONARY OPERATING | 455,800 | 0 | 455,800 | 0.7480 | 340.94 |
| CNTY-CAPITAL PROJECT | 444,180 | 0 | 444,180 | 0.2250 | 99.94 |
| CNTY-GENERAL REVENUE | 444,180 | 0 | 444,180 | 4.0441 | 1,796.31 |
| CNTY-PARKS & RECREAT | 444,180 | 0 | 444,180 | 0.1656 | 73.56 |
| CITY OF WINTER PARK | 444,180 | 0 | 444,180 | 4.0923 | 1,817.72 |
| WINTER PARK DEBT 2017 | 444,180 | 0 | 444,180 | 0.2062 | 91.59 |
| ST JOHNS RIVER WTR MGMT DIST | 444,180 | 0 | 444,180 | 0.1793 | 79.64 |
| | | | | Total Millage: | 15.3615 |
| | | | | Subtotal: | \$6,898.22 |

| NON-AD VALOREM ASSESSMENTS | | | | | |
|--|--------------|--------|-------------------|-------|-------------------|
| Levying Authority | Phone | Amount | Levying Authority | Phone | Amount |
| 5110 WINTER PARK STM | 407-599-3381 | 295.44 | | | |
| | | | | | Subtotal: |
| | | | | | \$295.44 |
| Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: | | | | | \$7,193.66 |

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.

297132
 2025 HOWARD DR

CENTRAL LOAN ADMINISTRATION

TIMBERLANE U/108 LOT 4 BLK A
 17-22-30-8672-01040

Make checks payable to:
 Scott Randolph, Tax Collector

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

STERN JACOB MORGAN
 STERN HILARY STALDER
 2025 HOWARD DR
 WINTER PARK, FL 32789-6129

Paid By CENTRAL LOAN ADMINISTRATION
 Receipt # EEX-26-00280353 11/27/2025 \$6,905.91

PO Box 545100
 Orlando FL 32854-5100



OCPA Web Map

- Major Roads
- Proposed Road
- Residential
- Commercial/Industrial/Vacant Land
- Parks
- 6 Lot Number
- Florida Turnpike
- Public Roads
- Brick Road
- Agriculture
- Agricultural Curtilage
- Lakes and Rivers
- 05060 Parcel Number
- Interstate 4
- Gated Roads
- Block Line
- Commercial/Institutional
- Hydro
- Building
- 3106 Parcel Address
- Toll Road
- Road Under Construction
- Lot Line
- Governmental/Institutional/Misc
- Waste Land
- E Block Number
- 111.9 Parcel Dimension



Created: 3/23/2026 12:03, undefined

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

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

CASE NO.: **LDC-26-0172**

City of Winter Park
Petitioner,

vs.

JACOB MORGAN STERN
HILARY STALDER STERN
2025 HOWARD DR.
WINTER PARK, FL 32789-6129
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 April 2, 2026, on the property located at **2025 HOWARD DR.** on this **24th day of March 2026**.
3. That the attached picture document is proof of the posting.

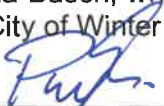
FURTHER AFFIANT SAYETH NOT

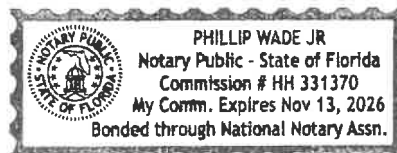
DATED this **24th day of March 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **24th day of March 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407.599.3600

Case No: TRP Appeal 2026-0028

Jacob Myrman Stern
Hilary Scialber Stern
2025 Howard Drive
Winter Park, FL 32789-6129

Appellant,

v.

CITY OF WINTER PARK,

Appellee.

NOTICE OF TREE REMOVAL APPEAL HEARING

Pursuant to Sections 2-103(1), 2-106(2), 58-283(1), and 58-285(d)(2) of the Code of the City of Winter Park, the Undeveloped Safety & Code Compliance Officer hereby gives notice to Appellant, Stephen Hodley c/o Nancy E. Hodley Living Trust, 1247 Aquila Loop, Kissimmee, FL 34747, of a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, on Appellant's Tree Removal Permit Application Appeal pertaining to 1251 E. Woodshire Drive, Winter Park 32789 (the "Subject Property"). The hearing will take place on:

Thursday, April 2nd, 2026
at 3 p.m. at:

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

The Board shall conduct a de novo, quasi-judicial hearing on the Appellant's appeal pursuant to Section 58-285(d)(3) of the City Code.

1. **Address of Subject Property:** 2025 Howard Drive, Winter Park 32789
2. **Parcel I.D. No.:** 17-22-30-8627-01-090
3. **Property Zone:** WP-R-1A
4. **Tree Removal Permit Apply, at:** Hilary Stern—Scialber Construction, LLC

03/24/2026



03/24/2026

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

Case No: TRP Appeal 2026-0028

Jacob Morgan Stern
Hilary Stalder Stern
2025 Howard Drive
Winter Park, FL 32789-6129

Appellant,

v.

CITY OF WINTER PARK,

Appellee.

