



Quasi-Judicial Boards (includes Public Hearings)

Agenda

July 7, 2022 @ 3:00 pm

Commissioner 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. **Election of Chair and Vice Chair**
 3. **Swearing of Witnesses**
 4. **Consent Agenda**
 - a. [Approval of the May 5, 2022 Meeting Minutes](#) 5 Minutes
 5. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 6. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [New Cases: 790 Douglas Avenue, Winter Park, FL 32789](#) 30 Minutes
 - a. CCB# 22-611 Property Maintenance
 - b. CCB# 22-173 Disabled and Commercial Vehicles
 - c. CCB# 22-109 Animal Ordinance
 7. **Non-Action Items**
 8. **Staff Updates**
 - a. [Compliances](#) 10 Minutes
 9. **Board Comments**
 10. **Upcoming Agenda Items**
 11. **Adjournment**



Code Compliance Board

agenda item

item type	Consent Agenda	meeting date	July 7, 2022
prepared by	Neena Ramjit	approved by	
board approval			
strategic objective			

subject

Approval of the May 5, 2022 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[May 5, 2022 Draft Meeting Minutes.docx](#)



Code Compliance Board Minutes

May 5, 2022 at 3:00 pm

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 pm on May 5, 2022, in the Commission Chambers, Winter Park, Florida.

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

Assistant City Attorney: Richard Geller from Fishback Dominick Law Firm

Staff: Division Director of Risk Management, Safety & Code Compliance, & Fleet Keri Martin, Safety & Code Compliance Manager Susanne Porras, and Recording Secretary Neena Ramjit.

Chairman Mandelkern stated for the record the new member of the Code Compliance Board, Larry (Chris) Tabor, was appointed by the City Commission.

Paul Mandelkern read the statement of purpose into the minutes.

Consent Agenda

Todd Boyer made a motion to approve the minutes from the February 3, 2022 meeting minutes. Larry (Chris) Tabor seconded the motion.

Paul Mandelkern requested to correct the spelling of Jacob Kingsford's name under the section stating, "the following spoke on behalf of the Respondents," located on page 2 of the minutes. Mr. Mandelkern asked to add the words "they" and "days" to the first bullet point located on page 2 of the minutes.

Minutes from the February 3, 2022 Code Compliance Board were approved with corrections unanimously.

Staff Updates

Compliances

CCB# 22-4 2365 Winter Park Road, Winter Park, FL 32789

Cited for Recreational Vehicle violation.

Officer Porras informed the Board that the property has come into compliance and staff will not be presenting this case.

CCB# 21-818 630 W. Swoope Avenue, Winter Park, FL 32789

Cited for Property Maintenance violation.

Officer Porras advised the Board Members of the progress made regarding the property and asked to table this case until the next Code Compliance Board Meeting.

Mark Van Valkenburgh made a motion to table case #21-818 for the next Code Compliance Board Meeting. John Schmalz seconded the motion. Motion carried unanimously 6-0.

CCB# 21-817 1241 S. Denning Drive, Winter Park, FL 32789

Cited for short-term rental violation.

Officer Ramjit informed the Board Members of the compliance obtained.

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 repair and reconstruction of hurricane-damaged properties. The City was allowing that process to play-out.

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. Officer Porras confirmed that the Florida Federation of Garden Clubs has paid for their fines.

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. Officer Porras stated that FG Schaub has paid the fine.

Public Hearings

CCB# 22-256 475 Huntington Avenue, Winter Park, FL 32789

Violation: Discarded articles all around the front yard, including a shopping cart and trash bags. Outside storage (carport area) of furniture, bricks, pavers and other items creating unsightly conditions for neighboring properties. Refuse containers stored in plain view all the time and outside the service days. Broken glass in one of the front windows.

Codes Cited: 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 304.13 Window, Skylight and Door Frames of the International Property Maintenance Code. Chapter 82, Section 82-7 (d) & (b) Refuse Disposal and Chapter 82, Section 82-33 & 82.36 of the City of Winter Park Land Development Code.

A presentation of the properly conditions was given by Safety & Code Compliance Manager, Susanne Porras.

Officer Porras presented photos of the case and provided a brief timeline:

- Inspections of the property occurred on February 10, 2022, March 14, 2022, March 30, 2022, April 7, 2022 and April 25, 2022.
- Notice of Violation mailed regular and certified on March 15, 2022.
- Notice of Hearing mailed regular and certified on April 11, 2022.
- Notice of Violation and Notice of Hearing were both posted on the property the same day they were mailed.
- The Notice of Hearing was posted at City Hall on April 25, 2022.

Officer Porras clarified her attempts to contact the personal representative, Steve, in regards to this property at the beginning of the case. The case originated due to multiple weekly emails Officer Porras received from neighbors explaining their concern for the conditions of 475 Huntington Avenue. Assistant City Attorney Rick Geller stated the posting of the Notices at City Hall and on the property complied with the due process requirements mandated by the Florida Statutes chapter 162. Further discussion was held amongst Board Members and Officer Porras.

The following spoke on behalf of the Respondents:

Scott Broder, 475 Huntington Avenue, on behalf of Henry Williams and Steve Broder. He explained that his father, passed away 2 days ago and he just was notified of the Hearing upon returning back to Winter Park from North Carolina. He assured the Board Members that he will be able to remedy any violations by the end of the day. Mr.

Broder expressed his regrets and apologized for the condition of the property. He requested at least a week to get the property brought up to compliance. Upon Board Member questioning, Mr. Broder clarified that he is the current owner of the property and that he inherited this property from his father, Steve Broder, who is the legal representative for Henry Williams.

The following offered public comment:

Linda Merbler, 795 McIntyre Avenue, testified that this property is a blight on the entire neighborhood. 590 and 599 Huntington Avenue are in total decay as well. She mentioned that she did not feel it was fair she received a notice for her own trash cans at the curb outside a service day when this house, 475 Huntington Avenue, is in the condition it is.

Nancy Galyean, 746 McIntyre Avenue, stated the property is an eyesore that brings down the value of neighboring properties. She submitted a photo from Orange County Property Appraiser's website, taken on March 26, 2021, to show how long the property has been in its current state. Mrs. Galyean urged the Board to take appropriate action and get this solved.

Diane Rose, 815 McIntyre Avenue, expressed that she is embarrassed to have her friends come over because they have to pass-by this house. She also claimed to see a rat coming from that property.

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

Douglas Bond made a motion that from the evidence presented, that the board issue an order finding the Respondent, William Henry S. Estate, Code Compliance Board Case #22-256, owner of 475 Huntington Ave., Winter Park, FL 32789 in violation of Chapter 22, Section 22-176 (adopting the International Property Maintenance Code, 2018 edition), 22-177 (amending the International Property Maintenance Code), 308.1 Accumulation of Rubbish and 304.13 Windows. Chapter 82, Section 82-7 (d) & (b) Refuse Disposal, 82-33 & 82-36 (d) & (b) of the City of Winter Park Code of Ordinances. The Board ordered the respondent, within 14 days, to (1) Remove all discarded articles and outside storage including the shopping cart, trash bags, furniture, pavers and all other items; (2) Keep refuse containers out of sight, in the rear and or side yards, after the property is serviced; and (3) Repair the broken glass window. The Board ordered that failure to comply with their order will result in fines of up to \$100.00 per day for each day the violation continues. The Board further ordered Respondent to contact the City Code Compliance Officer and provide documentation of action taken by 14 days from today (May 19, 2022). Mark Van Valkenburgh seconded the motion.

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

Board Comments

Neighbors who spoke under public comment asked the Board to address other violations mentioned in the Hearing (590 and 599 Huntington Avenue). Chairman Mandelkern, stated that other violations must be discussed with the Code Compliance Department. He reminded the citizen that the Board's job is to hear cases brought before them by the Code Compliance Department; any other violations must follow the proper process.

Adjournment

There being no further business, Mark Van Valkenburgh made a motion to adjourn the meeting at 3:36 p.m. Larry (Chris) Tabor seconded the motion and it passed unanimously.

Next meeting is June 2 at 3:00 pm.

May 5, 2022
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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 July 7, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

New Cases: 790 Douglas Avenue, Winter Park, FL 32789

item list

- CCB# 22-611 Property Maintenance
- CCB# 22-173 Disabled and Commercial Vehicles
- CCB# 22-109 Animal Ordinance

motion / recommendation

background

- CCB# 22-611

Violation: 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.

Codes Cited: 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

Violation: Disabled and wrecked vehicles stored on the property. Commercial vehicles (limousines) stored and parked on a residential zoning district.

Codes Cited: 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

Violation: Dogs running at large. Multiple calls made to our police department by

annoyed neighbors to retrieve owner's dogs from the streets and neighboring properties.

Codes Cited: Chapter 18 – Animals Article I – (Generally), Sections 18-1. (Definitions) and Section 18-10 (Running at Large).

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[790 Douglas Avenue.pdf](#)

FACT SHEET

July 7, 2022.

