



Quasi-Judicial Boards (includes Public Hearings)

Agenda

November 3, 2022 @ 3:00 pm

Commission Chamber

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 - a. Roll Call
 - b. Statement of Purpose
 2. **Swearing in of Witnesses**
 3. **Consent Agenda**
 - a. [Approval of the July 7, 2022 Meeting Minutes](#) 5 Minutes
 4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Public Hearings (Public participation and comment on these matters must be in-person.)**
 - a. [New Case: CCB# 22-943 2661 Via Tuscany, Winter Park, FL 32789](#) 30 Minutes
 - b. [New Case: CCB# 22-1086 1274 Richmond Road, Winter Park, FL 32789](#) 30 Minutes
 - c. [New Case: CCB# 22-1087 1276 Richmond Road, Winter Park, FL 32789](#) 30 Minutes
 6. **Non-Action Items**
 7. **Staff Updates**
 - a. [Compliances](#) 10 Minutes
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Code Compliance Board

agenda item

item type	Consent Agenda	meeting date	November 3, 2022
prepared by	Neena Ramjit	approved by	
board approval			
strategic objective			

subject

Approval of the July 7, 2022 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Draft July 7, 2022 Minutes.pdf](#)



Code Compliance Board Minutes

July 7, 2022 at 3:00 p.m.

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

Call to Order

Chairman Mandelkern called the meeting of the City of Winter Park Code Compliance Board to order at 3:00 p.m. on July 7, 2022, in the Commission Chambers, Winter Park, Florida.

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

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

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

Chairman Mandelkern read the statement of purpose into the minutes.

Election of Chair and Vice Chair

Motion made by Wayne Johnson, seconded by Douglas Bond to nominate Paul Mandelkern for Chairman. Paul Mandelkern accepted the nomination. Motion carried unanimously 6-0.

Motion made by Wayne Johnson, seconded by John Schmalz to nominate Todd Boyer for Vice Chairman. Todd Boyer accepted the nomination. Motion carried unanimously 6-0.

Swearing In of Witnesses

All witnesses were sworn in.

Consent Agenda

Paul Mandelkern requested to add Steven Broder's last name to the last paragraph in section "CCB # 22-256 475 Huntington Avenue, Winter Park, FL 32789" located on page 2 of the minutes. Mr. Mandelkern asked to add the letter "s" to the word "citizen" located on page 3 of the minutes.

Minutes from the May 5, 2022 Code Compliance Board were approved with corrections unanimously.

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

There were no general public comments.

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

CCB#s 22-611, 22-173 and 22-109 - 790 Douglas Avenue, Winter Park, FL 32789

Violations:

CCB# 22-611: Sanitation and storage of materials creating unsightly conditions for neighboring properties around the front yard, side yards, and porch area, including a toilet, buckets, tarps, plastic bins, and furniture.

CCB# 22-173: Disabled and wrecked vehicles stored on the property. Commercial vehicles (limousines) stored and parked in a residential zoning district.

CCB# 22-109: Dogs running at large. Multiple calls made to Winter Park Police Department by annoyed neighbors to retrieve owner's dogs from the streets and neighboring properties.

Codes Cited:

CCB# 22-611: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition IPMC); 22-177 (amending the IPMC); IPMC Sec. 302.1 Sanitation and Storage of Materials.

CCB# 22-173: IPMC Sec. 302.8 (Disabled Vehicles). Chapter 58, Sec. 58-71(d)(1) (General Provisions for Residential Zoning Districts--Parking of Commercial Vehicles on Residential Zoning Districts).

CCB# 22-109: Chapter 18 - Animals, Article I - (Generally), Sections 18-1. (Definitions) and Section 18-10 (Running at Large).

A presentation of the property's history conditions was given by Safety & Code Compliance Manager, Susanne Porras.

Officer Porras presented photos of the cases and provided a brief timeline for each:

CCB# 22-611

- Inspections of the property occurred on March 3, 2022, March 30, 2022, April 20, 2022, June 15, 2022, and July 5, 2022.
- Photos of the various materials stored on the property were presented.
- Notice of Violation was mailed regular and certified mail on March 30, 2022, and posted on the property on March 31, 2022.
- Notice of Hearing was mailed regular and certified mail on June 21, 2022.

CCB# 22-173

- Inspections of the property occurred on January 31, 2022, February 4, 2022, June 15, 2022, and July 5, 2022.
- Photos of the wrecked vehicles and the limousines parked on the property were shown.
- Notice of Hearing was mailed regular and certified mail on June 21, 2022.

CCB# 22-109

- Notice of Hearing was mailed regular and certified mail on June 21, 2022.
- Two body cam videos, obtained from the Winter Park Police Department, taken on January 8, 2022 were played during the meeting. The recorded body cam videos show Officer Browning dispatched to retrieve the dogs belonging to a tenant residing at 790 Douglas Avenue.

Officer Browning used Lieutenant Roesner from the Winter Park Police Department's report to answer questions asked by the Board Members regarding police activity at this property. Officer Browning stated that since September 1, 2021 the Winter Park Police Department has been to 790 Douglas Avenue 23 times, 14 of those 23 calls were in January 2022. From those 14 calls made in January 2022, 8 were animal complaint related. 5 were for damaged vehicles or parking violations. Officer Browning explained that Cesar Namur, who is renting the property from Stark Trust, would frequently have "short-term roommates" who will stay for 1 or 2 weeks.

Discussion was held amongst Board Members, Officer Browning, and Officer Porras.

The following spoke on behalf of the Respondents:

Vivian Endlein, Trustee for Stark Trust, spoke on behalf of the Respondent. Vivian explained that the current tenant, Cesar Namur, is her brother who has been living at the property since 2016. Vivian Endlein has pleaded with Mr. Namur to maintain the property and control the dogs at the property, however, due to his mental illness, he refuses to make the necessary changes. Vivian Endlein stated that a judge has ordered Mr. Namur removed from the property. Mr. Namur has appealed that Order for Unlawful Detainer and the hearing date for the appeal of the Order is on July 18, 2022.

Upon Board Member questioning, Vivian Endlein explained that Cesar Namur is claiming to be one of the beneficiaries of Stark Trust and has requested an emergency hearing on July 18, 2022, which is prolonging the progress of correcting the violations.

Vivian Endlein apologized for the condition of the property and for the multiple dogs. She confirmed that Cesar Namur is not allowed to rent the rooms of the house to other individuals.

Vivian Endlein has requested for the Board to wait until after the hearing date on July 18, 2022, to start taking further action to bring the property to compliance. She stated that as soon as the judge makes his or her decision on July 18, 2022, it should take 2-3 days to clean the outside of the house.

The following offered public comment:

Mary Gall, 835 Douglas Avenue, emphasized the consistent problems with the house. She stated she sent a letter to Stark Trust and explained she did not receive a response from the owner of the property but rather a violent response from Cesar Namur. Mrs. Gall expressed her frustrations about having to contact Orange County Animal Control and the Winter Park Police Department since 2016 to report 790 Douglas Avenue. She stated that the property needs to be cleaned up and neighbors need to be apologized to.

Lindsay Eriksson, 791 Douglas Avenue, explained that it has been constant disruptions since she moved to her home in 2021. She described the items stored on the property and the number of vehicles parked both on the property and on the street near the property. Mrs. Eriksson expressed that the dogs were more aggressive than what was shown in Officer Browning's body cam video. She is mainly concerned with the tenants Cesar Namur has due to the explosive disruptions resulting from when he kicks his tenants out of the property. Mrs. Eriksson confirmed that Cesar Namur is still on the property and recently saw him walking on the street.

Trescelle Smith, 820 Douglas Avenue, shared her concerns regarding the dogs. She stated that the dogs at 790 Douglas Avenue are very aggressive and have greeted her at her front door several times. The dogs of the tenants at 790 Douglas Avenue frequently dig holes by the fence to escape or jump over the fence by using the various items stored in the backyard to jump on. Trescelle Smith stated there are rats that originate from the property the size of baby cats. She stated the violent nature of the tenants Cesar Namur rents to is concerning to her and her grandchildren especially since she already had to press charges against one of Mr. Namur's tenants for trespassing onto her property.

There were no additional public comments.

Chairman Mandelkern closed the public comment portion of the hearing for board discussion.

Further discussion transpired between Board Members, Officer Porras, and Assistant City Attorney Richard Geller.

Larry (Chris) Tabor made a motion that from the evidence presented today to find the Respondent, Stark Trust, Code Compliance Board Cases, #22-611, #22-173 and #22-109 owner of 790 Douglas Ave., Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition IPMC); 22-177 (amending the IPMC); IPMC Sec. 302.1 (Sanitation and Storage of Materials); IPMC Sec. 302.8 (Disabled Vehicles) Chapter 58, Sec. 58-71 (d)(1) General Provisions for Residential Zoning Districts - Parking of Commercial Vehicles on Residential Zoning Districts); Chapter 18 - Animals Article I - (Generally), Sections 18-1. (Definitions) and Section 18-10 (Running at Large) of the City of Winter Park Code of Ordinances and to declare the property a Public Nuisance.

The respondent is ordered to remove all unsightly, discarded articles and items stored outside, including the toilet, tarps, buckets, plastic bins, and furniture. To cease the parking and storage of disabled wrecked and commercial vehicles such as limousines on the property. To keep dogs in an enclosure or on a leash and under the owner's control at all times within 1 (one) day of this hearing date (July 8, 2022). 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 Code Compliance Officer and provide documentation of action taken by July 8, 2022.

Wayne Johnson amended the motion to consider the County Court Hearing on July 18, 2022 in regards to the compliance deadlines in the original motion.

To clarify for the record, Wayne Johnson read into the record the amended motion: **The Respondent is ordered to remove all unsightly, discarded articles and items stored outside, including the toilet, tarps, buckets, plastic bins, and furniture. To cease the parking and storage of disabled wrecked and commercial vehicles such as limousines on the property. To keep dogs in an enclosure or on a leash and under the owner's control at all times within 1 (one) day of this hearing date (July 8, 2022). 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 Code Compliance Officer and provide documentation of action taken by July 25, 2022. John Schmalz seconded the motion.

There was no further discussion on the motion. Upon a roll call vote, the motion passed 6-0.

Staff Updates

Compliances

The properties listed below have corrected the cited violations and are now in compliance.

- CCB# 22-256 475 Huntington Avenue, Winter Park, FL 32789
- CCB# 21-818 630 W. Swoope Avenue, Winter Park, FL 32789
- CCB# 22-446 540 N. Pennsylvania Avenue, Winter Park, FL 32789
- CCB# 22-439 343 Harris Avenue, Winter Park, FL 32789

Prior Case Reports

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

Assistant City Attorney Rick Geller informed the Board Members of the current unlawful detainer action brought by the City in the Orange County Circuit Court to remove the resident in the condemned house. The resident was defending the action on the basis that he had an application pending with the Florida Department of Economic Opportunity's ReBuild program to fund the repair and reconstruction of hurricane-damaged properties. However, the resident did not respond to Florida ReBuild and his application was deemed inactive. The City has contacted the Orange County Circuit Court to set up a Case Management conference scheduled for August 2, 2022, in which the City will provide updates to the Court and advise to schedule a final hearing for Unlawful Detainer action.

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

Assistant City Attorney Rick Geller updated the Board Members on the appeal pending in the Orange County Circuit Court. The Florida Federation of Garden Clubs appealed that portion of the Code Board Order stating it must obtain the City's consent before holding events. It is currently in the Orange County Circuit Court awaiting a decision. Officer Porras reported that we have received no additional noise complaints.

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

Assistant City Attorney Rick Geller informed the Board Members that FG Schaub appealed the Code Board's Order to the Orange County Circuit Court. The City is in the process of preparing an answer brief to that appeal that is due on July 15, 2022.

Board Comments

No comments.

Board Comments

No upcoming agenda items mentioned.

Adjournment

There being no further business, Wayne Johnson made a motion to adjourn the meeting at 4:14 p.m. Todd Boyer seconded the motion and it passed unanimously.

Next meeting is August 4, 2022 at 3:00 p.m.

July 7, 2022
Page 5

Respectfully submitted,

Neena Ramjit, Recording Secretary



Code Compliance Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date November 3, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

New Case: CCB# 22-943 2661 Via Tuscany, Winter Park, FL 32789

motion / recommendation

background

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

Codes Cited: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[2661 Via Tuscany.pdf](#)

FACT SHEET

November 3, 2022.

Case No: 22-943

Respondent:

DEVELOPER AND BUILDER GROUP, LLC
218 WILSHIRE BLVD.
CASSELBERRY, FL 32707-5371

1. Address where violation exists: **2661 VIA TUSCANY, Winter Park, FL 32789**
2. Parcel I.D. No.: **32-21-30-5478-07-010**
3. Property Zone: **R-1AA**
4. Inspection(s): **08/01/2022 AND 08/19/2022**
5. Notice of Violation and Notice of Hearing was mailed regular, certified mail, posted on the property and 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: Unsecured abandoned construction site, creating unsafe and unsightly conditions for neighboring properties. Construction materials and debris stored on	CORRECTIVE ACTION REQUIRED: Secure the vacant property. Remove all unsightly construction materials and debris from plain view. Reinstate permit to complete construction or restore the property to its original state.	CODES CITED: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of
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the property in plain view.		Winter Park Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.
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If the board is in agreement with the evidence submitted and determines that and order should be issued:

-Staff Recommended Motion –

From the evidence presented today, I move to find the Respondents, Developer and Builder Group, LLC, Code Compliance Board Case #22-943, owners of 2661 Via Tuscany, Winter Park, FL 32789 in violation of Chapter 22, Section 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; Sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code as adopted and amended. Article II. – Building Code; Sec. 22-26. Short Title; Sec.22-27. – Codes adopted by reference; Sec. 22-28. – Amendments to the Florida Building Code; Sec. 105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code. The respondents are ordered to obtain a CO within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day or (whatever the amount the board determines) \$_____ for each day the violation continues. The Respondents are further ordered to contact the Building Department and the Safety and Code Compliance Officer and provide documentation of action taken by _____.



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

Detail by Entity Name

Florida Limited Liability Company
DEVELOPER AND BUILDER GROUP, LLC.

Filing Information

Document Number	L17000038057
FEI/EIN Number	81-5385566
Date Filed	02/16/2017
Effective Date	02/15/2017
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	08/24/2017
Event Effective Date	NONE

Principal Address

218 WILSHIRE BLVD.
CASSELBERRY, FL 32707

Changed: 04/23/2018

Mailing Address

218 WILSHIRE BLVD.
CASSELBERRY, FL 32707

Changed: 04/23/2018

Registered Agent Name & Address

BERMUDEZ, FERNANDO
218 WILSHIRE BLVD.
CASSELBERRY, FL 32707

Name Changed: 08/24/2017

Address Changed: 04/23/2018

Authorized Person(s) Detail

Name & Address

Title MGR

BERMUDEZ, FERNANDO

150 TARPON CIRCLE
WINTER SPRINGS, FL 32708

Title MBR

JARAMILLO ALVAREZ, CARLOS A
CALLE 5 SUR # 25-130 APTO 315 PARQUE RES.
LA CAMPINA, MEDELLIN, MD 00000 CO

Title MBR

YEPES GIRALDO, NELSON D
CARRETERA 44 SUR #17 C 40 APTO 1908
BARRIO POBLADO, MEDELLIN, MD 00000 CO

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	03/25/2021
2022	04/28/2022

Document Images

04/28/2022 – ANNUAL REPORT	View image in PDF format
03/25/2021 – ANNUAL REPORT	View image in PDF format
03/19/2020 – ANNUAL REPORT	View image in PDF format
04/16/2019 – ANNUAL REPORT	View image in PDF format
04/23/2018 – ANNUAL REPORT	View image in PDF format
02/16/2017 – Florida Limited Liability	View image in PDF format

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

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

Print Date: 08/04/2022 System Refresh Date: 08/03/2022

2661 Via Tuscany 32-21-30-5478-07-010

Name(s):

Developer And Builder Group
LLC

Physical Street Address:

2661 Via Tuscany

Property Use:

0001 - Vacant Residential

Mailing Address On File:

218 Wilshire Blvd
Casselberry, FL 32707-5371

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)

[View 2021 Property Record Card](#)



2661 VIA TUSCANY, WINTER PARK, FL 32789 08/03/2022 9:44 AM

[Upload Photos](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

2022 Values will be available in August of 2022. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

MAITLAND SHORES FIRST ADDITION S/68 LOT 1 BLK G (LESS RD R/W ON NE COR)

Total Land Area

10,631 sqft (+/-) | 0.24 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-1AA	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

«« « 1 » »»

Page 1 of 1 (Total Records: 1)

Building

There are no buildings associated to this parcel.

Extra Features

There are no extra features associated to this parcel.

