



Code Compliance Board Regular Meeting

Agenda

May 7, 2026 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

decorum

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

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

assistance & appeals

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

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

board member compliance

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

-
- 1. Call to Order**
 - 2. Swearing in of Witnesses**
 - 3. Consent Agenda**
 - a. Approve Minutes of April 2, 2026 1 Minute
 - 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# N-25-0010 455 Huntington Ave., Winter Park, FL 32789 - MASSEY HEARING 20 Minutes
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - a. LDC-26-0150 1001 Anchorage Ct., Winter Park, FL 32789 (Tree Removal — Resolved) 1 Minute
 - b. LDC-26-0172 2025 Howard Dr., Winter Park, FL 32789 (Appeal Withdrawn) 1 Minute
 - 8. City Attorney Reports**
 - 9. Board Comments**
 - 10. Upcoming Agenda Items**
 - a. BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792 1 Minute
 - b. PM-25-0130 209 Tyree Ln., Winter Park, FL 32792 1 Minute
 - c. N-25-0005 471 Holt Ave., Winter Park, FL 32789 1 Minute
 - 11. Adjournment**



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Approve Minutes of April 2, 2026

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

1. Draft Minutes CCB040226 - Revised by SRP



Code Compliance Board Regular Meeting Minutes

April 2, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Legal Representative for the City:

Assistant City Attorney Richard Geller

Staff Present

Building Official Gary Hiatt, Assistant Building Official Ashley Ong, Parks Manager Josh Nye, Parks Superintendent Jorden Hinrichsen, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Code Compliance Officer Christina Busch, Board Secretary Susan Pruchnicki

1. Call to Order

- a. Roll Call
- b. Board Chair Wayne Johnson welcomed everyone and provided guidelines for all to follow during the meeting. He then read the Statement of Purpose.

2. Swearing in of Witnesses

Witnesses were sworn in by Board Secretary Susan Pruchnicki

3. Consent Agenda

- a. Approve the Regular Meeting minutes from March 5, 2026

Mr. Mandelkern noted a typographical error to be corrected.

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

VOTE:

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

Motion passed unanimously 7-0.

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

None

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

a) CCB LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792 – MASSEY HEARING

Code Compliance Officer Christina Busch introduced herself and presented the Board an Affidavit of Non-Compliance for the Board Order issued February 5, 2026, and the Notice of Massey Hearing issued to Sean Michael Duff of 2218 Whitehall Dr., Winter Park, Florida, and delivered March 18, 2026, by certified mail. The Respondent was given proper notice of this hearing by posting the property, at City Hall, and by certified mail to meet the requirements of Florida Statute 162 due process requirements. The Respondent was ordered to cease the illegal parking of motorized vehicles on the property within seven days of the hearing date. Failure to comply with the order could result in fines of up to \$250.00 per day per violation. The Respondent was ordered to notify the Code Compliance Officer and provide documentation of action taken by February 12, 2026, to comply. Inspections were conducted on February 16, 2026, February 18, 2026, February 20, 2026, February 23, 2026, and March 2, 2026, March 4, 2026, March 9, 2026, March 10, 2026, March 11, 2026, March 12, 2026, March 13, 2026, March 16, 2026, March 17, 2026, March 18, 2026, March 20, 2026, March 24, 2026, March 25, 2026, March 26, 2026, March 30, 2026, March 31, 2026, April 1, 2026, and April 2, 2026.

VIOLATION DESCRIPTION: Illegal parking of a motor vehicle on the grass area of the front lawn.

CODES CITED: Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code.

COMPLIANCE REQUIREMENTS: Cease illegal parking of motor vehicles

Officer Busch then presented the parking regulations per city code and confirmation of property ownership from the Orange County Property Appraiser for the Board's information.

She stated that she received a phone call from Mr. Duff on March 3, 2026, stating that he was moving vehicles around and that none of them were parked on the grass for more than 24 hours. Officer Busch educated Mr. Duff that it was a violation to park on the grass; it didn't matter how long for. Mr. Duff advised that he was still trying to get a permit to add additional parking on the property.