**Case No's: 22-611
22-173
22-109**

Respondents:

STARK TRUST
9515 BAY VISTA ESTATES BLVD.
ORLANDO, FL 32836-6311

1. Address where violation exists: **790 DOUGLAS AVE., Winter Park, FL 32789**
2. Parcel I.D. No.: **05-22-30-9400-48-050**
3. Property Zone: **R-1A**
4. Inspection(s): **(#22-611) PROPERTY MAINTENANCE - 03/03/2022. 03/30/2022 AND 04/20/2022. (#22-173) DISABLED AND COMMERCIAL VEHICLES – 01/31/2022, 02/04/2022 AND 06/15/2022. (#22-109) – ANIMAL ORDINANCE – WPPD REPORTS – 01/18/2022, 02/19/2022 AND 05/06/2022.**
5. Notice of Violation and Notice of Hearing were 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:	CORRECTIVE ACTION REQUIRED:	CODES CITED:
CC#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,	CC#22-611 – REMOVE ALL UNSIGHTLY, DISCARDED ARTICLES AND ITEMS STORED OUTSIDE, INCLUDING THE TOILET, TARPS, BUCKETS, PLASTIC BINS, AND FURNITURE.	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

TARPS, PLASTIC BINS, AND FURNITURE. CC#22-173 – DISABLED AND WRECKED VEHICLES STORED ON THE PROPERTY. COMMERCIAL VEHICLES (LIMOUSINES) STORED AND PARKED ON A RESIDENTIAL ZONING DISTRICT. CC#22-109 – DOGS RUNNING AT LARGE. MULTIPLE CALLS MADE TO OUR POLICE DEPARTMENT BY ANNOYED NEIGHBORS TO RETRIEVE OWNER'S DOGS FROM THE STREETS AND NEIGHBORING PROPERTIES.	CC#22-173 – CEASE THE PARKING AND STORAGE OF DISABLED, WRECKED AND COMMERCIAL VEHICLES SUCH AS LIMOUSINES ON THE PROPERTY. CC#22-109 – DOGS SHALL BE IN AN ENCLOSURE OR ON A LEASH AND UNDER THE OWNER'S CONTROL AT ALL TIMES.	Commercial Vehicles on Residential Zoning Districts) Chapter 18 – Animals Article I – (Generally), Sections 18-1. (Definitions) and Section 18-10 (Running at Large)
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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 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 _____ days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) \$_____ for each day the violation continues. The Respondent is further ordered to contact the City Code Compliance Officer and provide documentation of action taken by _____.

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

**Cases No: 22-611
22-173
22-109**

CITY OF WINTER PARK
Petitioner,

vs.

STARK TRUST
9515 BAY VISTA ESTATES BLVD.
ORLANDO, FL 32836-6311

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, July 7, 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 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)

2. Address where violation(s) exists: **790 Douglas Ave., Winter Park, FL 32789.**
3. Parcel I.D. No.: **05-22-30-9400-48-050**
4. Property Zone: **R-1A**
5. Legal Description: **TOWN OF WINTER PARK A/67 & MISC BOOK 3/220 LOT 5 BLK 48 & E ½ OF VAC RD R/W LYING W THEREOF**
6. Names and address of owner/person in charge of location where violation exists: **STARK TRUST – 9515 BAY VISTA ESTATES BLVD., ORLANDO, FL 32836-6311**
7. Description of Violation(s):

CC#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.

CC#22-173 – DISABLED AND WRECKED VEHICLES STORED ON THE PROPERTY. COMMERCIAL VEHICLES (LIMOUSINES) STORED AND PARKED ON A RESIDENTIAL ZONING DISTRICT.

CC#22-109 – DOGS RUNNING AT LARGE. MULTIPLE CALLS MADE TO OUR POLICE DEPARTMENT BY ANNOYED NEIGHBORS TO RETRIEVE OWNER'S DOGS FROM THE STREETS AND NEIGHBORING PROPERTIES.
8. Compliance Requirements:

CC#22-611 – REMOVE ALL UNSIGHTLY, DISCARDED ARTICLES AND

ITEMS STORED OUTSIDE, INCLUDING THE TOILET, TARPS, BUCKETS, PLASTIC BINS, AND FURNITURE.

CC#22-173 - CEASE THE PARKING AND STORAGE OF DISABLED, WRECKED AND COMMERCIAL VEHICLES (LIMOUSINES) ON THE PROPERTY.

CC#22-109 – DOGS SHALL BE IN AN ENCLOSURE OR ON A LEASH AND UNDER THE OWNER’S CONTROL AT ALL TIMES.

Compliance Date to avoid hearing: **July 1, 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 **July 7, 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

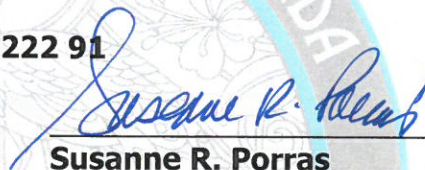
responsibility of each party to the proceedings to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

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: 21st day of June 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: **STARK TRUST – 9515 BAY VISTA BLVD., ORLANDO, FL 32836-6311.**

Certified Mail: 9171 9690 0935 0199 4222 91



Susanne R. Porras

Safety & Code Compliance Div. Manager

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

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.

302.8 Abandoned and disabled motor vehicles.

302.8.1 Definitions:

Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.

Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license.

A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.

302.8.2 Responsibility and liability. It shall be the joint and several responsibilities of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand, a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.

302.8.3 Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The safety and code compliance division shall enforce provisions of this article relating to disabled vehicles on private property and property maintenance provisions of this Chapter.

302.8.4 Notice of violation.

302.8.4.1 When a disabled motor vehicle is found to be in violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

302.8.4.2 Within the tenth calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under [98-191](#).

302.8.4.3 If no appeal is submitted in writing to the office of Code Compliance is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle on private property to be moved to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

302.8.4.4 Notwithstanding any of the foregoing, all abandoned motor vehicles which are located on public property shall be towed and disposed of in accordance with the notice, sale and disposition requirements of F.S. ch.705, as revised or amended from time to time.

302.8.5 Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

302.8.6 Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or

disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

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

(d) *Parking of commercial vehicles in residential districts.*

(1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi-trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other similar materials is not permitted within the residential zoning districts. (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD).

Chapter 18 - ANIMALS

ARTICLE I. - IN GENERAL

Sec. 18-1. - Definitions.

At large means off the premises of the owner or custodian of the animal or fowl, not securely confined by a chain or wire or in a kennel, cage or other enclosure or on a leash under the control of some person.

Sec. 18-10. - Running at large—Generally.

No person owning or having in his custody any animal or fowl shall permit the animal or fowl to go at large within the corporate limits of the city to the injury or annoyance of other persons or their property.

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: 06/17/2022 System Refresh Date: 06/16/2022

790 Douglas Ave 05-22-30-9400-48-050

Name(s):
Stark Trust

Physical Street Address:
790 Douglas Ave

Property Use:
0100 - Single Family

Mailing Address On File:
9515 Bay Vista Estates Blvd
Orlando, FL 32836-6311
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



[Upload Photos](#)

[View 2021 Property Record Card](#)

i 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	%
2021	\$140,000	\$117,209	\$500	\$257,709	10.3%	\$212,720	10.0%
2020	\$115,000	\$118,212	\$500	\$233,712	9.1%	\$193,382	10.0%
2019	\$115,000	\$98,722	\$500	\$214,222	19.8%	\$175,802	10.3%
2018	\$82,583	\$96,196	\$0	\$178,779	N/A	\$159,365	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2021			\$0		\$406
2020			\$0		\$370
2019			\$0		\$354
2018			\$0		\$180

2021 Taxable Value and Certified Taxes

Tax Year

2021	2020	2019	2018
------	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$257,709	\$0	\$257,709	3.4890	-3.3%	\$899.15	25%
Public Schools: By Local Board	\$257,709	\$0	\$257,709	3.2480	0.0%	\$837.04	23%
General County	\$212,720	\$0	\$212,720	4.4347	0.0%	\$943.35	26%
City Of Winter Park	\$212,720	\$0	\$212,720	4.0923	0.0%	\$870.51	24%
City Of Winter Park Debt Service 2011	\$212,720	\$0	\$212,720	0.0000	-100.0%	\$0.00	0%
City Of Winter Park Debt Service 2017 & 2020	\$212,720	\$0	\$212,720	0.2891	-4.4%	\$61.50	2%
St Johns Water Management District	\$212,720	\$0	\$212,720	0.2189	-4.3%	\$46.56	1%
Totals				15.7720		\$3,658.11	

Non-Ad Valorem Assessments

2021 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2021 Gross Tax Total: \$3,658.11

2021 Tax Savings Tax Savings

Your taxes without exemptions would be: \$4,064.58

Your ad-valorem tax with exemptions is: - \$3,658.11

Providing You A Savings Of: = \$406.47

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 05-22-30-9400- **Owner & Address:**
Number: 48050 STARK TRUST 9515 BAY VISTA ESTATES BLVD ORLANDO, FL 32836-
Date: 1/24/2022 6311
Tax Year: 2021
Total Assessed Value: \$212,720 **Legal** TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220
Taxable Value: \$212,720 **Description:** VAC RD R/W LYING W THEREOF
Gross Tax Amount: \$3,658.11 **Location** 790 DOUGLAS AVE WINTER PARK 32789
Millage Code: 4 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
2021	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2020	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2019	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2018	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2017	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2016	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2015	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2014	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2013	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2012	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2011	STARK TRUST	* PAID (View Taxbill For Receipt) *	Taxbill	
2010	DEUTSCHE BANK NATIONAL TRUST CO TR	* PAID (View Taxbill For Receipt) *	Taxbill	
2009	TEOLIS GENE A	* PAID (View Taxbill For Receipt) *	Taxbill	
2008	TEOLIS GENE A	* PAID (View Taxbill For Receipt) *	Taxbill	
2007	TEOLIS GENE A	* PAID (View Taxbill For Receipt) *	Taxbill	
2006	TEOLIS GENE A	* 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.