[View Winter Park Permits](#)

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

Parcel/Tangible	32-21-30-5478-	Owner & Address:	
Number:	07010		DEVELOPER AND BUILDER GROUP LLC218 WILSHIRE BLVD
Date: 8/4/2022			5371
Tax Year: <u>2021</u>			
Total Assessed Value:	\$156,400	Legal	MAITLAND SHORES FIRST ADDITION S/68 LOT
Taxable Value:	\$156,400	Description:	ON NE COR)
Gross Tax Amount:	\$2,466.76	Location	2661 VIA TUSCANY WINTER PARK 32789
Millage Code:	6 WP	Address:	
Comments:			

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

Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	View Bill/Receipt	Certified
2020	DEVELOPER AND BUILDER GROUP LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2019	DEVELOPER AND BUILDER GROUP LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2017	DEVELOPER AND BUILDER GROUP LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2016	GARY STEHLI LIVING TRUST STEHLI BRIAN L STEHLI KRISTOFER LENN	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2015	GARY STEHLI LIVING TRUST STEHLI BRIAN L	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2014	STEHLI BRIAN L STEHLI KRISTOFER LENN STEHLI GARY LEE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2013	STEHLI BRIAN L STEHLI KRISTOFER LENN STEHLI GARY LEE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2012	STEHLI BRIAN L STEHLI KRISTOFER LENN STEHLI GARY LEE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2011	STEHLI BRIAN L STEHLI KRISTOFER LENN STEHLI GARY LEE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2010	STEHLI BRIAN L STEHLI KRISTOFER LENN STEHLI GARY LEE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2009	STEHLI BRIAN L STEHLI KRISTOFER LENN STEHLI GARY LEE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2008	STEHLI DOROTHY P ESTATE	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2007	STEHLI FRANK L	* PAID (View Taxbill For Receipt) *	Taxbill	☐
2006	STEHLI FRANK L	* PAID (View Taxbill For Receipt) *	Taxbill	☐

Unpaid Real Estate Certificates:

Year	Current Payoff	If Paid By	Current Payoff	If Paid By	Make Payment
2021	\$2,838.96	8/31/2022	\$2,838.96	9/30/2022	Pay Now

Other Real Estate Certificates:

Year	Face Value	Certificate Number	Status	Amount Paid
2018	\$4,336.36	2019-0014791	Paid	\$4,559.43

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

DOC # 20170598998
11/02/2017 09:11 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$1,960.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC



Prepared by
Meli Trujillo, an employee of
First American Title Insurance Company
931 S. Orlando Avenue
Maitland, Florida 32751
(877)727-5915

Return to: Grantee

File No.: 2020-2482558
Consideration: \$280,000.00

WARRANTY DEED

Made this October 31, of 2017 by and between

Brian L. Stehli, a married man and Kristofer Lenn Stehli, a single man and Gary L. Stehli, a single man Individually and as Trustee of the Gary Stehli Living Trust

whose address is: **2816 Montmart Dr., Orlando, FL 32812**
hereinafter called the "grantor", to

Developer and Builder Group, LLC, a Florida limited liability company

whose post office address is: **328 Wilshire Blvd, Casselberry, FL 32707**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation 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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Orange County, Florida**, to-wit:

Lot 1, Block G, MAITLAND SHORES FIRST ADDITION, As Recorded In Plat Book S At Page 68, Public Records Of Orange County, Florida.

Parcel Identification Number: **32-21-30-5478-07010**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 taxes accruing subsequent to December 31st of 2016.

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

Brian L. Stehli
Brian L. Stehli

Signed, sealed and delivered in the presence of these witnesses:

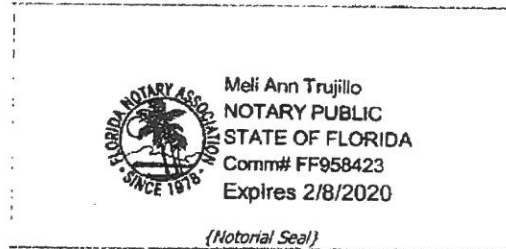
Meli Trujillo
Witness Signature
Print Name: Meli Trujillo
State of Florida
County of Orange

A. Kelley
Witness Signature
Print Name: April Kelley

The Foregoing Instrument was Acknowledged before me on October 30, 2017 by **Brian L. Stehli** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Meli Ann Trujillo
Notary Public
Meli Ann Trujillo
(Printed Name)

My Commission expires: 2/8/2020



Kristofer Lenn Stehli 10/30/17
Kristofer Lenn Stehli

Signed, sealed and delivered in the presence of these witnesses:

Irene M. Zupko
Witness Signature

Print Name: Irene M. Zupko
State of CALIFORNIA

County of SAN LUIS OBISPO

Christine Ahern
Witness Signature

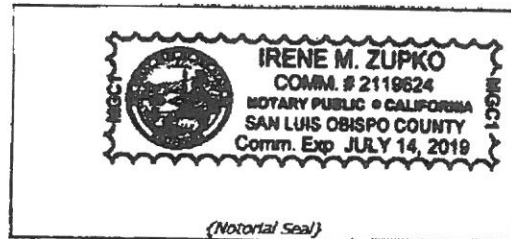
Print Name: Christine Ahern

The Foregoing Instrument was Acknowledged before me on Oct 30, 2017 by
Kristofer Lenn Stehli who is/are personally known to me or who has/have produced a valid driver's
license as identification.

Irene M. Zupko
Notary Public

Irene M Zupko
(Printed Name)

My Commission expires: July 14, 2019



The Gary Stehli Living Trust

Gary L. Stehli
Gary L. Stehli, Individually & as Trustee

Signed, sealed and delivered in the presence of these witnesses:

William J. Martinez
Witness Signature

Grover D. Daniels
Witness Signature

Print Name: William J. Martinez

Print Name: Grover D. Daniels

State of Florida

County of St. John

The foregoing Instrument was Acknowledged before me on 30th Oct. 2017 by **Gary L. Stehli, Individually and as Trustee of the Gary Stehli Living Trust** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Grover D. Daniels
Notary Public

Grover D. Daniels
(Printed Name)

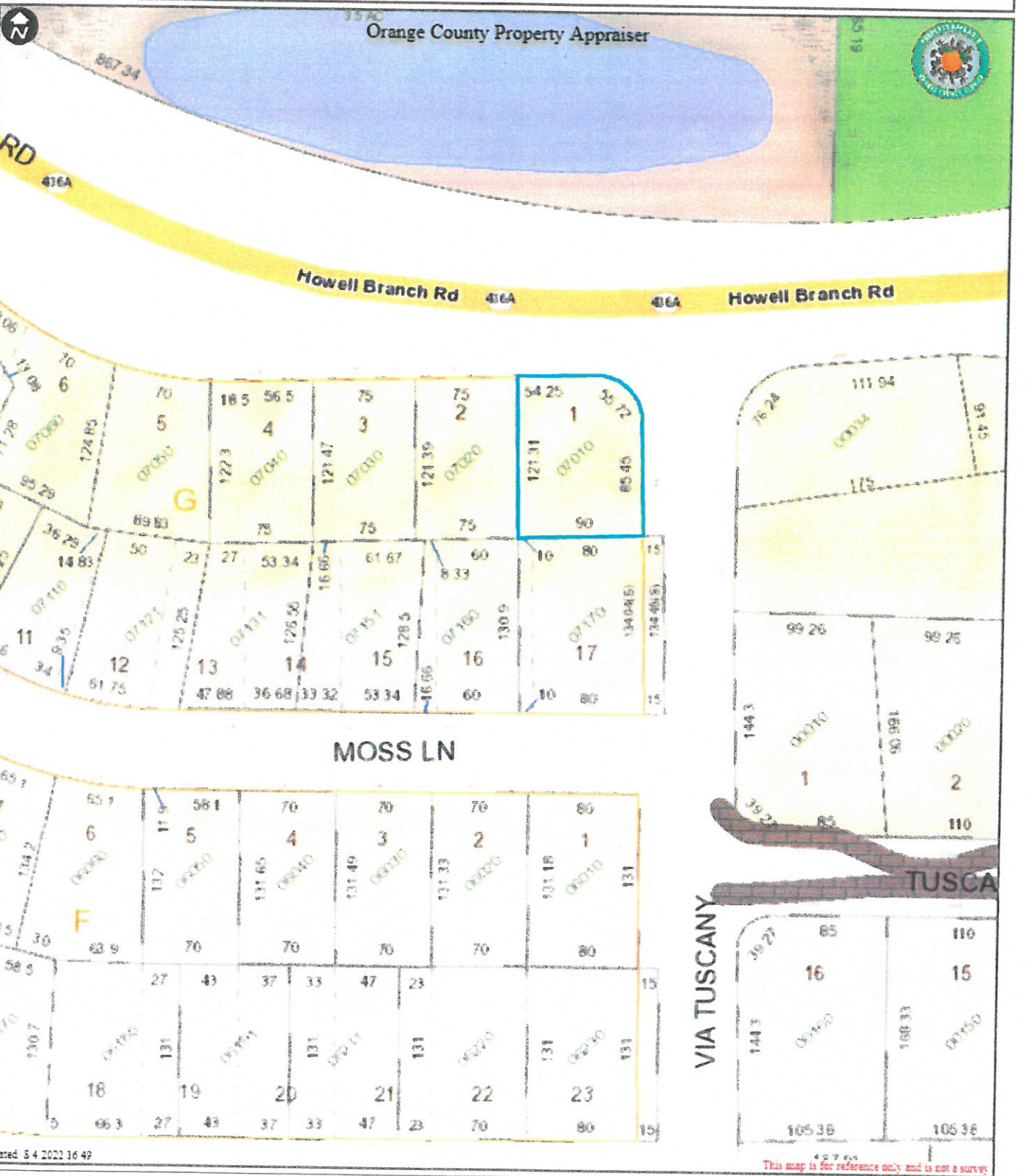
My Commission expires: 6/12/18



(Notarial Seal)

OCA Web Map

	Major Roads		Residential			6	Lot Number
	Public Roads		Agriculture			06060	Parcel Number
	Gated Roads		Commercial/Institutional/Governmental/Institutional/Misc			3106	Parcel Address
	Road Under Construction					111.9	Parcel Dimension



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: 22-943

CITY OF WINTER PARK
Petitioner,

vs.

DEVELOPER AND BUILDER GROUP, LLC
218 WILSHIRE BLVD.
CASSELBERRY, FL 32707-5371

Respondents,

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

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.**
2. Address where violation(s) exists: **2661 Via Tuscany, Winter Park, FL 32789.**

3. Parcel I.D. No.: **32-21-30-5478-07-010**
4. Property Zone: **R-1AA**
5. Legal Description: **MAITLAND SHORES FIRST ADDITION S/68 LOT 1 BLK G (LESS RD R/W ON NE COR)**
6. Names and address of owner/person in charge of location where violation exists: **Developer and Builder Group, LLC –218 Wilshire Blvd., Casselberry, FL 32707-5371**
7. Description of Violation: **UNSECURED, ABANDONED CONSTRUCTION SITE, CREATING UNSAFE AND UNSIGHTLY CONDITIONS FOR NEIGHBORING PROPERTIES. CONSTRUCTION MATERIALS AND DEBRIS STORED ON THE PROPERTY IN PLAIN VIEW.**
8. Compliance Requirements: **SECURE THE VACANT PROPERTY. REMOVE ALL UNSIGHTLY CONSTRUCTION MATERIALS AND DEBRIS FROM PLAIN VIEW. REINSTATE PERMIT TO COMPLETE CONSTRUCTION OR RESTORE THE PROPERTY TO ITS ORIGINAL STATE.**
9. Compliance Date to avoid hearing: **August 30th, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **November 3, 2022, at 3 p.m.**, at 401 S. Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

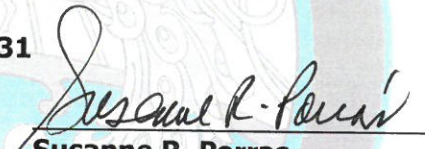
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 14th day of October 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **DEVELOPER AND BUILDER GROUP, LLC – 218 WILSHIRE BLVD., CASSELBERRY, FL 32707-5371**

Certified Mail: 9171 9690 0935 0199 4220 31


Susanne R. Porras
Safety & Code Compliance Div. Manager

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

CODES CITED:

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

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

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

NUISANCE SEC 202 NUISANCE

Violation Description

202 NUISANCES.

THE FOLLOWING SHALL BE DEFINED AS NUISANCES. IT IS A PUBLIC NUISANCE FOR ANY PERSON OWNING, LEASING, OCCUPYING OR HAVING CHARGE OF ANY PREMISES IN THIS CITY TO MAINTAIN, OR PERMIT TO EXIST THEREON:

(1) ANY PUBLIC NUISANCE KNOWN AT COMMON LAW OR IN EQUITY JURISPRUDENCE.

(2) ANY ATTRACTIVE NUISANCE WHICH MAY PROVE DETRIMENTAL TO CHILDREN WHETHER IN A BUILDING, ON THE PREMISES OF A BUILDING, OR UPON AN UNOCCUPIED LOT. THIS INCLUDES ANY ABANDONED WELLS, SHAFTS, BASEMENTS, OR EXCAVATIONS, ABANDONED REFRIGERATORS AND MOTOR VEHICLES; ANY STRUCTURALLY UNSOUND FENCES OR STRUCTURES; OR ANY LUMBER, TRASH, FENCES, DEBRIS OR VEGETATION WHICH MAY PROVE A HAZARD FOR INQUISITIVE MINORS.

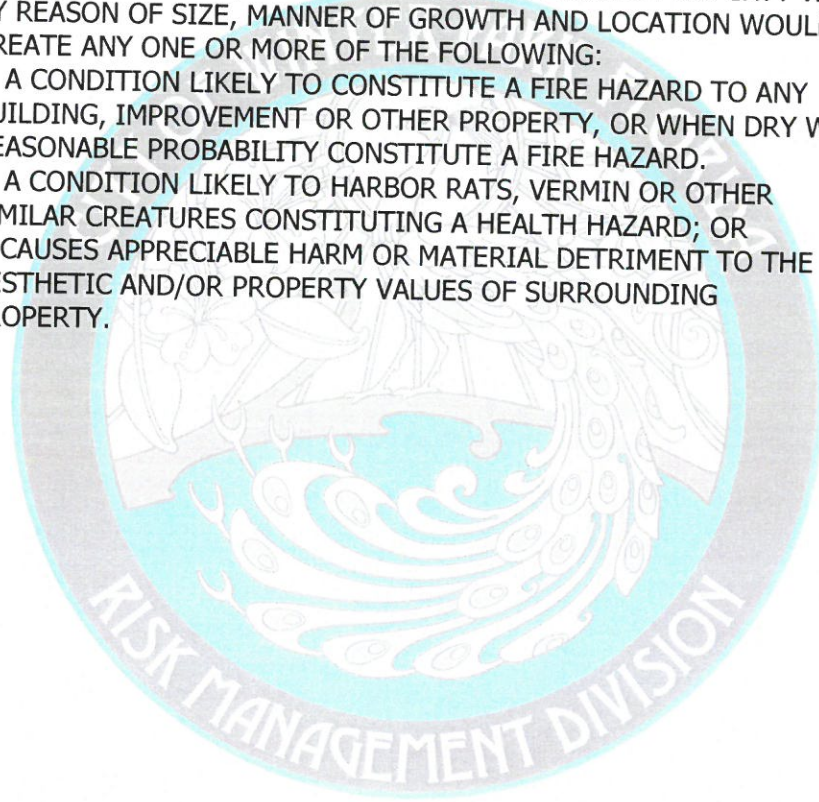
(11) BUILDINGS WHICH ARE ABANDONED FOR A PERIOD OF SIX MONTHS, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF

PARTIAL DESTRUCTION FOR A PERIOD OF FOUR MONTHS WITHOUT A BUILDING PERMIT HAVING BEEN OBTAINED AND SUBSTANTIAL CONSTRUCTION PERFORMED, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF PARTIAL CONSTRUCTION WITHOUT SUBSTANTIAL CONSTRUCTION BEING PERFORMED. SUBSTANTIAL CONSTRUCTION SHALL MEAN CONSTRUCTION SUFFICIENTLY NOTICEABLE TO THE PUBLIC TO GIVE NOTICE OF ONGOING CONSTRUCTION WORK.

(12) THE FAILURE TO CLOSE, BY SUCH MEANS AS ARE ACCEPTABLE TO THE CODE OFFICIAL, ALL DOORWAYS, WINDOWS AND OTHER OPENINGS INTO VACANT STRUCTURES.

(14) VEGETATION, INCLUDING DRY GRASS, DEAD SHRUBS, DEAD TREES, COMBUSTIBLE REFUSE AND WASTE, OR ANY MATERIAL GROWING UPON THE AREA BETWEEN THE TRAVELED WAY AND THE PROPERTY LINE, SIDEWALKS OR UPON PRIVATE PROPERTY WHICH BY REASON OF SIZE, MANNER OF GROWTH AND LOCATION WOULD CREATE ANY ONE OR MORE OF THE FOLLOWING:

- a. A CONDITION LIKELY TO CONSTITUTE A FIRE HAZARD TO ANY BUILDING, IMPROVEMENT OR OTHER PROPERTY, OR WHEN DRY WILL IN REASONABLE PROBABILITY CONSTITUTE A FIRE HAZARD.
- b. A CONDITION LIKELY TO HARBOR RATS, VERMIN OR OTHER SIMILAR CREATURES CONSTITUTING A HEALTH HAZARD; OR
- c. CAUSES APPRECIABLE HARM OR MATERIAL DETRIMENT TO THE AESTHETIC AND/OR PROPERTY VALUES OF SURROUNDING PROPERTY.