She then provided photo evidence as an accurate representation of the property from her follow-up inspections, some of which showed no violations, but documenting a vehicle parked on the grass area of the front lawn on February 16, 2026, February 23, 2026, March 9, 2026, and March 16, 2026, in violation of the Board Order. She then took questions from the Board.

Board Member Doug Bond asked about available legal street parking. Officer Busch responded that there are No Parking signs on both streets. Division Manager Susanne Porras confirmed that one of the signs is on Berwick Drive near Winter Park High School. Officer Busch confirmed that there are signs on Whitehall drive as well.

Board Member Paul Mandelkern asked Officer Bush if she inspected the property at the same time of day or different times. She responded that these inspections were conducted at different times, but most were typically before noon.

Board Member Steve Heller asked about the permit the Respondent stated he was going to get to expand his driveway to accommodate all of his vehicles. Officer Busch responded that no permit application had been filed. Mr. Duff told her he was waiting on a survey before submitting the application.

Board Chair Wayne Johnson asked about a parking ticket Mr. Duff received on March 3, 2026, as noted in the agenda packet. Officer Busch confirmed that Mr. Duff received a ticket from the Winter Park Police Department for parking on Berwick Drive, which parallels the side of his property, where no parking is allowed. Mr. Duff told her he was unaware of the restriction.

Paul Mandelkern asked Officer Busch to clarify that since March 16, 2026, the property has been in compliance. She responded that she has witnessed no violations since that date.

Wayne Johnson addressed the audience to see if there was anyone that wished to speak on this case. The Respondent was not present.

Board Discussion

Board Member Melissa Blaney offered that there was new information provided regarding the inability to park on either street that borders Mr. Duff's property, which led to one of his multiple vehicles being parked on the grass from time to time. She reminded the Board of the discussion at the first hearing about moving his multiple vehicles around to allow for their use. Mr. Bond responded that the vehicle parked on the lawn needed to be moved into the driveway. Ms. Blaney responded that she felt the board was between a rock and a hard place where this case was concerned. Mr. Bond agreed, given the way the statute is written, and noted that Mr. Duff talked about extending or expanding the driveway during the first hearing, but he was not present for today's hearing to provide an update.

Mr. Bond noted the four violations of the Board's Order as documented by Officer Busch. Ms. Blaney acknowledged them but stated that Mr. Duff has no alternative because he can't park on the street on either side of his property.

Code Compliance Division Manager Officer Susanne Porras reminded the board that they afforded Mr. Duff time to construct a permitted parking surface, however, to date there is no permit application or other evidence to prove that Mr. Duff is trying to solve the issue.

Mr. Johnson asked Mr. Geller if the Board made a decision without significant information being presented or just being wrong if the prior order had to be enforced. Mr. Geller responded that the Board has the inherent authority to do whatever they want with the prior order. A prior order can be modified based on the facts as determined and how to proceed.

Ms. Matt asked if the four days Mr. Duff was found in violation how many cars in total were parked on the property. Officer Busch returned to the podium to display the photos taken on the dates violations occurred. There were five vehicles on some days and three to four cars on other days.

Mr. Johnson asked Officer Busch if during her inspections she saw Mr. Duff moving the vehicles on the days that violations were witnessed. She replied no.

Mr. Mandelkern asked if the case arose from a complaint by a neighbor. Officer Busch replied that this case was self-observed, but that there were multiple cases in the past couple of years that were from neighbor complaints about parking.

Mr. Mandelkern noted that the deed provided said that Mr. Duff acquired the property in 2020, but it seemed that he made no attempt to resolve this problem until the city notified him of the code violation. Officer Busch stated yes, that was correct.

Mr. Johnson asked Officer Busch if it would have been a violation for Mr. Duff to park the extra vehicle at the end of the driveway. Officer Busch replied no that the vehicle would be blocking the sidewalk.