Courtesy Orange County Property Appraiser



790 DOUGLAS AVE, WINTER PARK, FL 32789 3/23/2016 2:08 PM



Courtesy Orange County Property Appraiser



302205940048050 03/22/2006

19-50
497-70
517-20

Prepared by Yvonne Allen
an employee of
Rels Settlement Services
5700 Smetana Drive, Suite 400
Minnetonka, Minnesota 55343
877-813-7316
Fast # 995217
File # 1127002244A

Return to:
Rels Title
1591 Hayley Lane, Suite 101
Fort Myers, FL 33907

DOC# 20110209828 B: 10203 P: 3535
04/21/2011 02:26:33 PM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$497.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To: RELS TITLE - MT MYERS



SPECIAL WARRANTY DEED

State of Florida

County of Orange

THIS SPECIAL WARRANTY DEED is made this 3-17-2011, between Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2004-4 having a business address at: 1761 East Saint Andrew Place, Santa Ana, CA 92705 ("Grantor"), and Vivian S. N. Endlein, as Trustee of the Stark Trust, dated October 13, 2010, having a mailing address of: 9515 Bay Vista Estates Blvd., Orlando, FL 32836 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, the following described land, situate, lying and being in the County of Orange, State of Florida, to-wit:

Lot 5, Block 48, REVISED MAP OF THE TOWN OF WINTER PARK and the East 1/2 of Vacated Road West thereof, according to the Plat thereof as recorded in Plat Book A, Pages 67 through 72, Public Records of Orange County, Florida.

Commonly known as: 790 DOUGLAS AVE, WINTER PARK, FL 32789

Tax Parcel Identification Number: 05-22-30-9400-48050.

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

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2011. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Wells Fargo Bank, NA as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2004-4

By: 

Tobias E Gift
Vice President of Loan Documentation

Signed, sealed and delivered in our presence:


Witness Signature

Brenda Myers
Print Name


Witness Signature

Amber Tuber
Print Name

State of _____
County of Maryland
Frederick

The Foregoing Instrument Was Acknowledged before me on 3/17/14, by Tobias E Gift the VP Loan Documentation of Wells Fargo Bank, NA as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2004-4 who is/are personally known to me or who has/have produced a valid driver's license as identification.


NOTARY PUBLIC

Notary Print Name

My Commission Expires

CINDY L. MOLDOVAN

Notary Public

Frederick County

Maryland

My Commission Expires Aug 7, 2014

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

VIOLATION NOTICE OVERGROWTH AND/OR DISCARDED ARTICLES

*In accordance with the City Code, continued re-notification will not occur.
This is the ONE and ONLY notice that you will receive this year*

Date: **March 30, 2022** 9171 9690 0935 0195 0234 23
Case #: **22-00000611**
Certified Tracking Number: **9171 9690 0935 0195 0234 23**
Violation Location: **790 DOUGLAS AVE., WINTER PARK, FL 32789**
Parcel Number: **05-22-30-9400-48-050**
Owner/Tenant Name: **STARK TRUST**
Mailing Address: **9515 BAY VISTA ESTATES BLVD.
ORLANDO, FL 32836-6311**

You are hereby officially notified that the above stated property has been inspected and found to be in violation of:

	VIOLATION(S)	DESCRIPTION OF VIOLATION(S)	COMPLIANCE REQUIREMENT
	Shrubs, hedges and trees obstructing visibility at intersections (Ch. 22, Sec. 302.10)		Cut or trim back shrubs, hedges, trees or plantings obstructing visibility at intersections to 2 ½ feet above street curb elevation or cut tree limbs to a height of 8 feet above curb or sidewalk.
	Shrubbery/Weeds obstructing sidewalks (Ch.90, Sec. 90-1)		Remove any weeds, undergrowth, grass, shrubbery or hedges grown over or on sidewalk that obstruct or interfere with safe passage of pedestrian traffic on the full width of sidewalk.
X	Discarded articles trash and debris (Ch. 22, Sec. 302.1)	DISCARDED ARTICLES, TRASH AND OTHER ITEMS PLACED AND OR STORED OVER THE FRONT, SIDE AND PORCH AREAS OF THE PROPERTY.	Remove all unsightly discarded articles, trash and debris from exterior property.
	Overgrowth of tall		Remove or mow all overgrowth, tall

weeds and grass 12" or more. (Ch. 22, Sec. 302.4, 302.4.1)		weeds and grass; cut and edge along sidewalk and right- of- ways.
It shall be the duty of all owners of property encumbered or crossed by city right-of-ways, to keep trees within the city right-of-ways on the owner's property trimmed. (Ch. 58, Sec. 58-296)		

You are hereby notified to correct the violation(s) WITHIN FIVE (5) DAYS OF RECEIPT of this notice.

Failure to comply with this notice of violation will result in the city hiring a contractor to remove the violation(s). **All costs**, including an administrative fee and an interest charge per city fee schedule beginning thirty (30) days after completion of work, **will be charged to the property**. Any delay in payment of said fees for services will result in a lien being placed against this property. On all subsequent violations will result in the city automatically taking action to remove the violation(s) and imposing said charges.

Officer: S. PORRAS – 407-599-3283
Sporras@cityofwinterpark.org

Appeal Process

You have a right to appeal this notice and order by filing a written application for appeal with the City of Winter Park. The application for appeal must be filed within twenty (20) days after the day this notice is served upon you. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted there under have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

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 the Safety & Code Compliance at (407) 599-3600.

CITY ORDINANCE

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.

302.4. WEEDS AND OVERGROWTH

302.4.1 Clearing overgrowth. The owner or the agent of such owner or occupant of any lot, place or area within the city shall not permit any trash, rubbish or noxious matter to remain lying on such lot, place or area or upon any sidewalk or street right-of-way abutting the lot, place or area. Upon sidewalks, noxious matter shall include accumulations of sand, leaves, algae growth, slippery conditions, food or food residue, and vegetation. Likewise, such owner, his agent and the occupant shall not permit any weeds or grass to grow to a height exceeding 12 inches upon any portion of such lot, place or area or upon any sidewalk, over street curbs or street right-of-way abutting such lot, place or area. For land being used for a bona fide commercial agricultural purpose, the limitation on the height of grass or weeds shall only apply to the first 20 feet of such lands abutting a public street or adjacent developed property. The limitation on the height of grass or weeds shall not apply to undeveloped wild land that remains in a natural state unless determined to be a fire hazard or other health hazard as determined by the code official.

302.4.2 Notice. The city shall notify in writing the owner of any lot, place or area within the city or the agent of such owner or the occupant to cut, destroy or remove any weeds, grass, trash, rubbish or noxious matter found growing, lying or located on such owner or occupant's property or upon the sidewalk or street right-of-way abutting the property and that, upon the failure of the owner or agent or occupant to do so. The city will cause such weeds, grass, rubbish or noxious matter to be cut, destroyed or removed. Such notice shall be by certified mail, addressed to the owner or agent of the owner or occupant, at his last known address, or by hand delivery to the owner or agent of the owner or occupant. In lieu of notice by certified mail, a notice may be posted on the property upon which the violation is alleged to exist and at the office of code enforcement, and proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date, and the place of its posting. Notice by posting may run concurrently with, or may follow an attempt or attempts to provide notice by hand delivery or by mail, as required by this subsection.

302.4.3 Clearing by city. Upon failure, neglect or refusal of any owner, agent or occupant notified as provided in this article to cut, destroy or remove weeds, grass, trash, rubbish or noxious matter growing, lying or located upon such owner or occupant's property or upon the sidewalk or street right-of-way abutting property, within five days of posting the property as provided for in this article, or within five days upon receipt of the written notice provided for in this article or within five days after the date of such notice, if the notice is returned to the city because of the inability of the post office to make delivery thereof, provided the notice was properly addressed to the last known address of such owner, agent or occupant, the city may, in addition to any other penalties provided for in this Code, pay for the cutting, destroying or removing of such weeds, grass, trash, rubbish or noxious matter or effect the removal by the city.

302.4.4. Charges. When the city has effected the removal of obnoxious growth or has paid for its removal the actual cost thereof, including administrative costs, plus accrued interest at the rate of twelve percent per annum beginning 30 days after completion of the work, shall be charged to the owner or occupant of such property.

302.4.5. Lien. Where the full amount due the city is not paid by such owner or occupant

within 30 days after the cutting, destroying or removal of weeds, grass, trash, rubbish or noxious matter as set forth in sections 302.4 and 302.4.4, such charges are declared a lien upon the property and the provisions of sections 102-135 shall apply.



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

CASE NO.: 22-00000611

City of Winter Park
Petitioner,

vs.

STARK TRUST
9515 BAY VISTA ESTATES BLVD
ORLANDO, FL 32836
Respondent, _____ /

AFFIDAVIT OF POSTING

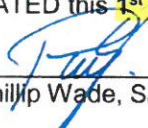
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation for the property located at 790 DOUGLAS AVE on this 31st day of March 2022.
3. That the attached picture document is proof of the posting.

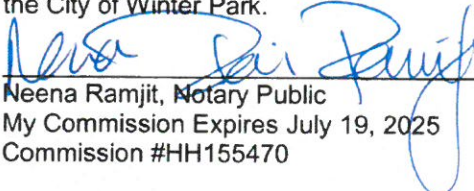
FURTHER AFFIANT SAYETH NOT

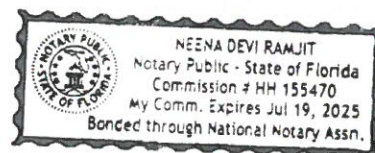
DATED this 1st day of April 2022


Phillip Wade, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of April 2022, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


Neena Ramjit, Notary Public
My Commission Expires July 19, 2025
Commission #HH155470



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

VIOLATION NOTICE OVERGROWTH AND/OR DISCARDED ARTICLES

In accordance with the City Code, continued re-notification will not occur.
This is the ONE and ONLY notice that you will receive this year.