SANITATION SEC 302.1 SANITATION & STORAGE

Violation Description

302.1 SANITATION AND STORAGE OF MATERIALS.

ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERMIT ANY OLD, BROKEN LUMBER, RUSTED OR UNUSED EQUIPMENT, DISCARDED REFRIGERATORS, STOVES, OLD PIPE OR OTHER USED, DISCARDED AND WORN, UNSIGHTLY ARTICLES OR MATERIALS TO REMAIN IN ANY YARD OR OPEN AREA OWNED, OCCUPIED OR IN THE POSSESSION OF SUCH PERSON FOR A PERIOD OF MORE THAN FIVE DAYS. IT SHALL BE UNLAWFUL FOR THE OWNER OR OCCUPANT OF A BUILDING, STRUCTURE OR PROPERTY TO UTILIZE THE PREMISES OF SUCH PROPERTY FOR THE OPEN STORAGE OF ANY ABANDONED MOTOR VEHICLE, ICEBOX, REFRIGERATOR, STOVE, GLASS, BUILDING MATERIAL, RUBBISH OR SIMILAR ITEMS. IT SHALL BE THE DUTY AND RESPONSIBILITY OF EVERY OWNER OR OCCUPANT TO KEEP THE PREMISES OF SUCH PROPERTY CLEAN AND TO REMOVE FROM THE PREMISES ALL SUCH ABANDONED ITEMS AS LISTED ABOVE, INCLUDING BUT NOT LIMITED TO WEEDS, DEAD TREES, TRASH, GARBAGE, ECT., UPON NOTICE FROM THE CODE OFFICIAL.

PUBLIC NUISANCE SEC 108.7 PUBLIC NUISANCES

Violation Description

SEC. 108.7 PUBLIC NUISANCES. PUBLIC NUISANCES ARE DEFINED IN SECTION 22-177 (202) UNDER "NUISANCE". WHEN NUISANCE CONDITIONS OR HAZARDS DEGENERATE OR CUMULATIVELY IMPACT ON STRUCTURES, DWELLINGS OR OTHER BUILDINGS REGULATED BY THIS CODE, TO THE EXTENT THAT REPAIR, REMOVAL, SECURING OR DEMOLITION IS NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE, THEN THE BUILDING OFFICIAL OR HIS DESIGNEE OR THE CODE ENFORCEMENT BOARD IS AUTHORIZED TO ORDER THE PROPERTY OWNER OR THE CITY AGENTS TO REPAIR, REMOVE, SECURE, VACATE OR DEMOLISH SUCH STRUCTURES ACCORDING TO PROCEDURES OUTLINED IN THIS CODE. THESE POWERS ARE HEREBY DECLARED TO BE REMEDIAL AND ESSENTIAL FOR THE PUBLIC INTEREST, AND ITS INTENDED THAT SUCH POWERS BE LIBERALLY CONSTRUED TO EFFECTUATE THE PURPOSES STATED HEREIN.

105.4 Conditions of permit.

105.4.1 Conditions of permit; permit term and intent.

105.4.1.1 The building official shall act upon an application for a permit with plans as filed, or as amended, without unreasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code (including the Winter Park Code of Ordinances), nor shall such issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans or in construction or of violations of this code (including the Winter Park Code of Ordinances). No substantial building site preparation, including but not limited to excavation or placement of fill or foundation construction, shall take place prior to the issuance of a building, foundation or site development permit. Issuance of such permits is limited to meeting all other city site development requirements, and is subject to the approval of the building official.

105.4.1.2 Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced, and the building official is authorized to require that any work which has been commenced or completed be removed from the building site unless the permit is extended or renewed as approved by the building official due to extenuating circumstances.

105.4.1.3 In constructing, renovating or building a new one or two-family dwelling, additions onto one or two-family dwellings or accessory buildings work under the permit must be substantially completed within 12 calendar months after the time the work is commenced or else the permit shall become invalid. If such permit becomes invalid, no new permit shall be issued covering the same work or any portion thereof if the effect of such permit would be to allow completion of the work begun under the original permit unless an extension or reinstatement of the original permit is granted by the building official after receiving in writing reasons for the delay in completion of the building for good cause (see Section 105.4.1.7. When extending or reinstating a residential permit the building official may impose additional conditions to limit noise, storage of materials or debris, cleanliness of the building site, work hours, construction worker parking or take other actions that will minimize the negative impact of an active construction project for surrounding properties. Furthermore, any structural work partially completed on the property where the permit became invalid shall be removed and the property cleaned to the satisfaction of the building official. If the property owner or holder of the invalidated permit fails to remove the structure and clean the property within 30 days of the invalidation date, then the building official may take the necessary action to have the structure removed and have the property cleaned with all costs assessed against the property owner and if unpaid for 30 days shall be assessed as a lien against the property. Failure to comply with this section may require referring this matter to the Code Compliance Board to assess fines or other corrective actions.

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

CASE NO's.: **22-943**

City of Winter Park
Petitioner,

vs.

Developer and Builder Group, LLC
218 Wilshire Blvd.
Casselberry, FL 32707-5371

Respondents, _____/

AFFIDAVIT OF POSTING

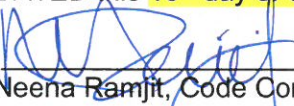
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Neena Ramjit, Code Compliance Officer for the City of Winter Park, 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 on this **15th day of September 2022**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

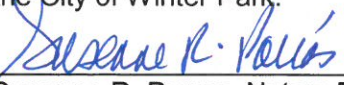
DATED this **15th day of September 2022**



Neena Ramjit, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **15th day of September 2022**, by Neena Ramjit, who is personally known to me as a Code Compliance Officer of the City of Winter Park.



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



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

CASE NO.: 22-943

City of Winter Park
Petitioner,

vs.

Developer and Builder Group, LLC
218 Wilshire Blvd.
Casselberry, FL 32707-5371

Respondents, _____

AFFIDAVIT OF POSTING

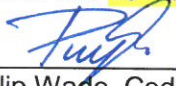
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Phillip Wade, Code Compliance Officer for the City of Winter Park, 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 2661 Via Tuscany on this 15th day of September 2022.
3. That the attached picture document is proof of the posting.

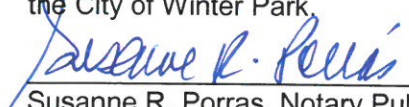
FURTHER AFFIANT SAYETH NOT

DATED this 15th day of September 2022


Phillip Wade, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of September 2022, by Phillip Wade, who is personally known to me as a Code Compliance Officer of the City of Winter Park.


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





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

Case No: 22-943

CITY OF WINTER PARK
Petitioner,

vs.

DEVELOPER AND BUILDER GROUP, LLC
218 WILSHIRE BLVD.
CASSELBERRY, FL 32707-5371

Respondents,

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.**
2. Address where violation(s) exists: **2661 Via Tuscany, Winter Park, FL 32789.**

3. Parcel I.D. No.: **32-21-30-5478-07-010**
4. Property Zone: **R-1AA**
5. Legal Description: **MAITLAND SHORES FIRST ADDITION S/68 LOT 1 BLK G (LESS RD R/W ON NE COR)**
6. Names and address of owner/person in charge of location where violation exists: **Developer and Builder Group, LLC –218 Wilshire Blvd., Casselberry, FL 32707-5371**
7. Description of Violation: **UNSECURED, ABANDONED CONSTRUCTION SITE, CREATING UNSAFE AND UNSIGHTLY CONDITIONS FOR NEIGHBORING PROPERTIES. CONSTRUCTION MATERIALS AND DEBRIS STORED ON THE PROPERTY IN PLAIN VIEW.**
8. Compliance Requirements: **SECURE THE VACANT PROPERTY. REMOVE ALL UNSIGHTLY CONSTRUCTION MATERIALS AND DEBRIS FROM PLAIN VIEW. REINSTATE PERMIT TO COMPLETE CONSTRUCTION OR RESTORE THE PROPERTY TO ITS ORIGINAL STATE.**
9. Compliance Date to avoid hearing: **August 30th, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **October 6, 2022, at 3 p.m.**, at 401 S. Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

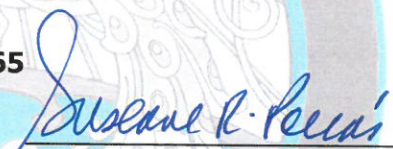
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NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. If you do not attend this hearing, the Code Compliance Board will consider the case even though you are not present, and may assess fines, place liens, or take other actions which will affect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

Dated this: 19th day of August 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **DEVELOPER AND BUILDER GROUP, LLC – 218 WILSHIRE BLVD., CASSELBERRY, FL 32707-5371**

Certified Mail: 9171 9690 0935 0199 4227 65



Susanne R. Porras
Safety & Code Compliance Div. Manager

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

CODES CITED:

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

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

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

NUISANCE SEC 202 NUISANCE

Violation Description

202 NUISANCES.

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(2) ANY ATTRACTIVE NUISANCE WHICH MAY PROVE DETRIMENTAL TO CHILDREN WHETHER IN A BUILDING, ON THE PREMISES OF A BUILDING, OR UPON AN UNOCCUPIED LOT. THIS INCLUDES ANY ABANDONED WELLS, SHAFTS, BASEMENTS, OR EXCAVATIONS, ABANDONED REFRIGERATORS AND MOTOR VEHICLES; ANY STRUCTURALLY UNSOUND FENCES OR STRUCTURES; OR ANY LUMBER, TRASH, FENCES, DEBRIS OR VEGETATION WHICH MAY PROVE A HAZARD FOR INQUISITIVE MINORS.

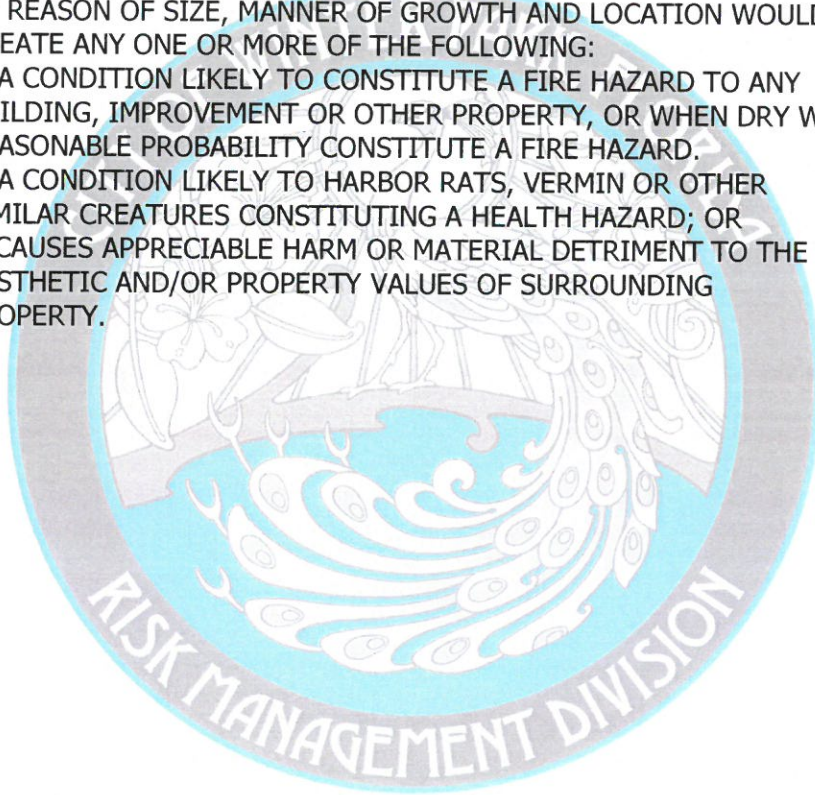
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PARTIAL DESTRUCTION FOR A PERIOD OF FOUR MONTHS WITHOUT A BUILDING PERMIT HAVING BEEN OBTAINED AND SUBSTANTIAL CONSTRUCTION PERFORMED, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF PARTIAL CONSTRUCTION WITHOUT SUBSTANTIAL CONSTRUCTION BEING PERFORMED. SUBSTANTIAL CONSTRUCTION SHALL MEAN CONSTRUCTION SUFFICIENTLY NOTICEABLE TO THE PUBLIC TO GIVE NOTICE OF ONGOING CONSTRUCTION WORK.

(12) THE FAILURE TO CLOSE, BY SUCH MEANS AS ARE ACCEPTABLE TO THE CODE OFFICIAL, ALL DOORWAYS, WINDOWS AND OTHER OPENINGS INTO VACANT STRUCTURES.

(14) VEGETATION, INCLUDING DRY GRASS, DEAD SHRUBS, DEAD TREES, COMBUSTIBLE REFUSE AND WASTE, OR ANY MATERIAL GROWING UPON THE AREA BETWEEN THE TRAVELED WAY AND THE PROPERTY LINE, SIDEWALKS OR UPON PRIVATE PROPERTY WHICH BY REASON OF SIZE, MANNER OF GROWTH AND LOCATION WOULD CREATE ANY ONE OR MORE OF THE FOLLOWING:

- a. A CONDITION LIKELY TO CONSTITUTE A FIRE HAZARD TO ANY BUILDING, IMPROVEMENT OR OTHER PROPERTY, OR WHEN DRY WILL IN REASONABLE PROBABILITY CONSTITUTE A FIRE HAZARD.
- b. A CONDITION LIKELY TO HARBOR RATS, VERMIN OR OTHER SIMILAR CREATURES CONSTITUTING A HEALTH HAZARD; OR
- c. CAUSES APPRECIABLE HARM OR MATERIAL DETRIMENT TO THE AESTHETIC AND/OR PROPERTY VALUES OF SURROUNDING PROPERTY.



SANITATION SEC 302.1 SANITATION & STORAGE

Violation Description

302.1 SANITATION AND STORAGE OF MATERIALS.

ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERMIT ANY OLD, BROKEN LUMBER, RUSTED OR UNUSED EQUIPMENT, DISCARDED REFRIGERATORS, STOVES, OLD PIPE OR OTHER USED, DISCARDED AND WORN, UNSIGHTLY ARTICLES OR MATERIALS TO REMAIN AN ANY YARD OR OPEN AREA OWNED, OCCUPIED OR IN THE POSSESSION OF SUCH PERSON FOR A PERIOD OF MORE THAN FIVE DAYS. IT SHALL BE UNLAWFUL FOR THE OWNER OR OCCUPANT OF A BUILDING, STRUCTURE OR PROPERTY TO UTILIZE THE PREMISES OF SUCH PROPERTY FOR THE OPEN STORAGE OF ANY ABANDONED MOTOR VEHICLE, ICEBOX, REFRIGERATOR, STOVE, GLASS, BUILDING MATERIAL, RUBBISH OR SIMILAR ITEMS. IT SHALL BE THE DUTY AND RESPONSIBILITY OF EVERY OWNER OR OCCUPANT TO KEEP THE PREMISES OF SUCH PROPERTY CLEAN AND TO REMOVE FROM THE PREMISES ALL SUCH ABANDONED ITEMS AS LISTED ABOVE, INCLUDING BUT NOT LIMITED TO WEEDS, DEAD TREES, TRASH, GARBAGE, ECT., UPON NOTICE FROM THE CODE OFFICIAL.

PUBLIC NUISANCE SEC 108.7 PUBLIC NUISANCES

Violation Description

SEC. 108.7 PUBLIC NUISANCES. PUBLIC NUISANCES ARE DEFINED IN SECTION 22-177 (202) UNDER "NUISANCE". WHEN NUISANCE CONDITIONS OR HAZARDS DEGENERATE OR CUMULATIVELY IMPACT ON STRUCTURES, DWELLINGS OR OTHER BUILDINGS REGULATED BY THIS CODE, TO THE EXTENT THAT REPAIR, REMOVAL, SECURING OR DEMOLITION IS NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE, THEN THE BUILDING OFFICIAL OR HIS DESIGNEE OR THE CODE ENFORCEMENT BOARD IS AUTHORIZED TO ORDER THE PROPERTY OWNER OR THE CITY AGENTS TO REPAIR, REMOVE, SECURE, VACATE OR DEMOLISH SUCH STRUCTURES ACCORDING TO PROCEDURES OUTLINED IN THIS CODE. THESE POWERS ARE HEREBY DECLARED TO BE REMEDIAL AND ESSENTIAL FOR THE PUBLIC INTEREST, AND ITS INTENDED THAT SUCH POWERS BE LIBERALLY CONSTRUED TO EFFECTUATE THE PURPOSES STATED HEREIN.

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

CASE NO.: 22-943

City of Winter Park
Petitioner,

vs.

Developer and Builder Group, LLC
218 Wilshire Blvd.
Casselberry, FL 32707-5371
Respondents, _____/

AFFIDAVIT OF POSTING

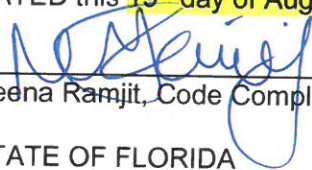
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Neena Ramjit, Code Compliance Officer for the City of Winter Park, 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 on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

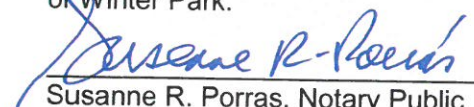
DATED this 19th day of August 2022



Neena Ramjit, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19th day of August 2022, by Neena Ramjit, who is personally known to me as a Code Compliance Officer of the City of Winter Park.



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



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

CASE NO.: 22-943

City of Winter Park
Petitioner,

vs.