Mr. Bond stated that it seemed the Board was trying to find a solution for Mr. Duff. He said he hated to fine him, but he was in violation four times. Ms. Blaney suggested the \$250.00 fine be reduced to \$25.00 or \$50.00 per day, per violation, that the higher fee seemed too punitive for the violation, and also encourage Mr. Duff to submit his permit application for the driveway expansion. Mr. Mandelkern suggested that a time limit be determined for obtaining a permit. He noted that this situation has been ongoing, and Mr. Duff doesn't seem to respect the city code. Mr. Geller reminded the Board that they can provide the 30-day extension but there will have to be another Massey hearing next month. Ms. Blaney acknowledged Mr. Geller and asked him if the fine could be raised at a second Massey Hearing. Mr. Geller said yes. Mr. Johnson referred to the recommended motion, which imposes fines for the four violations of the original order and that it puts Mr. Duff on notice that if he is found in violation again another Massey hearing would be required and the fine could be raised. Mr. Heller clarified with Mr. Johnson that if another violation was found after this hearing another Massey Hearing would be in order and the \$250 fine could be imposed.

Mr. Mandelkern asked about Mr. Duff's absence at this hearing. Officer Busch stated that she reached out to him earlier in the week and he said that he would attend and that he was bringing representation.

Mr. Johnson asked the Board if they were in agreement on the \$25 or \$50 fine. Mr. Mandelkern said no. Ms. Blaney asked Mr. Mandelkern what his thoughts were. Mr. Mandelkern responded that the fine was too low given the history of this violation and believed the \$250 fine in the original order be imposed. Doug Bond agreed with Ms. Blaney that it was a lot of money and offered that the fine needed to be high enough to incentivize Mr. Duff to correct the violation, perhaps \$100 per day for each day the property was found in violation and the set extension to get his permit.

Mr. Geller told the Board that in his experience as a Special Magistrate he has stayed fines pending compliance with an order to obtain a permit. If compliance is not met then the stay is lifted and the fines are imposed. He thought they might want to consider this option. Mr. Mandelkern stated that when the case was heard the first time the Board thought the \$250 fine was appropriate, so he doesn't understand lowering it to \$25 is appropriate when he hasn't presented anything new since the last hearing. Ms. Blaney responded that lowering the fine is based on the new knowledge that no parking is allowed on either road that borders his property and she felt Mr. Duff had special circumstances.

Ms. Matt pointed out that the original or included "fines up to \$250", not exactly \$250. She asked Assistant City Attorney Richard Geller if the Board stayed the fines for the four infractions and gave him 30 days to make a good faith effort to rectify the situation and Mr. Duff did not comply then the stay is lifted and the four days of fines are applied. Mr. Geller responded yes, and if any additional violations occur a second Massey Hearing would come before the Board and the higher fines would be determined and imposed.

Mr. Johnson asked Ms. Blaney exactly what her recommendations were. Prior to responding, Ms. Blaney asked Mr. Hiatt what was needed to apply for a permit for a pervious or impervious surface. Mr. Hiatt replied a copy of a survey, and whatever else the Planning & Zoning Department requires. He stated it would be reviewed by Engineering as well. With that Mr. Johnson proposed the phrase "30 days to apply for a permit" be added to the recommended motion. Mr. Heller stated that if Mr. Duff purchased the property in 2020, he should have a survey. Ms. Blaney agreed and noted Mr. Duff was supposed to be working toward that already. Mr. Heller replied that Mr. Duff hasn't. Ms. Blaney responded yes but didn't think it was unreasonable for Mr. Duff to gather everything he needs because he was supposed to be working on it so it should be doable in 30 days.

Mr. Bond stated that he thought the Board was making this decision way too complicated. Mr. Duff is not required to get a permit, only to make sure the cars are parked in the driveway. It is up to him how he accomplishes that, but he has to do it. Mr. Bond felt the fine should be applied, and if he is found in violation again then his case will come back to the Board. Ms. Matt agreed. Ms. Blaney stated that she felt the permit requirement was a resolution to the continued violations. Ms. Matt recognized that Officer Busch is in touch with Mr. Duff about compliance, and she felt some of what has been discussed could be included in the order and felt the \$100 per violation fine should be imposed. If the violation continues and the case returns then the fine goes up to \$250.

Mr. Mandelkern agreed with Mr. Bond's statement.

Wayne Johnson made the following motion:

From the evidence presented today, I move to issue an Order finding the Respondent, Sean Michael Duff, owner of 2218 Whitehall Drive, Winter Park, Florida (the "Subject Property"), in violation of the Order issued by the City's Code Compliance Board, dated February 5, 2026.