Date: March 30, 2022

Certified Tracking Number: 9171-9690-0935-0195-0234-23

Violation Location: 790 DOUGLAS AVE., WINTER PARK, FL 32789

Parcel Number: 05-22-30-9400-48-050

Owner/Tenant Name: STARK TRUST

Mailing Address: 8515 BAY VISTA ESTATES BLVD.
ORLANDO, FL 32838-6311

You are hereby officially notified that the above stated property has been inspected and found to be in violation of:

VIOLATION(S)	DESCRIPTION OF VIOLATION(S)	COMPLIANCE REQUIREMENT
Shrubs, hedges and vines obstructing visibility at intersections (Ch. 22, Sec. 302.10)		Cut or trim back shrubs, hedges, trees or vines obstructing visibility at intersections to a height of 8 feet above street curb elevation or 7 feet above street curb elevation to a height of 8 feet above curb or sidewalk.
Shrubbery/Vegetation obstructing sidewalks (Ch. 90, Sec. 90-1)		Remove any weeds, undergrowth, shrubbery or vegetation that obstructs or interferes with safe passage of pedestrian traffic on the full width of sidewalk.
Discarded articles, trash and debris (Ch. 22, Sec. 302.1)	DISCARDED ARTICLES, TRASH AND OTHER ITEMS STORED OVER THE FRONT, SIDE AND REAR YARDS OF THE PROPERTY.	Remove all discarded articles, trash and debris from the property.
Overgrowth of trees		Removal of most all overgrowth, but

03/31/2022

OFFICIAL NOTICE OF VIOLATION

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

9171 9690 0935 0195 0233 62

DATE: **February 04, 2022**

CASE # **22-00000173**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0195 0233 62**

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), 302.8 Disabled Vehicles the International Property Maintenance Code. Chapter 58-71. General Provisions for residential zoning districts, (d) Parking of commercial vehicles on residential zoning districts paragraph (1) of the City of Winter Park Land Development Code.**

Abandon/Disabled Motor Vehicles/Land Development Code

On **January 31, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **February 16, 2022**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **05-22-30-9400-48-050**
Violation: **790 DOUGLAS AVE.**
Location/Address: **Winter Park, Florida 32789**
Property Owner/ Tenant: **STARK TRUST**
Mailing Address: **9515 BAY VISTA ESTATES BLVD.**
City/ State/ Zip: **ORLANDO, FL 32836-6311**
Description of Violation: **Multiple disabled, wrecked vehicles (limousines), stored on the property creating unsightly conditions for neighboring properties. Parking of commercial vehicles (limousines) on a residential zoning district which is prohibited.**
Corrective action to be taken: **Cease the parking and or storage of disabled, wrecked commercial vehicles on a residential zoning district immediately.
Contact the Safety & Code Compliance Manager with your intentions.**

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 DV SEC 302.8 DISABLED VEHICLES

Violation Description

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.8.1. Definitions:

Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.

Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle

being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.

302.8.2. Responsibility and liability. It shall be the joint and several responsibilities of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand; a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.

302.8.3. Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.

302.8.4. Notice of violation.

302.8.4.1. When a disabled motor vehicle is found to be in violation of this article, code inspector or police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

302.8.4.2. Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

302.8.4.3. If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

302.8.5. Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

302.8.6. Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

302.8.6.1. Where such vehicle constitutes an obstruction of traffic; or

302.8.6.2. Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.

Violation Text

Multiple disabled, wrecked vehicles stored on the property.

Violation Corrective Action

MAKE VEHICLE OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR, REMOVE DISABLED VEHICLE WITHIN 10 DAYS FAILURE TO DO SO WILL CAUSE THE CITY TO HAVE THE VEHICLE TOWED AND ALL COST INCURRED WILL BE CHARGED TO THE VEHICLE/PROPERTY OWNER.

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

(d) *Parking of commercial vehicles in residential districts.*

(1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi-trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other similar materials is not permitted within the residential zoning districts. (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD).

Violation Detail

00020 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

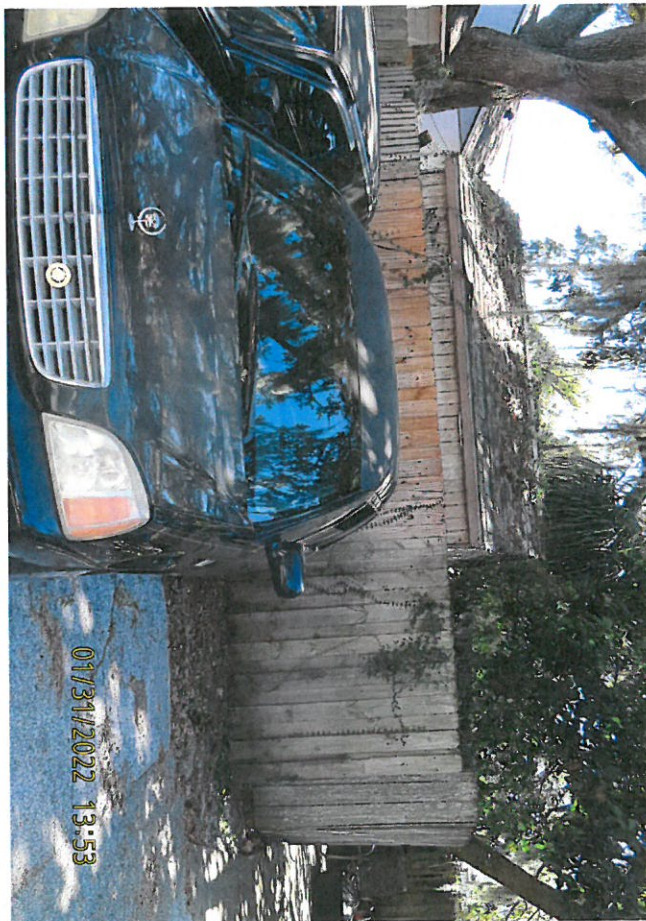
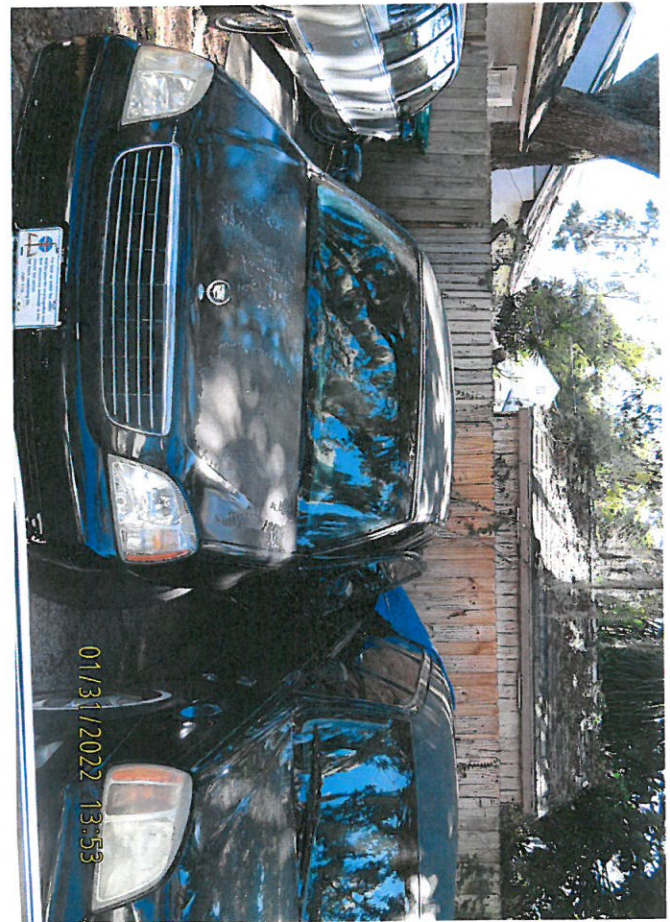
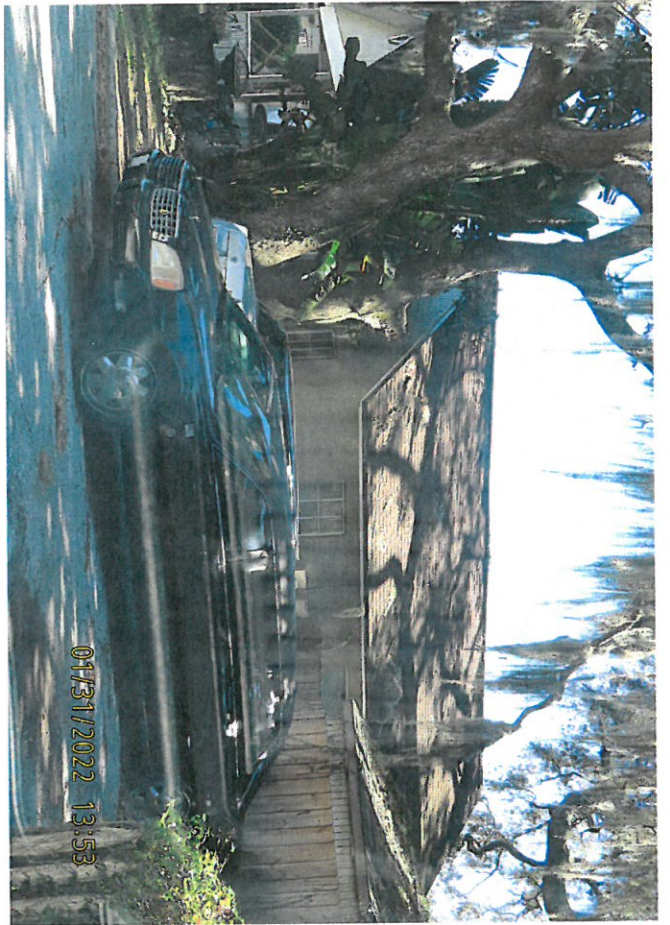
The International Property Maintenance Code, 2018 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references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