NOTICE OF TREE REMOVAL APPEAL HEARING

Pursuant to Sections 2-103(e), 2-106(7), 58-283(d), and 58-285(d)(2) of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice to Appellant, Stephen Hooley c/o Nancy E. Hooley Living Trust, 1247 Aquila Loop, Kissimmee, FL 34747, of a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, on Appellant's Tree Removal Permit Application Appeal pertaining to 1251 E. Woodmere Drive, Winter Park 32789 (the "Subject Property"). The hearing will take place on:

**Thursday, April 2nd, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

The Board shall conduct a de novo, quasi-judicial hearing on the Appellant's appeal pursuant to Section 58-285(d)(2) of the City Code.

1. **Address of Subject Property:** 2025 Howard Drive, Winter Park 32789
2. **Parcel I.D. No.:** 17-22-30-8672-01-040
3. **Property Zone:** WP-R-1A
4. **Tree Removal Permit Applicant:** Hilary Stern – Stalder Construction, LLC

NOTICE OF RIGHT TO APPEAL. AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT OF ORANGE COUNTY, FLORIDA. 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 Board decides to appeal a decision of such Board, it is the appealing party's responsibility to obtain a verbatim record of the proceedings and 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 make any findings of facts, conclusions of law, and enter any order based solely on the presentation made by the city.

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: 23rd day of March 2026

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail and email, as indicated, to: Jacob Morgan Stern & Hilary Stalder Stern, 2025 Howard Drive, Winter Park, FL 32789-6129), and by email to Hilary Stern (HStalder@StalderConstruction.com) and Jacob Stern (jstern@brasfieldgorrie.com) and by posting at the Subject Property and at City Hall.

Certified Mail: 9489 0090 0027 6751 5552 77



Susanne Porras
Code Compliance Officer

**Please contact our office at 407-599-3600 if you have any questions.
TREE REMOVAL PERMIT APPEALS**

City Code Provisions

Sec. 2-103. Jurisdiction

e) The Code Compliance Board shall further have jurisdiction pursuant to the provisions of article V, division 6 of chapter 58 to hear and decide appeals from the denial of tree removal permit applications and appeals of conditions of approval placed on tree removal permits.

Sec. 2-106. Powers of the code compliance board.

(7) Hear and decide appeals from the denial of tree removal permit applications as well as appeals of conditions of approval placed on tree removal permits.

Sec. 58-283. Establishing duties and authority.

d) The Code Compliance Board shall be delegated the following authority:

1) To hear appeals of the denial, in whole or in part, of a tree removal permit application or any of the conditions attached to the approval of a tree removal permit as outlined in this division prior to any protected tree removal. The Code Compliance Board may affirm, reverse, or modify the decision of the Director of Parks and Recreation or their designee to deny an application or to strike conditions of the permit.

Sec. 58-285. Tree removal permit procedure.

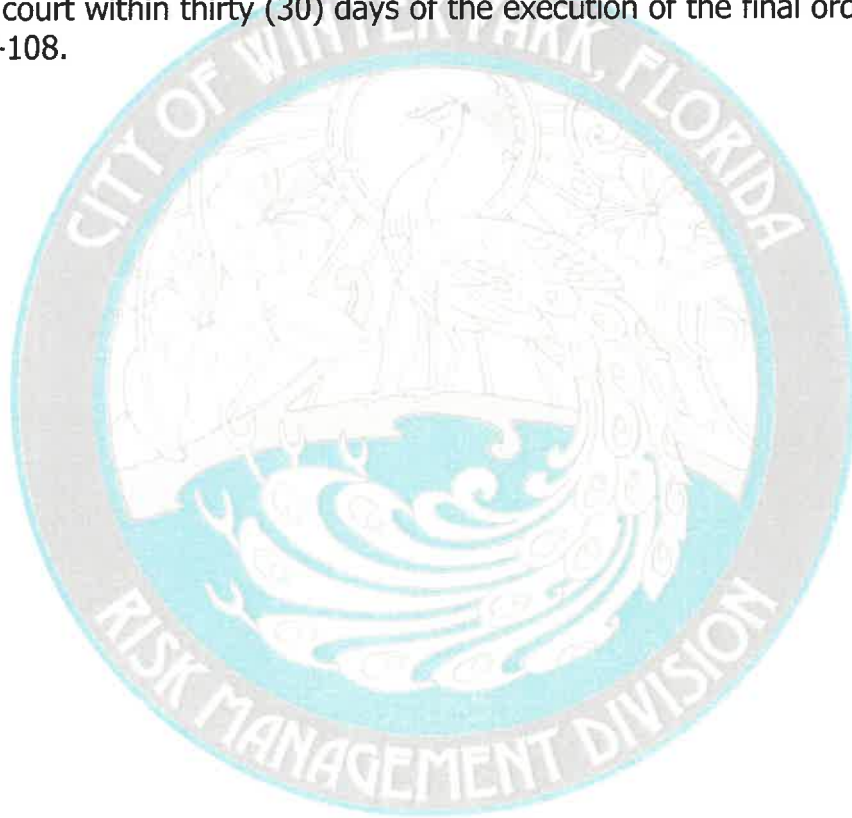
d) Appeals.

