



Quasi-Judicial Boards (includes Public Hearings)

Agenda

May 5, 2022 @ 3:00 pm

401 S. Park Avenue, Winter Park, FL 32897
Commissioner Chambers

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. **Consent Agenda**
 - a. [Approval of the February 3, 2022 Meeting Minutes](#) 5 Minutes
 3. **Swearing of Witnesses**
 4. **Staff Updates**
 - a. [Compliances](#) 5 Minutes
 5. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 6. **Action Items**
 7. **Public Hearings**
 - a. [New Case: CCB# 22-256 475 Huntington Avenue, Winter Park, FL 32789](#) 30 Minutes
 - b. [New Case: CCB# 21-818 630 W Swoope Avenue, Winter Park, FL 32789](#) 30 Minutes
 8. **Board Comments**
 9. **Adjournment**



Code Compliance Board

agenda item

item type	Consent Agenda	meeting date	May 5, 2022
prepared by	Neena Ramjit	approved by	
board approval			
strategic objective			

subject

Approval of the February 3, 2022 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[February 3, 2022 Draft Meeting Minutes](#)



Code Compliance Board Minutes

February 3, 2022 at 3:00 pm

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

Meeting Called to Order

Paul Mandelkern called the meeting of the City of Winter Park Code Compliance Board to order at 3:03pm on February 3, 2022, in the Commission Chambers, Winter Park, Florida.

Roll Call

Code Compliance Board Members: Paul Mandelkern, Todd Boyer, Douglas Bond, and Wayne Johnson were present. John Schmalz, Sherwin Sargeant, and Mark Van Valkenburgh were absent.

Assistant City Attorney: Richard Geller from Fishback Dominick Law Firm

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

Paul Mandelkern read the statement of purpose into the minutes.

Approval of Minutes

Motion made by Todd Boyer; seconded by Douglas Bond to approve the January 6, 2022 minutes. The motion passed unanimously.

Swearing In of Witnesses

All witnesses were sworn in.

Compliances

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

CCB# 21-1247 1805 Alice Avenue, Winter Park, FL 32792

New Business

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

Violation: Residential dwelling is currently being rented or utilized on AirBnb for less than one month which is a violation of the city code.

Codes Cited: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings as adopted and amended by the City of Winter Park Land Development Code

Presentation of the alleged violation was given. Susanne Porras, Safety & Code Compliance Manager and Neena Ramjit, Safety & Code Compliance Coordinator, spoke in regards to this case.

Susanne Porras presented the property's details and description according to records obtained from Orange County Property Appraiser office on January 18, 2022.

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

- First educational Letter issued on June 25, 2021
- Notice of Violation issued on July 12, 2021
- Notice of Hearing issued on November 11, 2021

- Amended Notice of Hearing issued on December 20, 2021

Screenshots from the property's Airbnb listing were shown from the following dates: June 25, 2021, July 12, 2021, September 20, 2021, October 21, 2021, November 11, 2021, December 22, 2021, January 6, 2022, January 14, 2022, and January 21, 2022. Additionally, Neena Ramjit submitted to the Board the current printed Airbnb listing for February 3, 2022 as evidence to review.

The following spoke on behalf of the Respondents:

Attorney Robert Kingsford, Alfano Kingsford, P.A., represented his sons David and Jacobs Kingsford, the Respondents. He provided character references for both of the Respondents and submitted other Airbnb listings within the City as evidence for the Board to review. Mr. Kingsford shared their intent to comply with the City's code and requested the Board to consider an extension for two reasons:

- Jacob frequently travels between New York and Florida for his job and are requesting a 120 day delay in enforcement to allow Jacob to purchase a permanent home in Florida.
- The property is currently booked up until March 22, 2022.

Upon questioning from the Board Members, Robert Kingsford addressed the host name used in the Airbnb listing (Citrus Hospitality) and disclosed the monthly mortgage amount.

There were no individuals for public comment.

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

Wayne Johnson, made a motion that from the evidence presented today, this Board is issuing a ruling finding the Respondents, David Kingsford and Jacob Kingsford, Compliance Board Case #21-817, owners of 901 Harmon Ave. & 1241 S. Denning Drive, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (aa) - Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited per City of Winter Park Land Development Code.

The respondents are ordered to cease all rental operations for less than a month within 60 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondents are further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by April 3, 2022. Todd Boyer, Vice Chairman, seconded the motion

Wayne Johnson clarified that the date of April 3, 2022 was chosen due to the existing bookings in March stated by Mr. Kingsford.

There was no further discussion on the motion. The motion passed 4-0.

Old Business

None

Other Business / Progress

None

Adjournment

There being no further business, Paul Mandelkern made a motion to adjourn the meeting at 3:39 p.m. Todd Boyer seconded the motion and it passed unanimously.

Next meeting is March 3 at 3:00pm.

February 3, 2022
Page 3

Respectfully submitted,

Neena Ramjit Recording Secretary



Code Compliance Board

agenda item

item type	Staff Updates	meeting date	May 5, 2022
prepared by	Neena Ramjit	approved by	
board approval			
strategic objective			

subject

Compliances

motion / recommendation

background

- CCB# 21-817 1241 S. Denning Drive, Winter Park, FL 32789
- CCB #22-04 2365 Winter Park Road, Winter Park, FL 32789

alternatives / other considerations

fiscal impact



Code Compliance Board

agenda item

item type	Public Hearings	meeting date	May 5, 2022
prepared by	Neena Ramjit	approved by	
board approval			
strategic objective			

subject

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

motion / recommendation

background

Violation: Discarded articles all around the front yard to include 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.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[475 HUNTINGTON AVE.pdf](#)

FACT SHEET

May 5, 2022.

Case No: 22-256

Respondent:

WILLIAM HENRY S. ESTATE
475 HUNTINGTON AVE.
WINTER PARK, FL 32789-5073

1. Address where violation exists: **475 HUNTINGTON AVE., Winter Park, FL 32789**
2. Parcel I.D. No.: **07-22-30-8760-00-161**
3. Property Zone: **R-2**
4. Inspection(s): **02-10-22, 03-14-2022, 03/30/2022, 04/07/2022 and 04/25/2022 by Officer Porras**
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: Discarded articles all around the front yard to include shopping cart, 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.	CORRECTIVE ACTION REQUIRED: Remove all discarded articles and outside storage including shopping cart, trash bags, furniture, pavers and all other items. Refuse containers shall be placed out of sight after the property is serviced. Containers shall be placed in the rear and or side yard areas. Repair broken glass window to comply with City of Winter Park Property Maintenance.	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 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.
---	---	---

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, 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 respondent is ordered to remove all discarded articles and outside storage including, shopping cart, trash bags, furniture, pavers and all other items. To keep refuse containers out of sight in the rear and or side yards after the property is serviced. Repair broken glass window 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 _____.

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: 05/03/2022 System Refresh Date: 05/02/2022

475 Huntington Ave 07-22-30-8760-00-161

Name(s):

Williams Henry S Estate

Physical Street Address:

475 Huntington Ave

Property Use:

0800 - Multi-Family

Mailing Address On File:

475 Huntington Ave
Winter Park, FL 32789-5073

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)



475 HUNTINGTON AVE, WINTER PARK, FL 32789 3/26/2021 8:09 AM

[Upload Photos](#)

[View 2021 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)



[MARKET STATS](#)



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

[View Plat](#)

Property Description

TROTTERS REPLAT J/58 THE N 100 FT OF LOT 16

Total Land Area

4,997 sqft (+/-) | 0.11 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0800 - Multi-family	R-2	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	Actual Year Built:	1970	Gross Area:	2460 sqft
Type Code:	0822 - Class II Duplex	Beds:	4	Living Area:	1920 sqft
Building Value:	Working Value...	Baths:	2	Exterior Wall:	Concrete/Cinder Block
Estimated New Cost:	Working Value...	Floors:	2	Interior Wall:	Drywall

« « 1 » »

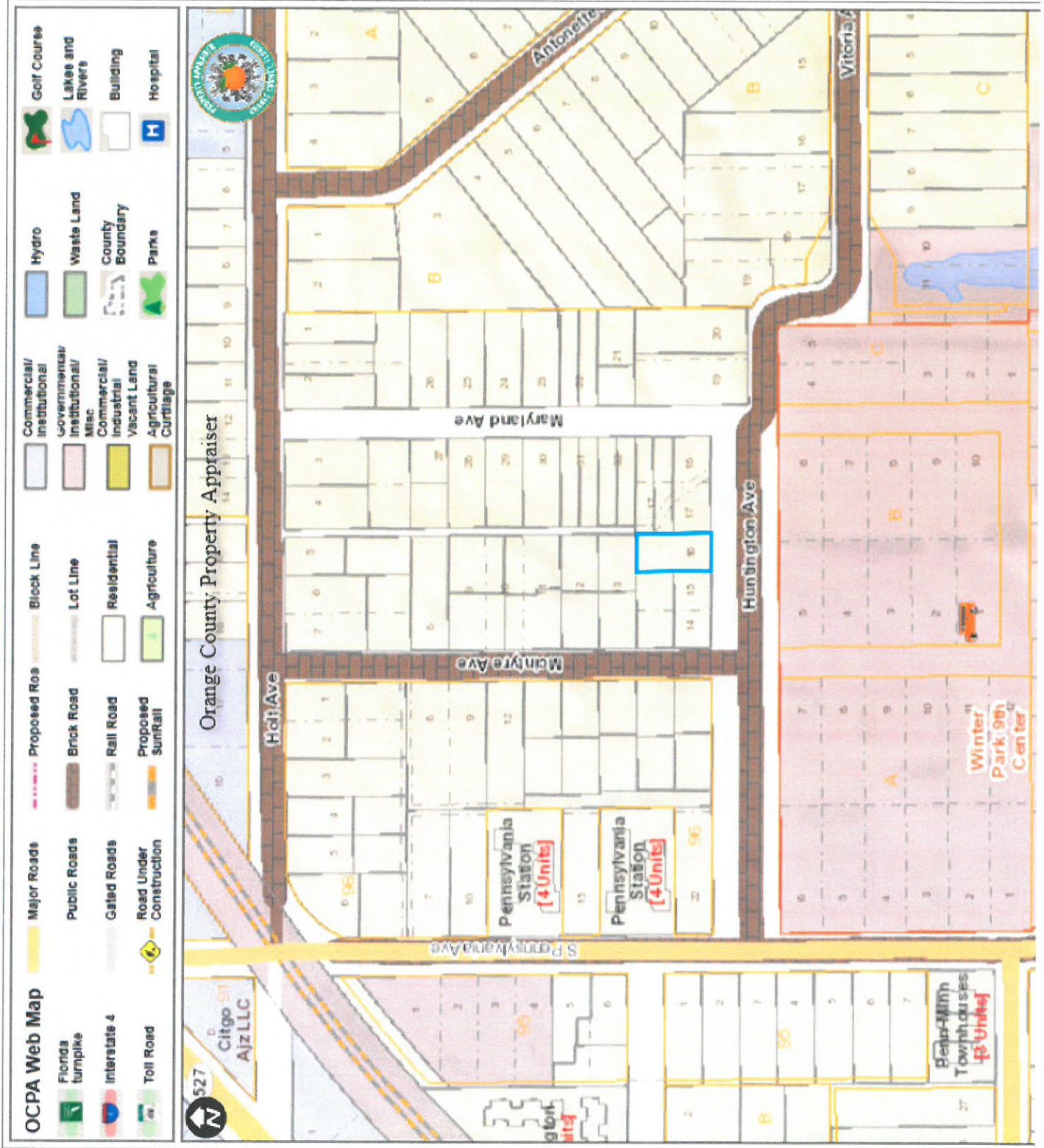
Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Shnv - Shed N/v	01/01/2010	1 Unit(s)	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)