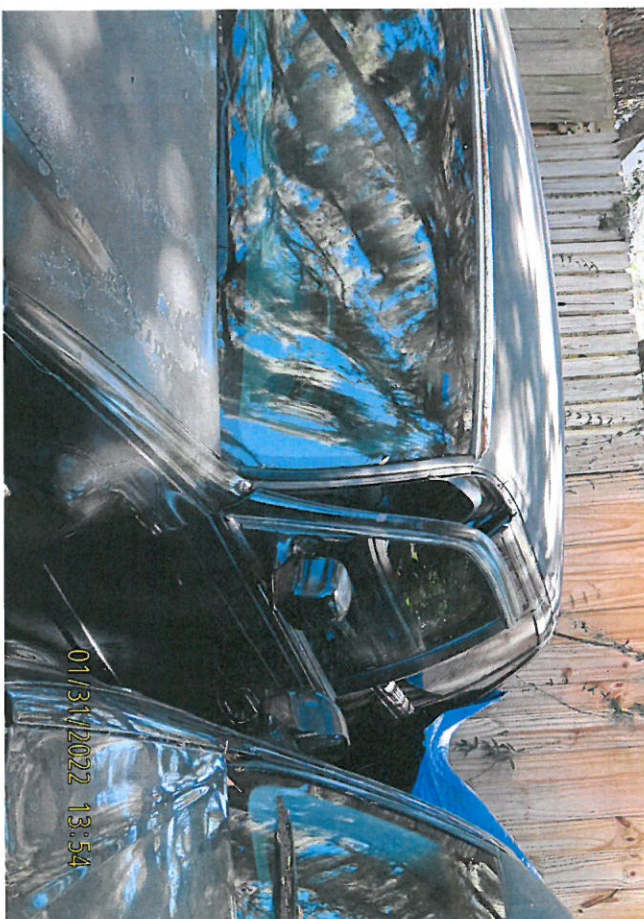
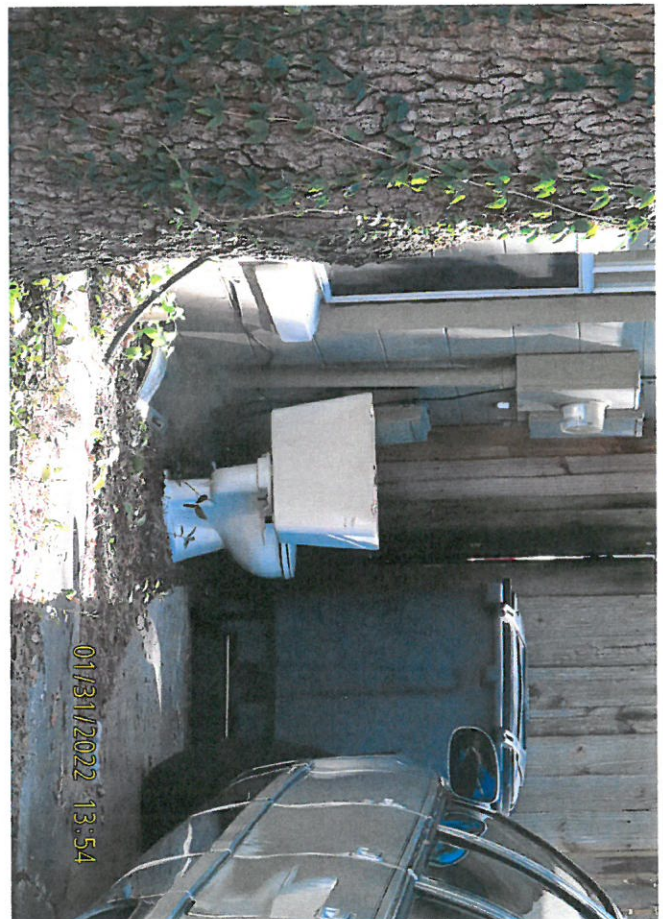
(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

Sec. 22-177. - Amendments.

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

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





Susanne Porras

From: trescelle smith <tsmith4uvalentine@yahoo.com>
Sent: Monday, February 7, 2022 3:25 PM
To: Susanne Porras
Subject: [External] Re: Broken down cars

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Also this man that lives at 790 have rats over there and they are coming over into my yard

[Sent from Yahoo Mail on Android](#)

On Fri, Feb 4, 2022 at 10:40 AM, trescelle smith
<tsmith4uvalentine@yahoo.com> wrote:

My name is Trescelle Smith
820 Dousglas Ave Winter Park FL 32789

[Sent from Yahoo Mail on Android](#)

On Thu, Feb 3, 2022 at 4:00 PM, trescelle smith
<tsmith4uvalentine@yahoo.com> wrote:



790 Douglas Ave

Broken down cars window out drive shaft on ground possible flat tires NO TAG

[Sent from Yahoo Mail on Android](#)

Susanne Porras

From: Vivian Endlein <vendlein@aol.com>
Sent: Sunday, February 6, 2022 1:32 PM
To: Susanne Porras
Subject: [External] 790 Douglas Ave, WINTER PARK CASE #22-00000109

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Dear Ms. Porras,

I just got back in Orlando and saw your letter about the dogs running at large.

I have already sent the tenant the notification. Asked him to not let that happen again.

Should I be of any further assistance please let me know,

Yours sincerely,

Vivian Endlein

vendlein@aol.com









OFFICIAL NOTICE OF VIOLATION

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

DATE: **January 24, 2022**

9171 9690 0935 0195 0234 85

CASE # **22-00000109**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0195 0234 85**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 18 – Animals Article I – Generally, Sections 18-1. Definitions and Section 18-10. Running at Large – Generally of the City of Winter Park Code of Ordinances.**

CHAPTER 18- Animals Article I – In General

On **January 8, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **February 01, 2022**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **05-22-30-9400-48-050**
Violation: **790 DOUGLAS AVE**
Location/Address: **Winter Park, Florida 32789**
Property Owner/ Tenant: **STARK TRUST**
Mailing Address: **9515 BAY VISTA ESTATES BLVD**
City/ State/ Zip: **ORLANDO, FL 32836-6311**
Description of Violation: **Dogs running at large which is in violation of the City of Winter Park Code of Ordinances.**
Corrective action to be taken: **Animals (dogs) shall be on a leash and under the owner's control at all times. Contact the Safety & Code Compliance Manager to discuss a plan of action.**

Officer Name: **S. PORRAS – 407-599-3283**

[**Sporras@cityofwinterpark.org**](mailto: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 Sec.18-10 Running at large - Generally

Violation Description

SEC. 18-1. DEFINITIONS

AT LARGE MEANS OFF THE PREMISES OF THE OWNER OR CUSTODIAN OF THE ANIMAL OR FOWL, NOT SECURELY CONFINED BY A CHAIN OR WIRE OR IN A KENNEL, CAGE OR OTHER ENCLOSURE OR ON A LEASH UNDER THE CONTROL OF SOME PERSON.

VICIOUS ANIMAL OR FOWL MEANS ANY ANIMAL OR FOWL WHICH EXHIBITS A VICIOUS OR FEROCIOUS NATURE BY SNAPPING AT PEOPLE, ATTACKING, BITING OR ATTEMPTING TO BITE PEOPLE, SCRATCHING OT HARASSING PEOPLE OR OTHER ANIMALS WITHOUT PROVOCATION.

SEC. 18-10. RUNNING AT LARGE - GENERALLY

NO PERSON OWNING OR HAVING IN HIS CUSTODY ANY ANIMAL OR FOWL SHALL PERMIT THE ANIMAL OR FOWL TO GO AT LARGE WITHIN THE CORPORATE LIMITS OF THE CITY TO THE INJURY OR ANNOYANCE OF OTHER PERSONS OR THEIR PROPERTY.

Violation Text

Dogs running at large. WPPD report dated – January 8, 2022.

Violation Corrective Action

Dogs shall remain on a leash and under the owner's control.