1) Upon denial of an application, or conditions placed on the approval of a tree removal permit, the grounds for such action shall be given to the applicant in writing. An applicant may appeal the tree removal denial decision or specific conditions placed on the tree removal approval to the Code Compliance Board provided that such appeal is filed with the Urban Forestry Division within ten (10) days of the applicant's receipt of the decision or approval conditions being appealed. The appeal must be in writing, state the grounds of the appeal, and articulate in detail why the written decision (or a portion thereof) is incorrect. An applicant appealing a decision must pay to the city a fee prescribed by the City Commission to cover the administrative costs of an appeal taken under this subsection (d).

2) Following the Urban Forestry Division's receipt of a written appeal of a denial of a tree removal permit or the conditions placed on the approval of a tree removal permit, the Code Compliance Board shall consider the appeal as a de

novo quasi-judicial hearing within 45 calendar days or as soon as possible thereafter and make a final decision. The Code Board will hear such an appeal pursuant to its authority under Section 2-103. The applicant appealing the decision has the burden to prove that the tree removal denial decision or specific conditions placed on the tree removal is incorrect or exceeds the authority given under the city code. The Code Board's decision on the appeal must be supported by competent, substantial evidence in the record at the appeal hearing. A written rendition of the decision of the Code Compliance Board will be sent to the applicant within ten (10) days of the appeal hearing.

3) The applicant may appeal the decision of the Code Compliance Board to the circuit court within thirty (30) days of the execution of the final order pursuant to Sec. 2-108.



Theodore Weppelmann

Theodore Weppelmann Architects

FL Architect Lic. # AR97170

FL Landscape Architect Lic. #LA6667307

13073 Overstreet Rd
Windermere, FL 34786
Phone : 321-663-9828



Subject:

2025 Howard Drive
Winter Park, FL 32789
Tree Removal Recommendation

To Building/ Zoning Department,

This letter is to document that the 44” DBH Live Oak tree (*Quercus virginiana*) planted along the rear patio of the existing single family residence should be removed represents a danger to the current structure, and limits any future planned buildings on the property and should be removed. The tree was planted too close to the structure (3’), the root system is quite large, and is currently causing cracking of the patio slab. The tree is in fair condition, but was not pruned properly early in its life and has too many competing leaders with bark inclusions that create weakness in the structure. The property contains numerous other oak trees. Please see the attached photos. Thus you should allow the removal of the tree without mitigation per Fla. Statute 163.045 – Tree pruning, trimming, or removal on residential property.

I am available to address any concerns you may have.

Sincerely,
Theodore Weppelmann, RA, RLA



Digitally signed by
Theodore f
Weppelmann
DN: c=US,
o=Unaffiliated,
dnQualifier=A01410C
00000197A81D65150
018640A,
cn=Theodore f
Weppelmann
Date: 2026.02.06
16:21:21 -05'00'

Hilary Stalder Stern
February, 10 2026

Hilary Stalder Stern



BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

LOT 4, BLOCK A, TIMBERLANE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 108, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09/24/2009.

CERTIFIED TO:

HILARY STALDER



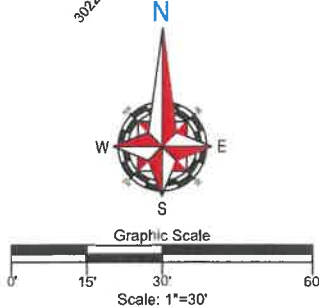
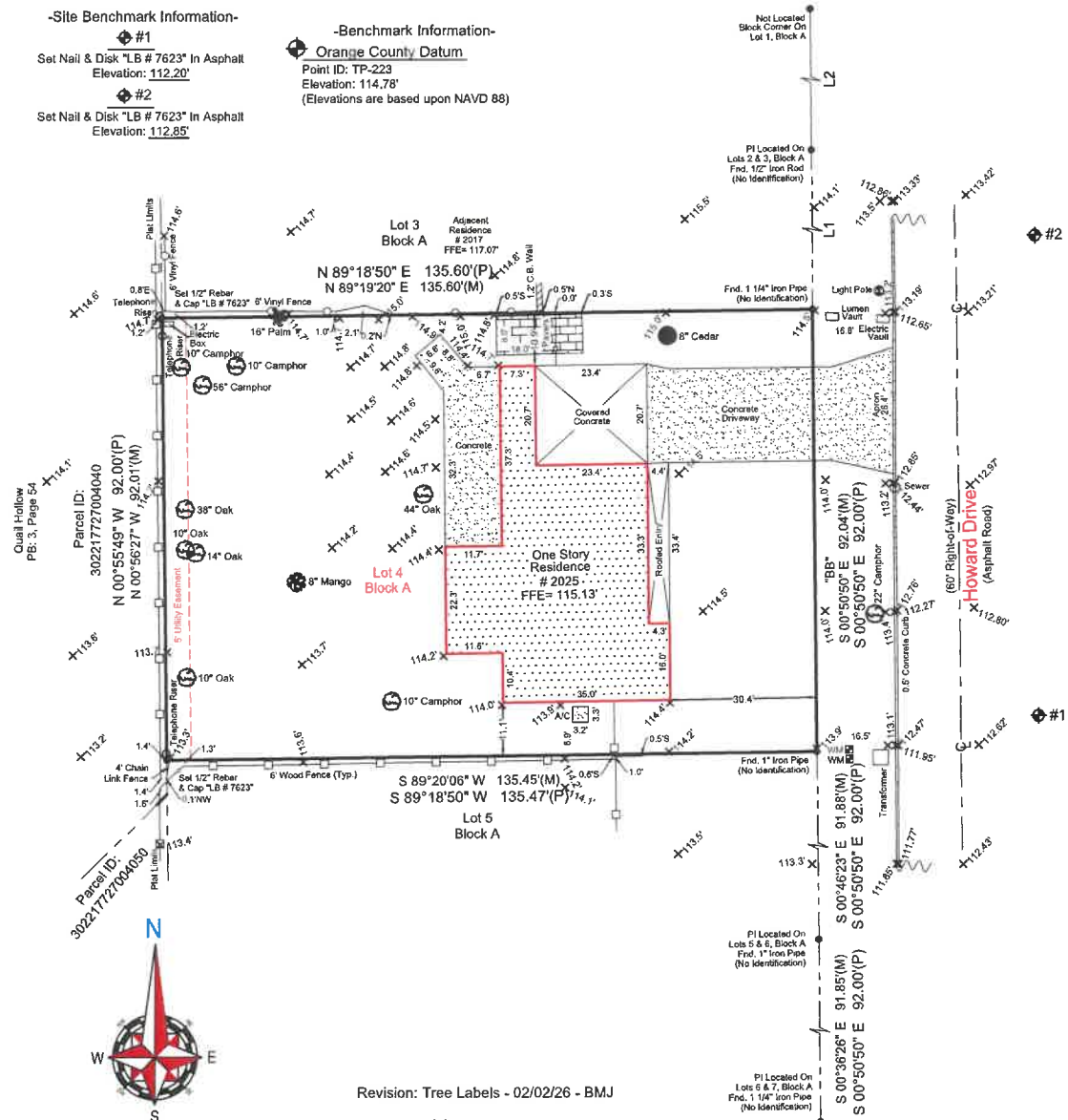
2025 HOWARD DRIVE, WINTER PARK, FLORIDA 32789

-Site Benchmark Information-

- ◆ #1
Set Nail & Disk "LB # 7623" In Asphalt
Elevation: 112.20'
- ◆ #2
Set Nail & Disk "LB # 7623" In Asphalt
Elevation: 112.85'

-Benchmark Information-

- ◆ Orange County Datum
Point ID: TP-223
Elevation: 114.78'
(Elevations are based upon NAVD 88)



Revision: Tree Labels - 02/02/26 - BMJ

- L1
S 00°50'50" E 92.00'(P)
S 00°46'29" E 92.03'(M)
- L2
S 00°50'50" E 184.00'(P)

Tree Note:

- Palm - Denotes Tree Type
- (18") - Diameter of Tree measured at Chest Height

Field Date: 1/29/2026

Date Completed: 01/30/26

Drawn By: G.S.