Developer and Builder Group, LLC
218 Wilshire Blvd.
Casselberry, FL 32707-5371
Respondents, _____

AFFIDAVIT OF POSTING

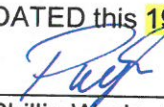
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Phillip Wade, Code Compliance Officer for the City of Winter Park, 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 the property at 2661 Via Tuscany, Winter Park, FL 32789 on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

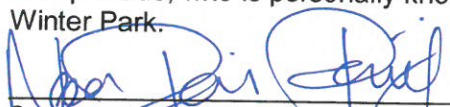
FURTHER AFFIANT SAYETH NOT

DATED this 19th day of August 2022

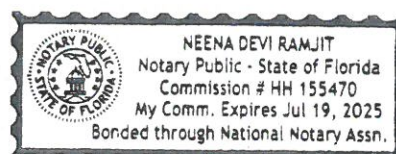

Phillip Wade, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19th day of August 2022, by Phillip Wade, who is personally known to me as a Code Compliance Officer of the City of Winter Park.


Susanne R. Borrás, Notary Public
My Commission Expires November 1, 2022
Commission #GG273502

HH 155470





**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: 22-943

CITY OF WINTER PARK
Petitioner,

9171 9690 0935 0199 4227 34

vs.

DEVELOPER AND BUILDER GROUP, LLC
218 WILSHIRE BLVD.
CASSELBERRY, FL 32707-5371

Respondents,

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.**
2. Address where violation(s) exists: **2661 Via Tuscany, Winter Park, FL 32789.**

3. Parcel I.D. No.: **32-21-30-5478-07-010**
4. Property Zone: **R-1AA**
5. Legal Description: **MAITLAND SHORES FIRST ADDITION S/68 LOT 1 BLK G (LESS RD R/W ON NE COR)**
6. Names and address of owner/person in charge of location where violation exists: **Developer and Builder Group, LLC –218 Wilshire Blvd., Casselberry, FL 32707-5371**
7. Description of Violation: **UNSECURED, ABANDONED CONSTRUCTION SITE, CREATING UNSAFE AND UNSIGHTLY CONDITIONS FOR NEIGHBORING PROPERTIES. CONSTRUCTION MATERIALS AND DEBRIS STORED ON THE PROPERTY IN PLAIN VIEW.**
8. Compliance Requirements: **SECURE THE VACANT PROPERTY. REMOVE ALL UNSIGHTLY CONSTRUCTION MATERIALS AND DEBRIS FROM PLAIN VIEW. REINSTATE PERMIT TO COMPLETE CONSTRUCTION OR RESTORE THE PROPERTY TO ITS ORIGINAL STATE.**
9. Compliance Date to avoid hearing: **August 30th, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **September 1, 2022, at 3 p.m.**, at 401 S. Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

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

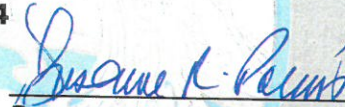
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 19th day of August 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **DEVELOPER AND BUILDER GROUP, LLC – 218 WILSHIRE BLVD., CASSELBERRY, FL 32707-5371**

Certified Mail: 9171 9690 0935 0199 4227 34


Susanne R. Porras

Safety & Code Compliance Div. Manager

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

CODES CITED:

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

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

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

NUISANCE SEC 202 NUISANCE

Violation Description

202 NUISANCES.

THE FOLLOWING SHALL BE DEFINED AS NUISANCES. IT IS A PUBLIC NUISANCE FOR ANY PERSON OWNING, LEASING, OCCUPYING OR HAVING CHARGE OF ANY PREMISES IN THIS CITY TO MAINTAIN, OR PERMIT TO EXIST THEREON:

(1) ANY PUBLIC NUISANCE KNOWN AT COMMON LAW OR IN EQUITY JURISPRUDENCE.

(2) ANY ATTRACTIVE NUISANCE WHICH MAY PROVE DETRIMENTAL TO CHILDREN WHETHER IN A BUILDING, ON THE PREMISES OF A BUILDING, OR UPON AN UNOCCUPIED LOT. THIS INCLUDES ANY ABANDONED WELLS, SHAFTS, BASEMENTS, OR EXCAVATIONS, ABANDONED REFRIGERATORS AND MOTOR VEHICLES; ANY STRUCTURALLY UNSOUND FENCES OR STRUCTURES; OR ANY LUMBER, TRASH, FENCES, DEBRIS OR VEGETATION WHICH MAY PROVE A HAZARD FOR INQUISITIVE MINORS.

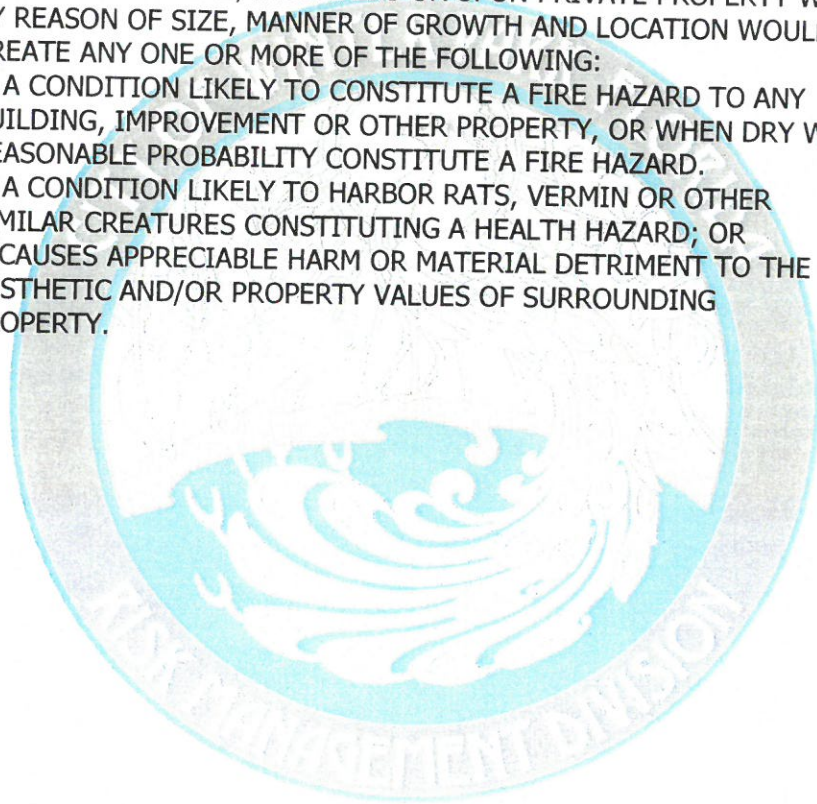
(11) BUILDINGS WHICH ARE ABANDONED FOR A PERIOD OF SIX MONTHS, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF

PARTIAL DESTRUCTION FOR A PERIOD OF FOUR MONTHS WITHOUT A BUILDING PERMIT HAVING BEEN OBTAINED AND SUBSTANTIAL CONSTRUCTION PERFORMED, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF PARTIAL CONSTRUCTION WITHOUT SUBSTANTIAL CONSTRUCTION BEING PERFORMED. SUBSTANTIAL CONSTRUCTION SHALL MEAN CONSTRUCTION SUFFICIENTLY NOTICEABLE TO THE PUBLIC TO GIVE NOTICE OF ONGOING CONSTRUCTION WORK.

(12) THE FAILURE TO CLOSE, BY SUCH MEANS AS ARE ACCEPTABLE TO THE CODE OFFICIAL, ALL DOORWAYS, WINDOWS AND OTHER OPENINGS INTO VACANT STRUCTURES.

(14) VEGETATION, INCLUDING DRY GRASS, DEAD SHRUBS, DEAD TREES, COMBUSTIBLE REFUSE AND WASTE, OR ANY MATERIAL GROWING UPON THE AREA BETWEEN THE TRAVELED WAY AND THE PROPERTY LINE, SIDEWALKS OR UPON PRIVATE PROPERTY WHICH BY REASON OF SIZE, MANNER OF GROWTH AND LOCATION WOULD CREATE ANY ONE OR MORE OF THE FOLLOWING:

- a. A CONDITION LIKELY TO CONSTITUTE A FIRE HAZARD TO ANY BUILDING, IMPROVEMENT OR OTHER PROPERTY, OR WHEN DRY WILL IN REASONABLE PROBABILITY CONSTITUTE A FIRE HAZARD.
- b. A CONDITION LIKELY TO HARBOR RATS, VERMIN OR OTHER SIMILAR CREATURES CONSTITUTING A HEALTH HAZARD; OR
- c. CAUSES APPRECIABLE HARM OR MATERIAL DETRIMENT TO THE AESTHETIC AND/OR PROPERTY VALUES OF SURROUNDING PROPERTY.



SANITATION SEC 302.1 SANITATION & STORAGE

Violation Description

302.1 SANITATION AND STORAGE OF MATERIALS.

ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERMIT ANY OLD, BROKEN LUMBER, RUSTED OR UNUSED EQUIPMENT, DISCARDED REFRIGERATORS, STOVES, OLD PIPE OR OTHER USED, DISCARDED AND WORN, UNSIGHTLY ARTICLES OR MATERIALS TO REMAIN AN ANY YARD OR OPEN AREA OWNED, OCCUPIED OR IN THE POSSESION OF SUCH PERSON FOR A PERIOD OF MORE THAN FIVE DAYS. IT SHALL BE UNLAWFUL FOR THE OWNER OR OCCUPANT OF A BUILDING, STRUCTURE OR PROPERTY TO UTILIZE THE PREMISES OF SUCH PROPERTY FOR THE OPEN STORAGE OF ANY ABANDONED MOTOR VEHICLE, ICEBOX, REFRIGERATOR, STOVE, GLASS, BUILDING MATERIAL, RUBBISH OR SIMILAR ITEMS. IT SHALL BE THE DUTY AND RESPONSIBILITY OF EVERY OWNER OR OCCUPANT TO KEEP THE PREMISES OF SUCH PROPERTY CLEAN AND TO REMOVE FROM THE PREMISES ALL SUCH ABANDONED ITEMS AS LISTED ABOVE, INCLUDING BUT NOT LIMITED TO WEEDS, DEAD TREES, TRASH, GARBAGE, ECT., UPON NOTICE FROM THE CODE OFFICIAL.

PUBLIC NUISANCE SEC 108.7 PUBLIC NUISANCES

Violation Description

SEC. 108.7 PUBLIC NUISANCES. PUBLIC NUISANCES ARE DEFINED IN SECTION 22-177 (202) UNDER "NUISANCE". WHEN NUISANCE CONDITIONS OR HAZARDS DEGENERATE OR CUMULATIVELY IMPACT ON STRUCTURES, DWELLINGS OR OTHER BUILDINGS REGULATED BY THIS CODE, TO THE EXTENT THAT REPAIR, REMOVAL, SECURING OR DEMOLITION IS NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE, THEN THE BUILDING OFFICIAL OR HIS DESIGNEE OR THE CODE ENFORCEMENT BOARD IS AUTHORIZED TO ORDER THE PROPERTY OWNER OR THE CITY AGENTS TO REPAIR, REMOVE, SECURE, VACATE OR DEMOLISH SUCH STRUCTURES ACCORDING TO PROCEDURES OUTLINED IN THIS CODE. THESE POWERS ARE HEREBY DECLARED TO BE REMEDIAL AND ESSENTIAL FOR THE PUBLIC INTEREST, AND ITS INTENDED THAT SUCH POWERS BE LIBERALLY CONSTRUED TO EFFECTUATE THE PURPOSES STATED HEREIN.

105.4 Conditions of permit.

105.4.1 Conditions of permit; permit term and intent.

105.4.1.1 The building official shall act upon an application for a permit with plans as filed, or as amended, without unreasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code (including the Winter Park Code of Ordinances), nor shall such issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans or in construction or of violations of this code (including the Winter Park Code of Ordinances). No substantial building site preparation, including but not limited to excavation or placement of fill or foundation construction, shall take place prior to the issuance of a building, foundation or site development permit. Issuance of such permits is limited to meeting all other city site development requirements, and is subject to the approval of the building official.

105.4.1.2 Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced, and the building official is authorized to require that any work which has been commenced or completed be removed from the building site unless the permit is extended or renewed as approved by the building official due to extenuating circumstances.

105.4.1.3 In constructing, renovating or building a new one or two-family dwelling, additions onto one or two-family dwellings or accessory buildings work under the permit must be substantially completed within 12 calendar months after the time the work is commenced or else the permit shall become invalid. If such permit becomes invalid, no new permit shall be issued covering the same work or any portion thereof if the effect of such permit would be to allow completion of the work begun under the original permit unless an extension or reinstatement of the original permit is granted by the building official after receiving in writing reasons for the delay in completion of the building for good cause (see Section 105.4.1.7). When extending or reinstating a residential permit the building official may impose additional conditions to limit noise, storage of materials or debris, cleanliness of the building site, work hours, construction worker parking or take other actions that will minimize the negative impact of an active construction project for surrounding properties. Furthermore, any structural work partially completed on the property where the permit became invalid shall be removed and the property cleaned to the satisfaction of the building official. If the property owner or holder of the invalidated permit fails to remove the structure and clean the property within 30 days of the invalidation date, then the building official may take the necessary action to have the structure removed and have the property cleaned with all costs assessed against the property owner and if unpaid for 30 days shall be assessed as a lien against the property. Failure to comply with this section may require referring this matter to the Code Compliance Board to assess fines or other corrective actions.

Track Another Package +

Tracking Number: 9171969009350199422321

Remove X

Your item was delivered to the front desk, reception area, or mail room at 11:10 am on August 8, 2022 in CASSELBERRY, FL 32707.

USPS Tracking Plus® Available ∨

 Delivered, Front Desk/Reception/Mail Room

August 8, 2022 at 11:10 am
CASSELBERRY, FL 32707

Feedback

Get Updates ∨

Text & Email Updates



Return Receipt Electronic



Tracking History



USPS Tracking Plus®



Product Information



See Less ^

OFFICIAL NOTICE OF VIOLATION

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

9171 9690 0935 0199 4223 21

DATE: **August 04, 2022**

CASE # **22-943**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0199 4223 21**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec. 202 Nuisance; sec. 108.9 Vacant Buildings; Sec. 108.1.12 Unsafe Structures; Sec. 302.1 Sanitation and Storage and Sec. 108.7 Public Nuisances of the City of Winter Park Property Maintenance Code. Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; Sec.22-28.- Amendments to the Florida Building Code.; Sec.105.4.1 Conditions of a permit, permit term and intent and Sec. 105.4.1.1 of the City of Winter Park Building Code.**

PROPERTY MAINTENANCE/BUILDING CODE

On **August 01, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **August 19, 2022**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1AA**

Parcel ID#: **32-21-30-5478-07-010**

Violation Location/Address: **2661 VIA TUSCANY**

Winter Park, Florida 32789

Property Owner/ Tenant: **DEVELOPER AND BUILDER GROUP, LLC**

Mailing Address: **218 WILSHIRE BLVD.**

City/ State/ Zip: **CASSELBERRY, FL 32707-5371**

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

Corrective action to be taken: **Secure the vacant property. Remove all unsightly construction materials and debris from plain view. Reinstate permit to complete construction or restore the property to its original state. Contact the Safety & Code Compliance Manager with your intentions on resolving this issue.**

Officer Name: **S. PORRAS – 407-599-3283** Sporras@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 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

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Violation Detail
00020 NUISANCE SEC 202 NUISANCE

Violation Description

202 NUISANCES.

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- (11) BUILDINGS WHICH ARE ABANDONED FOR A PERIOD OF SIX MONTHS, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF PARTIAL DESTRUCTION FOR A PERIOD OF FOUR MONTHS WITHOUT A BUILDING PERMIT HAVING BEEN OBTAINED AND SUBSTANTIAL CONSTRUCTION PERFORMED, OR PERMITTED TO REMAIN UNREASONABLY IN A STATE OF PARTIAL CONSTRUCTION WITHOUT SUBSTANTIAL CONSTRUCTION BEING PERFORMED. SUBSTANTIAL CONSTRUCTION SHALL MEAN CONSTRUCTION SUFFICIENTLY NOTICEABLE TO THE PUBLIC TO GIVE NOTICE OF ONGOING CONSTRUCTION WORK.
- (12) THE FAILURE TO CLOSE, BY SUCH MEANS AS ARE ACCEPTABLE TO THE CODE OFFICIAL, ALL DOORWAYS, WINDOWS AND OTHER OPENINGS INTO VACANT STRUCTURES.
- (14) VEGETATION, INCLUDING DRY GRASS, DEAD SHRUBS, DEAD TREES, COMBUSTIBLE REFUSE AND WASTE, OR ANY MATERIAL GROWING UPON THE AREA BETWEEN THE TRAVELED WAY AND THE PROPERTY LINE, SIDEWALKS OR UPON PRIVATE PROPERTY WHICH BY REASON OF SIZE, MANNER OF GROWTH AND LOCATION WOULD CREATE ANY ONE OR MORE OF THE FOLLOWING:
 - a. A CONDITION LIKELY TO CONSTITUTE A FIRE HAZARD TO ANY BUILDING, IMPROVEMENT OR OTHER PROPERTY, OR WHEN DRY WILL IN REASONABLE PROBABILITY CONSTITUTE A FIRE HAZARD.
 - b. A CONDITION LIKELY TO HARBOR RATS, VERMIN OR OTHER SIMILAR CREATURES CONSTITUTING A HEALTH HAZARD; OR
 - c. CAUSES APPRECIABLE HARM OR MATERIAL DETRIMENT TO THE AESTHETIC AND/OR PROPERTY VALUES OF SURROUNDING PROPERTY.