Event Report



Event Number: 20221261605 Event Type: 131R Current Status: CLEARED

ANI/ALI:

Connection: 05/06/2022 12:18:18
 Created: 05/06/2022 12:19:25 By: rhoward On Terminal: WPK8
 Dispatched: 05/06/2022 12:20:06 By: mpeacock On Terminal: WPK7
 Enrouted: 05/06/2022 12:20:18 Primary Unit: WP603
 Arrived: 05/06/2022 12:24:30 Comments:
 Cleared: 05/06/2022 15:07:55

Location: 790 DOUGLAS AVE
 Dom Nbr: Business/SubDivision:
 Caller Name: Phone: Phone2:
 Caller Location: Municipality: WP
 Tag Number - State: -
 Ani/AlI Information:
 Nearest Intersection: S DENNING DR & S CAPEN AVE
 Call Source: TEL Priority: 3 Agency: WPK Region: WPK Zone: WP3 Alt Agency: Alt Zone:
 Final Event Type: 131R Case Nbrs: 2022TC045783 Disposition Codes: A2,B,I
 Assigned Units/Status: Bracknell, Jason-WP603-CL; Walker, Matthew-WP188-CL; Guadagno, Justin-WP645-PEU; Rojas, Jeancarlo-WP805-CL; Norton, Jessica-WP906-PEU

History

Crtld_DateTime	TermId	Empld	RadiId	CmdId	Remarks
05/06/2022 15:07:55	O036	WP603	WP603	CL	
05/06/2022 15:07:50	O036	WP603	WP603	AAT	WP603 AAT -
05/06/2022 15:07:50	O036	WP603	WP603	REM	WP603 AAT -
05/06/2022 15:07:48	O036	WP603	WP603	AAT	WP603 AAT -
05/06/2022 15:07:48	O036	WP603	WP603	REM	WP603 AAT -
05/06/2022 14:41:19	WPK7	WP218	WP218	REM	WP603 ETO - CITY
05/06/2022 14:41:19	WPK7	WP218	WP603	ETO	WP603 ETO - CITY
05/06/2022 13:53:05	O019	WP188	WP188	CL	
05/06/2022 13:52:45	O019	WP188	WP188	REM	1 BWC
05/06/2022 13:51:51	O019	WP188	WP188	REM	ALL DOGS TOT OCAS
05/06/2022 13:48:31	WPK7	WP218	WP645	PEU	
05/06/2022 13:22:57	WPK7	WP218	WP218	REM	645 LINKS T97
05/06/2022 13:11:01	WPK7	WP218	WP218	REM	645 ANIMAL CONTROL T97
05/06/2022 13:10:35	WPK7	WP218	WP218	REM	WP645 AAT -
05/06/2022 13:10:35	WPK7	WP218	WP645	AAT	WP645 AAT -
05/06/2022 13:05:47	O017	WP47	WP805	CL	
05/06/2022 13:05:45	O017	WP47	WP805	AAT	WP805 AAT -
05/06/2022 13:05:45	O017	WP47	WP805	REM	WP805 AAT -
05/06/2022 13:03:13	WPK7	WP218	WP218	REM	WP603 AAT -
05/06/2022 13:03:13	WPK7	WP218	WP603	AAT	WP603 AAT -
05/06/2022 12:57:09	WPK7	WP218	WP218	REM	WP645 ETO - BLUE HERON & FAIRBANKS
05/06/2022 12:57:09	WPK7	WP218	WP645	ETO	WP645 ETO - BLUE HERON & FAIRBANKS
05/06/2022 12:56:55	O079	WP645	WP645	ENR	
05/06/2022 12:56:22	WPK7	WP218	WP645	DIS	
05/06/2022 12:53:52	WPK1	WP222	WP222	REM	ANIMAL CONTROL 1051 ETA 20 MINS
05/06/2022 12:44:53	WPK7	WP218	WP218	REM	WP603 ETO - CBO
05/06/2022 12:44:53	WPK7	WP218	WP603	ETO	WP603 ETO - CBO
05/06/2022 12:43:54	WPK1	WP222	WP222	REM	REFERENCE # FOR ANIMAL CONTROL 250559 WITH NO ETA, REQ TO CALL DISPATCH ONCE SOMEONE IS 1051
05/06/2022 12:43:25	WPK7	WP218	WP218	REM	WP805 ETO - BLUE HERON & W FAIRBANKS
05/06/2022 12:43:25	WPK7	WP218	WP805	ETO	WP805 ETO - BLUE HERON & W FAIRBANKS
05/06/2022 12:43:17	WPK7	WP218	WP805	ENR	

Printed Date and Time
 6/15/2022 13:58.42



Event Report



History

CrtId_DateTime	TermId	EmpId	RadioId	CmdId	Remarks
05/06/2022 12:43:15	WPK7	WP218	WP805	DIS	
05/06/2022 12:42:00		WINTERPARI		ACN	2022TC045783
05/06/2022 12:40:44	WPK7	WP218	WP218	REM	DOGS ARE IN A VEH, VEH IS RUNNING BUT UNK HOW WELL AC IS WORKING
05/06/2022 12:38:47	WPK7	WP218	WP218	REM	603 1 SECURED
05/06/2022 12:37:32	WPK7	WP218	WP218	REM	2 LARGE 1 MED 1 SMALL
05/06/2022 12:36:30	WPK7	WP218	WP906	PEU	
05/06/2022 12:34:18	WPK7	WP218	WP218	REM	Unit WP906 OUT WITH UNIT WP188
05/06/2022 12:34:18	WPK7	WP218	WP906	AAT	
05/06/2022 12:34:18	WPK7	WP218	WP906	DIS	
05/06/2022 12:34:18	WPK7	WP218	WP906	ETO	
05/06/2022 12:34:17	WPK7	WP218	WP188	AAT	WP188 AAT -
05/06/2022 12:34:17	WPK7	WP218	WP218	REM	WP188 AAT -
05/06/2022 12:33:26	WPK7	WP218	WP645	PEU	
05/06/2022 12:33:21	WPK7	WP218	WP645	ENR	
05/06/2022 12:33:20	WPK7	WP218	WP645	DIS	
05/06/2022 12:30:00	WPK7	WP218	WP188	ETO	WP188 ETO - BLUE HERON & FAIRBANKS
05/06/2022 12:30:00	WPK7	WP218	WP218	REM	WP188 ETO - BLUE HERON & FAIRBANKS
05/06/2022 12:27:51	WPK7	WP218	WP218	REM	WP603 ETO - ORLANDO & FAIRBANKS
05/06/2022 12:27:51	WPK7	WP218	WP603	ETO	WP603 ETO - ORLANDO & FAIRBANKS
05/06/2022 12:27:02	WPK7	WP218	WP188	AAT	WP188 AAT -
05/06/2022 12:27:02	WPK7	WP218	WP218	REM	WP188 AAT -
05/06/2022 12:26:54	WPK7	WP218	WP188	ETO	WP188 ETO - FAIRBANKS & ORLANDO
05/06/2022 12:26:54	WPK7	WP218	WP218	REM	WP188 ETO - FAIRBANKS & ORLANDO
05/06/2022 12:26:37	WPK7	MPEACOCK	WP218	CJS	MSGKEY: FQL TAG: 35CBZB VIN: HK30030166 MAKE: NISS BODY: 4D YEAR: 96 COLOR: GRY
05/06/2022 12:25:43	O036	WP603	WP603	ARV	
05/06/2022 12:24:30	O019	WP188	WP188	ARV	
05/06/2022 12:24:18	WPK1	WP222	WP222	REM	DRIVING ON THE OPPOSITE SIDE OF THE RD. OCCUPIED ONLY BY CESAR AND HIS K9S
05/06/2022 12:23:17	WPK1	WP222	WP222	REM	ON DENNING HEADING TOWARDS FAIRBANKS
05/06/2022 12:23:08	WPK1	WP222	WP222	REM	JUST LEFT IN THE VEH LSH TOWARDS FAIRBANKS
05/06/2022 12:22:55	WPK7	WP218	WP188	ENR	
05/06/2022 12:22:53	WPK7	WP218	WP188	DIS	
05/06/2022 12:22:49	WPK7	MPEACOCK	WP218	CJS	MSGKEY: FDQ DL: N-560-117-57-014-0 NAME: CESAR, SABBAGH HADDAD, NAMUR DOB: 01/14/1957 RACE: W SEX: M N560117570140
05/06/2022 12:21:51	O015	ASTEPHENS	WP614	CJS	
05/06/2022 12:21:41	WPK7	WP218	WP218	REM	BLACK FOREIGN CAR RIGHT HAND DRIVE
05/06/2022 12:21:11	WPK8	WP216	WP216	REM	NEG 56
05/06/2022 12:20:55	WPK8	WP216	WP216	REM	NO PLATE ON THE CAR. IT IS IN THE REAR WINDOW
05/06/2022 12:20:33	WPK8	WP216	WP216	REM	DOGS ARE FIGHTING IN THE CAR.
05/06/2022 12:20:27	WPK8	WP216	WP216	REM	CESAR GETTING INTO A BLK SEDAN. STEERING WHEEL ON RIGHT SIDE
05/06/2022 12:20:18	WPK7	WP218	WP603	ENR	
05/06/2022 12:20:06	WPK7	WP218	WP603	DIS	
05/06/2022 12:19:42	WPK8	WP216	WP216	EVM	rhoward
05/06/2022 12:19:25	WPK8	WP216	WP216	EVA	rhoward
05/06/2022 12:19:25	WPK8	WP216	WP216	REM	87 FOR CESAR PUTTING DOGS IN HIS CAR TO LEAVE. CESAR CANNOT DRIVE DUE TO NO LICENSE. CALLER SAW HIM DRIVE TO RESD.