The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understanding and acceptance of this statement by the user. This Site Should not be relied upon for a title search.

Parcel/Tangible Number: 07-22-30-8760-00161 **Owner & Address:**
Date: 5/3/2022 WILLIAMS HENRY S ESTATE 475 HUNTINGTON AVE WINTER PARK, FL 32789-
Tax Year: 2021 5073
Total Assessed Value: \$343,582 **Legal Description:** TROTTERS REPLAT J/58 THE N 100 FT OF LOT 16
Taxable Value: \$343,582 **Location Address:** 475 HUNTINGTON AVE WINTER PARK 32789
Gross Tax Amount: \$5,425.53
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 select the Taxbill button to see the certified owner.

Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2021	WILLIAMS HENRY S ESTATE	\$5,618.30	Taxbill	☐	Pay Now
2020	WILLIAMS HENRY S ESTATE	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2018	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2017	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2016	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2015	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2014	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2013	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2012	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2011	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2010	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2009	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2008	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2007	WILLIAMS HENRY S	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2006	WILLIAMS HENRY S	* 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 *

Other Real Estate Certificates:

Year	Face Value	Certificate Number	Status	Amount Paid
2019	\$1,427.62	2020-0015054	Paid	\$1,505.25

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

524605 RECORDED JUN 30 4 50 PM '72

F.O.R. 2245 PG 220
RANGE FORM 01WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed Made the 30TH day of June A. D. 1972 by

WILBERT S. WILLIS and PATRICIA A. WILLIS, his wife
hereinafter called the grantor, to

HENRY S. WILLIAMS, a single man

whose postoffice address is 117 Hitching Post Road, Cape Canaveral, Fla. 32920
hereinafter called the grantee:

(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)

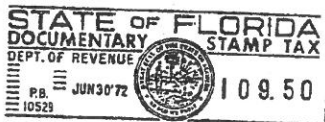
109.50
17.60
Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

The North 100 feet of Lot 16, TROTTER'S REPLAT, a re-subdivision of Block 97, of revised plat of Winter Park, according to the plat thereof as recorded in Plat Book J, page 58, Public Records of Orange County, Florida

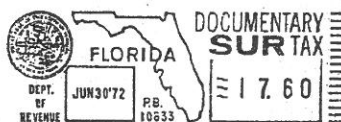
This conveyance is made subject to that certain mortgage given by David M. Meadows and Martha W. Meadows, his wife to First Federal Savings and Loan Association of Orlando dated December 22, 1969 and recorded in Official Records Book 1902, page 408, Public Records of Orange County, Florida which the grantee herein assumes and agrees to pay.

ORANGE
COUNTY

0 9 4 6 5 8

ORANGE
COUNTY

0 6 8 5 4 3

**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, 1971. This conveyance is also made subject to easements and restrictions imposed of record, if any; this reference to said easements and restrictions shall not operate to reimpose the same.**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

 Robert M. Smith

 James Wood

 Wilbert S. Willis L.S.

 Patricia A. Willis L.S.
STATE OF FLORIDA
COUNTY OF ORANGE

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

Wilbert S. Willis and Patricia A. Willis,
his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of June A. D. 1972.

Notary Public, State of Florida at Large
My Commission Expires April 30, 1973This instrument prepared by: Francis V. Gay,
VAN DEN BERG, GAY, BURKE & DYER, P.A.
Address P. O. Box 793, Orlando, Florida

APPROVED & ACCEPTED:

 Henry S. Williams (SEAL)
 Henry S. Williams

RECORDED & RECORD VERIFIED

 Francis V. Gay Clerk of
Circuit Court, Orange Co., Fla.

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

CASE NO.: 22-00000256

City of Winter Park
Petitioner,

vs.

WILLIAMS HENRY S
475 HUNTINGTON AVE
WINTER PARK, FL 32789
Respondent, _____/

AFFIDAVIT OF POSTING

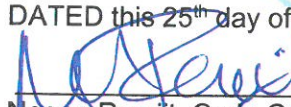
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall on this 25th day of April 2022.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

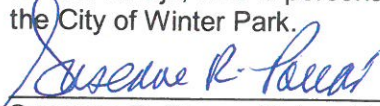
DATED this 25th day of April 2022



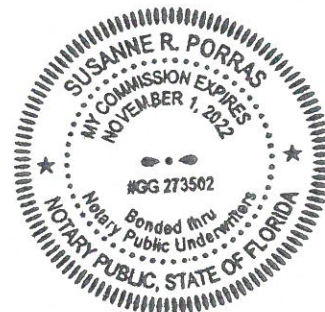
Neena Ramjit, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of April 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



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



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

CASE NO.: 22-256

City of Winter Park
Petitioner,
vs.
WILLIAMS HENRY S ESTATE
475 HUNTINGTON AVE
WINTER PARK, FL 32789-5073
Respondent, _____/

AFFIDAVIT OF POSTING

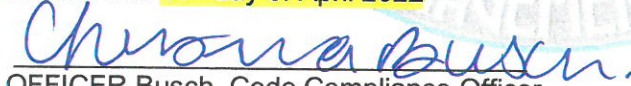
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing for the property located at 475 HUNTINGTON AVE. on this 11th day of April 2022.
3. That the attached picture document is proof of the posting.

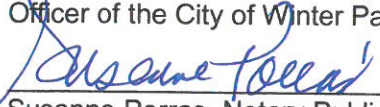
FURTHER AFFIANT SAYETH NOT

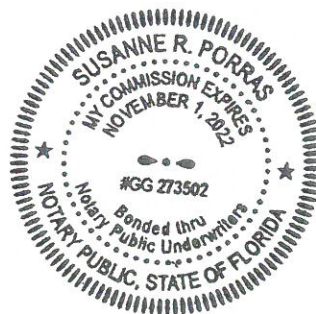
DATED this 11th day of April 2022


OFFICER Busch, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th day of April 2022, by OFFICER BUSCH, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

Case No: 22-256

**CITY OF WINTER PARK
Petitioner,**

VS.

**WILLIAMS HENRY S. ESTATE
475 HUNTINGTON AVE.
WINTER PARK, FL 32789-5073**

Respondent,

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

Thursday, May 5, 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, 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.

04/11/2022

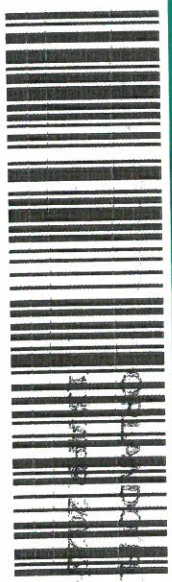


CERTIFIED MAIL™



**SAFETY & CODE
compliance**

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



9171 9690 0935 0195 0234 54

neopost
04/12/2022
US POSTAGE

FIRST-CLASS MAIL
\$06.13⁰⁰



ZIP 32789
041111230827

Williams Henry S. Estate
495 Huntington Ave.
Winter
Michael

UNC
32789-4313

NIXIE 339 CE 1 0204/18/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32789431901 *0274-08254-13-38

please remember to recycle

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

401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
[407-599-3600](tel:407-599-3600)

Case No: 22-256

9171 9690 0935 0195 0234 54

CITY OF WINTER PARK
Petitioner,

vs.

WILLIAMS HENRY S. ESTATE
475 HUNTINGTON AVE.
WINTER PARK, FL 32789-5073

Respondent,

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, May 5, 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, 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.**

2. Address where violation(s) exists: **475 Huntington Ave., Winter Park, FL 32789-5073.**
3. Parcel I.D. No.: **07-22-30-8760-00-161**
4. Property Zone: **R-2**
5. Legal Description: **TROTTERS REPLAT J/58 THE N 100 FT OF LOT 16**
6. Names and address of owner/person in charge of location where violation exists: **Williams Henry S. Estate – 475 Huntington Ave., Winter Park, FL 32789-5073.**
7. Description of Violation: **DISCARDED ARTICLES ALL AROUND THE FRONT YARD TO INCLUDE 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.**
8. Compliance Requirements: **REMOVE ALL DISCARDED ARTICLES AND OUTSIDE STORAGE INCLUDING SHOPPING CART, TRASH BAGS, OLD FURNITURE, PAVERS AND ALL OTHER ITEMS. REFUSE CONTAINERS SHALL BE PLACE OUT OF SIGHT AFTER THE PROPERTY IS SERVICED. CONTAINERS SHALL BE PLACED IN THE REAR AND OR SIDE YARD AREAS. REPAIR BROKEN GLASS WINDOW TO COMPLY WITH CITY PROPERTY MAINTENANCE CODE.**

Compliance Date to avoid hearing: **April 25, 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 **May 5, 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.**

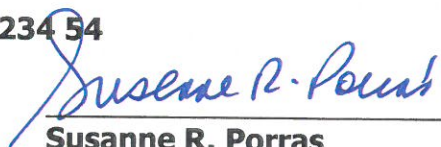
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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: 11th day of April 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: **WILLIAMS HENRY S. ESTATE – 475 HUNTINGTON AVE., WINTER PARK, FL 32789-5073.**

Certified Mail: 9171 9690 0935 0195 0234 54


Susanne R. Porras
Safety & Code Compliance Div. Manager

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

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

CASE NO.: 22-00000256

City of Winter Park
Petitioner,

vs.