Violation Detail

00040 SANITATION SEC 302.1 SANITATION & STORAGE

Violation Description

302.1 SANITATION AND STORAGE OF MATERIALS.

ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERMIT ANY OLD, BROKEN LUMBER, RUSTED OR UNUSED EQUIPMENT, DISCARDED REFRIGERATORS, STOVES, OLD PIPE OR OTHER USED, DISCARDED AND WORN, UNSIGHTLY ARTICLES OR MATERIALS TO REMAIN AN ANY YARD OR OPEN AREA OWNED, OCCUPIED OR IN THE POSSESSION OF SUCH PERSON FOR A PERIOD OF MORE THAN FIVE DAYS. IT SHALL BE UNLAWFUL FOR THE OWNER OR OCCUPANT OF A BUILDING, STRUCTURE OR PROPERTY TO UTILIZE THE PREMISES OF SUCH PROPERTY FOR THE OPEN STORAGE OF ANY ABANDONED MOTOR VEHICLE, ICEBOX, REFRIGERATOR, STOVE, GLASS, BUILDING MATERIAL, RUBBISH OR SIMILAR ITEMS. IT SHALL BE THE DUTY AND RESPONSIBILITY OF EVERY OWNER OR OCCUPANT TO KEEP THE PREMISES OF SUCH PROPERTY CLEAN AND TO REMOVE FROM THE PREMISES ALL SUCH ABANDONED ITEMS AS LISTED ABOVE, INCLUDING BUT NOT LIMITED TO WEEDS, DEAD TREES, TRASH, GARBAGE, ECT., UPON NOTICE FROM THE CODE OFFICIAL.

Violation Detail

00050 PUBLIC NUISANCE SEC 108.7 PUBLIC NUISANCES

Violation Description

SEC. 108.7 PUBLIC NUISANCES. PUBLIC NUISANCES ARE DEFINED IN SECTION 22-177 (202) UNDER "NUISANCE". WHEN NUISANCE CONDITIONS OR HAZARDS DEGENERATE OR CUMULATIVELY IMPACT ON STRUCTURES, DWELLINGS OR OTHER BUILDINGS REGULATED BY THIS CODE, TO THE EXTENT THAT REPAIR, REMOVAL, SECURING OR DEMOLITION IS NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE, THEN THE BUILDING OFFICIAL OR HIS DESIGNEE OR THE CODE ENFORCEMENT BOARD IS AUTHORIZED TO ORDER THE PROPERTY OWNER OR THE CITY AGENTS TO REPAIR, REMOVE, SECURE, VACATE OR DEMOLISH SUCH STRUCTURES ACCORDING TO PROCEDURES OUTLINED IN THIS CODE. THESE POWERS ARE HEREBY DECLARED TO BE REMEDIAL AND ESSENTIAL FOR THE PUBLIC INTEREST, AND ITS INTENDED THAT SUCH POWERS BE LIBERALLY CONSTRUED TO EFFECTUATE THE PURPOSES STATED HEREIN.

105.4 Conditions of permit.

105.4.1 Conditions of permit; permit term and intent.

105.4.1.1 The building official shall act upon an application for a permit with plans as filed, or as amended, without unreasonable or unnecessary delay. A permit issued shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of this code (including the Winter Park Code of Ordinances), nor shall such issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans or in construction or of violations of this code (including the Winter Park Code of Ordinances). No substantial building site preparation, including but not limited to excavation or placement of fill or foundation construction, shall take place prior to the issuance of a building, foundation or site development permit. Issuance of such permits is limited to meeting all other city site development requirements, and is subject to the approval of the building official.

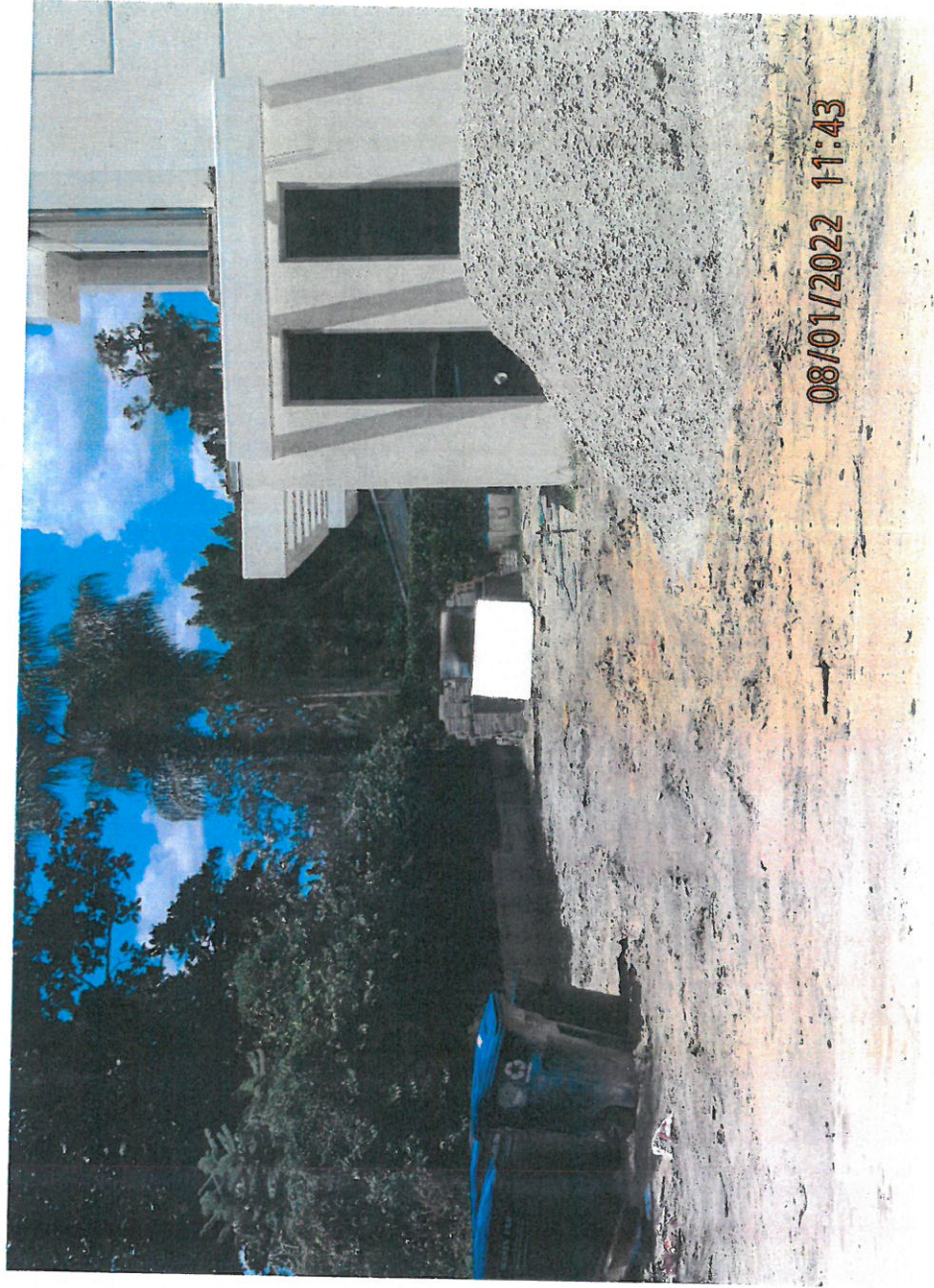
105.4.1.2 Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced, and the building official is authorized to require that any work which has been commenced or completed be removed from the building site unless the permit is extended or renewed as approved by the building official due to extenuating circumstances.

105.4.1.3 In constructing, renovating or building a new one or two-family dwelling, additions onto one or two-family dwellings or accessory buildings work under the permit must be substantially completed within 12 calendar months after the time the work is commenced or else the permit shall become invalid. If such permit becomes invalid, no new permit shall be issued covering the same work or any portion thereof if the effect of such permit would be to allow completion of the work begun under the original permit unless an extension or reinstatement of the original permit is granted by the building official after receiving in writing reasons for the delay in completion of the building for good cause (see Section 105.4.1.7). When extending or reinstating a residential permit the building official may impose additional conditions to limit noise, storage of materials or debris, cleanliness of the building site, work hours, construction worker parking or take other actions that will minimize the negative impact of an active construction project for surrounding properties. Furthermore, any structural work partially completed on the property where the permit became invalid shall be removed and the property cleaned to the satisfaction of the building official. If the property owner or holder of the invalidated permit fails to remove the structure and clean the property within 30 days of the invalidation date, then the building official may take the necessary action to have the structure removed and have the property cleaned with all costs assessed against the property owner and if unpaid for 30 days shall be assessed as a lien against the property. Failure to comply with this section may require referring this matter to the Code Compliance Board to assess fines or other corrective actions.





08/01/2022 11:43







Permit Number	Main Address	Permit Type	Permit Status	Work Class
ELEC-2022-0717	2661 VIA TUSCANY	Electrical	In Review	Residential Fixtures
GEN-2022-0017	2661 VIA TUSCANY	Generator	In Review	Residential Generator
ELEC-2022-0126	2661 VIA TUSCANY	Electrical	Issued	Residential Fixtures
BLDR-2021-2262	2661 VIA TUSCANY	Residential Building	Void	Pool
BLDR-2021-2116	2661 VIA TUSCANY	Residential Building	In Review	Fence/Wall
BLDR-2021-1943	2661 VIA TUSCANY	Residential Building	Issued	Pool
PLMB-2021-0760	2661 VIA TUSCANY	Plumbing	Expired	Residential
ELEC-2021-1385	2661 VIA TUSCANY	Electrical	Void	Residential Electric Sub Permit
2020-00000734-000-000-WAL-00	2661 VIA TUSCANY ST	Residential Building	Expired	Fence/Wall
2020-00000734	2661 VIA TUSCANY ST	Residential Building	Issued	Fence/Wall
2018-00003113-000-000-RO-00	2661 VIA TUSCANY ST	Roof	Issued	Residential Roof
2018-00003113-000-000-RPL-00	2661 VIA TUSCANY ST	Plumbing	Expired	Residential
2018-00003113-000-000-RMEC-00	2661 VIA TUSCANY ST	Mechanical	Expired	Residential
2018-00003113-000-000-RE-01	2661 VIA TUSCANY ST	Electrical	Expired	Residential Fixtures
2018-00003113-000-000-RE-00	2661 VIA TUSCANY ST	Electrical	Expired	Residential Fixtures
2018-00003113-000-000-RN-00	2661 VIA TUSCANY ST	Residential Building	Expired	New Construction
2018-00003113	2661 VIA TUSCANY ST	Residential Building	Issued	New Construction
2018-00000946	2661 VIA TUSCANY ST	Tree Removal	Issued	Tree Removal
2018-00000946-000-000-TREE-00	2661 VIA TUSCANY ST	Tree Removal	Expired	Tree Removal
2017-00004671-000-000-DM-00	2661 VIA TUSCANY ST	Demolition	Expired	Dwelling
2017-00004671	2661 VIA TUSCANY ST	Demolition	Closed	Dwelling
2017-00004260	2661 VIA TUSCANY ST	Tree Removal	Issued	Tree Removal
2017-00004260-000-000-TREE-00	2661 VIA TUSCANY ST	Tree Removal	Expired	Tree Removal
2014-00000331-000-000-RE-00	2661 VIA TUSCANY ST	Electrical	Expired	Residential Fixtures
2014-00000331	2661 VIA TUSCANY ST	Electrical	Closed	Commercial Fixtures
2004-00002085-000-000-TREE-00	2661 VIA TUSCANY ST	Tree Removal	Expired	Tree Removal
2004-00002085	2661 VIA TUSCANY ST	Tree Removal	Closed	Tree Removal
2003-00001963	2661 VIA TUSCANY ST	Engineering	Closed	Right of Way
2003-00001963-000-000-ROW-00	2661 VIA TUSCANY ST	Engineering	Expired	Right of Way

Project Name	Apply Date	Issue Date	Expire Date	Finalize Date	Inspection Date	Square Feet	Valuation	Street Number
	7/19/2022					0.00	5,000.00	2661
	7/19/2022					0.00	5,000.00	2661
	2/8/2022	2/15/2022	8/17/2022		2/18/2022	0.00	535.00	2661
	10/25/2021					223.00	63,500.00	2661
	9/21/2021					0.00	2,400.00	2661
	8/2/2021	11/4/2021	8/17/2022		2/18/2022	0.00	63,500.00	2661
	7/26/2021	7/28/2021	6/28/2022		12/30/2021	0.00	42,700.00	2661
	5/13/2021					0.00	40,000.00	2661
	5/27/2020	5/27/2020	11/23/2020			0.00	22,000.00	2661
	2/26/2020					0.00	22,000.00	2661
	8/22/2019	8/22/2019				0.00	33,800.00	2661
	3/18/2019	3/18/2019	7/1/2020			0.00	582,000.00	2661
	3/18/2019	3/18/2019	7/1/2020			0.00	12,000.00	2661
	3/14/2019	3/14/2019	7/1/2020			0.00	582,000.00	2661
	2/12/2019	2/12/2019	7/1/2020			0.00	0.00	2661
	9/27/2018	9/27/2018	7/1/2020			0.00	582,000.00	2661
	7/27/2018					0.00	582,000.00	2661
	3/7/2018					0.00	0.00	2661
	3/7/2018	3/7/2018	3/4/2019			0.00	0.00	2661
	2/5/2018	2/5/2018	3/21/2018			0.00	0.00	2661
	12/14/2017					0.00	0.00	2661
	11/15/2017					0.00	0.00	2661
	11/15/2017	11/15/2017	11/12/2018			0.00	0.00	2661
	1/31/2014	1/31/2014	11/27/2014			0.00	0.00	2661
	1/31/2014	1/31/2014		11/27/2014		0.00	0.00	2661
	6/23/2004	6/23/2004	6/23/2004			0.00	0.00	2661
	6/15/2004	6/23/2004		6/23/2004		0.00	0.00	2661
	6/23/2003	6/23/2003		9/21/2003		0.00	0.00	2661
	6/23/2003	6/23/2003	9/21/2003			0.00	0.00	2661
						223.00	2,640,435.00	

[illegible]



Code Compliance Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date November 3, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

[subject](#)

New Case: CCB# 22-1086 1274 Richmond Road, Winter Park, FL 32789

[motion / recommendation](#)

[background](#)

Violation: Accumulation of rubbish and garbage located on the driveway of the property.

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

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[1274 Richmond Road.pdf](#)

FACT SHEET

November 3, 2022.

Case No: 22-1086

Respondent:

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

1. Address where violation exists:
CCB# 22-1086 - 1274 Richmond Road, Winter Park, FL 32789
2. Parcel I.D. No.: **07-22-30-8910-06-080**
3. Property Zone: **R-1AA**
4. Inspection(s): **06/16/2022, 6/28/2022, 07/05/2022, 08/09/2022, 08/15/2022, 08/19/2022, AND 10/20/2022.**
5. Notice of Violation(s) and Notice of Hearing(s) was mailed regular, certified mail,
posted on the property and 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(s) (Proof of Service)
Photographs
Case History Report
PowerPoint Work Sheet
Codes Cited.
Proof of Ownership

VIOLATION DESCRIPTION: CCB# 22-1086 - Accumulation of rubbish and garbage located on the driveway of the property.	CORRECTIVE ACTION REQUIRED: CCB# 22-1086 - Remove all rubbish and garbage from the property.	CODES CITED: CCB# 22-1086 - Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 308.1 Accumulation of Rubbish of the International Property Maintenance Code.
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If the board is in agreement with the evidence submitted and determines that an order should be issued:

-Staff Recommended Motion –

From the evidence presented today, I move to find the Respondents, Shmuel Sasonkin and Chaya M Dubov, Code Compliance Board Case #22-1086, owner of 1274 Richmond Rd., Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 308.1 Accumulation of Rubbish of the International Property Maintenance Code. The respondents are ordered to remove all rubbish and garbage from the property per city code within ____days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day or (whatever the amount the board determines) \$_____ for each day the violation continues. The Respondents are further ordered to contact the Safety and Code Compliance Officer and provide documentation of action taken by _____.