On February 5, 2026, this Board ordered the Respondent: to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within seven (7) days of the hearing date. The order advised that the failure to comply would result in fines of up to \$250.00 per day for each day the violation continues. The Respondent was further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by February 12, 2026, to comply.

As of today's hearing, April 2, 2026, the Board finds by a preponderance of the evidence that the Respondent **has not** ceased the parking of motor vehicles on the front lawn of the property.

The Board finds that Respondent received all required notice of the Order dated February 5, 2026, and of this hearing in accordance with Section 2-109 of the City Code and Florida Statutes § 162.12 and received a full and fair opportunity to be heard.

In accordance with the requirements of *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003), the board hereby assesses a fine against Respondent in the sum of \$100 per day, for each day the violation was witnessed on the Subject Property: **02/16/2026, 02/23/2026, 03/09/2026, and 03/16/2026**. In determining the amount of the fine, in accordance with Section 2-107 of the City Code and Florida Statutes § 162.09, the Board considered the gravity of the violations, any actions taken by the violator to correct the violation[s]; and any previous violations committed by the violator.

The fines are stayed for 30 days for the Respondent to apply to the City of Winter Park for a permit for impervious parking and provide proof to the city code compliance officer within 30 days of application for permit. If the Respondent does provide proof to the city code compliance officer then the fines are issued as stated.

Ms. Blaney stated that there was an agreement to Mr. Bond's proposal to issue the fine and leave out the requirement for a permit to install a pervious or impervious surface to expand his parking area.

Mr. Hiatt brought to the Board's attention that there are various ways to meet compliance. If Mr. Duff could sell a vehicle, he would not need a permit. Mr. Hiatt cautioned the Board about including the requirement for a permit and perhaps add "to be in compliance with the parking regulations as written" or something of that nature. Mr. Bond thanked Mr. Hiatt for his insight and adding to his argument.

Mr. Johnson noted that this is for the four days of violations. If Mr. Duff were to sell a vehicle then he wouldn't need to apply for a permit. Mr. Bond responded to Mr. Johnson that he was leading to speculation, asking what if Mr. Duff purchased another vehicle. Mr. Bond agreed that the permit requirement should be left out of the order to make it simple.

Mr. Johnson asked if there was a second to his motion. None was provided. Mr. Johnson asked for any amendments to the motion. Melissa Blaney offered an amended motion:

From the evidence presented today, I move to issue an Order finding the Respondent, Sean Michael Duff, owner of 2218 Whitehall Drive, Winter Park, Florida (the "Subject Property"), in violation of the Order issued by the City's Code Compliance Board, dated February 5, 2026.

On February 5, 2026, this Board ordered the Respondent: to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within seven (7) days of the hearing date. The order advised that the failure to comply would result in fines of up to \$250.00 per day for each day the violation continues. The Respondent was further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by February 12, 2026, to comply.

As of today's hearing, April 2, 2026, the Board finds by a preponderance of the evidence that the Respondent **has not** ceased the parking of motor vehicles on the front lawn of the property.

The Board finds that Respondent received all required notice of the Order dated February 5, 2026, and of this hearing in accordance with Section 2-109 of the City Code and Florida Statutes § 162.12 and received a full and fair opportunity to be heard.

In accordance with the requirements of *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003), the board hereby assesses a fine against Respondent in the sum of \$100 per day, for each day the violation was witnessed on the Subject Property: **02/16/2026, 02/23/2026, 03/09/2026, and 03/16/2026** for a total of \$400.00. In determining the amount of the fine, in accordance with Section 2-107 of the City Code and Florida Statutes § 162.09, the Board considered the gravity of the violations, any actions taken by the violator to correct the violation[s]; and any previous violations committed by the violator.

The order assessing fines recorded in connection with this order shall constitute a lien against any real or personal property owned by the violator.

Mr. Mandelkern asked Mr. Geller what happens if there is a continuing violation, if a new case would be opened. Mr. Geller responded that he would not recommend a new case but the issuance of another Notice of Massey Hearing and another Affidavit of Non-Compliance. At that point the fines could be increased up to \$500.00 if it is determined there is true non-compliance. Mr. Mandelkern thanked Mr. Geller for his explanation.

A vote to amend the motion passed unanimously, 7-0.

Doug Bond seconded the original motion as amended.