WILLIAMS HENRY S ESTATE
475 HUNTINGTON AVE
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

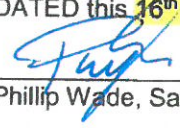
STATE OF FLORIDA
COUNTY OF ORANGE

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 475 HUNTINGTON AVE on this 15th day of March 2022.
3. That the attached picture document is proof of the posting.

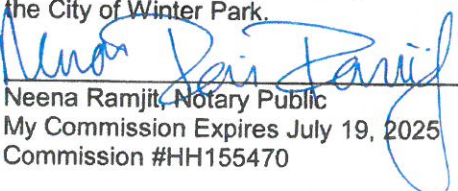
FURTHER AFFIANT SAYETH NOT

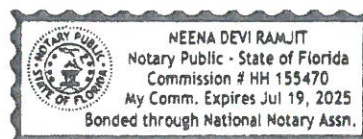
DATED this 16th day of March 2022


Phillip Wade, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of March 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

DATE: March 15, 2022
CASE # 22-00000256
CERTIFIED TRACKING

Phone: 917 9690 0935 0195 0233 24

Integrity Maintenance Code, section 22-176 (stating that the International Brotherhood of Teamsters, Local 100, has been inspected and found to be in compliance with the International Brotherhood of Teamsters, Local 100, and 304.13 Window, Sprinkle and Ejecta Code, 22-177 (amending the Property Maintenance Code), 308-1 Accumulation of Rubbish and Debris Code, Chapter 82, Section 82-27 of the International Brotherhood of Teamsters, Local 100, and 304.13 Window, Sprinkle and Ejecta Code, Chapter 82, Section 82-27 of the International Brotherhood of Teamsters, Local 100, and 304.13 Window, Sprinkle and Ejecta Code, Chapter 82, Section 82-33 & 82-36 of the City of Windsor Code).

City of Winter Park

On February 10, 2022 a Violation(s) was observed on your property. The violation(s) must be corrected by March 30, 2022. Failure to comply with the ordinance will result in the issuance of a notice to comply with the ordinance. Violation.

Property Zoned: R-10
\$4250 per day, per

Parcel ID#: R-2

Violation	Location/Address	Property Owner

Other/Tenant:
Mailing Address:

City/State/Zip:
Description of visit:

Violation:

DISCARDED ARTICLES ALL AROUND THE FRONT
YARD TO INCLUDE SHOPPING CART AND TRASH
BAGS, OUTSIDE STORAGE (CARPORT AREA) OF
FURNITURE, BRICKS, PAVING AND OTHER ITEMS
CREATING UNSIGHTLY CONDITIONS FOR
NEIGHBORING PROPERTIES. REPAIRS TO
REPLACE CONTAINERS STORED IN PLAIN VIEW ALL
THE TIME AND OUTSIDE IN SERVICE DAYS.
BROKEN GLASS IN ONE OF THE FRONT

03/15/2022

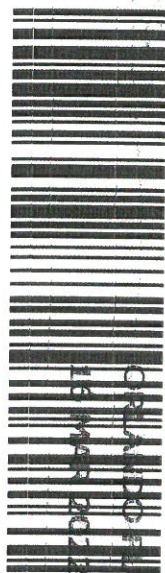




**SAFETY & CODE
compliance**

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

CERTIFIED MAIL™



ORLANDO FL 328

18 MAR 2012 PM 6 L

9171 9690 0935 0195 0233 24

neopost

03/15/2022

US POSTAGE

\$06.13
FIRST-CLASS MAIL



ZIP 32789
041111230827

number to recycle

9326090256694056

*William Henry S. Estate
475 Huntington Ave.
Winter*

32789-8931-9
UTF

NIXIE 339 DE 1

0003/27/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32789431901

*0674-11548-16-41



[Track Another Package +](#)

Tracking Number: 9171969009350195023324

[Remove X](#)

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

USPS Tracking Plus® Available [v](#)

In Transit, Arriving Late

April 1, 2022

Feedback

Get Updates [v](#)

Text & Email Updates



Return Receipt Electronic



Tracking History



USPS Tracking Plus®



Product Information



See Less [^](#)

Can't find what you're looking for?

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

FAQs

Feedback

OFFICIAL NOTICE OF VIOLATION

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

9171 9690 0935 0195 0233 24

DATE: **March 15, 2022**

CASE # **22-00000256**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0195 0233 24**

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

PROPERTY MAINTENANCE/NUISANCE/LAND DEV CODE

On **February 10, 2022** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 30, 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-2**
Parcel ID#: **07-22-30-8760-00-161**
Violation **475 HUNTINGTON AVE.**
Location/Address: **Winter Park, Florida 32789**
Property Owner/ Tenant: **WILLIAMS HENRY S. ESTATE**
Mailing Address: **475 HUNTINGTON AVE.**
City/ State/ Zip: **WINTER PARK, FL 32789-5073**
Description of Violation: **DISCARDED ARTICLES ALL AROUND THE FRONT YARD TO INCLUDE 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.

Corrective action to be
taken:

REMOVE ALL DISCARDED ARTICLES AND OUTSIDE STORAGE INCLUDING SHOPPING CART, TRASH BAGS, OLD FURNITURE, PAVERS AND ALL OTHER ITEMS. REFUSE CONTAINERS SHALL BE PLACED OUT OF SIGHT AFTER THE PROPERTY IS SERVICED. CONTAINERS SHALL BE PLACED IN THE REAR AND OR SIDE YARD AREAS. REPAIR BROKEN GLASS WINDOW TO COMPLY WITH CITY PROPERTY MAINTENANCE CODE. CONTACT THE SAFETY & CODE COMPLIANCE OFFICER 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 82-7 (d) (b) REFUSE DISPOSAL CHAPTER 82, SEC. 82-33 & 82-36

Violation Description

Sec. 82-7. REFUSE DISPOSAL

(d) Unauthorized accumulation. Any unauthorized accumulation of refuse on any premises is declared to be a nuisance and is prohibited.

(b) Private property. No person shall place or throw any refuse on private property, whether owned by such person or not, within the city, except in proper containers for collection or under express approval granted by the director

of public works.

Violation Corrective Action

Garbage containers in view. Containers shall be kept at the rear of the residence or side yard screened from right of way view when not scheduled for service. All empty containers must be returned to the rear or side yard after being served no later than 9 p.m. on the day of collection.

Violation Detail

00020 ACCUMULATION OF RUBBISH SEC 308.1 ACCUMULATION OF RUBBISH

Violation Description

SEC. 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
ALL EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OF
EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF
RUBBISH OR GARBAGE.

Violation Text

SHOPPING CART, BAGS OF MULCH, PILES OF DISCARDED ARTICLES,
PAVERS, BRICKS AND OTHER ITEMS LEFT IN PLAIN VIEW IN THE
CARPORT AREA CREATING UNSIGHTLY CONDITIONS.

Violation Corrective Action

REMOVE ALL DISCARDED ARTICLES DESCRIBED ABOVE INCLUDING
SHOPPING CART FROM THE PROPERTY TO COMPLY WITH CITY
PROPERTY MAINTENANCE CODE.

Violation Detail

00030 WINDOW & DOOR FRAMES SEC 304.13 WINDOWS

Violation Description

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES.
Every window, skylight, door and frame shall be kept in
sound condition, good repair and weather tight.

