



Code Compliance Board Regular Meeting

Agenda

July 6, 2023 @ 3:00 pm

City Hall, Commission Chambers

401 S. Park Avenue | Winter Park, Florida

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. Approve the minutes of the regular meeting, June 1, 2023
 - b. Voting to elect new chair and vice chair
 - a. [Consent Agenda](#) 1 minute
Approve minutes of regular meeting, June 1, 2023
 - 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 5. Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [CCB#20-60 - 358 W. Comstock Avenue - Massey Hearing](#) 30 minutes
 - b. [CCB#LDC-23-0315 - 201 Osceola Ct.](#) 30 minutes
 - 6. Non-Action Items**
 - 7. Staff Updates**
City attorney's report on appeal cases
 - 8. Board Attorney Report**
CCB#21-1430 2212 Azalea Place, Winter Park, FL 32789
 - 9. Board Comments**
 - 10. Upcoming Agenda Items**
 - 11. Adjournment**



Code Compliance Board

agenda item

item type	Consent Agenda	meeting date	July 6, 2023
prepared by	Susan Pruchnicki	approved by	
board approval			
strategic objective			

subject

Consent Agenda

item list

Approve minutes of regular meeting, June 1, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[CCB060123 Draft Minutes - amended.pdf](#)



Code Compliance Board Meeting Minutes

June 1, 2023 at 3:00 p.m.

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

1) Call to Order

Chairman Paul Mandelkern called the meeting to order at 3:02 p.m.

a. Roll Call

Present: Paul Mandelkern, Douglas Bond, Wayne Johnson, Steve Heller.

Absent: Todd Boyer, John Schmalz, Larry (Chris) Tabor.

Staff Present: Safety & Code Compliance Manager Susanne Porras; Director of Building & Permitting Services Gary Hiatt; Ashley Ong, Assistant Building Official, Giffin Chumley from Fishback Dominick Law Firm; Board Secretary Susan Pruchnicki

- b. Chairman Mandelkern welcomed new Board Member Steve Heller
- c. Statement of Purpose was waived as unnecessary for this meeting
- d. Chairman Mandelkern recognized Susanne Porras for the department not having cases come before the Board in recent months

2) Consent Agenda

- a. Approve the minutes of regular meeting, March 02, 2023

Motion made by Douglas Bond to approve the minutes as drafted and presented; seconded by Wayne Johnson.

Chairman Mandelkern suggested the following revision:

- Edit the last sentence of the public comment made by Robert Halback regarding 1160 Howell Branch Road (page three): change "weather" to "whether"
- Correct the name of the respondent, should be "Developer", not "Develop"

Board Member Wayne Johnson requested the following revision:

- His first name be corrected from "Dwayne" to "Wayne" throughout the minutes.

Douglas Bond and Wayne Johnson agreed to incorporate the revisions stated above. Motion passes unanimously with a 4-0 vote.

4) Public Comments (for items not on the agenda):

There were no public comments

5) Public Hearings

There were no public hearings

6) Non-Action Items

There were no non-action items

7) Staff Updates

There were no staff updates

8) Board Attorney Report

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

The Board ordered the demolition of the structure due to hazardous conditions. The structure was demolished and the land cleared by the City of Winter Park. Susanne Porras noted the cost of demolition was approximately \$12,000, plus daily fines. The property owner was billed; a lien will be placed against the property if not paid. Should the owner sell the property the lien must be satisfied by the purchaser.

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

Still awaiting response from the Circuit Court.

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

Still awaiting a response from the Circuit Court.

9) Board Comments

There were no board comments.

10) Upcoming Agenda Items

Election of new Chair and Co-Chair for the New Code Enforcement Board. Paul Mandelkern noted that he does not wish to serve as the Chair for another term.

11) Adjournment

Wayne Johnson made a motion to adjourn the meeting at 3:23 p.m.; seconded by Douglas Bond. Motion carried unanimously with a 4-0 vote.

Next meeting is scheduled for July 6, 2023.

Code Compliance Board Regular Meeting
June 1, 2023
Page 3 of 3

Minutes approved by the Board on _____.

/s/ Susan Pruchnicki, Board Secretary



Code Compliance Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 6, 2023
prepared by Susanne Porras	approved by
board approval	
strategic objective	

subject

CCB#20-60 - 358 W. Comstock Avenue - Massey Hearing

motion / recommendation

background

Codes Cited: Chapter 22, Section 22-28 amendments to the Florida Building Code, Sec. 105.4 Conditions of a permit, 105.4.1 Conditions of a permit; permit term and intent, 105.4.1.2 and 105.4.1.3 of the Florida Building Code as adopted and amended by the City of Winter Park.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Agenda Packet #1 - CCB#20-60 \(358 W Comstock Ave\).pdf](#)

FACT SHEET 2ND CEB HEARING

July 6, 2023

Case No: 20-60

Respondent:

FOREST G. MICHAEL
358 W. COMSTOCK AVE.
WINTER PARK, FL 32789

1. Address where violation exists: **358 W. COMSTOCK AVE., WINTER PARK, FL 32789**
2. Parcel I.D. No.: **05-22-30-9400-74-010**
3. Property Zone: **R-1A**
4. Inspection(s): **(HISTORY REPORT)**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and hand delivered to the property owner 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
Copy of Findings of Fact Order

VIOLATION DESCRIPTION	CORRECTIVE ACTION REQUIRED	CODES CITED
PERMIT #13-730 FOR RESIDENTIAL ALTERATIONS WAS ISSUED ON 03/29/2013 AND WORK HAS NOT BEEN COMPLETED WITHIN 12	COMPLETE THE SCOPE OF WORK PERMITTED UNDER PERMIT # 13-730 OR RESTORE THE STRUCTURE TO IT'S PRE-CONSTRUCTION CONDITION.	CHAPTER 22, SECTION 22-28 AMENDMENTS TO THE FLORIDA BUILDING CODE, SEC. 105.4 CONDITIONS OF PERMIT, 105.4.1 CONDITIONS OF PERMIT; PERMIT TERM AND INTENT, 105.4.1.2 AND 105.4.1.3 OF THE FLORIDA BUILDING CODE, AS

MONTHS FROM PERMIT ISSUANCE DATE.	REMOVE ALL STORAGE OF MATERIALS OR DEBRIS AND CLEAN THE CONSTRUCTION SITE.	ADOPTED AND AMENDED BY THE CITY OF WINTER PARK.
--------------------------------------	---	--

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 06/30/2023 System Refresh Date: 06/29/2023

358 W Comstock Ave 05-22-30-9400-74-010

Name(s):

Michael Forest G

Physical Street Address:

358 W Comstock Ave

Property Use:

0100 - Single Family

Mailing Address On File:

358 W Comstock Ave
Winter Park, FL 32789-4232

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



358 W COMSTOCK AVE, WINTER PARK, FL 32789 3/10/2020 2:01 PM

[Upload Photos](#)

[View 2022 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)



[MARKET STATS](#)



2023 Values will be available in August of 2023. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 1 BLK 74

Total Land Area

3,713 sqft (+/-) | 0.09 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More](#)

[Details](#)

Model Code: 01 - Single Fam Residence

Type Code: 0103 - Single Fam Class III

Building Value: Working Value...

Estimated New Cost: Working Value...

Actual Year Built: 1947

Beds: 2

Baths: 1

Floors: 1

Gross Area: 943 sqft

Living Area: 775 sqft

Exterior Wall: Concrete Block
Stucco

Interior Wall: Drywall

« « 1 » »

Page 1 of 1 (Total Records:1)

Extra Features

There are no extra features associated to this parcel.