Roll Call Vote for the Amended Motion:

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

Motion passed unanimously, 7-0.

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

Code Compliance Officer Phillip Wade introduced himself. He provided documentation of property ownership and location per Orange County official records. He stated that the violation was found by self-observation.

The Notice of Violation and the Notice of Hearing were issued via regular and certified mail and posted on the property and at City Hall to meet Florida Statute 162 due process requirements.

VIOLATION DESCRIPTION:

Trailer parked and/or stored on the right side of the property in plain view from the public right-of-way. Illegal parking of a white in color truck parked on the grass area right of the property.

CODES CITED:

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

(f) Boats, trailers, and recreational vehicles.

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

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or

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

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

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

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

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

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

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

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

CORRECTIVE ACTION REQUIRED:

Cease parking of trailer for more than 24 hours or store it out of the view of public right-of-way and/or adjacent neighboring properties. Illegal parking must cease within 24 hours of receiving the notice. Contact the Safety and Code Compliance Officer with your intentions.

Officer Wade provided photos from his initial inspection on January 14, 2026, of the trailer. A follow-up inspection was conducted on January 15, 2026. The trailer remained and a white pickup truck was also parked on the property adjacent to the driveway. A courtesy notice was issued to the owner on January 15, 2026. Follow-up inspections conducted on

January 23, 2026, and February 5, 2026, found no changes. A follow-up inspection conducted on February 6, 2026, found the trailer removed from the property and a different truck parked in the grass. A Notice of Violation was posted on the property on February 6, 2026.

A follow-up inspection conducted on February 10, 2026, found the truck(s) and trailers had been removed from the property. A follow-up inspection conducted on February 13, 2026, found the truck and trailer had returned to the property in violation. A follow-up inspection conducted on February 16, 2026, found no changes. A follow-up inspection conducted on February 17, 2026, found that the property owner attempted to screen the trailer from public view but remained in violation as a portion of the trailer was still visible from the right of way.

On February 18, 2026, a follow-up inspection found that the white pickup truck was again parked on the grass, and the trailer was still visible. A follow-up inspection conducted on February 19, 2026, found no changes. A follow-up inspection conducted on February 20, 2026, found the truck was removed. A follow-up inspection conducted on February 25, 2026, found no violations. A follow-up inspection conducted on February 26, 2026, found the trailer and the truck were parked on the grass and in plain view. A Notice of Hearing was posted on the property on February 27, 2026.

A follow-up inspection conducted on March 13, 2026, found no change to the trailer, but the truck was removed. A follow-up inspection conducted on March 19, 2026, found the trailer and the truck parked in the grass. A follow-up inspection conducted March 24, 2026, found no changes. A follow-up inspection conducted on March 25, 2026, found the trailer remained in violation but the truck was gone. A follow-up inspection conducted on March 27, 2026, found that the trailer was still in violation and the white truck was parked on the front lawn. A follow-up inspection conducted on April 1, 2026, found that the owner had removed the grass, added dirt and planned to install pavers in the area where he was parking, but did not have a permit for this work (this violation will be addressed in a separate case). A follow-up inspection conducted on April 2, 2026, found the trailer still in violation and the truck removed from the property.

Officer Wade asked the Board if they had any questions. Mr. Mandelkern asked if the trailer in the last picture displayed was the same trailer that was partially screened in earlier photos. Officer Wade confirmed it was the same. Mr. Johnson confirmed there was no permit for the installation of a new surface. Mr. Johnson then asked if there was space to park the truck or trailer in the driveway instead of the yard. Officer Wade responded yes and added that there is available street parking. Mr. Bond asked if the tarp on poles was considered a screen or fence. Officer Wade replied that it is a screen, however, the code requires it to completely obscure the item being screened. Mr. Bond asked if a permit was required to install the screen. Officer Wade responded no, as long as only one was installed. Multiple installations would require a permit.

Mr. Heller asked if the tarp was wrapped around and screened the side of the trailer if it would be compliant. Officer Wade responded that another pole would be needed, and a permit would be required as it would be considered two panels.