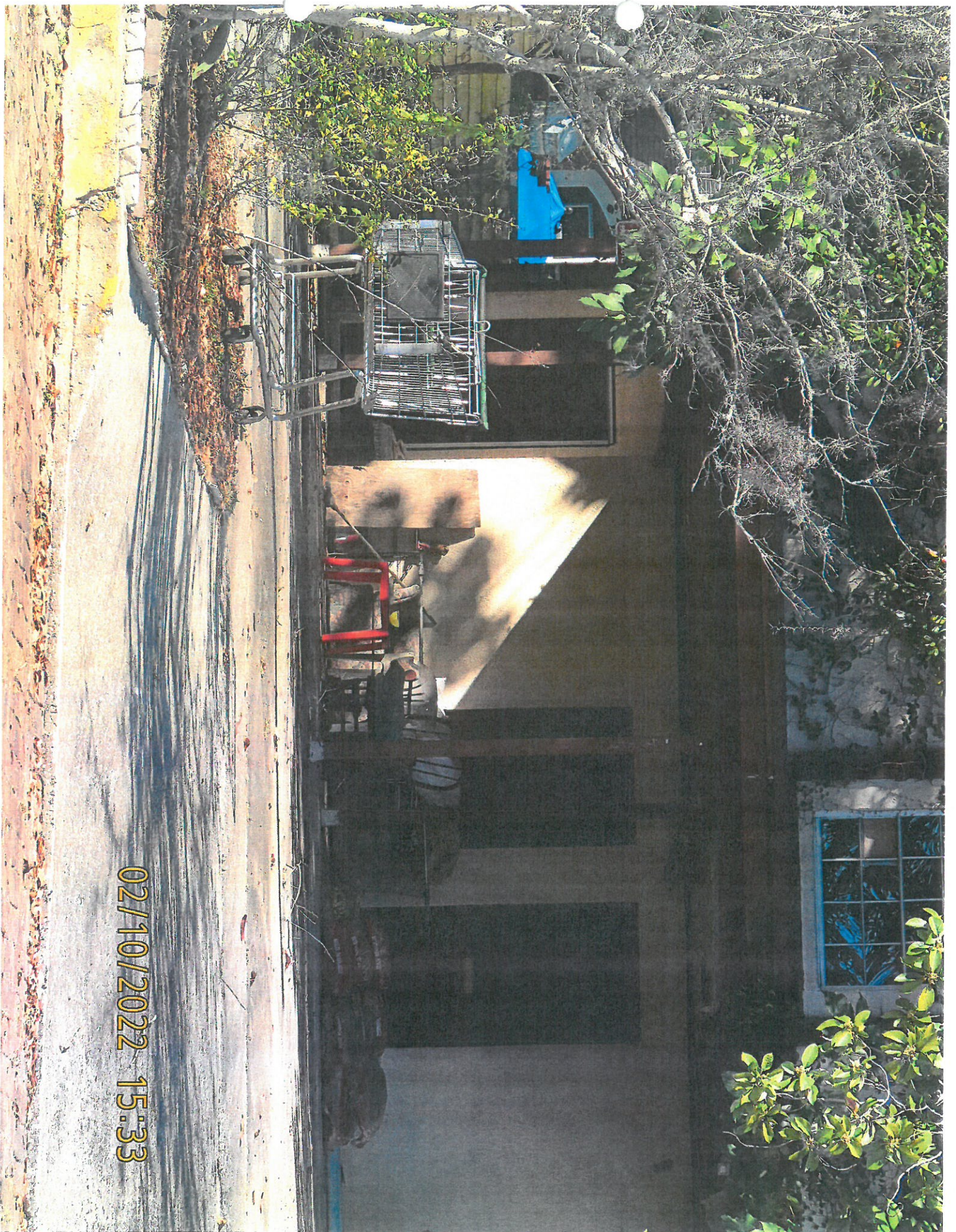
Violation Text

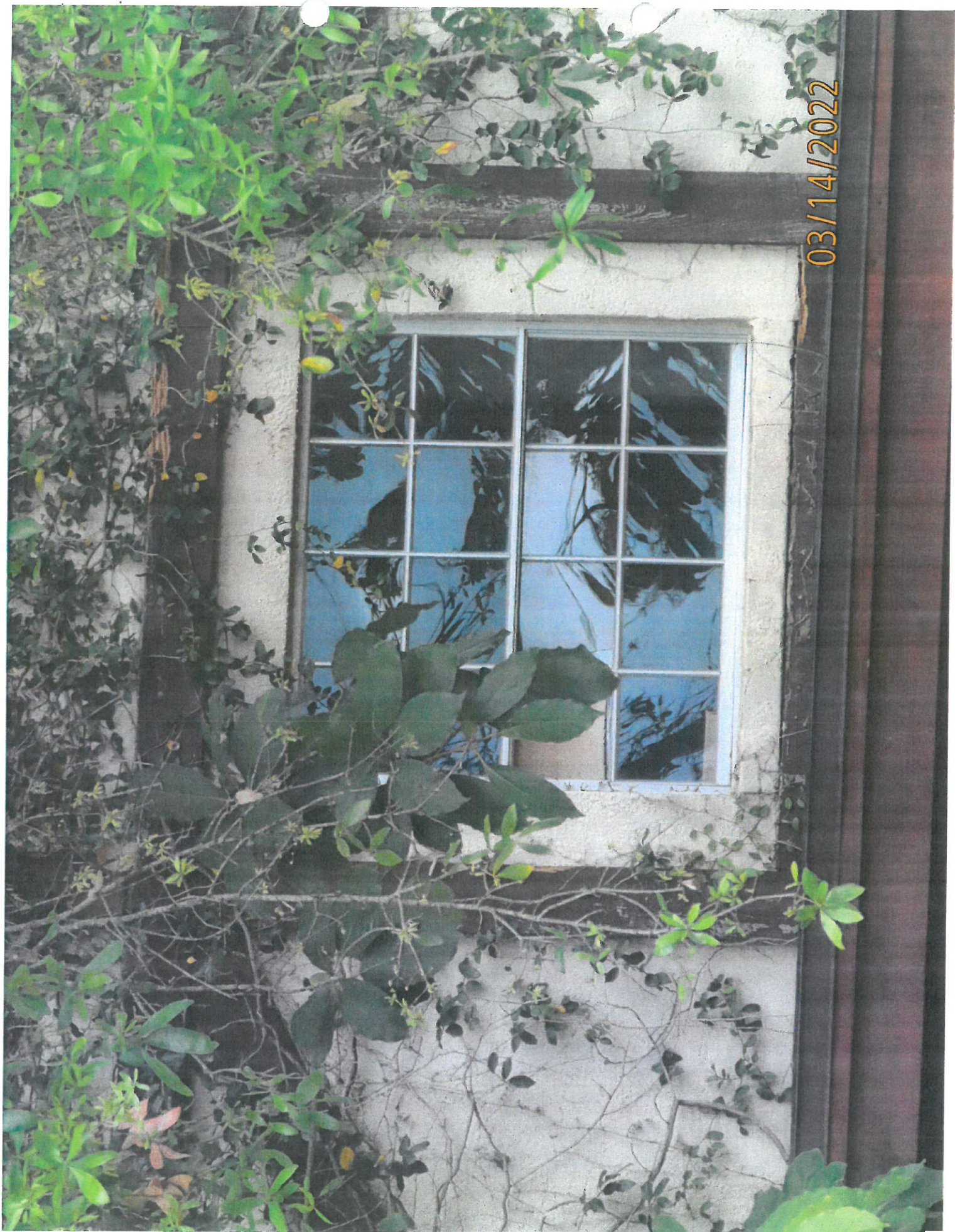
GLASS IN ONE OF THE WINDOWS IS BROKEN.

Violation Corrective Action

REPAIR THE BROKEN GLASS FROM THE WINDOW TO COMPLY WITH THE CITY OF WINTER PARK PROPERTY MAINTENANCE CODE.















03/14/2022



03/14/2022



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

CASE # 22-00000256
 TRACK NUMBER: 9171 9690 0935 0455 0233 24

CERTIFIED TRACKING NUMBER: _____

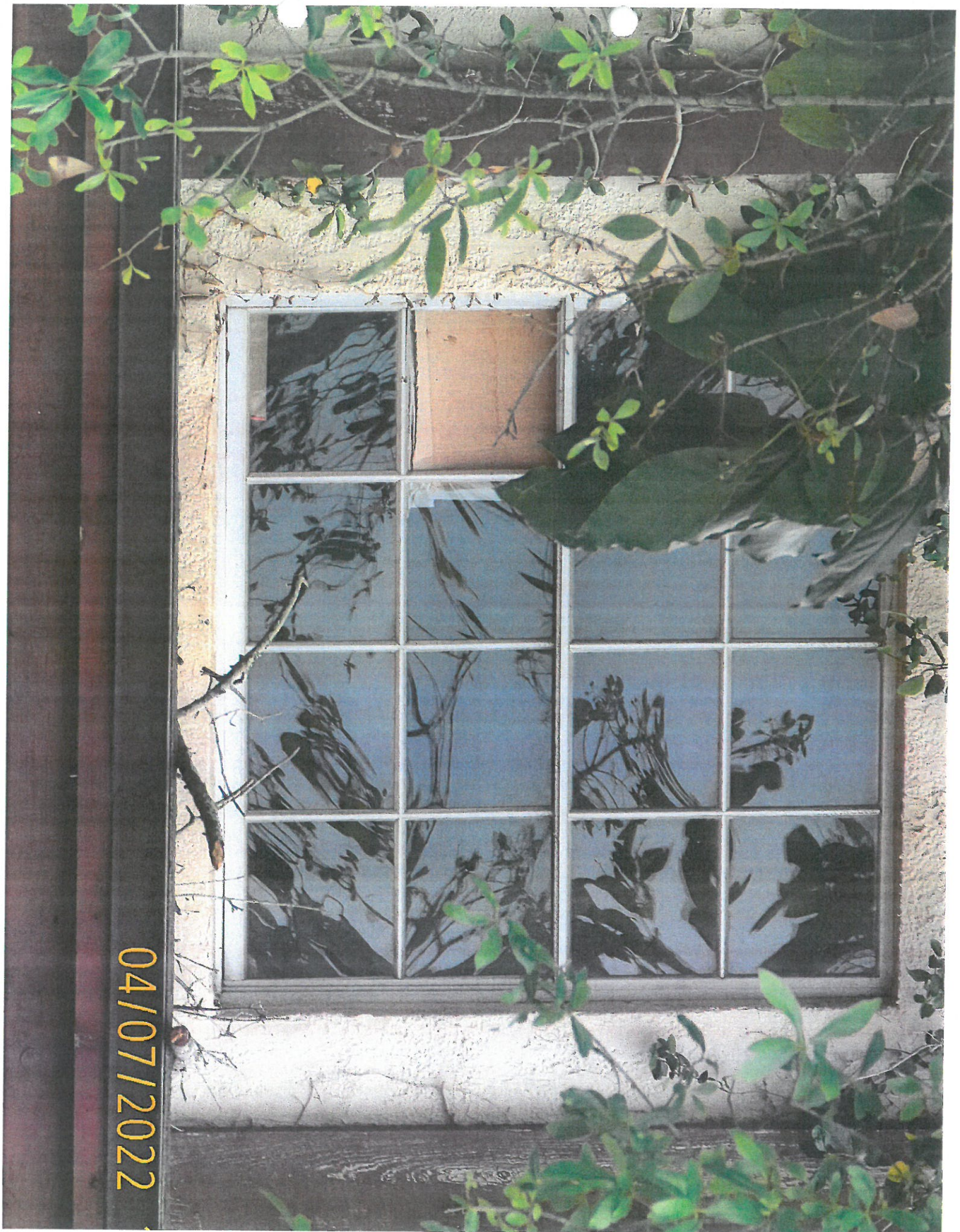
You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 22, Sections 42-161 (Adopting the International Property Maintenance Code, 2018 Edition), 408-1 Accumulation of Rubbish and International Property Maintenance Code, Article 3, Section 82-27 (a) & (b) Refuse and 304.13 Window, Skylight and Door, Section 82-26 of the City of Winter Park, Property Maintenance Code, Section 82-33 82-26 of the City of Winter Park, Disposal and Chapter 82, Section 82-33 82-26 of the City of Winter Park, Land Development Code.

VIOLATION/LAND DEV CODE

PROPERTY MAINTENANCE
On **FEBRUARY 10, 2022** a Violation(s) was issued on your property. The
violation(s) must be corrected by **MARCH 10, 2022** to avoid a failure to comply with city
ordinances will result in the imposition of a fine of up to **\$350 per day**, per
violation.