DOC# 20120328140 B: 10396 P: 3830
06/21/2012 07:51:22 AM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$490.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
MB - Ret To: EDWARD A KERBEN



Prepared by and return to:

Edward A. Kerben, Attorney at Law
725 N. Magnolia Ave.
Orlando, FL 32803
407-425-1651
File Number: 8684
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of June, 2012 between PINEAPPLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is PO BOX 33279, Indialantic, FL 32903-0079, grantor, and FOREST G. MICHAEL, A SINGLE PERSON whose post office address is PO BOX 3431, Winter Park, FL 32790, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida to-wit:

Lot 1, Block 74, REVISED MAP OF THE TOWN OF WINTER PARK, according to the plat thereof as recorded in Plat Book A, Page 67, Public Records of Orange County, Florida.

Parcel Identification Number: 05-22-30-9400-74010

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, 2011**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Edward A. Kerben
Witness Name: EDWARD A. KERBEN
Susan K. Sheppard
Witness Name: SUSAN K. SHEPPARD

PINEAPPLE PROPERTIES, LLC

By: Michael Montgomery
MICHAEL MONTGOMERY, Managing Member
PO Box 33279
Indianapolis, FL 32903-0079

(Corporate Seal)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 18th day of June, 2012 by MICHAEL MONTGOMERY, Managing Member of PINEAPPLE PROPERTIES, LLC, on behalf of the corporation. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Edward A. Kerben
Notary Public

Printed Name: EDWARD A. KERBEN

My Commission Expires: _____

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 understanding of the statement by the user. This Site Should not be relied upon for a title search.

Parcel/Tangible Number: 05-22-30-9400-74010
Owner & Address: MICHAEL FOREST G358 W COMSTOCK AVE WINTER PARK
Date: 6/30/2023
Tax Year: 2022
Total Assessed Value: \$142,362
Taxable Value: \$117,362
Gross Tax Amount: \$1,588.64
Millage Code: 4 WP
Legal Description: TOWN OF WINTER PARK A/67 & B/86 & M
Location: 358 W COMSTOCK AVE WINTER PARK 327
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 Owner	Make Payment
2022	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2021	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2020	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2019	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2018	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2017	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2016	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2014	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2013	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2012	MICHAEL FOREST G	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2011	PINEAPPLE PROPERTIES LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2010	PINEAPPLE PROPERTIES LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2009	PINEAPPLE PROPERTIES LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2008	PINEAPPLE PROPERTIES LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2007	PINEAPPLE PROPERTIES LLC	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2006	PINEAPPLE PROPERTIES LLC	* 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 FUNDS BY THE LAST BUSINESS DAY OF THE MONTH.

OCA Web Map

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



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

CASE NO.: 20-60

City of Winter Park
Petitioner,

vs.

Michael, Forest G.
358 W. Comstock Avenue
Winter Park, FL 32789-4232

Respondent, _____

AFFIDAVIT OF POSTING

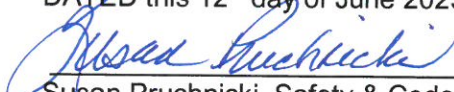
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park, 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 358 W Comstock Avenue on this 12th day of June 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

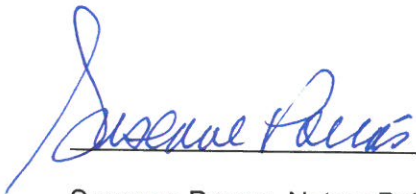
DATED this 12th day of June 2023



Susan Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of June 2023, by SUSAN PRUCHNICKI, who is personally known to me as a Safety & Code Compliance Coordinator for the City of Winter Park.


Susanne Porras, Notary Public
My Commission Expires November 1, 2026
Commission #HH283677



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

CASE NO.: LDC -23-0315

City of Winter Park

Petitioner,

vs.

Michael, Forest G.

358 W Comstock Avenue

Winter Park, FL 32789-4232

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, 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 358 W. Comstock Avenue, Winter Park, FL on this 14th day of June 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

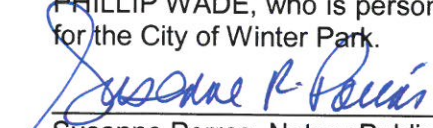
DATED this 14th day of June 2023



PHILLIP WADE
Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

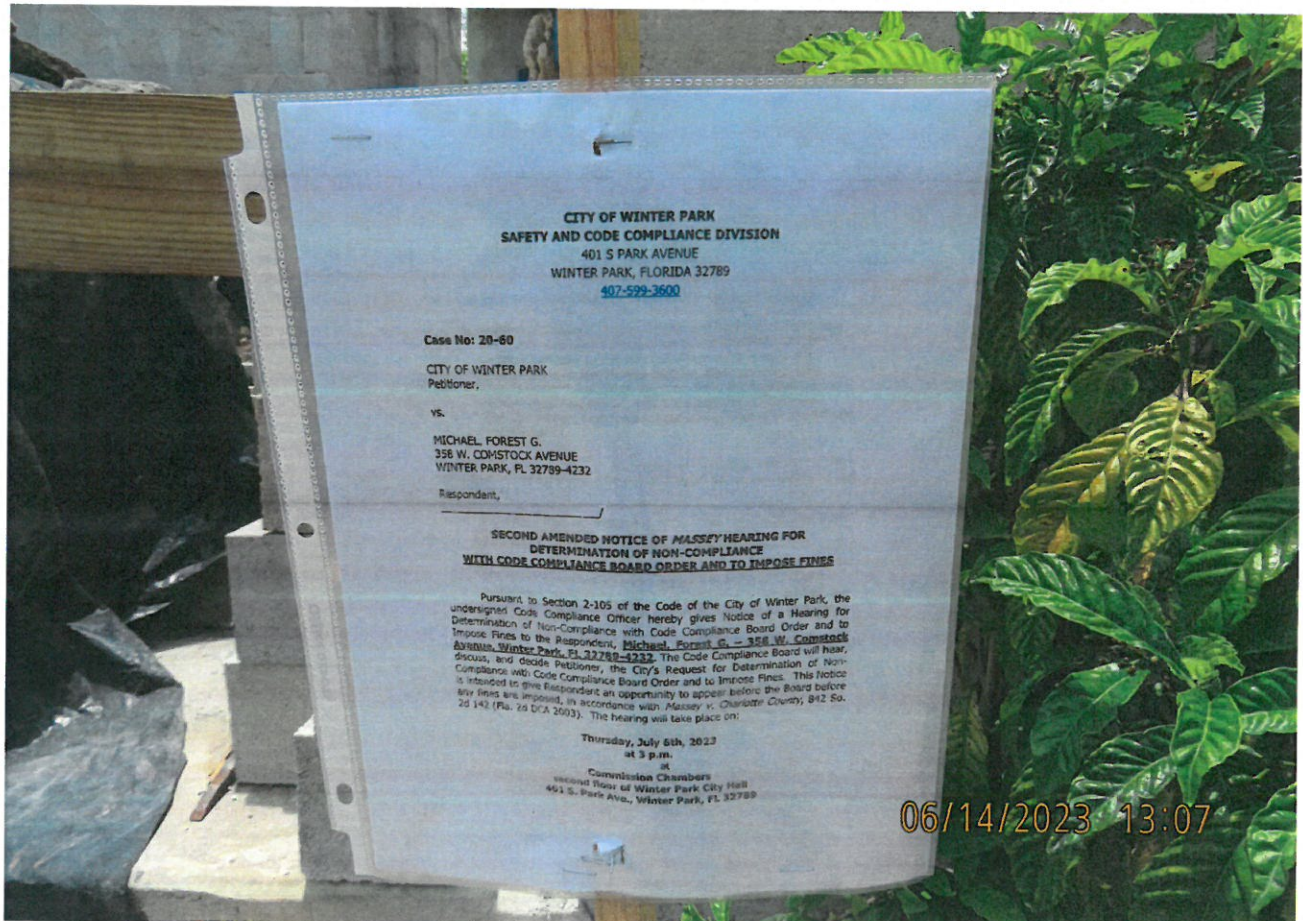
The foregoing instrument was acknowledged before me this 14th day of June 2023, by PHILLIP WADE, who is personally known to me as a Safety & Code Compliance Officer for the City of Winter Park.