File Number: IS-151160 TOPO

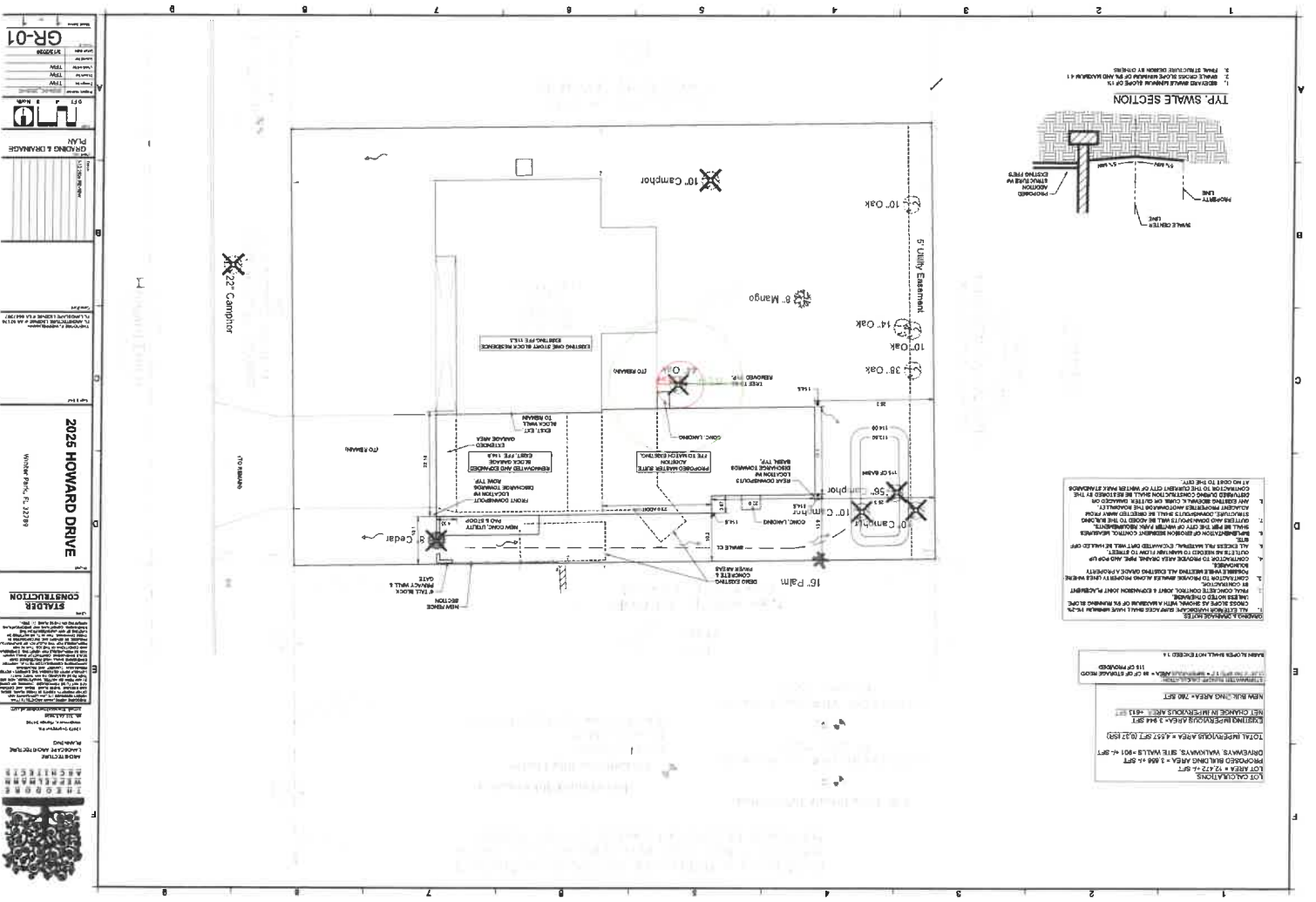
| Legend | |
|----------|---------------------------------------|
| C | - Calculated |
| CB | - Centerline |
| CB | - Concrete Block |
| CM | - Concrete Monument |
| Conc. | - Concrete |
| D | - Description |
| DE | - Drainage Easement |
| Esmt. | - Easement |
| F.E.M.A. | - Federal Emergency Management Agency |
| FFE | - Finished Floor Elevation |
| Fnd. | - Found |
| IP | - Iron Pipe |
| L | - Length (Arc) |
| M | - Measured |
| N&D | - Nail & Disk |
| N.R. | - Non-Radial |
| ORB | - Official Records Book |
| P | - Plat |
| P.B. | - Plat Book |
| □ | - Wood Fence |
| PC | - Point of Curvature |
| Pg. | - Page |
| PI | - Point of Intersection |
| P.O.B. | - Point of Beginning |
| P.O.L. | - Point on Line |
| PP | - Power Pole |
| PRM | - Permanent Reference Monument |
| PT | - Point of Tangency |
| R | - Radius |
| Rad. | - Radial |
| R&C | - Rebar & Cap |
| Rac. | - Recovered |
| Rfd. | - Roofed |
| Set | - Set 1/2" Rebar & Cap "LB 7623" |
| Typ. | - Typical |
| UE | - Utility Easement |
| WM | - Water Meter |
| Δ | - Delta (Central Angle) |
| ○ | - Chain Link Fence |

NOTES:
 > Survey is Based upon the Legal Description Supplied by Client.
 > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 > Subject to any Easements and/or Restrictions of Record.
 > Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB"
 > Building Ties are NOT to be used to reconstruct for Utility Location Companies.
 > Fence Ownership is NOT determined.
 > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 > Septic Tanks and/or Drainfield Locations are approximate and MUST be verified by appropriate Utility Location Companies.
 > Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY RIGHTS or BENEFITS to Anyone Other than those Certified.
 NONE VISIBLE
 -POINTS OF INTEREST-

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 54-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 PATRICK IRELAND 6637 LB: 7623

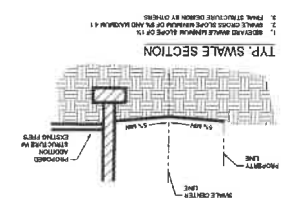
Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



GR-01
 1. 2025 HOWARD DRIVE
 2. 2025 HOWARD DRIVE
 3. 2025 HOWARD DRIVE
 4. 2025 HOWARD DRIVE
 5. 2025 HOWARD DRIVE
 6. 2025 HOWARD DRIVE
 7. 2025 HOWARD DRIVE
 8. 2025 HOWARD DRIVE