The Respondent, Claude Sparks of 1820 Carrigan Ave., Winter Park, FL 32789, approached the podium and identified himself as the property owner. Mr. Sparks stated that he has been parking on the lawn since 1978 when he bought the property, which at that time was in unincorporated Orange County. He stated that the white truck in the photos was not his, that it belonged to his son. He clarified that the dirt Officer Wade photographed was excess dirt and being removed to level the property to add three inches of $\frac{3}{4}$ " gravel, noting it was an approved parking surface. He stated that he is working on correcting the violations.

Mr. Johnson asked Mr. Sparks if his son lived with him. Mr. Sparks responded yes. Mr. Heller asked Mr. Sparks if once the trailer was repaired if it could be moved into the back yard. Mr. Sparks responded yes and stated that the broken axle on the trailer was being replaced and should be fixed within two days. Mr. Sparks repeated that this parking area had always been dirt and added that the mailman used to park his truck there.

Mr. Johnson pointed out to Mr. Sparks that in some of the photos taken by Officer Wade there appeared to be space available to park in the driveway. Mr. Sparks stated no but then added that now there is because his son moved one of his three vehicles into the back yard. Mr. Johnson noted that with a vehicle being relocated to the back yard there was no reason to park on the lawn. Mr. Sparks replied, "what lawn?" and then acknowledged the dirt area and repeated that gravel will be installed there.

BOARD DISCUSSION

Mr. Heller asked when the property was annexed into the City of Winter Park, if it was recent or quite a while ago. Mr. Sparks stated it was several years ago.

Ms. Blaney asked if the property was owned for several years prior to the annexation how the city ordinances were applied. Mr. Geller replied that once the property was annexed the city codes apply. Ms. Blaney said yes but offered the example of a Homeowner's Association being formed after a property was purchased and new rules were applied. She asked if a copy of the city ordinances were provided to the owners of annexed property. Mr. Geller responded that there are different kinds of annexation, voluntary or involuntary, but mostly because people want to be a part of the City of Winter Park. When an area is annexed there is an ordinance adopted by the City Commission which adopts certain zoning for the area. For example, if the property was in Orange County then the corresponding zoning for the City of Winter Park would then apply. The city has rules and applies them to whatever the zoning is.

Mr. Heller asked if the property was grandfathered in that the city ordinances apply. Mr. Bond added if not then Mr. Sparks has to comply with the city ordinances. Mr. Johnson pointed out that Officer Wade first provided Mr. Sparks with a courtesy notice.

Ms. Matt asked the Board for an appropriate time frame to comply given the repairs being made to the trailer. Mr. Bond suggested 10 days. Mr. Johnson added that if the Respondent could not comply then he needed to notify the city.

Kristen Matt made the following motion:

From the evidence presented today, I move to find the Respondent, Claude W. Sparks Jr., Compliance Board Case #LDC-26-0036, owner of 1820 Carrigan Avenue, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (f) (1) Boats, Trailers, and Recreational Vehicles, and Section 58-86 (c) (2) (b) Parking – Off Street Parking of the City of Winter Park Land Development Code.

The Respondent has been properly notified per regular and certified mail and posting to satisfy Florida Statutes chapter 162 and City Code section 2-109 due process requirements.

The respondent is ordered to cease parking of trailer for more than 24 hours or store it out of the view of public right-of-way and/or adjacent neighboring properties within 10 days of this hearing date. Cease the illegal parking of motor vehicles over the un-landscaped area excluding approved driveway surfaces along any street frontage and visible from the street within 10 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by April 13, 2026.

Steve Heller seconded the motion.

Roll Call Vote:

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

Motion passed unanimously, 7-0.

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

Ms. Matt made it known to the city and the Board that she knew the Appellants in this case and asked if she should recuse herself. Mr. Geller asked her if she had a personal gain or loss in the matter or a serious inability to judge the appeal impartially, and if so there was a form she could complete to recuse herself. She stated she did not.

Parks Superintendent Jorden Hinrichsen of the Urban Forestry Division identified herself and presented the Board with a Tree Removal Permit Denial Appeal. Case 26-0001.

The permit denied was TRP-2026-0028 submitted for the property located at 2025 Howard Dr., Winter Park, FL 32789. Ms. Hinrichsen provided documentation of property ownership and location per Orange County official records. She provided an overhead photo of the property with the tree in question circled.