Susanne Porras, Notary Public
My Commission Expires November 1, 2026







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

Case No: 20-60

CITY OF WINTER PARK
Petitioner,

9171 9690 0935 0309 8676 60

vs.

MICHAEL, FOREST G.
358 W. COMSTOCK AVENUE
WINTER PARK, FL 32789-4232

Respondent,

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

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines to the Respondent, **Michael, Forest G. – 358 W. Comstock Avenue, Winter Park, FL 32789-4232**. The Code Compliance Board will hear, discuss, and decide Petitioner, the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

**Thursday, July 6th, 2023
at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violation of City Code Chapter/Section and Order: **On September 3rd, 2020, the Code Compliance Board determined that Respondent was in violation of Chapter 22; Sec.22-28 Amendments to the Florida Building Code and Property Maintenance Code (2018 edition); Sec. 105.4 Conditions of a Permit Term and Intent, 105.4.1.2 and 105.4.1.3 of the Florida Building Code as adopted and amended by the City of Winter Park.**

At the hearing, and in the attached Amended Findings of Fact, Conclusions of Law and Order (executed on June 30, 2021), the Respondent was **ORDERED** to:

- (1) Complete the front facade and all the work that can be viewed from the public-right-of-way as stated in Permit#13-730 or restore the structure to its preconstruction condition within 120 days;
- (2) Clean all debris and construction materials from the site so that material cannot be viewed from the right-of-way within 30 days; and
- (3) Add fill to the area adjacent to the sidewalk to make the area level with the sidewalk as stated in Permit #13-730 and to do so within 30 days.

The order stated **"Failure to comply with this Order will result in fines of up to \$250.00 per day, per violation for each day the violation continues."**

2. Address where violation exists: **358 W. COMSTOCK AVENUE, WINTER PARK, FL 32789-4232.**
3. Parcel I.D. No.: **05-22-30-9400-74-010**
4. Property Zone: **R-1A**
5. Legal Description: **TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 1 BLK 74 per Orange County records.**

6. Respondent/Names and address of owner/person in charge of location where violation exists: **MICHAEL, FOREST G. – 358 W. COMSTOCK AVENUE, WINTER PARK, 32789-4232.**
7. Description of Violation(s): **Permit #13-730 for Residential Alteration was issued 3/29/2013 and has not been completed within 12 months from permit issuance date. Storage of materials or debris and cleanliness of the building site.**
8. Motion to be Heard: **Request for Determination of Non-Compliance with Code Compliance Board Order and assessment of fines.**

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU.

Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines, and may assess fines, place liens, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the September 3rd, 2020 Order prior to the **July 6th, 2023** hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **June 8th, 2023**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Michael, Forest G. - 358 W. Comstock Ave., Winter Park, FL 32789-4232.**

Certified Mail # 9171 9690 0935 0309 8676 60



Susanne R. Porras

Safety & Code Compliance Div. Manager

Appeal Process

Respondent is hereby notified that Respondent or the City of Winter Park, who may be aggrieved by an Order of the Code Compliance Board, has the right to appeal the Order to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of the Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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.

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

CODES CITED:

Sec. 22-28. - Amendments to the Florida Building Code.

105.4 Conditions of permit

105.4.1 Conditions of permit; permit term and intent.

105.4.1.2 Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 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.

Standard criteria that may be applied when extending or reinstating an expired permit or when preparing a construction management plan for any building project:

1. Limitation of noise: In addition to the specific prohibitions of noise from construction activities in Section 62-97 of Chapter 62, Article II "Noise and Disturbance Control," construction activity noise may be limited to week days between the hours of 7AM and 5PM.
2. Limitation of site cleanliness and storage of materials: In addition to the requirements addressing construction debris in Section 105.24, cleanup of debris and discarded construction material may be required every 7 days; and storage of building material not in use may be limited to a storage period of 30 days or less.
3. Limitation of work hours to 7AM to 5PM, Monday through Friday, in addition to prohibition of work on holidays.
4. Parking of all vehicles, trailer(s) and equipment related to the construction project is limited to onsite parking or parking on a remote non-residentially zoned site.









CONSTRUCTION SITE
NO TRESPASSING
Thank you

This Landscape has native and edible species for songbirds and pollinators; it is legal in Winter Park per Florida Statute, Section 373.185. Plants are growing, and Wastes No FL Aquifer Water.

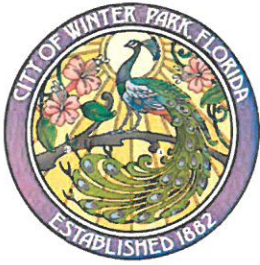
06/01/2023











Code Compliance Board Minutes

September 3, 2020 at 3:00 pm

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

Meeting Called to Order

The meeting was conducted via ZOOM.

Clay Roesch called the regular meeting of the City of Winter Park Code Compliance Board to order at 3:00 p.m.

Present

Board Members: Mary Sarah Johnson, Maria Bryant, Todd Boyer, Sherwin Sargeant, Paul Mandelkern and Clay Roesch. Director of Risk Safety & Fleet Keri Martin, Safety & Code Compliance Officer's Susanne Porras and Smitha Barlatier, City Attorney Richard Geller and Recording Clerk Bonnie Storm.

Assistant City Attorney's Statement

City Attorney Richard Geller explained that the Governor's executive orders, as extended, authorized the virtual setting for the meeting and that all who received a Notice of Hearing were informed of how to participate, including the ability to make arrangements to use a city computer or to appear by telephone.

Approval of minutes

Paul Mandelkern requested that the motion on page 6 be amended to reflect the names of the "yes" and "no" votes due to the vote not passing unanimously; **Motion made by Paul Mandelkern to accept the July 30, 2020 minutes as corrected (Upon a roll call vote on the motion to approve finding the Respondent Florida Federation Garden Club (tenant) of 1400 S. Denning Drive, Winter Park, Florida 32789, Code Compliance Board Case # 19-1411 in violation of Chapter 62, Section 62-95, 62-96 (a) & (b), 62-97 (2) & (3) City of Winter Park Ordinances; Todd Boyer, Maria Bryant, Sherwin Sargeant and Mary Sarah Johnson voted yes. Terry Rooth, Clay Roesch and Paul Mandelkern voted no. Todd Boyer seconded the motion. Motion carried with a 4-3 vote.)**

Clay Roesch read the statement of purpose into the minutes.

Swearing in of Witnesses

All witnesses were sworn in.

Compliances

None.

New Business

Case #20-60

358 W. Comstock Avenue, Winter Park, FL 32789.

Violation: Permit # 13-730 for Residential Alteration was issued 3/29/2013 and has not been completed within 12 months from permit issuance date. Storage of materials or debris, overgrowth of vegetation, cleanliness of the building site. Codes Cited: Chapter 22, Section 22-28, 105.4 (Conditions of Permit), 105.4.1, 105.4.1.2, 105.4.1.3 of the Florida Building Code adopted and amended by City of Winter Park.

Officer Porras presented the case with photographs and provided a brief history and timeline including:

- Notice of Hearing Issued: August 7, 2020 (via email) August 10, 2020 (regular and certified mail) and hand delivered on August 20, 2020.
- Photos, map and property information obtained from the Orange County Property Appraiser office were presented detailing the location of the residence. Photos of the front of the residence taken March 22, 2006, May 13, 2014, December 13, 2016 and a recent, undated photo taken this year, showing modest changes to the front entrance of the house and foliage planted in the right of way.