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

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

Print Date: 08/24/2022 System Refresh Date: 08/23/2022

1274 Richmond Rd 07-22-30-8910-06-080

Name(s):
Sasonkin Shmuel
Dubov Chaya M

Physical Street Address:
1274 Richmond Rd

Property Use:
0822 - Class II Duplex

Mailing Address On File:
1274 Richmond Rd
Winter Park, FL 32789-5059

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



302207891006080 03/23/2006

[Incorrect Mailing Address?](#)

[Upload Photos](#)

[View 2022 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2022	\$250,000	\$286,772	\$7,000	\$543,772	6.4%	\$543,772	6.4%
2021	\$250,000	\$253,953	\$7,000	\$510,953	-0.9%	\$510,953	-0.9%
2020	\$250,000	\$258,542	\$7,000	\$515,542	-0.9%	\$515,542	-0.9%
2019	\$250,000	\$263,132	\$7,000	\$520,132	N/A	\$520,132	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2022			\$0		\$174
2021			\$0		\$0
2020			\$0		\$0
2019			\$0		\$0

2022 Taxable Value and Estimate of Proposed Taxes

Tax Year

2022	2021	2020	2019
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$543,772	\$0	\$543,772	3.2140	-7.9%	\$1,747.68	21%
Public Schools: By Local Board	\$543,772	\$0	\$543,772	3.2480	0.0%	\$1,766.17	21%
General County	\$543,772	\$0	\$543,772	4.4347	0.0%	\$2,411.47	29%
City Of Winter Park	\$543,772	\$0	\$543,772	4.0923	0.0%	\$2,225.28	26%
City Of Winter Park Debt Service 2017 & 2020	\$543,772	\$0	\$543,772	0.2647	-8.4%	\$143.94	2%
St Johns Water Management District	\$543,772	\$0	\$543,772	0.1974	-9.8%	\$107.34	1%
Totals				15.4511		\$8,401.88	

Non-Ad Valorem Assessments

2022 Non-Ad Valorem Assessments

Levying Authority Assessment Description Units Rates Assessment

There are no Non-Ad Valorem Assessments

2022 Gross Tax Total: \$8,401.88

2022 Tax Savings Tax Savings

Your taxes without exemptions would be: \$8,576.37

Your ad-valorem tax with exemptions is: = \$8,401.88

Providing You A Savings Of: = \$174.49

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

Parcel/Tangible 07-22-30-8910- **Owner & Address:**
Number: 06080 SASONKIN SHMUEL DUBOV CHAYA M1274 RICHMOND F
Date: 7/6/2022 5059
Tax Year: 2021
Total Assessed Value: \$510,953 **Legal Description:** VIRGINIA HEIGHTS REPLAT J/28 LOT 8 E
Taxable Value: \$510,953 **Location Address:** 1274 RICHMOND RD WINTER PARK 3278
Gross Tax Amount: \$8,058.76
Millage Code: 6 WP

Comments:

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

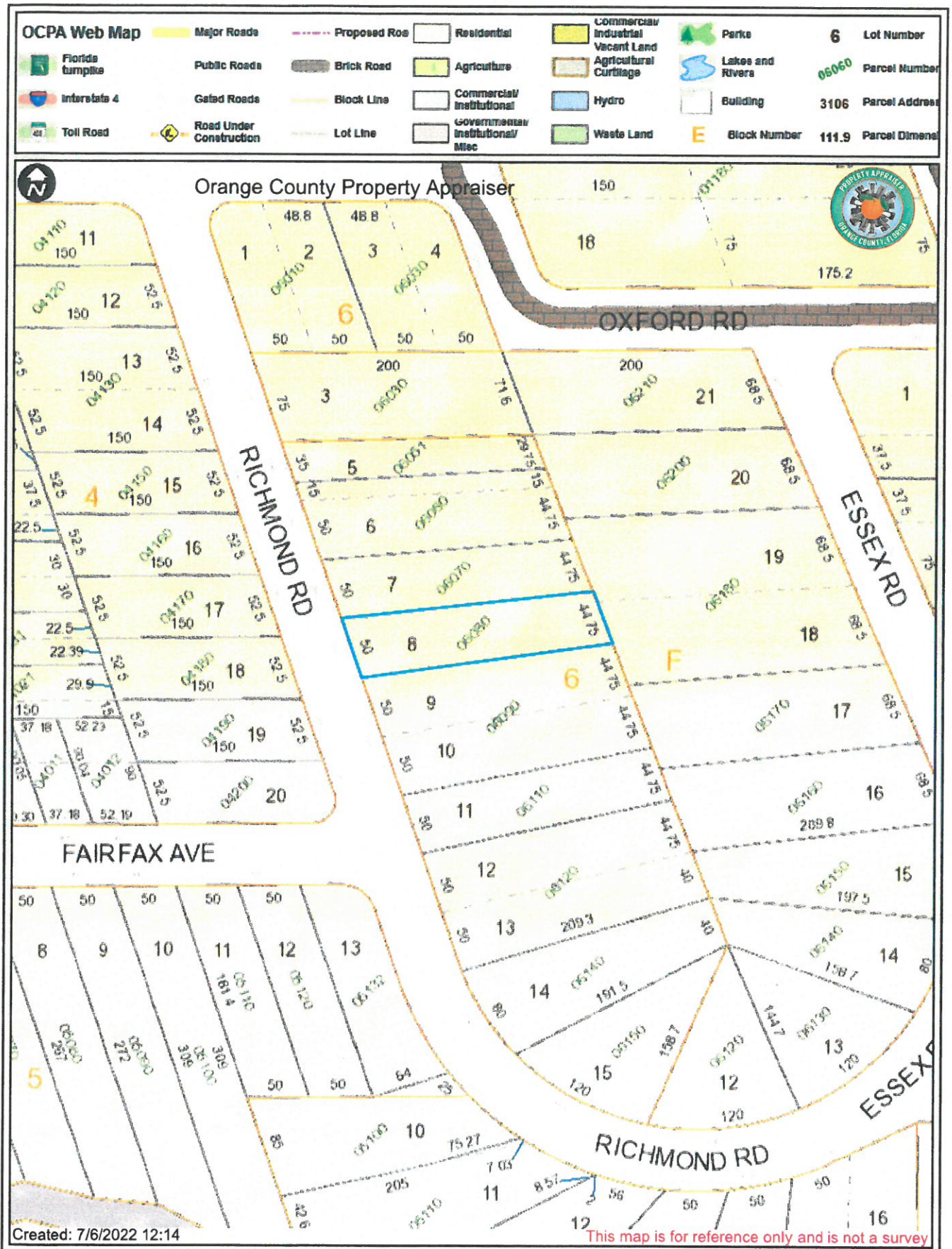
Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2021	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2020	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2019	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2018	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2017	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2016	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2015	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2014	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2013	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2012	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2011	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2010	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2009	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2008	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2007	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2006	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	

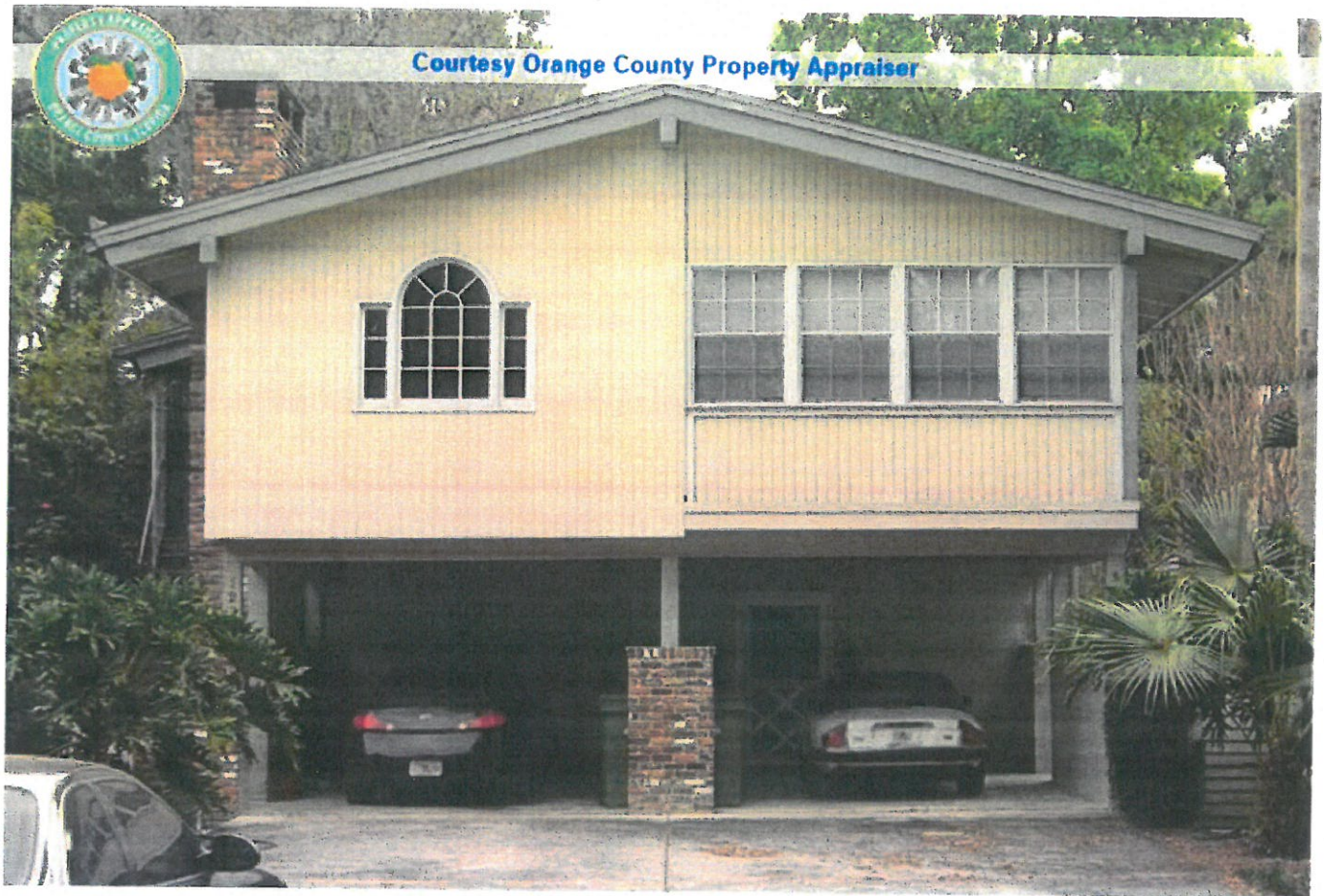
Unpaid Real Estate Certificates:

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

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



Parcel Photos - 1274 Richmond Rd



302207891006080 03/23/2006

Prepared by and Return to:
Donica Daniel, an employee of
Leading Edge Title Partners of Central Florida, LTD,
243 W Park Avenue, Suite 102
Winter Park, Florida 32789
407-636-9866

File Number: PA17-171

DOC # 20170621675

11/13/2017 14:34 PM Page 1 of 2

Rec Fee: \$18.50

Deed Doc Tax: \$4,550.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

WARRANTY DEED

This indenture made on November 9, 2017 A.D., by and between **Susan C. Durham Martin**, whose address is 1221 Osceola Ave, Winter Park, Florida 32789, hereinafter called the "grantor", to **Shmuel Sasonkin and Chaya M. Dubov, husband and wife**, whose address is 1274 Richmond Rd., Winter Park, Florida 32789, hereinafter called the "grantee":

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

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

Lot 8, Block 6, Replat of a Portion of Virginia Heights, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 28, of the Public Records of Orange County, Florida.

Parcel ID Number: 07-22-30-8910-06080

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

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature

BLEE ACKER
Witness Print Name:

[Signature]
Witness Signature

Tris Filliez
Witness Print Name:

Susan C Durham Martin
Susan C. Durham Martin

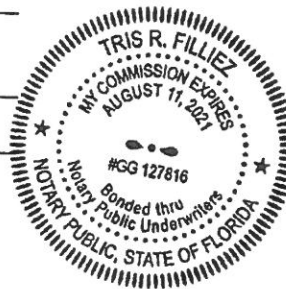
State of Florida

County of Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on November 08, 2017, by Susan C. Durham Martin who is/are personally known to me or has/have produced a valid driver's license as identification

[Signature]
NOTARY PUBLIC

Notary Print Name
My Commission Expires:



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

9171 9690 0935 0245 9393 39

Cases No: 22-1086

CITY OF WINTER PARK
Petitioner,

vs.

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

Respondents.

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 308.1 Accumulation of Rubbish of the International Property Maintenance Code.**

2. Address where violation(s) exists: **1274 Richmond Rd., Winter Park, FL 32789.**
3. Parcel I.D. No.: **07-22-30-8910-06-080**
4. Property Zone: **R-1AA**
5. Legal Description: **VIRGINIA HEIGHTS REPLAT J/28 LOT 8 BLK 6**
6. Names and address of owner/person in charge of location where violation exists: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**
7. Description of Violation(s): **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY.**
8. Compliance Requirements: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY.**

Compliance Date to avoid hearing: **September 9, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **November 3, 2022, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city.

The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in the Final Order. If you have been found to be a repeat violator by the Board, the fine up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance. If you feel that you have come into compliance with the

terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

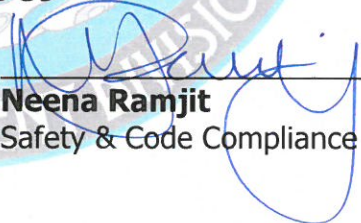
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 1st day of September 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**

Certified Mail: 9171 9690 0935 0245 9393 39



Neena Ramjit
Safety & Code Compliance Coordinator

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

CODES CITED

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition

Sec. 308.1 Accumulation of rubbish or garbage

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.



Tracking Number:

Remove X

9171969009350245939339

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

Latest Update

Your item was delivered to an individual at the address at 12:12 pm on September 7, 2022 in WINTER PARK, FL 32789.

Delivered
Delivered, Left with Individual
WINTER PARK, FL 32789
September 7, 2022, 12:12 pm

In Transit to Next Facility
September 6, 2022

Departed USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 3, 2022, 2:54 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 2, 2022, 10:47 pm

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 1, 2022, 10:33 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 1, 2022, 9:26 pm

Feedback

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

CASE NO.: 22-00001086

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent, _____

AFFIDAVIT OF POSTING

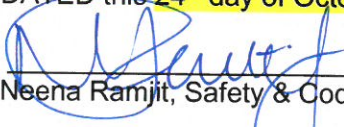
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing at City Hall for the property located at 1274 RICHMOND RD on this 24th day of October 2022.
3. That the attached picture document is proof of the posting.

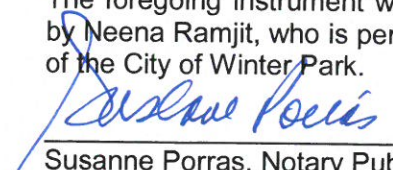
FURTHER AFFIANT SAYETH NOT

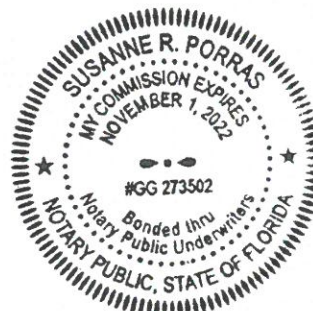
DATED this 24th day of October 2022


Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th day of October 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

CASE NO.: 22-00001086

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent, _____

AFFIDAVIT OF POSTING

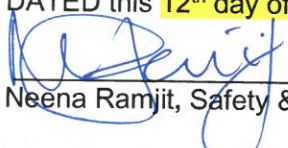
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing for the property located at 1274 RICHMOND RD on this 1st day of September 2022.
3. That the attached picture document is proof of the posting.

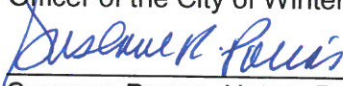
FURTHER AFFIANT SAYETH NOT

DATED this 12th day of September 2022


Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of September 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789

[407-599-3600](tel:407-599-3600)

9171 9690 0935 0245 9390 25

Cases No: 22-1086

CITY OF WINTER PARK
Petitioner,

vs.

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

Respondents.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 308.1 Accumulation of Rubbish of the International Property Maintenance Code.**

2. Address where violation(s) exists: **1274 Richmond Rd., Winter Park, FL 32789.**
3. Parcel I.D. No.: **07-22-30-8910-06-080**
4. Property Zone: **R-1AA**
5. Legal Description: **VIRGINIA HEIGHTS REPLAT J/28 LOT 8 BLK 6**
6. Names and address of owner/person in charge of location where violation exists: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**
7. Description of Violation(s): **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY.**
8. Compliance Requirements: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY.**

Compliance Date to avoid hearing: **August 8, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **September 1, 2022, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city.

The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in the Final Order. If you have been found to be a repeat violator by the Board, the fine up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance. If you feel that you have come into compliance with the

terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

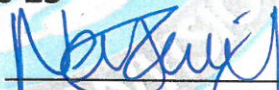
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 5th day of July 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**

Certified Mail: 9171 9690 0935 0245 9390 25



Neena Ramjit
Safety & Code Compliance Coordinator

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

CODES CITED

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition

Sec. 308.1 Accumulation of rubbish or garbage

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 9171969009350245939025

Remove X

Your item was delivered to an individual at the address at 12:54 pm on July 9, 2022 in WINTER PARK, FL 32789.

USPS Tracking Plus® Available ▾

 **Delivered, Left with Individual**

July 9, 2022 at 12:54 pm
WINTER PARK, FL 32789

Feedback

Get Updates ▾

Text & Email Updates



Return Receipt Electronic



Tracking History



July 9, 2022, 12:54 pm
Delivered, Left with Individual
WINTER PARK, FL 32789

Your item was delivered to an individual at the address at 12:54 pm on July 9, 2022 in WINTER PARK, FL 32789.