Ms. Hinrichsen stated that the Appellants applied on February 10, 2026, with the submission of a letter written by Theodore Weppelmann, Florida Architect and Landscape Architect #6667307. The letter cites hardscape damage, interference with future builds, and danger to structure. As this was submitted with a Tree Removal Permit Application, Urban Forestry staff assessed and found the tree was not a candidate for removal according to the City's Tree Preservation and Protection ordinance.

Ms. Hinrichsen then provided the Board with the ordinance, revised October 24, 2024, which sets forth considerations for tree removal permit applications, including health and structure of the tree(s), other trees on the lot, planting possibilities, the value of the tree in question, damage to hardscapes and structures, and options for remediation other than tree removal. It also considers whether structures, proposed structures, in the case of development, are positioned away from existing trees are feasible, as well as hardship created by the potential denial of tree removal as well as a demonstration by the Applicant of consideration of reasonable alternatives that preserve the tree or trees. These are considered together and separately, as well as the tree risk assessed by Urban Forestry Staff.

Ms. Hinrichsen presented photos of the appealed tree, a Live Oak of 37" in diameter at breast height (DBH). It was assessed by City Arborist JJ Rodriguez-Torres. His field notes relay that the roots were solid and there were no voids in the soil to indicate basal decay. Moving upward, the tree also gave no indication of notable decay on sounding. Moving up the crown, a co-dominant limb was observed with bark inclusion. Ms. Hinrichsen stated that Live Oaks are generally more tolerant of defects than some other Central Florida species with weak unions; the exact failure likelihood is hard to quantify as a percentage because it depends on limb size, loading, decay, decay extent, pruning history, and target exposure. This, however, is a defect that can be addressed with corrective pruning. It was also noted in the assessment that the crown is of adequate vigor, and could benefit from adequate water and fertilizer, but also doesn't need it.

Proximity to the house is about 14 ft. Roots can be pruned, especially at that distance from the base of the tree. Roots can be pruned near the foundation if they prove to be a problem, however, often in foundation issues associated with trees it is found to be settling or pre-existing foundation issues that a tree might take advantage of, for instance, water has seeped into cracks. Generally, however, a tree's roots will go around or under a foundation or slab.

Ms. Hinrichsen stated that her assessments came to the same conclusions as her arborist, also noting that other trees on the property were either failing to thrive or growing with a forest habit, which is where trees will grow close together and be tall and leggy. None of the other trees on this property have the value that the Landmark Live Oak.

Ms. Hinrichsen stated that an Appeal was requested the same day the city's final decision was made on March 4, 2026, when she sent an email to the Appellant. They responded "We the homeowners and licensed Landscape Architect do not agree with the City's denial of the permit. Per Florida §163.045 a local government may not require approval of a permit for the removal of a tree on a residential property if the tree poses an unacceptable risk to persons or property". The Landscape Architect sent a letter "This tree poses unacceptable risk due to its condition and proximity to the constantly occupied structure".

Ms. Hinrichsen stated to the Board that there was a clarification she should have made beforehand: If a resident determines to use the Florida Statute to remove a tree, a tree removal permit is not required. If one is included in a tree removal permit, Urban Forestry treats it as information, not intention. As the letter was submitted with the tree removal permit, it does not follow that it was intended to be used for removal without permit as outlined in Florida §163.045, so staff considered the information therein and performed its own tree risk assessment.

Ms. Hinrichsen referenced an email to the Appellant sent on February 26, 2026, where she noted that a submittal letter does not demonstrate risk as defined by the ISA Tree Risk Assessment Manual, which describes risk as the combination of the likelihood of an event and the severity of the potential consequences. Therefore, the documentation provided does not meet criteria for the removal of this tree.

Melissa Blaney asked Ms. Hinrichsen to repeat what was said about using the Florida Statute to remove a tree without a permit. Ms. Hinrichsen obliged, outlining the Statute requirements.

Ms. Hinrichsen provided the Board with the details of ISA's BMP and TRAQ requirements. The city uses the Basic (Level II): they go around the tree, probe it, use binoculars to look into the crown, and consider the health, safety, and potential fails where decay might be, and document those results. ISA expectations include recording site factors, targets and occupancy, tree identification and attributes, defects and conditions by tree parts, and loads and health. She then explained the ISA Risk Rating System to the Board.