Assistant Director of Building, Permitting and Sustainability, Kris Stenger presented a history of inspections that have occurred between June 14, 2013 through June 25, 2019. Mr. Michael applied for a variance to zoning requirements and was approved a variance in February 2013. In March 2013 an additional permit was obtained for windows, arbors, doors and terrace walls to be installed. As of July 23, 2013, the construction activity did not proceed to the point that another inspection was necessary therefore the permit was held dormant as it had exceeded six months since the last inspection. The permit was held as dormant from 2014 until 2016 when Mr. Michael made a request to reopen the permit which was granted by the Director of the department. By the middle of 2017 construction activity had again commenced requiring inspections. By June/July of 2017 the permit had been extended an additional six months. Mr. Michael was alerted that it had been six months without additional inspections at which time a further continuation was requested and another inspection was completed and passed. Passed inspections would continue the extension process as the City continued to work with the homeowner.

By November 2019 there had not been a passed inspection on record. Multiple extensions have not yielded a completed project and the project has gone beyond the normal amount of extensions. At this time Mr. Stenger recommended that the homeowner complete the front facing façade elements within 120 days. Further recommendations include completing stucco and painting of columns to provide a completed appearance from the street as well as the removal of any construction material and debris.

Assistant Director of Public Works/City Engineer, Donald Marcotte presented testimony addressing areas along the right of way that present a trip hazard. Mr. Marcotte recommends that soil should be brought in to fill areas along the right of way to bring the soil even with the top of the sidewalk to comply with the permit.

City Attorney Richard Geller discussed a memorandum submitted by his associate Mr. Kelly pertaining to Mr. Michael's Native American ancestry and sovereign immunity. Mr. Geller stated that Mr. Kelly examined the merit of the legal argument presented by Mr. Michael. Chairman, Clay Roesch suggested delving further into the claim following the presentation of Mr. Michael's case.

Respondent, Forest Michael participated via ZOOM. Mr. Michael gave an overview of his past experience relating to landscape engineering. Mr. Michael presented the following timetable and anticipated steps to complete the project: Construction yard is mostly unused and is a wildflower garden. Landscape plan and rock wall - 100% FINISHED, Building slab - 100% FINISHED, Building columns - 95% FINISHED, Lintel and cornice - On hold 3/2020 per K. Stenger (Next step), Clerestory and roof - Next step, Final stucco and finishing off (Next step), Project finished.

Mr. Michael stated that the construction yard is now 95% unused and no construction materials are visible from the street. The construction yard area is now a wild flower garden, the rock wall has been completed and very little needs to be done to complete the columns. At Kris Stenger's suggestion the lintels and cornice are now on hold pending the findings of the Code Enforcement Board. Mr. Michael stated that he is the third generation and his daughter is the fourth-generation indigenous person that was granted the authority to live on the Indian Reservation by the United States government.

Chairman Clay Roesch asked Mr. Michael if he was taking the position that the City of Winter Park cannot enforce its code because of sovereign immunity under the 1823 Treaty of Moultrie. Mr. Michael stated that he firmly believes in sovereign immunity and believes that the US Government promised the land to indigenous people but he is not staking a claim on the treaty at this time. Mr. Michael emphasized that he abides by City of Winter Park ordinances and attempted to complete the project within the permitted timeframe. However, he is not able to perform construction quickly and asserted that he will work with Kris Stenger and make a solid effort to reach required

benchmarks. Clay Roesch again asked Mr. Michael if he was claiming sovereign immunity. Mr. Michael stated that he was not claiming sovereign immunity at this time.

Maria Bryant asked Mr. Michael if he had sought out help from the City with completing the project. He stated that he had acquired assistance forms from CRA but had not yet completed the application. Mr. Michael assured board members that he would submit the CRA grant application and will hire a contractor to complete the columns and stucco work.

The following offered public comment:

Dan Bellows, 411 W. New England Avenue participated via telephone. Mr. Bellows stated his address and other properties that he owns within the City of Winter Park including two properties located directly across the street from Mr. Michael's residence. Mr. Bellows expressed his dissatisfaction with the length of time that this project has been allowed to continue. He stated that due to the years that the project has been open ended that the open structures have been compromised and should be removed. Mr. Bellows also stated that he, as a contractor, would not be permitted the lenience that he feels has been extended to Mr. Michael. Mr. Bellows suggested stringent fines, no additional extensions and substantial penalties should be issued.

Morgan Bellows, 335 W. Comstock Ave participated via telephone. Mr. Bellows stated that he seconded the statements provided by Dan Bellows. His interests in the property mirror Dan Bellows' concerns.

There were no other public comments.

Board closed portion of hearing for discussion. City Attorney Richard Geller, Clay Roesch and City Staff responded to board member questions.

Clay Roesch made a motion that from the evidence presented today, this board is issuing an order finding the Respondent Forest G Michael owner of 358 W. Comstock Ave., Winter Park, Florida 32789, Code Compliance Board Case # 20-60 in violation of Chapter 22; Sec.22-28 Amendments to the Florida Building Code Sec.105.4 Conditions of Permit, 105.4.1 Conditions of Permit, Permit Term and Intent, 105.4.1.2 and 105.4.1.3 of the Florida Building Code as adopted and amended by the City of Winter Park.

The respondent is ordered to complete the front façade and all of the work that can be viewed from the public right-of-way as stated in permit # 13-730 or restore the structure to its preconstruction condition within 120 days. Respondent is further ordered to add fill to the area adjacent to sidewalk to make the area level with the sidewalk as stated in permit # 13-730 and to do so within 30 days. Respondent is further ordered to clean all debris and construction material from the site so that material can not be viewed from the public right-of-way within 30 days. Paul Mandelkern seconded the motion. The motion carried 7-0.

Old Business

None.

Other Business

City Attorney Richard Geller suggested amending the procedures pertaining to the 5:00pm meeting end time. Richard Geller will get with staff to prepare a proposal that will give the board more flexibility regarding meeting times.

Next Meeting Date

October 1, 2020

September 3, 2020

Page 4

Adjournment of Meeting: There being no further business, the Code Compliance Board meeting was adjourned at 4:57 pm

Respectfully submitted,

Bonnie Storm, Recording Secretary

Paul Mandelkern, Vice Chairman

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

Case No: 20-60

CITY OF WINTER PARK
Petitioner,

Vs.

Forest G. Michael
358 W Comstock Ave
Winter Park, FL 32789

9171 9690 0935 0195 0214 36

Respondent.
_____ /

AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER
(AMENDED TO CORRECT ADDRESS)

THIS CASE was heard at a public hearing before the City of Winter Park Florida, Code Compliance Board (the "Board"), on the **3rd day of September, 2020** after due notice to the Respondent, Forest G. Michael, owner of 358 W Comstock Ave, Winter Park, Florida 32789 (the "Respondent"), and the Board having heard testimony under oath, received evidence, and heard argument, the Board thereupon issues its Finding of Facts, Conclusions of Law and Order as follows:

I. FINDING OF FACTS

- A. The property is located at 358 W Comstock Ave, Winter Park, FL 32789 (the "Property").
- B. Legal Description: TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 1 BLK 74
- C. Parcel I.D. # 05-22-30-9400-74-010
- D. The Respondent is the owner of Record.
- E. Testimony and evidence were taken and considered by the Board.
- F. Proper notice of this hearing was given to the owner of record.
- G. Based on the testimony and record evidence, the Board finds the following violations exist: Permit #13-730 for Residential Alterations was issued 3/29/2013 and has not been completed within 12 months from permit issuance date. Storage of materials or debris, overgrowth of vegetation, cleanliness of the building site. Codes Cited: Chapter 22, Section 22-28, 105.4 (Conditions of Permit), 105.4.1, 105.4.1.2, 105.4.1.3 of the Florida Building Code as adopted and amended by the City of Winter Park.