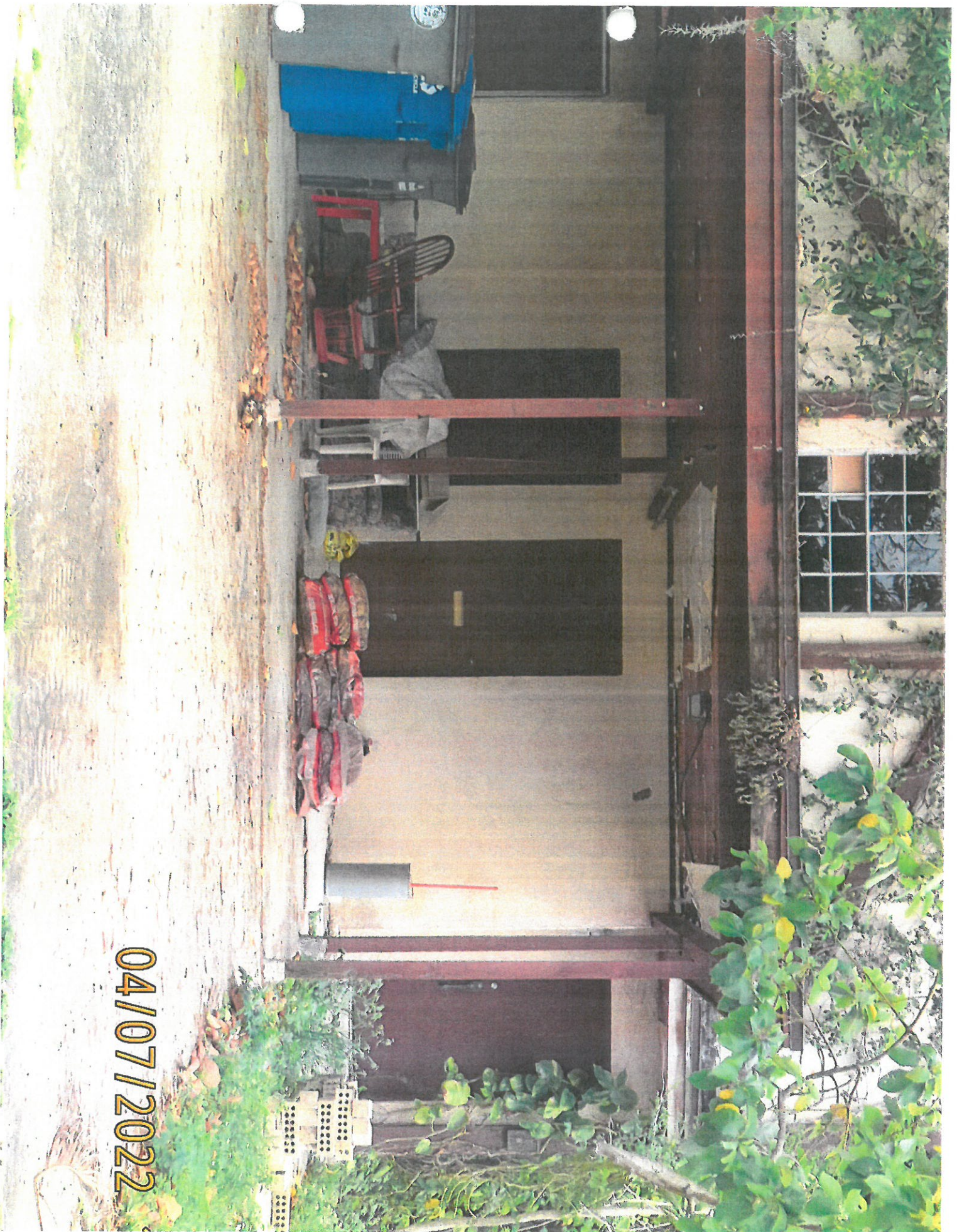
[illegible]

04/07/2022



04/07/2022













04/25/2022 12:09

CODES CITED

82-7 (d) (b) REFUSE DISPOSAL CHAPTER 82, SEC. 82-33 & 82-36 Violation Description Sec. 82-7. REFUSE DISPOSAL (d) Unauthorized accumulation. Any unauthorized accumulation of refuse on any premises is declared to be a nuisance and is prohibited. (b) Private property. No person shall place or throw any refuse on private property, whether owned by such person or not, within the city, except in proper containers for collection or under express approval granted by the director of public works.

Garbage containers in view. Containers shall be kept at the rear of the residence or side yard screened from right of way view when not scheduled for service. All empty containers must be returned to the rear or side yard after being served no later than 9 p.m. on the day of collection.

ACCUMULATION OF RUBBISH SEC 308.1 ACCUMULATION OF RUBBISH SEC. 308.1 ACCUMULATION OF RUBBISH OR GARBAGE ALL EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.

WINDOW & DOOR FRAMES SEC 304.13 WINDOWS

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.



Code Compliance Board

agenda item

item type Public Hearings	meeting date May 5, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

New Case: CCB# 21-818 630 W Swoope Avenue, Winter Park, FL 32789

motion / recommendation

background

Violation: Discarded articles scattered around the front lawn areas – furniture, tires, shopping cart, tent and other items. Refuse containers stored in plain view when not scheduled for service. Front door is missing. Glass in some of the front windows is busted. Awning located in the front entrance is falling and in need of repair

Codes Cited: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2018 edition), 22-177 (amending the International Property Maintenance Code), 302.1 Unsightly Articles; 304.13 Windows; 304.9 Overhang Extensions and 304.15 Doors of the International Property Maintenance Code. Chapter 82, Garbage containers in plain view; Section 82-33; 82-36 (a) &(b) cans of the City of Winter Park Code of Ordinances.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[630 W SWOOPE AVE.pdf](#)

FACT SHEET

May 5, 2022.

Case No: 21-818

Respondent:

BETTY ROSETTA
2105 HUNTERFIELD RD.
MAITLAND, FL 32751

1. Address where violation exists: **630 W. SWOOPE AVE., Winter Park, FL 32789**
2. Parcel I.D. No.: **06-22-30-1214-04-030**
3. Property Zone: **R-1A**
4. Inspection(s): 06/01/2021, 07/16/2021, 07/20/2021, 08/05/2021, 12/03/2021, 01/13/2022, 01/31/2022, 03/03/2022, 04/06/2022, 04/25/2022, 05/03/2022.
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: 1. Discarded Articles scattered around the front lawn areas – furniture, tires, shopping carts, tent, trash and other items. Front door is missing. Refuse containers stored out in plain view even when not scheduled for service. Glass in some of the front windows is broken/ missing/busted. Awning located in the front	CORRECTIVE ACTION REQUIRED: Remove all discarded articles from the front lawn areas to include, furniture, tires, shopping carts, tent, trash and other items. Install front door. Repair and replace all broken glass from windows. Repair awning or remove.	CODES CITED: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2018 edition), 22-177 (amending the International Property Maintenance Code), 302.1 Unsightly Articles; 304.13 Windows; 304.9 Overhang Extensions and 304.15 Doors of the International Property Maintenance Code. Chapter 82, Garbage containers in plain view; Section 82-33; 82-36 (a) & (b) Cans, of the City of Winter Park Code of Ordinances.
---	--	---

entrance is falling and in need of repair.		
---	--	--

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, Betty Rosetta, Code Compliance Board Case #21-818, owner of 630 W. Swoope Ave., Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2018 edition), 22-177 (amending the International Property Maintenance Code); 302.1 Unsightly Articles; 304.13 Windows; 304.9 Overhang Extensions and 304.15 Doors of the International Property Maintenance Code. Chapter 82, Garbage Containers in plain view; Section 82-33; 82-36 (a) & (b) Cans of the City of Winter Park Code of Ordinances.

The respondent is ordered to remove all discarded articles from the front lawn areas to include, tires, furniture, shopping carts, tent, trash and other items, install front door, repair and replace all broken glass from windows, remove the refuse containers from plain view when property is not scheduled for service and to repair awning or remove 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 NOTICE OF LIEN

To: BETTY ROSETTA
2105 HUNTERSFIELD RD
MAITLAND, FL 32751

AND ALL WHOM THIS NOTICE MAY CONCERN:

The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to-wit:

PROPERTY OWNER: BETTY ROSETTA
PROPERTY ADDRESS: 630 W SWOOPE AVE., WINTER PARK, FL 32789

CASE NUMBER: 21-98

LEGAL DESCRIPTION: CARVER TOWN FIRST ADDITION R/83 LOT 3 BLK D
PARCEL ID NUMBER: 06-22-30-1214-04-030

Amount: \$724.46

Said lien being assessed for Fines due to the City of Winter Park for: Admin Fee \$150.00, Mowing \$30.00, Edging per Linear Feet \$48.76, String Trimming \$20.70, Hedging \$30.00, Removal of Trash \$200.00, Removal of Tires \$225.00 plus a Lien Recording Fee of \$20.00 dated July 25, 2021.



Rene Cranis, City Clerk



Randy Knight, City Manager


Michelle del Valle

STATE OF FLORIDA
COUNTY OF ORANGE

Asst.

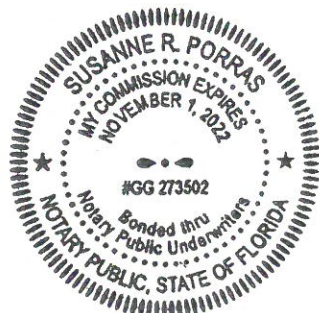
The foregoing instrument was acknowledged before me this 22 day of November 2021 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.


Michelle del Valle

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 22 day of November 2021.