2025 HOWARD DRIVE
 WINDY ROAD, S. 22798

CONSTRUCTION
 STAIR
 1. ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WINDY ROAD SPECIFICATIONS.
 2. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
 3. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
 4. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
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 7. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
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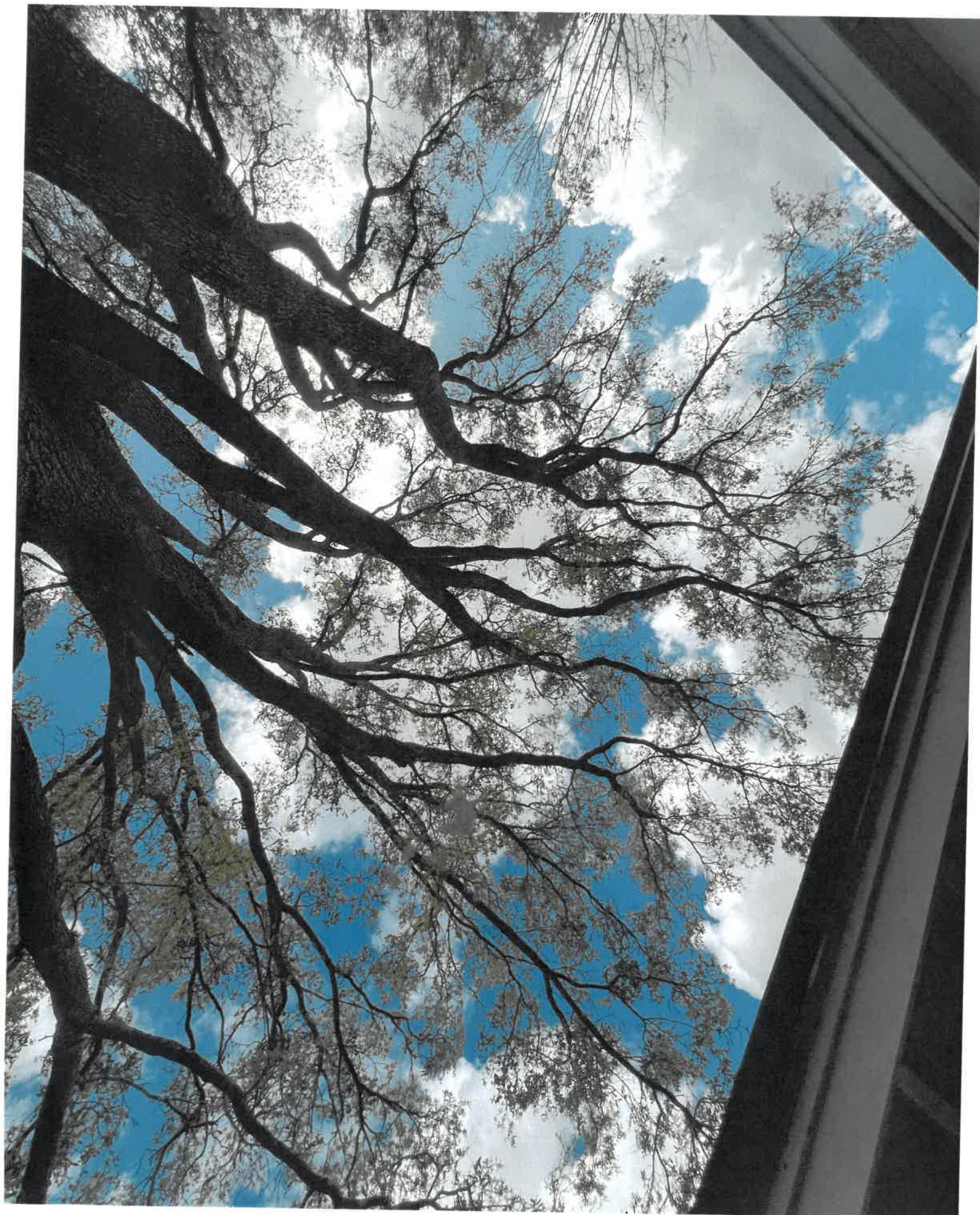


CONSTRUCTION

1. ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WINDY ROAD SPECIFICATIONS.
2. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
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6. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
7. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.
8. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY.































Susanne Porras

From: Susanne Porras
Sent: Monday, March 23, 2026 2:38 PM
To: Jordan Hinrichsen; Stern, Jacob; Hilary Stalder Stern; Josejuan Rodriguez Torres
Cc: Susanne Porras
Subject: RE: [EXTERNAL] TRP-2026-0028 Denied
Attachments: Notice of Tree Removal Appeal Hearing -Stern - 03 23 26 SRP.pdf

Good afternoon,

Please find the attached Notice of Tree Removal Appeal Hearing document for the upcoming April 2nd, 2026, Code Board Hearing at 401 S. Park Avenue, Winter Park, FL 32789 - second floor (Commission Chambers) at 3:00pm.

Contact me if you have any further questions or concerns about the hearing. You will also receive copies of the attached document via regular and certified mail as required per FL Statute 162 Due Process Requirements.

Best regards,

Susanne R. Porras, COSS
Division Manager
Safety & Code Compliance
Phone: 407-599-3283



NOTE: Florida law prohibits code enforcement officers from investigating potential code violations by way of an anonymous complaint. A person making a code violation complaint must provide their name and address. Providing your phone number and email is optional but recommended so we may contact you if needed an update.

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Monday, March 23, 2026 7:06 AM
To: Stern, Jacob <JSTERN@BrasfieldGorrie.com>; Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>
Cc: Code Compliance <codecompliance@cityofwinterpark.org>
Subject: RE: [EXTERNAL] TRP-2026-0028 Denied

Good morning,

I do not know when they will reach out but they do know to schedule for the next available meeting.