II. CONCLUSIONS OF LAW

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

- A. The Code Enforcement Procedures and Notice required pursuant to Sections 2-105 and 2-110, respectively, of the Winter Park Code of Ordinances have been properly followed and provided to the Respondent.
- B. Respondent is not in compliance with Chapter 22/Section: Permit #13-730 for Residential Alteration was issued 3/29/2013 and has not been completed within 12 months from permit issuance date. Storage of materials or debris, overgrowth of vegetation, cleanliness of the building site. Codes Cited: Chapter 22, Section 22-28, 105.4 (Conditions of Permit), 105.4.1, 105.4.1.2, 105.4.1.3 of the Florida Building Code as adopted and amended by the City of Winter Park.

III. ORDER

Based on the foregoing Findings of Fact and Conclusions of Law and upon a Motion made by Clay Roesch from the evidence presented today, this board is issuing an order finding the respondent Forest G. Michael, owner of 358 W Comstock Ave., Winter Park, FL 32789, Code Compliance Board Case #20-60 in violation of Chapter 22, Sec. 22-28. Amendments to the Florida Building Code, Sec. 105.4 Conditions of Permit, 105.4.1, 105.4.1.2, 105.4.1.3 of the Florida Building Code as adopted and amended by the City of Winter Park.

The Respondent is **ORDERED** to:

- (1) Complete the front façade and all the work that can be viewed from the public-right-of-way as stated in Permit #13-730 or restore the structure to its preconstruction condition within 120 days.
- (2) Clean all debris and construction materials from the site so that material cannot be viewed from the right-of-way within 30 days
- (3) Add fill to the area adjacent to the sidewalk to make the area level with the sidewalk as stated in Permit #13-730 and to do so within 30 days. Paul Mandelkern seconded the motion. The motion carried 7-0.

Failure to comply with this Order will result in fines of up to \$250.00 per day, per violation for each day the violation continues. Motion carried unanimously 7-0.

IV. ADMINISTRATIVE COSTS FOR PROCESSING CASES

Up to three (3) site inspections will be an automatic cost of \$150.00. Each additional inspection thereafter will be \$75.00 per inspection. Note: Cost include office and clerical time and expense for monitoring ongoing violation. At the discretion of the Board, any or all of these administrative charges may be added to any fines that have accrued for a code violation. (Adopted July 2, 1998).

NOTICE OF RIGHT TO APPEAL

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

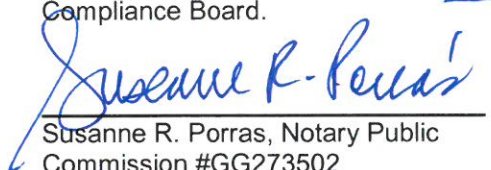
DONE AND ORDERED this 3rd day of September, 2020, at Winter Park, Florida.

CITY OF WINTER PARK, FLORIDA
CODE COMPLIANCE BOARD

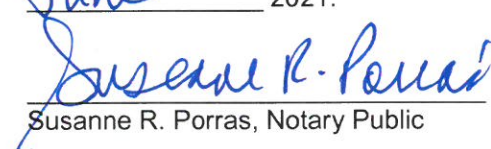

Paul Mandelkern, Vice Chairperson

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30 day of June 2021 by Paul Mandelkern who is personally known to me as Vice-Chairperson to the City of Winter Park Code Compliance Board.


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

A true and correct copy of the above and aforementioned Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to: Forest G. Michael on this 30th day of June 2021.


Susanne R. Porras, Notary Public

Certified Tracking # 9171 9690 0935 0195 0214 36





Code Compliance Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 6, 2023
prepared by Susanne Porras	approved by
board approval	
strategic objective	

subject

CCB#LDC-23-0315 - 201 Osceola Ct.

motion / recommendation

background

Codes Cited: Chapter 58, Sec. 58-299. - Penalties for tree removal without required permit for tree damage and Sec. 58-287. - Tree replacement and financial compensation requirements of the City of Winter Park Land Development Code.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Agenda Item #2 - CCB#LDC-23-0315 \(201 Osceola Ct.\).pdf](#)

FACT SHEET

July 6, 2023.

Case No: LDC-23-0315

Respondents:

**Teresa Williams
1450 Chestnut Ave.
Winter Park, FL 32789-1604
&
Z- Properties Group, Inc.
P.O. Box 488
Winter Park, FL 32790**

1. Address where violation exists: **201 OSCEOLA CT., Winter Park, FL 32789**
2. Parcel I.D. No.: **08-22-30-6456-01-090**
3. Property Zone: **R-1AAA**
4. Inspection(s): **12/05/2022, 12/19/2022 AND 05/09/2023 (property was posted).**
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:	CORRECTIVE ACTION REQUIRED:	CODES CITED:
Workers under contract to Z-Properties Group, Inc. and on behalf of the property owner at 201 Osceola Ct. removed a protected 46" laurel oak at 201 Osceola Ct. without a permit.	Property owner must satisfy the following conditions: Obtain an after-the-fact permit removal permit. Plant four 3" minimum caliper Florida grade #1 approved shade tree or eight 2" minimum caliper Florida grade #1 approved understory trees or pay \$10,120.00 into the Tree Trust Fund in lieu of replanting.	Chapter 58, Section 58-299. – Penalties for Tree Removal Without Required Permit for Tree Damage of the City of Winter Park Land Development Code. Sec. 58-287. - Tree replacement and financial compensation requirements.

If you own and occupy property as your primary residence as of January 1, 2023, you may qualify for an exemption. The deadline to file a 2023 exemption application is March 1, 2023.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 06/05/2023 System Refresh Date: 06/04/2023

201 Osceola Ct 08-22-30-6456-01-090

Name(s):
Williams Teresa

Physical Street Address:
201 Osceola Ct

Property Use:
0130 - Sfr - Lake Front

Mailing Address On File:
1450 Chestnut Ave
Winter Park, FL 32789-1604
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



[Upload Photos](#)

[View 2022 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits

Has Homestead in 2023

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2022	\$1,000,000	\$117,712	\$1,500	\$1,119,212	12.7%	\$567,866	3.0%
2021	\$910,800	\$80,528	\$1,500	\$992,828	1.2%	\$551,326	1.4%
2020	\$910,800	\$68,733	\$1,500	\$981,033	-0.1%	\$543,714	2.3%
2019	\$910,800	\$70,185	\$1,500	\$982,485	N/A	\$531,490	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2022	\$25,000	\$25,000	\$0	\$551,346	\$9,130
2021	\$25,000	\$25,000	\$0	\$441,502	\$7,584
2020	\$25,000	\$25,000	\$0	\$437,319	\$7,646
2019	\$25,000	\$25,000	\$0	\$450,995	\$7,996

2022 Taxable Value and Certified 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)	\$567,866	\$25,000	\$542,866	3.2140	-7.9%	\$1,744.77	21%
Public Schools: By Local Board	\$567,866	\$25,000	\$542,866	3.2480	0.0%	\$1,763.23	22%
General County	\$567,866	\$50,000	\$517,866	4.4347	0.0%	\$2,296.58	28%
City Of Winter Park	\$567,866	\$50,000	\$517,866	4.0923	0.0%	\$2,119.26	26%
City Of Winter Park Debt Service 2017 & 2020	\$567,866	\$50,000	\$517,866	0.2647	-8.4%	\$137.08	2%
St Johns Water Management District	\$567,866	\$50,000	\$517,866	0.1974	-9.8%	\$102.23	1%
Totals				15.4511		\$8,163.15	

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: \$8,163.15

2022 Tax Savings Tax Savings

Your taxes without exemptions would be: \$17,293.06

Your ad-valorem tax with exemptions is: - \$8,163.15

Providing You A Savings Of: = \$9,129.91

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 Number: 08-22-30-6456-01090