July 9, 2022, 2:40 am
Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

July 8, 2022, 10:34 pmArrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER**July 8, 2022, 6:13 am**Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER**July 7, 2022, 10:03 pm**Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER**July 7, 2022, 8:48 pm**Accepted at USPS Origin Facility
WINTER PARK, FL 32789**July 7, 2022**

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Feedback

USPS Tracking Plus®

Product Information

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

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

CASE NO.: 22-00001086

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent, _____

AFFIDAVIT OF POSTING

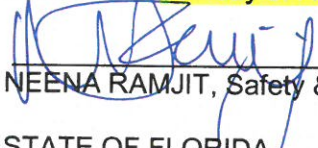
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall for the property located at 1274 RICHMOND RD on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

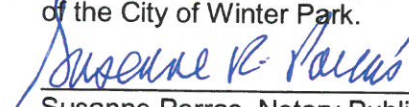
FURTHER AFFIANT SAYETH NOT

DATED this 23th day of August 2022


NEENA RAMJIT, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23th day of August 2022, by NEENA RAMJIT, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

CASE NO.: 22-00001086

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent, _____/

AFFIDAVIT OF POSTING

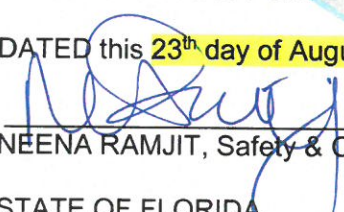
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing for the property located at 1274 RICHMOND RD on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

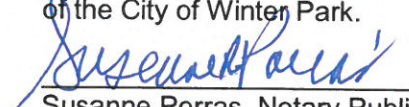
FURTHER AFFIANT SAYETH NOT

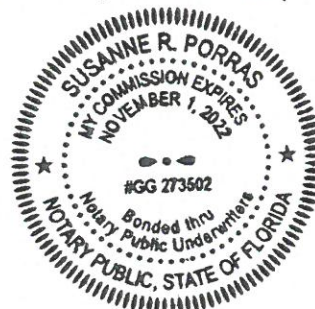
DATED this 23th day of August 2022


NEENA RAMJIT, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23th day of August 2022, by NEENA RAMJIT, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



OFFICIAL NOTICE OF VIOLATION

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

DATE: **June 17, 2022**
CASE # **22-00001086**

9171 9690 0935 0246 0782 73

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0246 0782 73**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2018 edition), 22-177 (amending the International Property Maintenance Code), and 308.1 Accumulation of Rubbish of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **June 16, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **June 24, 2022**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1AA**
Parcel ID#: **07-22-30-8910-06080**
Violation **1274 RICHMOND RD.**
Location/Address: **WINTER PARK, FLORIDA 32789**
Property Owner/ Tenant: **SHMUEL SASONKIN**
CHAYA M DUBOV
Mailing Address: **1274 RICHMOND RD.**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY.**
Corrective action to be taken: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **NEENA RAMJIT**
407-599-3472
nramjit@cityofwinterpark.org

Appeal Process

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

within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.

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

Violation Detail

00050 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Date Est: June 16, 2022 Location: Qty: 001

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

00060 ACCUMULATION OF RUBBISH SEC 308.1 ACCUMULATION OF RUB

Date Est: June 16, 2022 Location: Qty: 001

Violation Description

SEC. 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

ALL EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.



USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

Tracking Number: 9171969009350246078273

[Remove X](#)

Your item was delivered to an individual at the address at 12:11 pm on June 24, 2022 in WINTER PARK, FL 32789.

USPS Tracking Plus® Available 

 **Delivered, Left with Individual**

June 24, 2022 at 12:11 pm
WINTER PARK, FL 32789

Feedback

Get Updates 

Text & Email Updates



Return Receipt Electronic



Tracking History



June 24, 2022, 12:11 pm
Delivered, Left with Individual
WINTER PARK, FL 32789

Your item was delivered to an individual at the address at 12:11 pm on June 24, 2022 in WINTER PARK, FL 32789.

June 24, 2022, 7:54 am
Out for Delivery

WINTER PARK, FL 32789

June 24, 2022, 7:43 am

Arrived at Post Office

WINTER PARK, FL 32789

June 23, 2022

In Transit to Next Facility

June 22, 2022, 11:09 pm

Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

June 22, 2022, 8:44 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

June 21, 2022, 9:03 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

June 21, 2022, 8:33 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

June 21, 2022, 7:18 pm

Accepted at USPS Origin Facility

WINTER PARK, FL 32789

June 21, 2022

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

USPS Tracking Plus®



Product Information



Feedback



10/20/2022 13:47



08/19/2022 15:08



08/15/2022 14:20



08/09/2022 13:44



07/05/2022 15:50



06/28/2022 10:33



06/16/2022 16:36



06/16/2022 16:36



Code Compliance Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date November 3, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

[subject](#)

New Case: CCB# 22-1087 1276 Richmond Road, Winter Park, FL 32789

[motion / recommendation](#)

[background](#)

Violation: Accumulation of rubbish and garbage located on the driveway of the property. Unidentified stains on the garage door creating unsanitary conditions.

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

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[1276 Richmond Road.pdf](#)

FACT SHEET

November 3, 2022.

Case No: 22-1087

Respondent:

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

1. Address where violation exists:
CCB# 22-1087 - 1276 Richmond Road, Winter Park, FL 32789
2. Parcel I.D. No.: **07-22-30-8910-06-080**
3. Property Zone: **R-1AA**
4. Inspection(s): **06/16/2022, 6/28/2022, 07/05/2022, 08/09/2022, 08/15/2022, 08/19/2022, AND 10/20/2022.**
5. Notice of Violation(s) and Notice of Hearing(s) was mailed regular, certified mail,
posted on the property and 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(s) (Proof of Service)
Photographs
Case History Report
PowerPoint Work Sheet
Codes Cited.
Proof of Ownership

VIOLATION DESCRIPTION: CCB# 22-1087 - Accumulation of rubbish and garbage located on the driveway of the property. Unidentified stains on the garage door creating unsanitary conditions.	CORRECTIVE ACTION REQUIRED: CCB# 22-1087 - Remove all rubbish and garbage from the property and stains from the garage door.	CODES CITED: CCB# 22-1087 - Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.
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If the board is in agreement with the evidence submitted and determines that an order should be issued:

-Staff Recommended Motion –

From the evidence presented today, I move to find the Respondents, Shmuel Sasonkin and Chaya M Dubov, Code Compliance Board Case #22-1087, owner of 1276 Richmond Rd., Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code. The respondents are ordered to remove all rubbish and garbage from the property and stains from the garage door per city code within ____days of this hearing date. Failure to comply with this order will result in fines of up to \$250 per day or (whatever the amount the board determines) \$_____ for each day the violation continues. The Respondents are further ordered to contact the Safety and Code Compliance Officer and provide documentation of action taken by _____.

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

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

Print Date: 08/24/2022 System Refresh Date: 08/23/2022

1274 Richmond Rd 07-22-30-8910-06-080

Name(s):

Sasonkin Shmuel
Dubov Chaya M

Physical Street Address:

1274 Richmond Rd

Property Use:

0822 - Class II Duplex

Mailing Address On File:

1274 Richmond Rd
Winter Park, FL 32789-5059

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



302207891006080 03/23/2006

[Incorrect Mailing Address?](#)

[Upload Photos](#)

[View 2022 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2022	\$250,000	\$286,772	\$7,000	\$543,772	6.4%	\$543,772	6.4%
2021	\$250,000	\$253,953	\$7,000	\$510,953	-0.9%	\$510,953	-0.9%
2020	\$250,000	\$258,542	\$7,000	\$515,542	-0.9%	\$515,542	-0.9%
2019	\$250,000	\$263,132	\$7,000	\$520,132	N/A	\$520,132	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2022			\$0		\$174
2021			\$0		\$0
2020			\$0		\$0
2019			\$0		\$0

2022 Taxable Value and Estimate of Proposed Taxes

Tax Year

2022	2021	2020	2019
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$543,772	\$0	\$543,772	3.2140	-7.9%	\$1,747.68	21%
Public Schools: By Local Board	\$543,772	\$0	\$543,772	3.2480	0.0%	\$1,766.17	21%
General County	\$543,772	\$0	\$543,772	4.4347	0.0%	\$2,411.47	29%
City Of Winter Park	\$543,772	\$0	\$543,772	4.0923	0.0%	\$2,225.28	26%
City Of Winter Park Debt Service 2017 & 2020	\$543,772	\$0	\$543,772	0.2647	-8.4%	\$143.94	2%
St Johns Water Management District	\$543,772	\$0	\$543,772	0.1974	-9.8%	\$107.34	1%
Totals				15.4511		\$8,401.88	

Non-Ad Valorem Assessments

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
-------------------	------------------------	-------	-------	------------

There are no Non-Ad Valorem Assessments

2022 Gross Tax Total: \$8,401.88

2022 Tax Savings Tax Savings

Your taxes without exemptions would be: \$8,576.37

Your ad-valorem tax with exemptions is: = \$8,401.88

Providing You A Savings Of: = \$174.49

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

Parcel/Tangible 07-22-30-8910- **Owner & Address:**
Number: 06080 SASONKIN SHMUELDUBOV CHAYA M1274 RICHMOND F
Date: 7/6/2022 5059
Tax Year: 2021
Total Assessed Value: \$510,953 **Legal Description:** VIRGINIA HEIGHTS REPLAT J/28 LOT 8 E
Taxable Value: \$510,953 **Location Address:** 1274 RICHMOND RD WINTER PARK 3278
Gross Tax Amount: \$8,058.76
Millage Code: 6 WP

Comments:

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

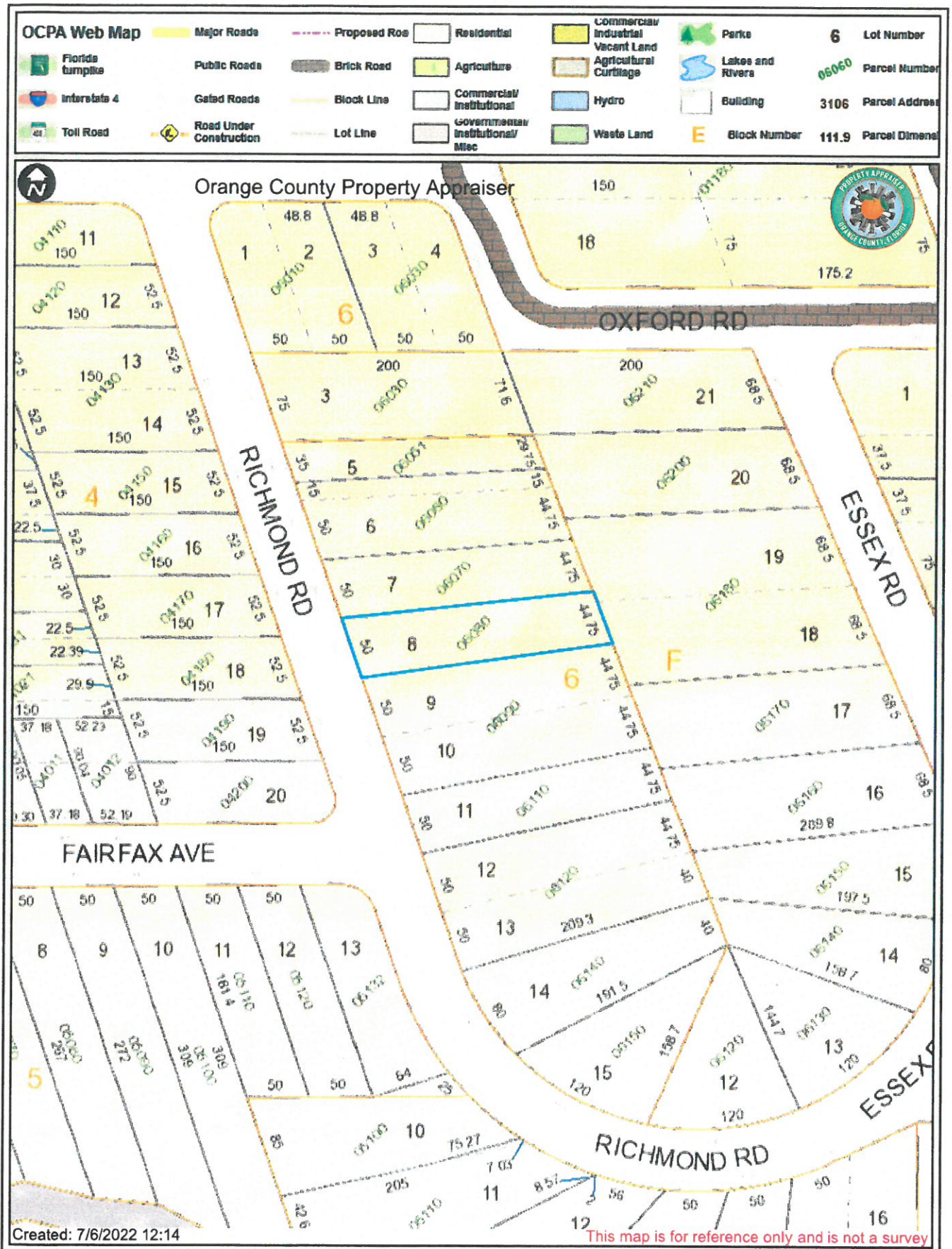
Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2021	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2020	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2019	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2018	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2017	SASONKIN SHMUEL DUBOV CHAYA M	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2016	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2015	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2014	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2013	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2012	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2011	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2010	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2009	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2008	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2007	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2006	MARTIN SUSAN C DURHAM	* PAID (View Taxbill For Receipt) *	Taxbill	☐	

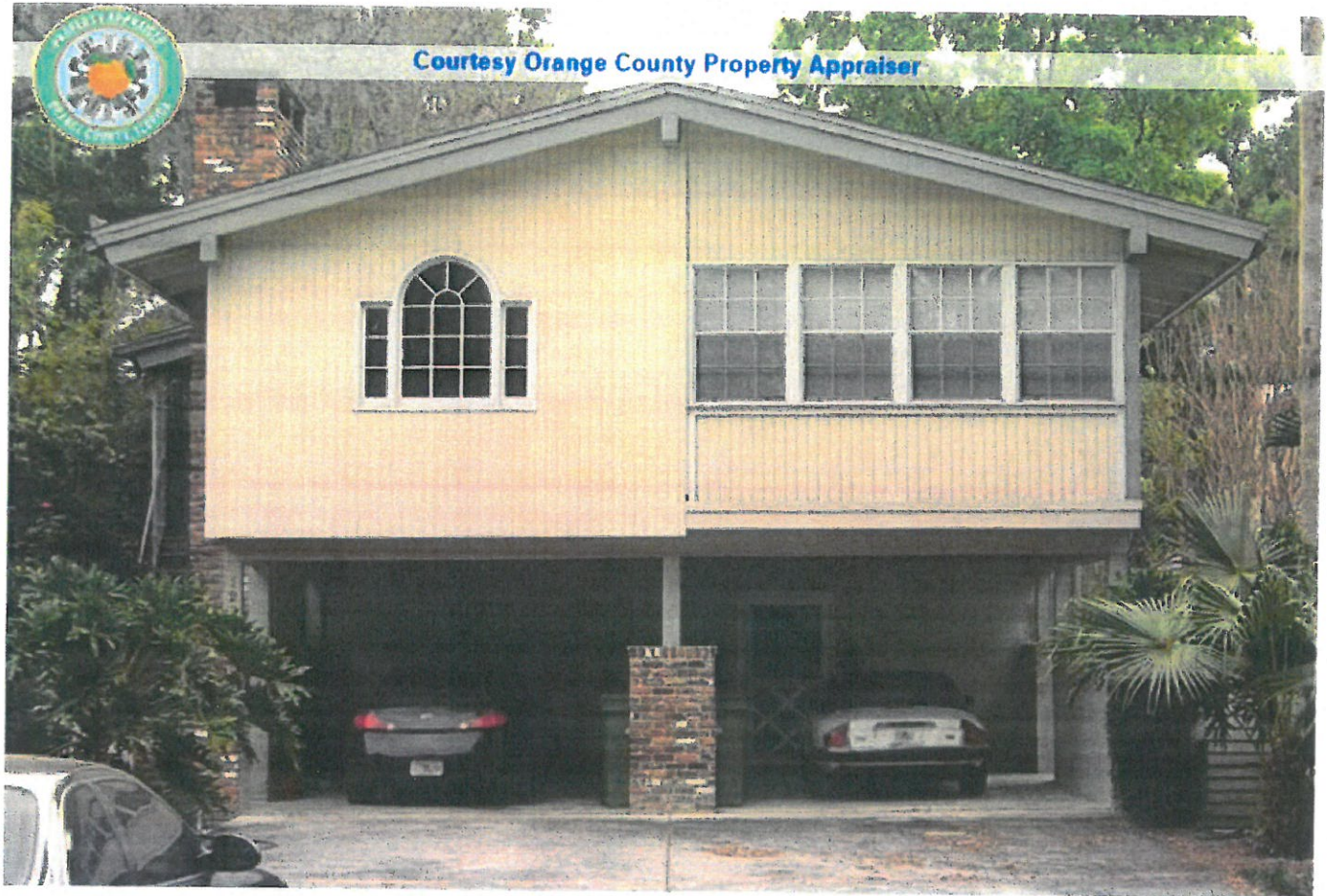
Unpaid Real Estate Certificates:

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

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



Parcel Photos - 1274 Richmond Rd



302207891006080 03/23/2006

Prepared by and Return to:
Donica Daniel, an employee of
Leading Edge Title Partners of Central Florida, LTD,
243 W Park Avenue, Suite 102
Winter Park, Florida 32789
407-636-9866

File Number: PA17-171

DOC # 20170621675

11/13/2017 14:34 PM Page 1 of 2

Rec Fee: \$18.50

Deed Doc Tax: \$4,550.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

WARRANTY DEED

This indenture made on November 9, 2017 A.D., by and between **Susan C. Durham Martin**, whose address is 1221 Osceola Ave, Winter Park, Florida 32789, hereinafter called the "grantor", to **Shmuel Sasonkin and Chaya M. Dubov, husband and wife**, whose address is 1274 Richmond Rd., Winter Park, Florida 32789, hereinafter called the "grantee":

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

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

Lot 8, Block 6, Replat of a Portion of Virginia Heights, according to the map or plat thereof, as recorded in Plat Book J, Page(s) 28, of the Public Records of Orange County, Florida.