Best, Jordan

| | |
|---|--|
|  <p>City of Winter Park cityofwinterpark.org</p> | <p>Jorden Hinrichsen</p> <p><i>Parks Superintendent Urban Forestry</i></p> <p>ISA Certified Arborist FL-9661A Qualified Tree Risk Assessor</p> <p>407-643-1669</p> |
|---|--|

Hours: M-F 7:00 am-3:30 pm

From: Stern, Jacob <JSTERN@BrasfieldGorrie.com>
Sent: Sunday, March 22, 2026 1:14 PM
To: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>; Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>
Subject: Re: [EXTERNAL] TRP-2026-0028 Denied

Good Afternoon Jorden,

Do you know when code compliance will reach out? I haven't heard anything and want to make sure that we don't miss out on the next meeting.

Thanks,

Jacob Stern
Chief Preconstruction Manager

jstern@brasfieldgorrie.com
d: 407.562.4662 | m: 407.488.2786

From: Jorden Hinrichsen <jhinrichsen@cityofwinterpark.org>
Sent: Wednesday, March 11, 2026 9:03 AM
To: Stern, Jacob <JSTERN@BrasfieldGorrie.com>; Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>
Subject: RE: TRP-2026-0028 Denied

Thank you for sending this on. I will forward to Code Compliance, who will reach out with details.

Best, Jordan

| | |
|--|--|
| | <p>Jorden Hinrichsen</p> <p><i>Parks Superintendent Urban Forestry</i></p> |
|--|--|



ISA Certified Arborist FL-9661A
Qualified Tree Risk Assessor

407-643-1669

City of Winter Park
cityofwinterpark.org

Hours: M-F 7:00 am-3:30 pm

From: Stern, Jacob <JSTERN@BrasfieldGorrie.com>

Sent: Wednesday, March 11, 2026 8:58 AM

To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>; Hilary Stalder Stern <hstalder@stalderconstruction.com>;

Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>

Subject: Re: [EXTERNAL] TRP-2026-0028 Denied

Good Morning Jordan,

See below for a brief explanation:

We, the homeowners and licensed landscape architect, do not agree with the city's denial of the permit. Per Florida statute 163.045 the local government may not require approval/permit for a removal of a tree on a residential property if the tree poses an unacceptable risk to persons or property. Per the letter from the licensed LA, this tree poses unacceptable risk due to its current condition and proximity to the continuously occupied structure.

Thanks,

Jacob Stern

Chief Preconstruction Manager

jstern@brasfieldgorrie.com

d: 407.562.4662 | m: 407.488 2786

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>

Sent: Tuesday, March 10, 2026 7:57 AM

To: Stern, Jacob <JSTERN@BrasfieldGorrie.com>; Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan

Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>

Subject: RE: TRP-2026-0028 Denied

Good morning,

Please provide a brief explanation of your appeal for the record so that Code Compliance can proceed with scheduling your appeal.

Best regards,

Jorden

Jorden Hinrichsen



*Parks
Superintendent Urban
Forestry*

ISA Certified Arborist FL-9661A
Qualified Tree Risk Assessor

City of Winter Park
cityofwinterpark.org

407-643-1669

Hours: M-F 7:00 am-3:30 pm

From: Jorden Hinrichsen

Sent: Thursday, March 5, 2026 7:54 AM

To: 'Stern, Jacob' <JSTERN@BrasfieldGorrie.com>; Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>

Subject: RE: [EXTERNAL] TRP-2026-0028 Denied

Good afternoon,

Thank you for your response indicating your intent to appeal. Please provide the specific grounds for your appeal and explain in detail why you believe the written decision (or any portion of it) is incorrect. Once received, I will forward your request to Code Enforcement to schedule the appeal.

Please note that Code Compliance Board meetings are held on the first Thursday of each month at 3:00 p.m. in the City Hall Commission Chambers, located at 401 S. Park Avenue. Appellants must be present in order for the Board to consider and render a decision.

If you have questions, feel free to reach out to me by phone as well as email.

Kind regards,
Jorden



Jorden Hinrichsen

*Parks
Superintendent Urban
Forestry*

ISA Certified Arborist FL-9661A
Qualified Tree Risk Assessor

City of Winter Park
cityofwinterpark.org

407-643-1669

Hours: M-F 7:00 am-3:30 pm

Next out of office: March 6

From: Stern, Jacob <JSTERN@BrasfieldGorrie.com>

Sent: Wednesday, March 4, 2026 3:01 PM

To: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>; Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>

Subject: Re: [EXTERNAL] TRP-2026-0028 Denied

Good Afternoon Jordan,

Thank you for your secondary review and for providing us with additional information listed below. We will move forward with the appeal.