Susanne R Porras, Notary Public



DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 599-3283

Invoice

City of Winter Park Safety & Code Compliance Division
401 S Park Avenue
Winter Park, FL 32789

Date:
August 6, 2021

Bill to: Betty Rosetta
2105 Huntersfield Rd
Maitland, FL 32751

Comments: Customer ID:13054

9171 9690 0935 0195 0239 04

Date	Description	Amount	Balance
7/25/21	630 W Swoope Ave - Admin Fee Initial Charge	\$ 150.00	\$ 150.00
7/25/21	CASE # 21-98 Overgrowth grass and weeds over 12 inches		
	Mowing - 75ft to 99 ft x 100 ft	\$30.00	\$30.00
	Edging per linear feet	\$48.76	\$48.76
	String Trimming	\$20.70	\$20.70
	Hedging	\$30.00	\$30.00
	Removal of Trash	\$200	\$200.00
	Removal of Tires	\$225	\$225.00
	Lien recording Fee - 1st	\$20	\$20
			\$ 724.46

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
\$724.46		\$0.00	\$0.00	\$0.00	\$724.46

Remittance

Statement #	1
Due Date	9/7/2021
Balance Due	
Amount Due	\$724.46
Amount Enclosed	

LIENED

Make all checks payable to [City of Winter Park]
Thank you for your business!

401 S Park Avenue, Winter Park, FL 32789

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

Case No: 21-818

CITY OF WINTER PARK
Petitioner,

9171 9690 0935 0246 0058 97

vs.

BETTY ROSETTA
2105 HUNTERSFIELD RD.
MAITLAND, FL 32751

Respondent,

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, May 5, 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, 2018 edition), 22-177 (amending the International Property Maintenance Code), 302.1 Unsightly Articles; 304.13 Windows; 304.9 Overhang Extensions and 304.15 Doors of the International Property Maintenance Code. Chapter 82, Garbage containers in plain view; Section 82-33; 82-36 (a) &(b) cans of the City of Winter Park Code of Ordinances.**

2. Address where violation(s) exists: **630 W. Swoope Ave., Winter Park, FL 32789.**
3. Parcel I.D. No.: **06-22-30-1214-04-030**
4. Property Zone: **R-1A**
5. Legal Description: **CARVER TOWN FIRST ADDITION R/83 LOT 3 BLK D**
6. Names and address of owner/person in charge of location where violation exists: **Betty Rosetta – 2105 Huntersfield Rd., Maitland, FL 32751.**
7. Description of Violation: **Discarded articles scattered around the front lawn areas – furniture, tires, shopping cart, tent and other items. Refuse containers stored in plain view when not scheduled for service. Front door is missing. Glass in some of the front windows is busted. Awning located in the front entrance is falling and in need of repair.**
8. Compliance Requirements: **Remove all discarded articles from the front lawn areas. Install front door. Repair and replace all broken glass from windows. Remove the refuse containers from plain view when not scheduled for service. -Repair awning or remove.**

Compliance Date to avoid hearing: **April 25, 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 **May 5, 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.**

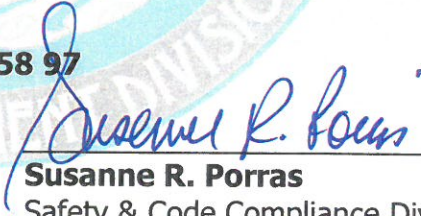
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code 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: 11th day of April 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: **BETTY ROSETTA – 2105 HUNTERSFIELD ROAD., MAITLAND, FL 32751.**

Certified Mail: 9171 9690 0935 0246 0058 97



Susanne R. Porras

Safety & Code Compliance Div. Manager

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

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

CASE NO.: 21-00000818

City of Winter Park
Petitioner,
vs.
BETTY ROSETTA
2105 HUNTERSFIELD RD.
MAITLAND, FL 32751
Respondent, _____/

AFFIDAVIT OF POSTING

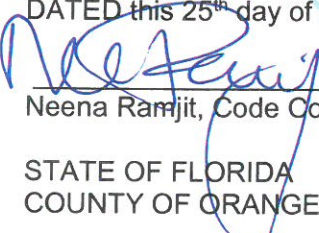
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing at City Hall on this 25th day of April 2022.
3. That the attached picture document is proof of the posting.

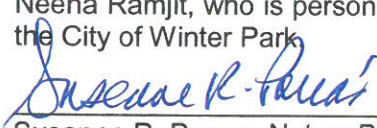
FURTHER AFFIANT SAYETH NOT

DATED this 25th day of April 2022


Neena Ramjit, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25th day of April 2022, by Neena Ramjit, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



09/24/2021

Dear Officer Susanne Porras,

Please accept my apology for not getting this letter to you sooner. My family and I lost my mother and things have been very hard. This letter is to inform you that, the property located at, 630 W. Swoope Ave., Winter Park, Fl., is vacant and no one should be or do they have my permission to reside there. I am in the process of painting and updating the interior and exterior of my home so it will be up to resident code. Please let me know should you need anything further from me.

Best Regards,

Rosetta Betty (Owner)

If you close on a new home after January 1, 2022, you will be eligible to apply for the 2021 tax year. Filing begins on March 2, 2022.

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

Print Date: 05/02/2022 System Refresh Date: 05/01/2022

630 W Swoope Ave 06-22-30-1214-04-030

Name(s):
Betty Rosetta

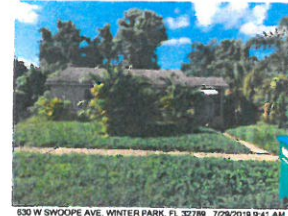
Physical Street Address:
630 W Swoope Ave

Property Use:
0100 - Single Family

Mailing Address On File:
630 W Swoope Ave
Winter Park, FL 32789-3038
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



630 W SWOOPE AVE, WINTER PARK, FL 32789 7/26/2019 9:41 AM

[Upload Photos](#)

[View 2021 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2021	\$200,000	\$29,762	\$0	\$229,762	-1.5%	\$128,546	10.0%
2020	\$200,000	\$33,144	\$0	\$233,144	1.9%	\$116,860	10.0%
2019	\$185,000	\$43,742	\$0	\$228,742	32.9%	\$106,236	10.0%
2018	\$125,895	\$46,168	\$0	\$172,063	N/A	\$96,578	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2021			\$0		\$914
2020			\$0		\$1,068
2019			\$0		\$1,128
2018			\$0		\$699

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)	\$229,762	\$0	\$229,762	3.4890	-3.3%	\$801.64	30%
Public Schools: By Local Board	\$229,762	\$0	\$229,762	3.2480	0.0%	\$746.27	28%
General County	\$128,546	\$0	\$128,546	4.4347	0.0%	\$570.06	21%
City Of Winter Park	\$128,546	\$0	\$128,546	4.0923	0.0%	\$526.05	19%
City Of Winter Park Debt Service 2011	\$128,546	\$0	\$128,546	0.0000	-100.0%	\$0.00	0%
City Of Winter Park Debt Service 2017 & 2020	\$128,546	\$0	\$128,546	0.2891	-4.4%	\$37.16	1%
St Johns Water Management District	\$128,546	\$0	\$128,546	0.2189	-4.3%	\$28.14	1%
Totals				15.7720		\$2,709.32	

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: \$2,709.32

2021 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,623.81

Your ad-valorem tax with exemptions is: - \$2,709.32

Providing You A Savings Of: = \$914.49

[Handwritten signature]

Return to: 3021308
North American Title Company
151 Wymore Road, Suite 4250
Altamonte Springs, FL 32714
This Instrument Prepared By:

Donald Black
North American Title Company
151 Wymore Road, Suite 4250
Altamonte Springs, FL 32714

Property Appraisers Parcel Identification (Folio) Number: 06-22-30-1214-04030
Grantee(s) S.S. #(s):

INSTR 20030041198
OR BK 06755 PG 3201
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
01/23/2003 01:21:20 PM
DEED DOC TAX 763.00
REC FEE 10.50
LAST PAGE

This Warranty Deed Made this 9th day of January, 2003

by Queen E. Phillips, a single woman and Samuel Phillips and Cheryl Phillips, husband and wife

hereinafter called the grantor(s), to
Rosetta Betty, an unmarried woman
whose post office address is 630 Swoope Avenue, Winter Park, FL 32789
hereinafter called the grantee:

(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 grantor(s), for and in consideration of the sum of \$10.00 (ten) 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 3, Block D, CARVER TOWN First Addition, according to the plat thereof as recorded in Plat Book R Page 83, of the Public Records of Orange County, Florida

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

Signed, sealed and delivered in the presence of:

[Signature]
Signature
KATHLEEN A. LONG

Printed Signature

[Signature]
Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

[Signature]
Signature
SAMUEL PHILLIPS

Printed Signature

455 West Lyman Avenue

Address

Winter Park, FL 32789

Address

[Signature]
Signature
QUEEN E. PHILLIPS

Printed Signature

455 West Lyman Avenue

Address

Winter Park, FL 32789

Address

[Signature]
Signature
CHERYL PHILLIPS

Printed Signature

455 West Lyman Avenue

Address

Winter Park, FL 32789

Address

1-15 NA



Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

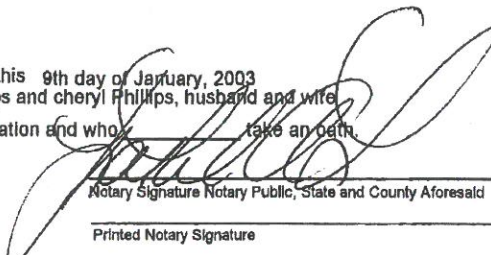
Address

Address

STATE OF: Florida
COUNTY OF Orange

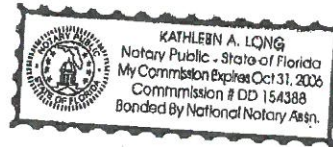
The foregoing instrument was acknowledged before me this 9th day of January, 2003
by Queen E. Phillips, a single woman and Samuel Phillips and Cheryl Phillips, husband and wife
who produced a Dr. Driver's Lic as identification and who take an oath

My Commission Expires:



Notary Signature Notary Public, State and County Aforesaid

Printed Notary Signature



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: 06-22-30-1214-04030

Owner & Address:

Date: 5/2/2022

BETTY ROSETTA 630 W SWOOPE AVE WINTER PARK, FL 3038

Tax Year: 2021

Total Assessed Value: \$128,546

Legal Description: CARVER TOWN FIRST ADDITION R/83 L

Taxable Value: \$128,546

Location Address: 630 W SWOOPE AVE WINTER PARK 3271

Gross Tax Amount: \$2,709.32

Millage Code: 4 WP

Comments:

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

Current Taxes and Unpaid Delinquent Warrants:

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2021	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2020	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2019	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2018	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2017	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2016	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2015	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2014	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2013	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2012	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2011	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2010	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2009	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2008	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2007	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2006	BETTY ROSETTA	* PAID (View Taxbill For Receipt) *	Taxbill	☐	

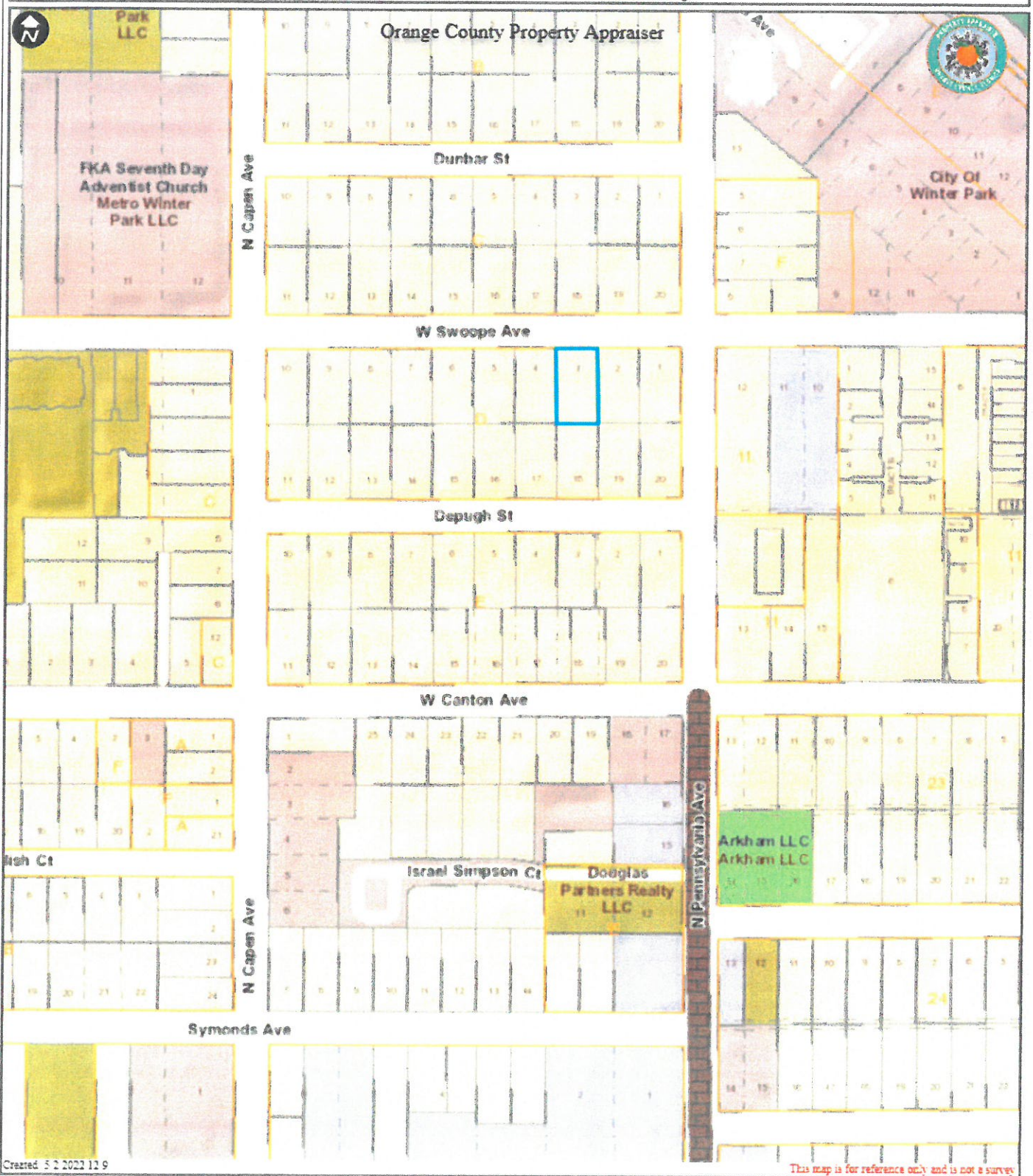
Unpaid Real Estate Certificates:

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.**

OCPA Web Map

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



Created: 5/2/2022 12:9

This map is for reference only and is not a survey

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

CASE NO.: 21-00000818

City of Winter Park
Petitioner,
vs.
BETTY ROSETTA
2105 HUNTERSFIELD RD.
MAITLAND, FL 32751
Respondent, _____/

AFFIDAVIT OF POSTING

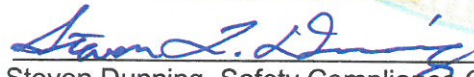
STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Steven Dunning, Safety 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 for the property located at 630 W SWOOPE AVE on this 15th day of April 2022.
3. That the attached picture document is proof of the posting.

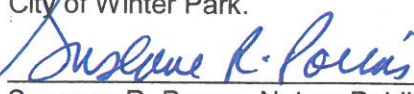
FURTHER AFFIANT SAYETH NOT

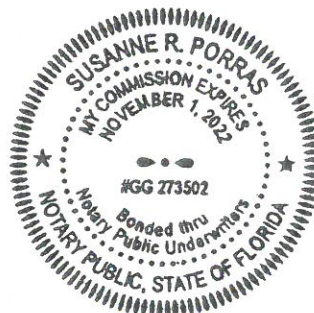
DATED this 15th day of April 2022


Steven Dunning, Safety Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of April 2022, by Steven Dunning, who is personally known to me as a Safety Compliance Officer of the City of Winter Park.


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



11

1

1

1



Susanne Porras

To: Records Request
Subject: Re: Request for Records - 630 W Swoope Ave
Importance: High

Good afternoon,

I need all records for the above mentioned property for the last 6 months.

Thank you and best regards,
Sue

 401 South Park Avenue Winter Park, FL 32789 407.599.3600	Susanne R. Porras Safety & Code Compliance Manager Risk Management Division 407.599.3600 sporras@cityofwinterpark.org
---	---



**Coming together is a beginning,
Staying together is progress, and
working together is success.**

Henry Ford

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



Event Report



Event Number: 20211611853 Event Type: 13POR Current Status: CLEARED

ANI/ALI:

Connection: 06/10/2021 14:12:37
 Created: 06/10/2021 14:13:46 By: ksmith On Terminal: WPK7
 Dispatched: 06/10/2021 14:14:07 By: jnewsome On Terminal: WPK2
 Enrouted: 06/10/2021 14:14:10 Primary Unit: WP619
 Arrived: 06/10/2021 14:14:49 Comments:
 Cleared: 06/10/2021 14:31:51

Location: 630 W SWOOPE AVE

Dom Nbr: Business/SubDivision:

Caller Name: ANON

Phone:

Phone2:

Caller Location:

Tag Number - State:

Municipality: WP

Ani/Ali Information:

Nearest Intersection: N CAPEN AVE & N PENNSYLVANIA AVE

Call Source: TEL Priority: 3 Agency: WPK Region: WPK Zone: WP1 Alt Agency: Alt Zone:

Final Event Type: 13POR

Case Nbrs:

Disposition Codes: V

Assigned Units/Status: Mitchell, Corey-WP619-CL; Liquori, Kyle-WP633-CL; Dawkins, Mark-WP85-CL

History

CrtId	DateTime	TermId	Empld	RadioId	CmdId	Remarks
06/10/2021	14:31:51	O071	WP633	WP633	CL	
06/10/2021	14:31:45	O006	WP619	WP619	CL	
06/10/2021	14:31:21	O005	WP85	WP85	CL	
06/10/2021	14:31:18	O005	WP85	WP85	REM	1 BWC
06/10/2021	14:31:02	O071	WP633	WP633	REM	1 BWC
06/10/2021	14:30:54	O006	WP619	WP619	REM	SUBJ S20 HOWEVER DID NOT MEET CRITERIA ATT.
06/10/2021	14:30:38	O006	WP619	WP619	REM	2 BWC
06/10/2021	14:19:27	O005	WP85	WP85	ARV	
06/10/2021	14:16:54	WPK2	WP208	WP208	REM	619 GOING T25
06/10/2021	14:16:52	WPK2	WP208	WP633	ARV	
06/10/2021	14:16:03	O071	WP633	WP633	ENR	
06/10/2021	14:15:29	WPK2	WP208	WP633	DIS	
06/10/2021	14:15:26	WPK2	WP208	WP85	ENR	
06/10/2021	14:15:22	WPK2	WP208	WP85	DIS	
06/10/2021	14:14:49	O006	WP619	WP619	ARV	
06/10/2021	14:14:34	WPK7	WP278	WP278	EVM	ksmith
06/10/2021	14:14:18	WPK7	WP278	WP278	REM	CALLER ADV THAT SHE IS S20
06/10/2021	14:14:10	O006	WP619	WP619	ENR	
06/10/2021	14:14:07	WPK7	WP278	WP278	REM	BLUE PLAID SHIRT / JEANS
06/10/2021	14:14:07	WPK2	WP208	WP208	EVM	jnewsome
06/10/2021	14:14:07	WPK2	WP208	WP619	DIS	
06/10/2021	14:13:46	WPK7	WP278	WP278	EVA	ksmith
06/10/2021	14:13:46	WPK7	WP278	WP278	REM	87 FOR A B/F HEAVY SET / WITH HER PANTS AROUND HER ANKLES TALKING TO HERSELF SHE IS A KNOWN SUBJ FROM THE AREA....