Printed Date and Time
6/15/2022 13:58.42

Region: WPK
CSA: 3
Grid:

CODE ENFORCEMENT REPORT
Winter Park Police Department

Agency ORI: FL0480600

For the public: No Agency Report #: 2022CE000411
Juvenile: No
Domestic Violence: No Event #: 20220501112
Dating Violence: No

Reported Day/Date: Sat 2/19/2022 9:52 Time Dispatched: 2/19/2022 9:52 Time Arrived: 2/19/2022 9:52 Time Completed: 2/19/2022 10:12 Date Occurred From: Fri 2/18/2022 7:00 Date Occurred To: Fri 2/18/2022 8:00
Subdivision: Forced Entry: N/A Occupancy: N/A Type of Weapon: NA Location Type: SPECIALTY STORE Municipality: UK
Incident Address: 110 S ORLANDO AVE WINTER PARK FL 32789 Dispatch Address: 110 S ORLANDO AVE WINTER PARK FL 32789
#Offenses: 01 #Victims: 00 #Offenders: 00 #Prem. Ent: 0 #Arrested: 00 Drug Related: N Alcohol Related: N Call Disposition: I Signal Code: 69OR Clearance: Inactive

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/ Commit	Warrant #	DVR	Drug Activity
1	WINTER PARK - ANIMALS, RUNNING AT LARGE—GENERALLY	18-10	9800	Yes	C		No	

PERSON SECTION

Name: NAMUR, CESAR SABBAGH HADDAD R/S: W/M DOB: 1/14/1957 or Age: Offense Indicator:
Adult/Juvenile: A SSN: Hgt: 509 Wgt: Hair: Eyes: DL#: N560117570140 DL State: FL
Person Type: OTHER/ADULT City of Birth: Place of Birth:
Address: 790 DOUGLAS AVE WINTER PARK, FL 32789 Phone:
Email: Cell Phone: 6312999898
OthPhone1: OthPhone2:
NOK: NOK:
NOK Address: NOK Phone:
Emp. Address: Bus. Phone:
Comments: Job:

LE/BUSINESS SECTION

Name: NOYES, KYLE Contact:
Offense Indicator: Other Id: Phone#: 4076441313 Comments:
Type: OTHER/LE OFFCR
Address: 500 N VIRGINIA AVE WINTER PARK FL 32789

NARRATIVES

Rpt Date: 02/19/2022 10:51	Reporter: NOYES, KYLE	WP636	Clearance: Open	Nar Type: O
Mod By: WINTERPARK\knoyes	Mod Date: 02/19/2022 10:58	Related Case #		
On 02-18-2022 at approximately 0720 hours, I was dispatched to 110 South Orlando Avenue (Sixty Vines) in reference to an unaccompanied dog found on Orlando Avenue. Upon my arrival I contacted restaurant management who stated they were able to coax the dog from almost being hit by traffic on Orlando Avenue. I collected the dog, transported it to the station, and notified Orange County Animal Services. While awaiting their response, I determined that the owner of the dog was Cesar Namur, and that the dog frequently exited the property due to a poorly maintained fence in the backyard. I returned the dog to Namur and notified him a report would be generated to code enforcement. Copy of report to code enforcement.				
I swear/affirm the above statements are true and correct: Officer's Signature: NOYES, KYLE Name and Employee # (Printed)		Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____ Name/Title of Person Authorized to Administer Oath:		

ADMINISTRATIVE SECTION

Was Crime Scene Processed: No Processed By:

2022CE000411

Printed On: 02/23/2022 14:51

Page 1 of 2

Region: CSA: Grid:
WPK 3

CODE ENFORCEMENT REPORT
Winter Park Police Department

Agency ORI: **FL0480600**

Officer Reporting: **WP636 NOYES, KYLE**
Reviewed By: **WP124 Holley, William**
Assigned To:
Clearance: **Inactive**
Comments: **DOG AT LARGE**

Officer Shift: **G** Section: **WP**
Review Date: **02/19/2022**
Assigned Date:
Clearance Date: **02/19/2022**

For the public: **No** Agency Report #:
Juvenile: **No** **2022CE000411**
Domestic Violence: **No** Event #:
Dating Violence: **No** **20220501112**
Unit: **WP636** Date: **02/19/2022**
Routed to:
Assigned Dept:
Referred To:



Event Report



Event Number: 20221232498 Event Type: 911R Current Status: CLEARED

ANI/ALI:

Connection: 05/03/2022 16:03:11

Created: 05/03/2022 16:03:32

Dispatched: 05/03/2022 16:08:07

Enrouted: 05/03/2022 16:08:32

Arrived: 05/03/2022 16:11:08

Cleared: 05/03/2022 21:12:17

By: rhoward

By: rhoward

Primary Unit: WP657

Comments:

On Terminal: WPK7

On Terminal: WPK7

Location: 790 DOUGLAS AVE

Dom Nbr: Business/SubDivision:

Caller Name:

Phone:

Phone2:

Caller Location:

Tag Number - State:

Municipality: WP

Ani/AlI Information:

Nearest Intersection: S DENNING DR & S CAPEN AVE

Call Source: TEL Priority: 3 Agency: WPK Region: WPK Zone: WP3 Alt Agency: Alt Zone:

Final Event Type: 911R Case Nbrs: 2022WA001381, 2022WA001382

Disposition Codes: A2

Assigned Units/Status: Shyy, Gordon-WP657-CL; Bracknell, Jason-WP603-CL; Guadagno, Justin-WP645-CL; Terc, Nadia-WP654-CL; Stephenson, Aaron-WP614-CL; Walker, Matthew-WP188-CL; Gysler, Alexander-WP643-CL

History

CrtId	DateTime	TermId	EmplId	RadioId	CmdId	Remarks
05/03/2022	21:12:17	O066	WP657	WP657	CL	
05/03/2022	21:12:03	O066	WP657	WP657	AAT	WP657 AAT - 1019
05/03/2022	21:12:03	O066	WP657	WP657	REM	WP657 AAT - 1019
05/03/2022	18:48:10	O066	WP657	WP657	ETO	WP657 ETO - 1019
05/03/2022	18:48:10	O066	WP657	WP657	REM	WP657 ETO - 1019
05/03/2022	18:48:09	O066	WP657	WP657	REM	51
05/03/2022	17:25:33	WPK7	WP216	WP216	REM	WP657 AAT - CBO
05/03/2022	17:25:33	WPK7	WP216	WP657	AAT	WP657 AAT - CBO
05/03/2022	17:06:39	O029	WP654	WP654	REM	1 BWC
05/03/2022	17:04:25	O079	WP645	WP645	CL	
05/03/2022	17:04:19	O019	WP188	WP188	CL	
05/03/2022	17:04:15	O019	WP188	WP188	REM	2 BWC
05/03/2022	17:03:19	O015	WP614	WP614	CL	
05/03/2022	17:03:17	O015	WP614	WP614	REM	1 BWC
05/03/2022	17:03:09	O036	WP603	WP603	REM	1 BWC
05/03/2022	17:03:05	O036	WP603	WP603	CL	
05/03/2022	17:01:52	O029	WP654	WP654	CL	
05/03/2022	16:55:18	WPK7	WP216	WP216	REM	WP657 ETO - CBO
05/03/2022	16:55:18	WPK7	WP216	WP657	ETO	WP657 ETO - CBO
05/03/2022	16:52:54	WPK7	WP216	WP216	REM	NO LOCAL CHARGES
05/03/2022	16:52:00		WINTERPARI	ACN		2022WA001382
05/03/2022	16:51:00		WINTERPARI	ACN		2022WA001381
05/03/2022	16:50:50	WPK7	WP216	WP216	REM	10-15 TIME 1640
05/03/2022	16:49:19	WPK1	WP222	WP222	REM	SECOND HIT SENT
05/03/2022	16:48:38	WPK7	WP216	WP216	REM	CESARS POSSESSIONS HANDED OVER TO HIS ROOMATE MICHAEL
05/03/2022	16:47:30	WPK1	WP222	WP222	REM	FIRST HIT SENT
05/03/2022	16:42:22	WPK7	WP216	WP643	CL	
05/03/2022	16:42:09	WPK7	WP216	WP216	REM	WP614 & WP657 Change Primary -
05/03/2022	16:42:09	WPK7	WP216	WP614	ARV	WP614 & WP657 Change Primary -
05/03/2022	16:42:09	WPK7	WP216	WP657	ARV	WP614 & WP657 Change Primary -
05/03/2022	16:41:07	WPK8	WP218	WP603	ARV	

Printed Date and Time
6/15/2022 13:58.42



Event Report



History

CrtId	DateTime	TermId	EmpId	RadiId	CmdId	Remarks
05/03/2022	16:40:27	WPK8	WP218	WP218	REM	1 SECURED 1640
05/03/2022	16:38:57	WPK8	WP218	WP218	REM	603 DOOR OPEN T25
05/03/2022	16:35:49	O016	WP643	WP643	ARV	
05/03/2022	16:33:27	WPK7	WP216	WP643	ENR	
05/03/2022	16:33:23	WPK7	WP216	WP643	DIS	
05/03/2022	16:33:06	WPK7	WP216	WP645	ARV	
05/03/2022	16:33:04	WPK7	WP216	WP645	ENR	
05/03/2022	16:33:02	WPK7	WP216	WP645	DIS	
05/03/2022	16:32:54	WPK7	WP216	WP657	ARV	
05/03/2022	16:32:52	WPK7	WP216	WP657	ENR	
05/03/2022	16:32:49	WPK7	WP216	WP657	DIS	
05/03/2022	16:30:22	WPK7	WP216	WP216	REM	L107 LL W SUBJ
05/03/2022	16:30:02	WPK7	WP216	WP188	ARV	
05/03/2022	16:28:50	WPK1	WP222	WP222	REM	CESAR CALLING IN FROM 6312787089
05/03/2022	16:28:43	WPK8	WP218	WP218	REM	SUSP AGAIN CALLED IN AND DEMANDED TO SPEAK TO THE COMMANDER OF THE WPPD REFUSING TO MAKING FACE TO FACE WITH LEO
05/03/2022	16:26:27	WPK7	WP216	WP188	ENR	
05/03/2022	16:26:24	WPK7	WP216	WP188	DIS	
05/03/2022	16:22:44	WPK8	WP218	WP218	REM	REFUSING TO OPEN THE DOOR FOR THE POLICE
05/03/2022	16:22:37	WPK8	WP218	WP218	REM	SUSP IS CALLING IN DEMANDING TO TALK TO THE COMMANDER OF THE POLICE DEPARTMENT
05/03/2022	16:16:10	WPK7	RHOWARD	WP216	CJS	MSGKEY: FQL TAG: 35CBZB VIN: HK30030166 MAKE: NISS BODY: 4D YEAR: 96 COLOR: GRY
05/03/2022	16:13:50	O029	WP654	WP654	ARV	
05/03/2022	16:13:32	WPK7	WP216	WP603	ENR	
05/03/2022	16:13:03	WPK7	WP216	WP216	REM	CORRECTION SO FAR
05/03/2022	16:12:57	WPK7	WP216	WP216	REM	PER 614 NO VIOLATION SO FART
05/03/2022	16:12:22	WPK7	WP216	WP603	DIS	
05/03/2022	16:12:14	WPK7	WP216	WP645	PEU	
05/03/2022	16:11:08	O015	WP614	WP614	ARV	
05/03/2022	16:08:47	WPK7	WP216	WP645	ENR	
05/03/2022	16:08:42	WPK7	WP216	WP654	ENR	
05/03/2022	16:08:32	O015	WP614	WP614	ENR	
05/03/2022	16:08:12	WPK7	WP216	WP654	DIS	
05/03/2022	16:08:10	WPK7	WP216	WP645	DIS	
05/03/2022	16:08:07	WPK7	WP216	WP216	EVM	rhoward
05/03/2022	16:08:07	WPK7	WP216	WP614	DIS	
05/03/2022	16:07:50	WPK8	MPEACOCK	WP218	CJS	MSGKEY: FDQ DL: N-560-117-57-014-0 NAME: CESAR,SABBAGH HADDAD,NAMUR DOB: 01/14/1957 RACE: W SEX: M HAD ANOTHER CALL RECENTLY ABOUT SUBJ DOGS BEING IN THE BACK YARD BARKING UNK IF SUSP IS T97
05/03/2022	16:07:47	WPK8	WP218	WP218	REM	
05/03/2022	16:03:58	WPK7	WP216	WP216	EVM	rhoward
05/03/2022	16:03:32	WPK7	WP216	WP216	EVA	rhoward
05/03/2022	16:03:32	WPK7	WP216	WP216	REM	87 FOR BLK MERCEDES PARKED ON HYDRANT