Owner & Address:

Date: 6/5/2023

WILLIAMS TERESA 1450 CHESTNUT AVE WINTER PARK, FL 32789

Tax Year: 2022

Total Assessed Value: \$567,866

Legal Description: OSCEOLA COURT K/108 LOT 9 & LAND

Taxable Value: \$542,866

Location Address: 201 OSCEOLA CT WINTER PARK 32789

Gross Tax Amount: \$8,163.15

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
2022	WILLIAMS TERESA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2021	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2020	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2019	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2018	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2017	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2016	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2014	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2013	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2012	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2011	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2010	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2009	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2008	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2007	HAWLEY JEAN H TR	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2006	HAWLEY JEAN H TR	* 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 FUNI LAST BUSINESS DAY OF THE MONTH.**

Prepared By and return to:
Stephanie Anderson
Legacy Title Group LLC
250 Waymont Ct, Ste 120
Lake Mary, FL 32746

File Number: 021923
Parcel ID: 08-22-30-6456-01090

Warranty Deed

Know All Men By These Presents that on 02/28/2023

Z 201 Osceola LLC, a Florida Limited Liability Company, (henceforth referred to as "Grantor") of PO Box 488, Winter Park, FL 32790, for consideration paid, grant to

Teresa Williams, a single woman, (henceforth referred to as "Grantee") of 1450 Chestnut Avenue, Winter Park, FL 32789

(Wherever used herein the terms "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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 9, Block A, OSCEOLA COURT, as per plat thereof recorded in Plat Book K, Page 108, of the Public Records of Orange County, Florida, and ALSO all of that certain lot, tract, piece or parcel of land lying and being situated between Lake Osceola and the Northern boundary of said Lot 9, Block A, Osceola Court, the Eastern and Western boundary being delineated by a protraction of the Eastern boundary of Lot 9 to its intersection with Lake Osceola and by a protraction of the Western boundary of Lot 9 to its intersection with said Lake Osceola, both of said protractions being due North and in the same direction as the said boundaries of said Lot as shown according to the plat aforesaid.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2022.

WARRANTY DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Chanel Vicari

Witness #1 Signature
Chanel Vicari

Witness #1 Printed Name

Jon C. Gilie

Witness #2 Signature

Jon C. Gilie
Witness #2 Printed Name

Z 201 Osceola LLC, a Florida Limited Liability Company

By: [Signature]
Zane L. Williams, Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

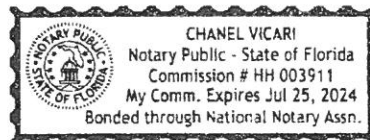
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of February, 2023 by Zane L. Williams, Manager of Z 201 Osceola, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Chanel Vicari

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____



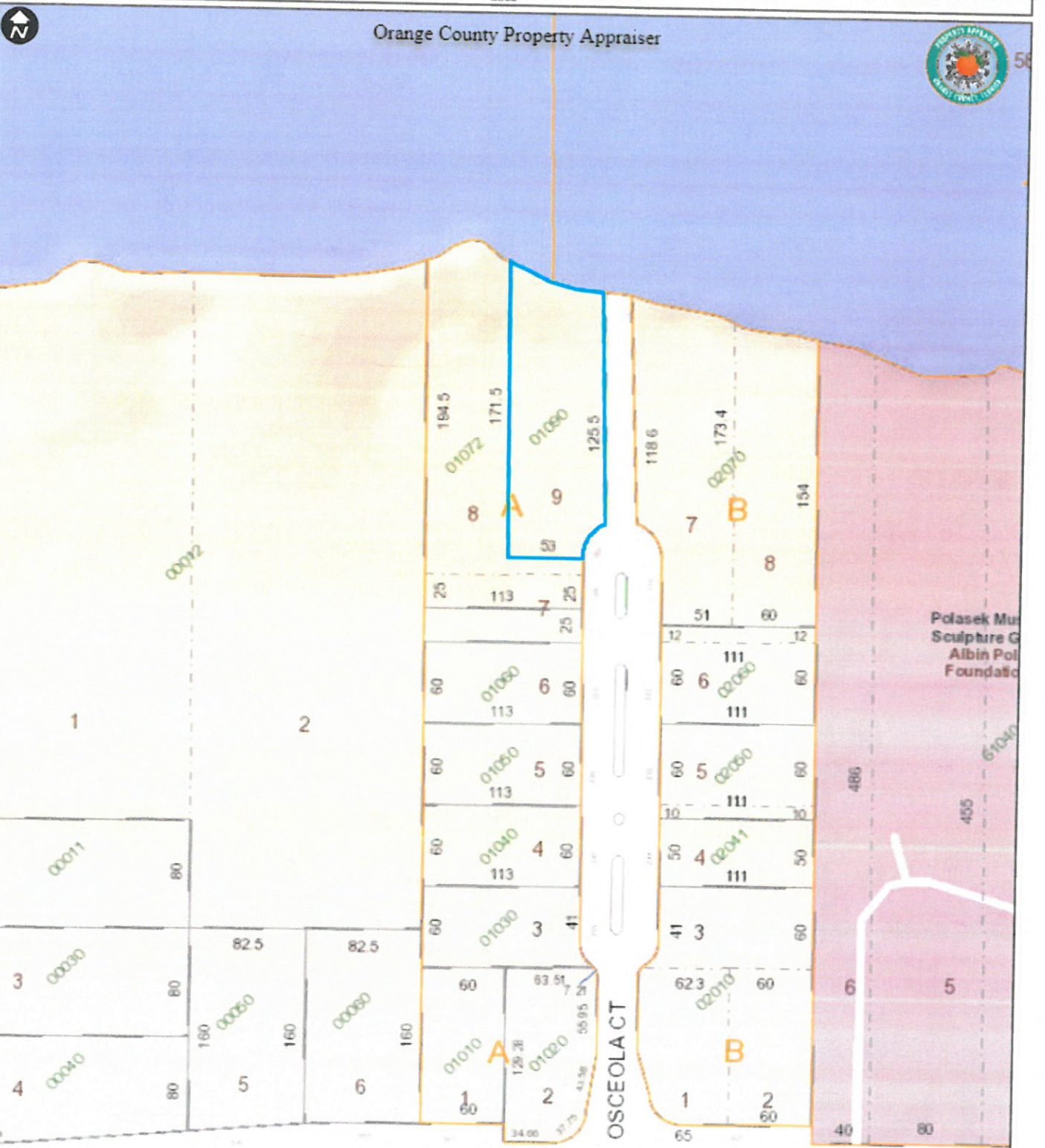
Parcel Photos - 201 Osceola Ct



201 OSCEOLA CT, WINTER PARK, FL 32789 2/8/2023 11:05 AM

OCPA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number
	Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Gated Roads		Block Line		Commercial/Institutional		Hydro		Building		3106 Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		E Block Number		111.9 Parcel Dimension



Created: 3/9/2023 16:42

This map is for reference only and is not a survey

OSCEOLA



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

Detail by Entity Name

Florida Profit Corporation
Z PROPERTIES GROUP INC

Filing Information

Document Number P07000114679
FEI/EIN Number 26-1960170
Date Filed 10/18/2007
Effective Date 10/17/2007
State FL
Status ACTIVE

Principal Address

219 W. Comstock Avenue
WINTER PARK, FL 32789

Changed: 04/07/2021

Mailing Address

PO BOX 488
WINTER PARK, FL 32790

Changed: 04/08/2008

Registered Agent Name & Address

WILLIAMS, ZANE L
219 W. Comstock Avenue
WINTER PARK, FL 32789

Address Changed: 04/07/2021

Officer/Director Detail

Name & Address

Title P

WILLIAMS, ZANE L
219 W. Comstock Avenue
WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
-------------	------------

2021	04/07/2021
2022	04/07/2022
2023	03/15/2023

Document Images

03/15/2023 -- ANNUAL REPORT	View image in PDF format
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CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: LDC -23-0315

City of Winter Park
Petitioner,
vs.
Teresa Williams
1450 Chestnut Avenue
Winter Park, FL 32789-1604
&
Z- Properties Group, LLC
P.O. Box 488
Winter Park, FL 32790
Respondents, _____ /

AFFIDAVIT OF POSTING

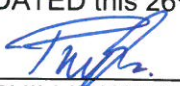
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted PHILLIP WADE, Safety & Code Compliance Officer for the City of Winter Park, 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 1450 Chestnut Ave., for the property at 201 Osceola Ct. on this 26th day of June 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 26th day of June 2023



PHILLIP WADE
Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of June 2023, by PHILLIP WADE, who is personally known to me as a Safety & Code Compliance Officer for the City of Winter Park.