Thanks,

Jacob Stern
Chief Preconstruction Manager

jstern@brasfieldgorrie.com
d: 407.562.4662 | m: 407.488.2786

From: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>

Sent: Wednesday, March 4, 2026 2:54 PM

To: Hilary Stalder Stern <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>

Cc: Stern, Jacob <JSTERN@BrasfieldGorrie.com>

Subject: RE: TRP-2026-0028 Denied

Good afternoon,

I visited the property and performed a secondary assessment of the tree in question. After review, Urban Forestry will be upholding the denial for removal. However, you do have several options moving forward:

- Take no action. The tree is approximately 10 feet from the house and exhibits solid root structure, sound form, and good overall health. It poses a low risk of significant limb failure and can reasonably remain as-is.
- Perform selective reduction pruning. This would involve light pruning of the outer canopy to reduce limb growth toward the house. I do not recommend major pruning, as the tree already shows signs of repeated inner canopy removal. Limited reduction pruning over the roofline can slightly lessen the landing zone for any potential branch drops, though given the distance, most storm debris would likely be minor.
- File an appeal. You may appeal Urban Forestry's decision to the Code Compliance Board if you wish to have the denial reconsidered.

Please note that this tree is classified as a Landmark Tree under City Code. As such, mitigation requirements are tripled, even in cases where the Code Compliance Board overturns a staff decision.

If you would like to proceed with an appeal, please reply to this email to confirm your intent.

Best regards,
Jordan Hinrichsen



Jorden Hinrichsen

*Parks
Superintendent Urban
Forestry*

City of Winter Park
cityofwinterpark.org

ISA Certified Arborist FL-9661A
Qualified Tree Risk Assessor

407-643-1669

Hours: M-F 7:00 am-3:30 pm

Next out of office: March 6

From: Jorden Hinrichsen

Sent: Thursday, February 26, 2026 7:47 AM

To: 'Hilary Stalder Stern' <hstalder@stalderconstruction.com>; Josejuan Rodriguez Torres
<jrodrigueztorres@cityofwinterpark.org>

Cc: Stern, Jacob <JSTERN@brasfieldgorrie.com>

Subject: RE: [EXTERNAL] TRP-2026-0028 Denied

Good morning Hilary,

Thank you for your email. I'm happy to continue this conversation.

Regarding the denial — a live oak of this age and quality is strongly protected under Winter Park's Tree Preservation and Protection Ordinance. I certainly understand your concern and recognize that living with large trees nearby can sometimes feel unsettling. However, all trees carry some degree of inherent risk, particularly in an urban environment. Our responsibility is to weigh those risks against the many environmental and community benefits that mature trees provide in maintaining a healthy and resilient citywide canopy.

Based on our arborist's assessment, this tree is in a condition and age class that warrants preservation. Additionally, the submitted letter does not demonstrate risk as defined by the ISA Tree Risk Assessment Manual, which describes risk as "the combination of the likelihood of an event and the severity of the potential consequences." Therefore, the documentation provided does not meet the criteria for removal of this tree.

I will conduct a secondary assessment early next week. If you would like to be present, I'd be happy to coordinate a time that works for you.

Best regards,
Jorden

Jorden Hinrichsen



Parks
Superintendent Urban
Forestry

ISA Certified Arborist FL-9661A
Qualified Tree Risk Assessor

407-643-1669

City of Winter Park
cityofwinterpark.org

Hours: M-F 7:00 am-3:30 pm

From: Hilary Stalder Stern <hstalder@stalderconstruction.com>

Sent: Wednesday, February 25, 2026 3:18 PM

To: Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org>

Cc: Jordan Hinrichsen <jhinrichsen@cityofwinterpark.org>; Stern, Jacob <JSTERN@brasfieldgorrie.com>

Subject: Re: [EXTERNAL] TRP-2026-0028 Denied

Josejuan,

Thank you for the email! Can you provide more information on why the request was denied?

Additionally we would like to appeal the denial. Can you provide information on when the superintendent inspection will happen? As we discussed in person we have some major life changes coming up and would like to handle this before they happen.

Please also see attached letter from Landscape Architect.

Kind regards,



Hilary Stalder
President, Stalder Construction

407-212-1386 | www.stalderconstruction.com

hstalder@stalderconstruction.com

On Wed, Feb 25, 2026 at 9:48 AM Josejuan Rodriguez Torres <jrodrigueztorres@cityofwinterpark.org> wrote:

Good afternoon,

This email serves to inform you that your Tree Removal Permit application at 2025 Howard Dr has been denied. The requested tree has been assessed and it was not determined to be a candidate for removal.

As per your request to appeal from our in-person conversation, the Superintendent perform a secondary assessment as part of the appeals process. If she upholds the denial and you wish to continue an appeal, the appeal will then be heard at the next upcoming Code Compliance Board regular meeting.

Kind regards,



City of Winter Park

cityofwinterpark.org

Josejuan Rodriguez

City Arborist

ISA Certified Arborist FL-9971A
Qualified Tree Risk Assessor

407.643.1663

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Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-26-0027 1431 Golfside Dr., Winter Park, FL 32792 Property Maintenance - Compliant

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

None



Code Compliance Board

agenda item 8.a

item type

City Attorney Reports

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CCB# LDC-24-0336 1810 Barker Dr., Winter Park, FL 32789 - City Answer Brief March 19, 2026

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

None



Code Compliance Board

agenda item 10.a

item type

Upcoming Agenda Items

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

N-25-0010 455 Huntington Ave., Winter Park, FL 32789 - MASSEY HEARING

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

None



Code Compliance Board

agenda item 10.b

item type

Upcoming Agenda Items

meeting date

April 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0150 1001 Anchorage Ct., Winter Park, FL 32789

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

None