Printed Date and Time
6/15/2022 13:58.42

Region: CSA: Grid:
WPK 3

CODE ENFORCEMENT REPORT
Winter Park Police Department

Agency ORI: FL0480600

For the public: No Agency Report #:
Juvenile: No 2022CE000067
Domestic Violence: No Event #:
Dating Violence: No 20220081426

Reported Day/Date: Time Dispatched: Time Arrived: Time Completed: Date Occurred From: Date Occurred To:
Sat 1/8/2022 13:55 1/8/2022 13:55 1/8/2022 14:00 1/8/2022 14:21 Sat 1/8/2022 13:50 Sat 1/8/2022 14:21
Subdivision: Forced Entry: Occupancy: Type of Weapon: Location Type: Municipality:
N/A RESIDENCE/SINGLE WP

Incident Address:

790 DOUGLAS AVE WINTER PARK FL 32789

Dispatch Address:

790 DOUGLAS AVE WINTER PARK FL 32789

#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related: Alcohol Related: Call Disposition: Signal Code: Clearance:
01 00 00 0 00 N N I 69IR Inactive

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/ Commit	Warrant #	DVR	Drug Activity
1	WINTER PARK - ANIMALS, RUNNING AT LARGE—GENERALLY	18-10	9800	Yes	C		No	

PERSON SECTION

Name: NAMUR, CESAR SABBAGHHADDAD R/S: W/M DOB: 1/14/1957 or Age: Offense Indicator:
Adult/Juvenile: A SSN: Hgt: 509 Wgt: 320 Hair: GREY Eyes: BROWN DL#: N560117570140 DL State: FL
Person Type: SUBJECT City of Birth: Place of Birth:
Address: 790 DOUGLAS AVE WINTER PARK, FL 32789 Phone:
Email: Cell Phone: 4073001011
OthPhone1: OthPhone2:
NOK: NOK:
NOK Address: Job: NOK Phone:
Emp. Address: Bus. Phone:
Comments: Relationship: OBTS#: FBI#: State#: Local#: Misc Id: Other Id:

Region: CSA: Grid:
WPK 3

CODE ENFORCEMENT REPORT
Winter Park Police Department

Agency ORI: FL0480600

For the public: No Agency Report #: 2022CE000067
Juvenile: No
Domestic Violence: No Event #: 20220081426
Dating Violence: No

NARRATIVES

Rpt Date: 01/8/2022 18:23	Reporter: BROWNING, STEVEN	WP639	Clearance: Open	Nar Type: 0
Mod By: WINTERPARK\sbrowning	Mod Date: 01/8/2022 18:27	Related Case #		
On January 8, 2022, at approximately 1355 hours, Officer Browning responded to the area of 790 Douglas Avenue in reference to dogs that have escaped from their yard. The caller stated a total of 3 dogs were running up and down the street. Officer Browning called for animal control while en-route. Upon arrival, Officer Browning immediately located two of the dogs, both large, white, and fluffy dogs. Both dogs had leashes attached to their collars, and Officer Browning managed to gain control of the leashes and lead the dogs onto the front porch of 790 Douglas Avenue. Officer Browning knocked on the door and a black male answered the door, stating he had only been living there for a week. Officer Browning asked neighbors where the third dog, described as a black pit-bull was last seen, which was towards the MLK park. The dog was not located in the park, but was later located by neighbors down the road and returned to the owner. Officer Browning then canceled animal control. Officer Browning advised the home resident that this is a continuing problem and another code enforcement violation will be written. It should be noted that there have been 5 code enforcement report written in the past several years, 3 of them in the last year alone all for the same issues with the dogs. In addition, there are a total of 6 complaints regarding the dogs for either excessive noise or for them escaping and running on the street in the past 6 months from the date of this report, a code enforcement report was not created for each complaint, as warnings were given.				
I swear/affirm the above statements are true and correct: Officer's Signature:		Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____ Name/Title of Person Authorized to Administer Oath.		
BROWNING, STEVEN Name and Employee # (Printed)		WP639		

ADMINISTRATIVE SECTION

Was Crime Scene Processed: No Processed By:
Officer Reporting: WP639 BROWNING, STEVEN
Reviewed By: WP124 Holley, William
Assigned To:
Clearance: Inactive
Comments: CODE ENFORCEMENT - COMPLETE

Officer Shift: D
Review Date: 01/09/2022
Assigned Date:
Clearance Date: 01/09/2022

Section: WP
Unit: WP639
Date: 01/08/2022
Routed to:
Assigned Dept:
Referred To:

2022CE000067

Printed On: 01/10/2022 8:24

Page 2 of 2

XCAD History Search

23 rows returned

Event Nbr	Date Time	Event Type	Final Event Type	Status	Disps	Location	Agency	Cnty	NSA	Units
<u>20212552111</u>	09/12/2021 19:21:41	69IR	69IR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP637-PEU,WP602-CL
<u>20212561137</u>	09/13/2021 09:36:23	22NIR	22NIR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP803-PEU,WP639-CL
<u>20212561199</u>	09/13/2021 09:57:44	69OR	69OR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP639-CL
<u>20212792165</u>	10/06/2021 14:29:16	93IR	93IR	C	I	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP6-PEU,WP6-PEU,WP636-CL,WP636-CL
<u>20212901266</u>	10/17/2021 12:48:54	69IR	69IR	C	L,P,V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP623-CL,WP631-CL
<u>20212991425</u>	10/26/2021 10:54:28	17IR	17IR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP636-CL,WP638-CL
<u>20213102173</u>	11/06/2021 20:06:19	69IR	69IR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP635-CL,WP196-CL
<u>20213102234</u>	11/06/2021 20:32:38	69IR	69IR	C	I	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP196-CL
<u>20213112302</u>	11/07/2021 21:49:43	28OR	28OR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP649-CL
<u>20220041685</u>	01/04/2022 13:30:14	91IR	91IR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP818-CL
<u>20220050518</u>	01/05/2022 04:16:10	22IR	22IR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP655-CL,WP649-CL
<u>20220081426</u>	01/08/2022 13:54:25	69IR	69IR	C	I	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP639-CL

<u>20220110289</u>	01/11/2022 02:34:26	13IOR	13IOR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP625- CL,WP637- CL
<u>20220150047</u>	01/15/2022 00:21:47	22NIR	22NIR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP653- CL,WP627- CL
<u>20220151743</u>	01/15/2022 15:00:02	91IR	91IR	C	C	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP645-CL
<u>20220172708</u>	01/17/2022 23:26:38	22IR	22IR	C	Q	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP187- CL,WP655- CL,WP602- CL
<u>20220260778</u>	01/26/2022 07:40:00	91IR	91IR	C	B1	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP803- CL,WP818- CL
<u>20220262301</u>	01/26/2022 16:48:20	91IR	91IR	C	B1,Q	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP189- CL,WP639- CL
<u>20220290700</u>	01/29/2022 05:33:54	69IR	69IR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP653-CL
<u>20220290744</u>	01/29/2022 06:00:51	21RIR	21RIR	C	U	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP637- CL,WP653- CL,WP615- CL
<u>20220290866</u>	01/29/2022 07:23:25	14OR	14OR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP656- PEU,WP643- CL
<u>20220292372</u>	01/29/2022 20:40:15	69OR	69OR	C	V	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP625- CL,WP646- CL
<u>20220301827</u>	01/30/2022 16:11:02	91IR	91IR	C	B1	<u>790 DOUGLAS AVE</u>	WPK	WPK	WP3	WP633- CL,WP645- CL



Code Compliance Board

agenda item

item type Staff Updates	meeting date July 7, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

Compliances

motion / recommendation

background

- 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

alternatives / other considerations

fiscal impact