Susanne R. Porras

Susanne Porras, Notary Public
My Commission Expires November 1, 2026
Commission #HH283677





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

CASE NO.: LDC -23-0315

City of Winter Park
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vs.
Teresa Williams
1450 Chestnut Avenue
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&
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P.O. Box 488
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Respondents, _____ /

AFFIDAVIT OF POSTING

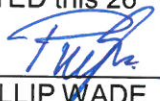
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted PHILLIP WADE, Safety & Code Compliance Officer for the City of Winter Park, 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 201 Osceola Ct. on this 26th day of June 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 26th day of June 2023



PHILLIP WADE
Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of June 2023, by PHILLIP WADE, who is personally known to me as a Safety & Code Compliance Officer for the City of Winter Park.

Susanne R. Porras

Susanne Porras, Notary Public
My Commission Expires November 1, 2026
Commission #HH283677





06/26/2023 15:12

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

Case No: LDC-23-0315

**CITY OF WINTER PARK
Petitioner,**

9171 9690 0935 0309 8676 84
9171 9690 0935 0245 9396 12

vs.

**TERESA WILLIAMS
1450 CHESTNUT AVENUE
WINTER PARK, FL 32789-1604
&
Z-PROPERTIES GROUP, INC.
P.O. BOX 488
WINTER PARK, FL 32790**

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, a governmental board of the City of Winter Park, which will take place on

**Thursday, July 6th, 2023
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violation of City Code Chapter/Section: Chapter 58, Section 58-299. – Penalties for Tree Removal Without Required Permit for Tree Damage of the City of Winter Park Land Development Code.

06/26/2023 15:12

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

CASE NO.: LDC- 23-0315

City of Winter Park
Petitioner,
vs.
Teressa Williams
1450 Chestnut Ave.
Winter Park, FL 32789-1604
&
Z-Properties Group, Inc.
P.O. Box 488
Winter Park, FL 32790

Respondents, _____ /

AFFIDAVIT OF POSTING

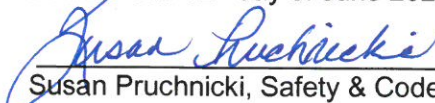
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park, 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 201 Osceola Ct. on this 12th day of June 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 12th day of June 2023


Susan Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of June 2023, by SUSAN PRUCHNICKI, who is personally known to me as a Safety & Code Compliance Coordinator for the City of Winter Park.

Susanne Porras

Susanne Porras, Notary Public
My Commission Expires November 1, 2026
Commission #HH283677



Tracking Number:

Remove X

9171969009350309867615

Copy

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

Latest Update

Your item was delivered to an individual at the address at 2:58 pm on June 15, 2023 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

June 15, 2023, 2:58 pm

See All Tracking History

Feedback

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package



Tracking Number:

Remove X

9171969009350199422529

Copy

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

Latest Update

Your item was picked up at the post office at 1:25 pm on June 15, 2023 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

WINTER PARK, FL 32789

June 15, 2023, 1:25 pm

[See All Tracking History](#)

Feedback

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

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

Case No: LDC-23-0315

CITY OF WINTER PARK
Petitioner,

9171 9690 0935 0309 8676 15

vs.

TERESA WILLIAMS
1450 CHESTNUT AVENUE
WINTER PARK, FL 32789-1604
&
Z-PROPERTIES GROUP, INC.
P.O. BOX 488
WINTER PARK, FL 32790

9171 9690 0935 0199 4225 29

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, a governmental board of the City of Winter Park, which will take place on

**Thursday, July 6th, 2023
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-299. – Penalties for Tree Removal Without Required Permit for Tree Damage of the City of Winter Park Land Development Code.**

2. Address where violation(s) exists: **201 Osceola Ct., Winter Park, FL 32789.**
3. Parcel I.D. No.: **08-22-30-6456-01-090**
4. Property Zone: **R-1AAA**
5. Legal Description: **OSCEOLA COURT K/108 LOT 9 & LAND TO LAKE BLK A per Orange County records.**
6. Names and address of owner/person in charge of location where violation exists: **Teresa Williams – 1450 Chestnut Ave., Winter Park, FL 32789**
7. Description of Violation: **Workers under contract to Z-Properties Group, Inc. and on behalf of the property owner at 201 Osceola Ct. removed a protected 46" laurel oak at 201 Osceola Ct. without a permit.**
8. Compliance Requirements: **Property owner must satisfy the following conditions:**
 1. **Obtain an after-the-fact permit removal permit.**
 2. **Plant four 3" minimum caliper Florida grade #1 approved shade tree or eight 2" minimum caliper Florida grade #1 approved understory trees or pay \$10,120.00 into the Tree Trust Fund in lieu of replanting.**

Compliance Date to avoid hearing: **June 20th, 2023.**

Unless Respondent(s) corrects the violation described and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Enforcement Board, on the **July 6th, 2023, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commission Chambers).

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

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

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

Appeal Process

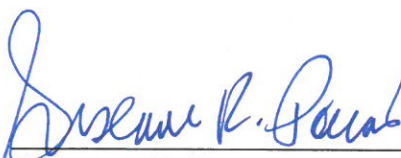
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. The party bringing the appeal has the responsibility of ensuring that, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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.

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: 12th day of June 2023

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **TERESA WILLIAMS -1450 CHESTNUT AVE., WINTER PARK FL 32789-1604 & Z-PROPERTIES GROUP, INC. – P.O. BOX 488, WINTER PARK, FL 32790**

**Certified Mail: 9171 9690 0935 0309 8676 15 (OWNER)
9171 9690 0935 0199 4225 29 (CONTRACTOR)**



Susanne R. Porras

Safety & Code Compliance Manager

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

CODES CITED

Sec. 58-299. - Penalties for tree removal without required permit or for tree damage.

- **Sec. 58-299. - Penalties for tree removal without required permit or for tree damage.**

- (a) Any protected tree(s) removed without a permit or destroyed or receiving major damage in violation of this division must be replaced and/or compensated at the rate of twice the requirements of section 58-287.
- (b) If no evidence exists on site to calculate the caliper inches of the tree(s) removed, then the tree shall be presumed to be a minimum of a 24-inch protected specimen tree. It is the property owner's responsibility to prove otherwise.
- (c) For repeat offenders the city has the right to double restoration requirements or fines (or both) for each subsequent infraction, and in the alternative or in addition to revoke or suspend a contractor's license to do business in the city.

(Ord. No. 2724-07, § 1, 10-8-07; Ord. No. 2895-12, § 1, 11-26-12)

- **Sec. 58-287. - Tree replacement and financial compensation requirements.**

Conditions for approval of a tree removal permit shall include tree replacement, financial compensation or a combination of tree replacement and financial compensation.

Tree replacement may be made in the form of planting replacement tree(s) on the subject property or other property within city limits or public property with city approval in accordance with the following criteria:

- (1) *Tree replacement.* Protected trees of any dbh requested to be removed because they are deemed to be dead or beyond recovery, hazardous, or deteriorated shall be replaced with one approved replacement tree having a minimum caliper of three inches.