Parcel ID Number: 07-22-30-8910-06080

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

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Witness Signature

BLEE ACKER
Witness Print Name:

[Signature]
Witness Signature

Tris Filliez
Witness Print Name:

Susan C Durham Martin
Susan C. Durham Martin

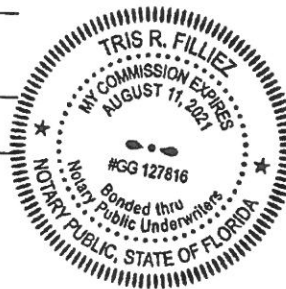
State of Florida

County of Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on November 08, 2017, by Susan C. Durham Martin who is/are personally known to me or has/have produced a valid driver's license as identification

[Signature]
NOTARY PUBLIC

Notary Print Name
My Commission Expires:



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

9171 9690 0935 0245 9393 22

Cases No: 22-1087

CITY OF WINTER PARK
Petitioner,

vs.

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

Respondents.

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.**

2. Address where violation(s) exists: **1276 Richmond Rd., Winter Park, FL 32789.**
3. Parcel I.D. No.: **07-22-30-8910-06-080**
4. Property Zone: **R-1AA**
5. Legal Description: **VIRGINIA HEIGHTS REPLAT J/28 LOT 8 BLK 6**
6. Names and address of owner/person in charge of location where violation exists: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**
7. Description of Violation(s): **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY. UNIDENTIFIED STAINS ON THE GARAGE DOOR CREATING UNSANITARY CONDITIONS.**
8. Compliance Requirements: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY AND STAINS FROM THE GARAGE DOOR.**

Compliance Date to avoid hearing: **September 9, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **November 3, 2022, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city.

The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in the Final Order. If you have been found to be a repeat violator by the Board, the fine up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established

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

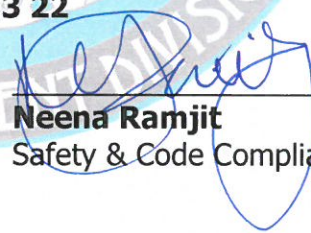
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 1st day of September 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**

Certified Mail: 9171 9690 0935 0245 9393 22



Neena Ramjit

Safety & Code Compliance Coordinator

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

CODES CITED

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition

Sec. 308.1 Accumulation of rubbish or garbage

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Sec. 302.1 Sanitation and storage of materials.

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

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

Tracking Number:

Remove X

9171969009350245939322

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

Latest Update

Your item was delivered to an individual at the address at 12:12 pm on September 7, 2022 in WINTER PARK, FL 32789.

Delivered
Delivered, Left with Individual
WINTER PARK, FL 32789
September 7, 2022, 12:12 pm

In Transit to Next Facility
September 6, 2022

Departed USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 3, 2022, 2:54 am

Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER
September 2, 2022, 10:42 pm

Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 1, 2022, 10:09 pm

Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER
September 1, 2022, 8:31 pm

Feedback

Accepted at USPS Origin Facility

WINTER PARK, FL 32789

September 1, 2022, 7:16 pm

Hide Tracking History

Text & Email Updates

Return Receipt Electronic

Confirmation

Your Proof of Delivery record is complete and will be processed shortly.

Your confirmation will be sent to the following:

nramjit@cityofwinterpark.org

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

Feedback

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

CASE NO.: 22-00001087

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent,

AFFIDAVIT OF POSTING

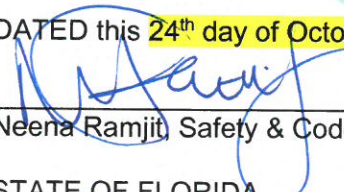
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing at City Hall for the property located at 1276 RICHMOND RD on this 24th day of October 2022.
3. That the attached picture document is proof of the posting.

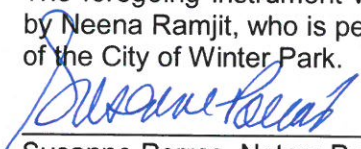
FURTHER AFFIANT SAYETH NOT

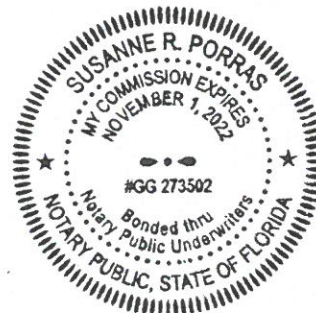
DATED this 24th day of October 2022


Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th day of October 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

CASE NO.: 22-00001087

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent, _____/

AFFIDAVIT OF POSTING

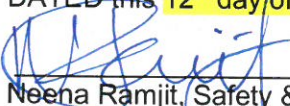
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing for the property located at 1276 RICHMOND RD on this 1st day of September 2022.
3. That the attached picture document is proof of the posting.

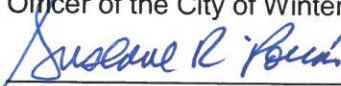
FURTHER AFFIANT SAYETH NOT

DATED this 12th day of September 2022


Neena Ramjit, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of September 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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





09/01/2022 13:44

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

9171 9690 0935 0245 9398 41

Cases No: 22-1087

CITY OF WINTER PARK
Petitioner,

vs.

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

Respondents.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.**

2. Address where violation(s) exists: **1276 Richmond Rd., Winter Park, FL 32789.**
3. Parcel I.D. No.: **07-22-30-8910-06-080**
4. Property Zone: **R-1AA**
5. Legal Description: **VIRGINIA HEIGHTS REPLAT J/28 LOT 8 BLK 6**
6. Names and address of owner/person in charge of location where violation exists: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**
7. Description of Violation(s): **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY. UNIDENTIFIED STAINS ON THE GARAGE DOOR CREATING UNSANITARY CONDITIONS.**
8. Compliance Requirements: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY AND STAINS FROM THE GARAGE DOOR.**

Compliance Date to avoid hearing: **August 8, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **September 1, 2022, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city.

The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in the Final Order. If you have been found to be a repeat violator by the Board, the fine up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established

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

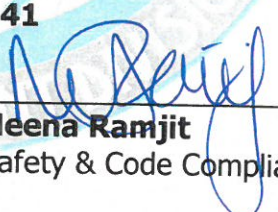
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 5th day of July 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**

Certified Mail: 9171 9690 0935 0245 9398 41


Neena Ramjit
Safety & Code Compliance Coordinator

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

CODES CITED

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition

Sec. 308.1 Accumulation of rubbish or garbage

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Sec. 302.1 Sanitation and storage of materials.

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

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

USPS Tracking®

[FAQs >](#)[Track Another Package +](#)**Tracking Number:** 9171969009350245939841[Remove X](#)

Your item was delivered to an individual at the address at 12:54 pm on July 9, 2022 in WINTER PARK, FL 32789.

USPS Tracking Plus® Available  **Delivered, Left with Individual**

July 9, 2022 at 12:54 pm
WINTER PARK, FL 32789

[Feedback](#)**Get Updates** 

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Return Receipt Electronic

Tracking History**July 9, 2022, 12:54 pm**

Delivered, Left with Individual

WINTER PARK, FL 32789

Your item was delivered to an individual at the address at 12:54 pm on July 9, 2022 in WINTER PARK, FL 32789.

July 9, 2022, 2:40 am

Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

July 8, 2022, 10:31 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

July 8, 2022, 6:13 am

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

July 7, 2022, 9:54 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

July 7, 2022, 8:39 pm

Accepted at USPS Origin Facility

WINTER PARK, FL 32789

July 7, 2022

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Feedback

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FAQs

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

CASE NO.: 22-00001087

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent,

AFFIDAVIT OF POSTING

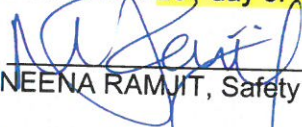
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall for the property located at 1276 RICHMOND RD on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

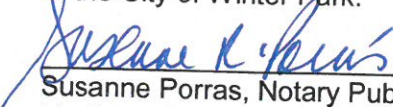
FURTHER AFFIANT SAYETH NOT

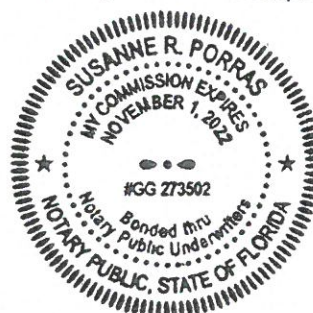
DATED this 23th day of August 2022


NEENA RAMJIT, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23th day of August 2022, by NEENA RAMJIT, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

9171 9690 0935 0245 9398 41

Cases No: 22-1087

CITY OF WINTER PARK
Petitioner,

vs.

Shmuel Sasonkin
Chaya M Dubov
1274 Richmond Rd.
Winter Park, Florida 32789

Respondents.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violation of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.**

2. Address where violation(s) exists: **1276 Richmond Rd., Winter Park, FL 32789.**
3. Parcel I.D. No.: **07-22-30-8910-06-080**
4. Property Zone: **R-1AA**
5. Legal Description: **VIRGINIA HEIGHTS REPLAT J/28 LOT 8 BLK 6**
6. Names and address of owner/person in charge of location where violation exists: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**
7. Description of Violation(s): **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY. UNIDENTIFIED STAINS ON THE GARAGE DOOR CREATING UNSANITARY CONDITIONS.**
8. Compliance Requirements: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY AND STAINS FROM THE GARAGE DOOR.**

Compliance Date to avoid hearing: **August 8, 2022.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **September 1, 2022, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city.

The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in the Final Order. If you have been found to be a repeat violator by the Board, the fine up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established

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

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

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

Dated this: 5th day of July 2022.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Shmuel Sasonkin & Chaya M Dubov – 1274 Richmond Road, Winter Park, FL 32789.**

Certified Mail: 9171 9690 0935 0245 9398 41



Neena Ramjit
Safety & Code Compliance Coordinator

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

CODES CITED

Sec. 22-176. - Code adopted.

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

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition

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USPS Tracking®

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Your item was delivered to an individual at the address at 12:54 pm on July 9, 2022 in WINTER PARK, FL 32789.

USPS Tracking Plus® Available  **Delivered, Left with Individual**

July 9, 2022 at 12:54 pm
WINTER PARK, FL 32789

[Feedback](#)**Get Updates** 

Text & Email Updates

Return Receipt Electronic

Tracking History**July 9, 2022, 12:54 pm**

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July 9, 2022, 2:40 am

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LAKE MARY FL DISTRIBUTION CENTER

July 8, 2022, 10:31 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

July 8, 2022, 6:13 am

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ORLANDO FL DISTRIBUTION CENTER

July 7, 2022, 8:39 pm

Accepted at USPS Origin Facility

WINTER PARK, FL 32789

July 7, 2022

Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Feedback

USPS Tracking Plus®**Product Information****See Less**

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FAQs

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

CASE NO.: 22-00001087

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent,

AFFIDAVIT OF POSTING

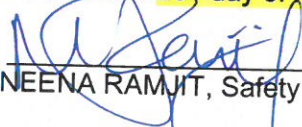
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall for the property located at 1276 RICHMOND RD on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

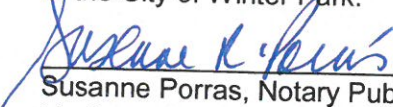
FURTHER AFFIANT SAYETH NOT

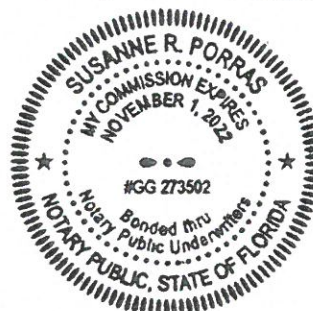
DATED this 23th day of August 2022


NEENA RAMJIT, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23th day of August 2022, by NEENA RAMJIT, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

CASE NO.: 22-00001087

City of Winter Park
Petitioner,
vs.
Shmuel Sasonkin
Chaya M Dubov
1274 RICHMOND RD
WINTER PARK, FL 32789
Respondent, /

AFFIDAVIT OF POSTING

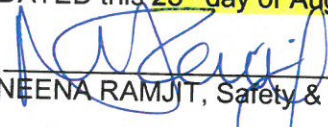
STATE OF FLORIDA
COUNTY OF ORANGE

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2. That he/she posted the Notice of Hearing for the property located at 1276 RICHMOND RD on this 19th day of August 2022.
3. That the attached picture document is proof of the posting.

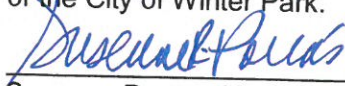
FURTHER AFFIANT SAYETH NOT

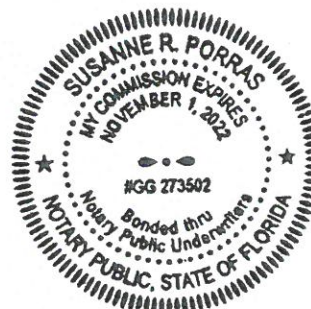
DATED this 23th day of August 2022


NEENA RAMJIT, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23th day of August 2022, by NEENA RAMJIT, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



OFFICIAL NOTICE OF VIOLATION

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

DATE: **June 17, 2022**
CASE # **22-00001087**

9171 9690 0935 0246 0782 80

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0246 0782 80**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2018 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish, and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **June 16, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **June 24, 2022**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1AA**
Parcel ID#: **07-22-30-8910-06080**
Violation: **1276 RICHMOND RD.**
Location/Address: **WINTER PARK, FLORIDA 32789**
Property Owner/ Tenant: **SHMUEL SASONKIN**
CHAYA M DUBOV
Mailing Address: **1274 RICHMOND RD.**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **ACCUMULATION OF RUBBISH AND GARBAGE LOCATED ON THE DRIVEWAY OF THE PROPERTY. UNIDENTIFIED STAIN ON THE GARAGE DOOR CREATING UNSANITARY CONDITIONS.**
Corrective action to be taken: **REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY AND STAINS FROM THE GARAGE DOOR. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **NEENA RAMJIT**
407-599-3472

nramjit@cityofwinterpark.org

Appeal Process

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

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

Violation Detail

00020 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Date Est: June 16, 2022 Location: Qty: 001

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

00030 ACCUMULATION OF RUBBISH SEC 308.1 ACCUMULATION OF RUB

Date Est: June 16, 2022 Location: Qty: 001

Violation Description

SEC. 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

All exterior property and premises, and the interior of
Every structure, shall be free from any accumulation of
Rubbish or garbage.

Violation Detail

00040 SANITATION SEC 302.1 SANITATION & STORAGE

Date Est: June 16, 2022 Location: Qty: 001

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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

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

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Tracking Number: 9171969009350246078280

Remove X

Your item was delivered to an individual at the address at 12:11 pm on June 24, 2022 in WINTER PARK, FL 32789.

USPS Tracking Plus® Available ✓

 **Delivered, Left with Individual**

June 24, 2022 at 12:11 pm
WINTER PARK, FL 32789

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Get Updates ✓

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Return Receipt Electronic



Tracking History



June 24, 2022, 12:11 pm
Delivered, Left with Individual
WINTER PARK, FL 32789

Your item was delivered to an individual at the address at 12:11 pm on June 24, 2022 in WINTER PARK, FL 32789.

June 24, 2022, 7:54 am
Out for Delivery

WINTER PARK, FL 32789

June 24, 2022, 7:43 am
Arrived at Post Office
WINTER PARK, FL 32789

June 23, 2022
In Transit to Next Facility

June 22, 2022, 11:09 pm
Departed USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

June 22, 2022, 8:45 pm
Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

June 21, 2022, 9:37 pm
Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

June 21, 2022, 8:29 pm
Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

June 21, 2022, 7:14 pm
Accepted at USPS Origin Facility
WINTER PARK, FL 32789

June 21, 2022
Pre-Shipment Info Sent to USPS, USPS Awaiting Item

Feedback

USPS Tracking Plus®



Product Information





10/20/2022 13:47



08/19/2022 15:08



08/15/2022 14:20



08/09/2022 13:44



07/05/2022 15:50



07/05/2022 15:50



06/28/2022 10:33



06/16/2022 16:36



06/16/2022 16:36



Code Compliance Board

agenda item

item type Staff Updates	meeting date November 3, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

Compliances

motion / recommendation

background

- CCB#18-870 1260 Whitesell Drive, Winter Park, FL 32789
- CCB# 19-1411 1400 South Denning Drive, Winter Park, FL 32789
- CCB# 21-1430 2212 Azalea Place, Winter Park, FL 32789
- CCB#s 22-611, 22-173, and 22-109 790 Douglas Avenue, Winter Park, FL 32789
- CCB#s 22-1103 662 Callahan Street, Winter Park, FL 32789
- CCB# 22-1430 343 Harris Avenue, Winter Park, FL 32789

alternatives / other considerations

fiscal impact