Printed Date and Time
 7/21/2021 14:34:23



Event Report



Event Number: 20212002036 Event Type: 88IR Current Status: CLEARED

ANI/ALI:

Connection: 07/19/2021 15:06:42
Created: 07/19/2021 15:08:50 By: rdixon On Terminal: WPK2
Dispatched: 07/19/2021 15:09:25 By: DWard On Terminal: WPK8
Enrouted: 07/19/2021 15:09:30 Primary Unit: WP808
Arrived: 07/19/2021 15:12:40 Comments:
Cleared: 07/19/2021 15:22:30

Location: 630 W SWOOPE AVE

Dom Nbr: Business/SubDivision:

Caller Name: Phone: Phone2:

Caller Location:

Tag Number - State: Municipality: WP

Ani/Ali Information:

Nearest Intersection: N CAPEN AVE & N PENNSYLVANIA AVE

Call Source: TEL Priority: 3 Agency: WPK Region: WPK Zone: WP1 Alt Agency: Alt Zone:

Final Event Type: 88IR Case Nbrs: Disposition Codes: V

Assigned Units/Status: Combas, John-WP808-CL; Ligon, Shuvon-WP802-CL

History

Crtid_DateTime	TermId	EmpId	RadioId	CmdId	Remarks
07/19/2021 15:22:30	O020	WP180	WP802	CL	
07/19/2021 15:22:23	O020	WP180	WP802	REM	ACQUAINTANCE OF ANTHONY THOMAS SAYS HE IS STAYING WITH HIS MOTHER WHO RESIDES IN ORLANDO.
07/19/2021 15:22:12	O088	WP108	WP808	CL	
07/19/2021 15:21:07	O088	WP108	WP808	REM	2 BWC TOTAL
07/19/2021 15:20:57	O088	WP108	WP808	REM	HAS SEEN SEVERAL INDIVIDUALS ENTER AND EXIT THE RESIDENCE WITH THE OWNER BEING OUT OF THE AREA ACCORDING TO ANOTHER NEARBY RESIDENT.
07/19/2021 15:16:46	O088	WP108	WP808	REM	1 BWC
07/19/2021 15:16:40	O020	WP180	WP802	ARV	
07/19/2021 15:12:40	O088	WP108	WP808	ARV	
07/19/2021 15:09:47	WPK8	WP297	WP802	ENR	
07/19/2021 15:09:30	WPK8	WP297	WP808	ENR	
07/19/2021 15:09:27	WPK8	WP297	WP802	DIS	
07/19/2021 15:09:25	WPK8	WP297	WP297	EVM	DWard
07/19/2021 15:09:25	WPK8	WP297	WP808	DIS	
07/19/2021 15:08:56	WPK2	WP228	WP228	REM	56 WITH COMP
07/19/2021 15:08:50	WPK2	WP228	WP228	REM	S87 REF THE FRONT DOOR IS OPEN AND COMP SAW PEOPLE COME OUT OF THE HOUSE AND WALK DOWN THE STREET. THERE IS TRASH IN THE YARD, THE GRASS IS HIGH. COMP THINKS IT VACANT.
07/19/2021 15:08:50	WPK2	WP228	WP228	EVA	rdixon

Printed Date and Time
7/21/2021 14:34:36



Event Report



Event Number: 20212011535 Event Type: 50IR Current Status: CLEARED

ANI/ALI:

Connection: 07/20/2021 13:16:57
Created: 07/20/2021 13:16:57 By: DWard On Terminal: WPK8
Dispatched: 07/20/2021 13:16:57 By: DWard On Terminal: WPK8
Enrouted: 07/20/2021 13:16:57 Primary Unit: WPC40
Arrived: 07/20/2021 13:16:57 Comments:
Cleared: 07/20/2021 16:05:05

Location: 630 W SWOOPE AVE

Dom Nbr: Business/SubDivision:

Caller Name: Phone: Phone2:

Caller Location:

Tag Number - State: - Municipality: WP

Ani/Ali Information:

Nearest Intersection: N CAPEN AVE & N PENNSYLVANIA AVE

Call Source: ONV Priority: 3 Agency: WPK Region: WPK Zone: WP1 Alt Agency: Alt Zone:

Final Event Type: 50IR Case Nbrs: Disposition Codes: V

Assigned Units/Status: Meyn, James-WPC40-CL; DiCarlo, Joseph-WPC42-PEU

History

Crtid_DateTime	TermId	EmpId	RadioId	CmdId	Remarks
07/20/2021 16:05:05	WPK8	WP297	WPC42	PEU	
07/20/2021 16:04:50	WPK8	WP297	WPC40	CL	
07/20/2021 16:04:36	WPK8	WP297	WP297	REM	0 BWC
07/20/2021 13:16:57	WPK8	WP297	WPC42	ARV	CODE ENFORCEMENT
07/20/2021 13:16:57	WPK8	WP297	WPC42	ENR	CODE ENFORCEMENT
07/20/2021 13:16:57	WPK8	WP297	WP297	REM	CODE ENFORCEMENT
07/20/2021 13:16:57	WPK8	WP297	WPC42	DIS	CODE ENFORCEMENT
07/20/2021 13:16:57	WPK8	WP297	WPC40	ARV	CODE ENFORCEMENT
07/20/2021 13:16:57	WPK8	WP297	WPC40	ENR	CODE ENFORCEMENT
07/20/2021 13:16:57	WPK8	WP297	WP297	EVA	DWard
07/20/2021 13:16:57	WPK8	WP297	WPC40	DIS	CODE ENFORCEMENT

Printed Date and Time
7/21/2021 14:34:51

Track Another Package +

Tracking Number: 9171969009350195021429

Remove X

Your item was delivered to an individual at the address at 2:45 pm on June 10, 2021 in WINTER PARK, FL 32789.

 Delivered, Left with Individual

June 10, 2021 at 2:45 pm
WINTER PARK, FL 32789

Feedback

Get Updates ▾

Text & Email Updates	▾
Return Receipt Electronic	▾
Tracking History	▾
Product Information	▾

See Less ^

Can't find what you're looking for?

OFFICIAL NOTICE OF VIOLATION

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

9171 9690 0935 0195 0214 29

DATE: **June 04, 2021**

CASE # **21-00000818**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0195 0214 29**

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), 302.1 Unsightly Articles; 304.13 Windows; 304.9 Overhang Extensions and 304.15 Doors of the International Property Maintenance Code. Chapter 58, Section 58-36 (a) & (b) of the City of Winter Park Land Development Code.**

PROPERTY MAINTENANCE/NUISANCE

On **June 01, 2021** a Violation(s) was observed on your property. The violation(s) must be corrected by **June 20, 2021**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-1A**
Parcel ID#: **06-22-30-1214-04-030**
Violation: **630 W SWOOPE AVE.**
Location/Address: **Winter Park, Florida 32789**
Property Owner/ Tenant: **BETTY ROSETTA**
Mailing Address: **2105 HUNTERSFIELD RD.**
City/ State/ Zip: **MAITLAND, FL 32751**
Description of Violation: **Discarded articles scattered around the front lawn areas – furniture, tires and other items.
Refuse containers stored in plain view when not scheduled for service. Front door is missing. Glass in some of the front windows is busted. Awning located in the front entrance is falling and in need of repair.**
Corrective action to be taken: **Remove all discarded articles from the front lawn areas. Install front door. Repair and replace all broken glass from windows. Remove the refuse containers from plain view when not scheduled for service. Repair awning or remove. Contact the Safety and Code Compliance Manager with your intentions.**

Violation Detail

00020 UJD SEC 302.1 UNSIGHTLY ARTICLES

Date Est: June 01, 2021 Location: FRONT LAWN AREAS

Violation Description

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

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material 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.

Violation Text

DISCARDED ARTICLES, TIRES, FURNITURE AND OTHER ITEMS STORED IN THE FRONT LAWN AREAS CREATING UNSIGHTLY CONDITIONS.

Violation Corrective Action

REMOVE DEBRIS, TRASH AND UNUSED ITEMS

Violation Detail

00030 WINDOW & DOOR FRAMES SEC 304.13 WINDOWS

Date Est: June 01, 2021 Location: FRONT

Violation Description

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Violation Text

BUSTED GLASS ON FRONT WINDOWS.

Violation Detail

00060 RC SEC 82-36 (a) & (b) REFUSE CANS

Date Est: June 01, 2021 Location: FRONT LAWN

Violation Description

Sec. 82-33. Cans, carts and containers--Location.

Refuse cans, refuse carts and commercial containers shall be kept in a place easily accessible to the employees of the department of public works. They shall not be kept upon city or public property or property not in the ownership or tenancy of the person by whom the refuse is accumulated, unless approved by the director of public works. Refuse cans and refuse carts shall be kept at the rear of the establishment or residence or in a side yard out of sight from the street.

Sec. 82-36. Points of collection.

(a) Location. Refuse cans, refuse carts, refuse bags containing household refuse and garden trash shall be placed at the curb for collection, unless the director of public works has arranged collection at the rear or side of the property being served because the residents thereof are not physically able to place the items at the curb.

(b) Placement and removal times. Unless excepted as provided in subsection (a) of this section, residents shall place all refuse cans, refuse carts and refuse bags to be collected at the curb in front of the property being served no earlier than 4:00 p.m. the evening before the day of collection and shall remove all empty refuse cans and carts from the curb and return them to a location at the side or rear of the property being served no later than 9:00 p.m. of the day of collection.

(c) Responsibility for compliance. The residents of the property being served by city collection shall be jointly and severally responsible for placing refuse cans, refuse carts, refuse bags and garden trash at the proper location at the proper time for collection and, after collection, removing all empty refuse cans and carts from the curb and returning them to the proper locations stated in subsection (b) of this section by the time stated therein. The owners of the property being served shall be presumed to be residents of the property and, therefore, responsible for compliance with this section, unless, within five days after notification of a violation of this section, the owners have provided the director of public works with the names and addresses of the persons other than the owners who were the actual residents of the property being served by city collection at the time of the violation.







07/20/2021 14:38





07/20/2021 14:42





12/03/2021

12/03/2021





04/06/2022



CODES CITED:

REFUSE DISPOSAL CHAPTER 82, SEC. 82-33 & 82-36 Sec. 82-7.

REFUSE DISPOSAL (d) Unauthorized accumulation. Any unauthorized accumulation of refuse on any premises is declared to be a nuisance and is prohibited. **(b) Private property.** No person shall place or throw any refuse on private property, whether owned by such person or not, within the city, except in proper containers for collection or under express approval granted by the director of public works.

Garbage containers in view. Containers shall be kept at the rear of the residence or side yard screened from right of way view when not scheduled for service. All empty containers must be returned to the rear or side yard after being served no later than 9 p.m. on the day of collection.

SEC 302.1 UNSIGHTLY ARTICLES

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.

WINDOW & DOOR FRAMES SEC 304.13 WINDOWS

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

DOORS (EXTERIOR) SEC 304.15 DOORS

304.15 DOORS. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3

OVERHANG EXTENSIONS SEC 304.9 OVERHANG EXTENSIONS

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