Protected trees requested to be removed and not deemed to be dead or beyond recovery, hazardous, or deteriorated shall be replaced with one approved replacement tree or trees as follows:

- a. Replacement of protected trees shall require replacement by one or two trees with a dbh equal to or greater than three inches based on the caliper inch measurement of the tree to be removed. If the dbh of the tree to be removed is less than 19 inches, then one replacement tree is required to be replanted. If the dbh of the tree to be removed is 19 inches, then two replacement trees are required to be replanted.
 - b. Multiple understory trees may be approved as replacement trees with a cumulative caliper of at least six inches and shall be planted on the same property where the tree was removed.
 - c. No single replacement shade tree shall have a caliper of less than three inches. No single replacement understory tree, if approved, shall have a caliper of less than two inches.
 - d. If understory trees are approved as replacement, the caliper inches required shall be double that required when using approved shade trees.
 - e. Any tree removed from property not zoned for one- or two-family dwellings that removes the property's compliance with the division 8 landscape regulations must be replanted on the same property.
 - f. Replacement trees may count toward meeting the planting requirements of division 8, landscape regulations.
 - g. All replacement trees shall adhere to the current guidelines established by the Florida Grades and Standards for nursery-grown trees and must be Florida grade #1 or better. Replacement trees shall be installed with their top main root one inch above the surrounding grade.
 - h. Replacement tree(s) shall be maintained and warranted to survive for a period of one year from installation. Trees not deemed to have satisfactorily survived shall be replaced with new tree(s) of the same size. Replacement tree(s) shall comply with the same maintenance and replacement warranty as the original replacement tree(s) and the warranty period will restart at the date of replanting. In the event that a tree planting is approved on public property or city rights-of-way, maintenance fees as established by the city commission may be assessed as part of the permit process.
 - i. Minor deviations regarding the required replacement trees in this section may be determined by the city based on the condition of the tree(s) being removed and other conditions that exist on the subject property. Minor deviations shall include considering any adjustments in the required tree replacement based on existing conditions on the property such as existing tree canopy coverage of the property, topography, space available for planting or similar criteria.
- (2) *Financial compensation.* Caliper inches not planted as replacement trees are to be compensated by payment to the tree replacement trust fund. Compensation shall equal the rate per caliper inch set by the city commission in the schedule of fees multiplied by the caliper inches of protected trees removed.

a. Compensation is established in the schedule of fees and shall be dispersed per section 58-289 "tree replacement trust fund."

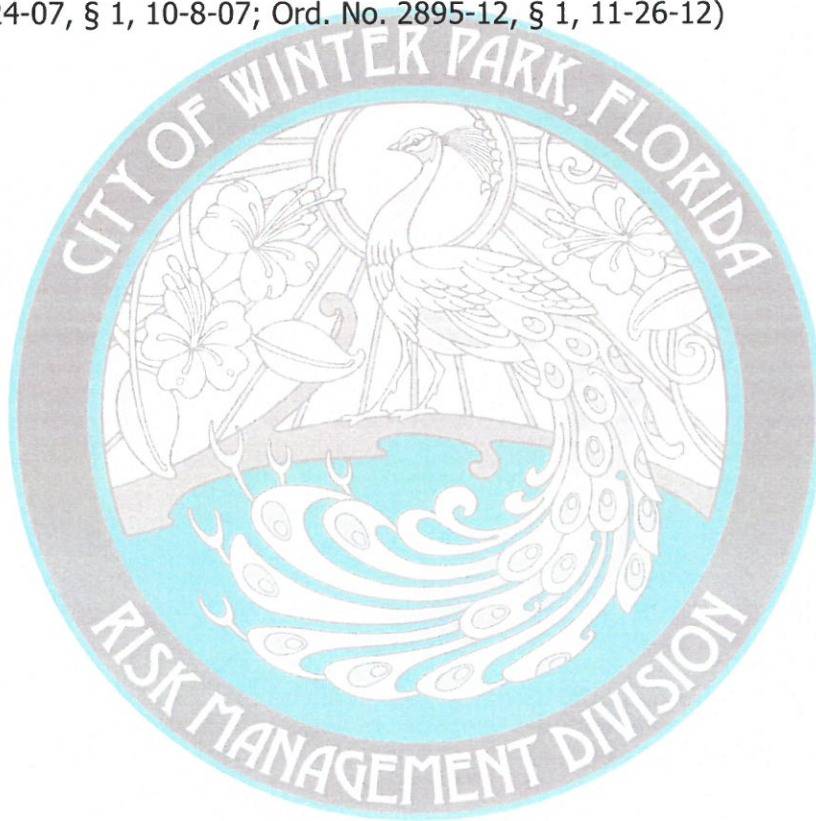
b. A stop work order may be issued for any development or active construction project until all applicable permit compensation conditions are satisfied.

c. The certificate of occupancy or certificate of completion shall not be issued for any development until all applicable permit conditions have been satisfied.

d. A tree removal permit shall not be issued until the required financial compensation for removal is paid.

e. When more than one tree is permitted to be removed, the total dbh of the protected trees to be removed shall provide the basis for compensation.

(Ord. No. 2724-07, § 1, 10-8-07; Ord. No. 2895-12, § 1, 11-26-12)



NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: 12/21/2022

CERTIFIED TRACKING NUMBER:

You are hereby notified that the below stated property has been inspected and found to be in violation of **Sec. 58-299. - Penalties for tree removal without required permit or for tree damage.**

On **12/19/2022** a violation was observed on your property. The violation must be corrected by **04/01/2023**. 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-1AAA
Parcel ID#: 08-22-30-6456-01-090
Violation 201 Osceola Ct.
Location/Address: WINTER PARK, FL 32789
Property Owner/ Tenant: Williams Teresa & Z Properties Inc. (contractor)
Mailing Address: 1450 Chestnut Ave.
City/ State/ Zip: WINTER PARK, FL 32789
Description of Violation: Contractor Z Properties removed a 46" laurel oak at 201 Osceola Ct.
Corrective action to be taken: Teresa Williams and Z Properties Inc. must satisfy the following conditions:

- Obtain an after-the-fact tree removal permit.
- Plant four 3" minimum caliper Florida grade #1 approved shade trees or eight 2" minimum caliper Florida grade #1 approved understory trees or pay \$10,120.00 into the Tree Trust Fund in LIEU of replanting.

Inspector Name: **Jorden Hinrichsen**

CODE CITED

Sec. 58-299. - Penalties for tree removal without required permit or for tree damage.

(a) Any protected tree(s) removed without a permit or destroyed or receiving major damage in violation of this division must be replaced and/or compensated at the rate of twice the requirements of section 58-287.

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 Urban Forestry Division at 407-599-3325.

Permit Number: DEMO-2022-0082

[Permit Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	Demolition Permit - Single Family Residence	Status:	In
IVR Number:	286882	Applied Date:	12
District:	Winter Park	Assigned To:	Bu
		Valuation:	\$7
Description:	Demolition of Single Family Residence		

[Summary](#)[Locations](#)[Fees](#)[Reviews](#)[Inspections](#)[Attachments](#)

Demolition Review-RES

Submittal Status

Pending

Received Date

12/07/2022

✓ Water & Wastewater Review • Approved • Paxman Wayland • Comp

✓ Historic Review • Approved • Briggs Jeff • Completed : 12/14/2022

Urban Forestry • Pending • Hinrichsen Jorden • Due : 12/28/2022

Demolition Review • In Review • Building Permit Tech • Due : 12/07/20

Z CHANEL MAGID
219 W. COMSTOCK AVE.
chanel@zpropertiesinc.com
407.949.8639