Ms. Hinrichsen stated that Urban Forestry does not provide arborist reports, but they offer their field notes to residents if requested. Florida §163.045 is not enforced by one statewide agency, and the ISA does not have staff to enforce standards. Ms. Hinrichsen stated the Urban Forestry staff recommendation that the Code Compliance Board uphold the denial for the removal of the Live Oak 37", then offered to answer questions from the Board.

Paul Mandelkern asked about the sound test being negative, and what that meant to the health of the tree. He also noted that the letter described a 44" DBH Live Oak Tree while the city's measurement was 37" DBH.

Ms. Hinrichsen responded that there was a photo in the packet and her presentation of the city's DBH tape confirming the 37" measurement. Ms. Hinrichsen then explained that a mallet or the back of an axe and gently tap around the tree listening for changes in the resonance. This changes with tree species, size, weather conditions. When this was performed the arborist heard no hollow, indicating the tree was healthy. Mr. Mandelkern then referenced the letter from the Landscape Architect, noting there was no date on it, that Mr. Wepplemann was taking the position that state law exempts the requirement for a permit, and asked Ms. Hinrichsen to explain why the city did not agree with his position. He was confused because the state law exempts the requirement for a permit, but the property owner submitted a permit application, and they are taking an Appeal. He added the way he understood the city code the property owner has the burden of proof to show that the city made an error in denying the permit. He asked if Mr. Wepplemann's letter and where the city disagrees with his facts is the assessment of the tree. Ms. Hinrichsen referred to her notes, stating that if has been that just the letter was used to remove the tree then Urban Forestry would not have entered the property unless someone called and requested an investigation; they would have just asked for the letter and called it. Because a permit application was received, by default a site visit is made to assess the tree. The tree was found to be exemplary, it has good structure, it is healthy, and in her opinion it was far enough away from the house. She said essentially the letter focuses on the one defect and doesn't consider the whole tree or options for mitigation as is required by ISA.

Mr. Mandelkern stated that they heard a previous case where the state statute was involved, with very specific requirements to exempt the permit requirement. He asked if Urban Forestry's position is that the owner and the landscape architect had not met the requirement. Ms. Hinrichsen responded yes that the point of contention is whether the Urban Forestry staff are in a position of authority to make that call. Mr. Mandelkern stated that if it were exempt the permit application was not necessary, but since it was submitted the analysis was done and the permit was denied. Ms. Hinrichsen confirmed that was correct. Ms. Hinrichsen noted that they have rewritten the code as much as possible to work with the Florida Statute and with that being said, because we have assessed the tree, we are bound by the ordinance to fight like a dog for it.

Mr. Johnson asked if a Landscape Architect was the same as a licensed arborist. Ms. Hinrichsen responded that the law allows for both a Certified Arborist and a Landscape Architect, but they are not the same. He clarified his question that if the letter was from a Certified Arborist they could remove the tree if the letter stated that it was unhealthy; but was it the same if it came from a Landscape Architect.

Mr. Geller approached the podium, offering that the State had made it complicated, that the letter could come from a Landscape Architect, and displayed the Statute for everyone's information. Ms. Blaney asked Mr. Geller how that ranked, with a city ordinance competing with a state statute, that if filing for a permit "undoes" what the statute covers. Mr. Geller replied that the Florida statute does not address this particular circumstance where the city staff conducts its own analysis of a tree. The city's ordinance says pursuant to the state statute the documentation must be in hand at the time the tree is removed and the letter must comply with the ISA requirements. He added that what the Board was hearing from Ms. Hinrichsen is those ISA requirements are not necessarily followed and determined to be the case in this Landscape Architects' letter; that is for the experts to figure out. The State statute says a local government may not require an application, a permit, mitigation, pruning, etc. if the property owner possesses documentation from a Florida licensed Landscape Architect that the tree poses an unacceptable risk to persons or property. The statute defines what unacceptable risk is, that is if removal is the only means of practically mitigating its risk below moderate. It must be a low risk to be required to stay. The city arborist says the tree is healthy after his assessment. It comes down to a difference of opinion between the experts, and the Board is the Finder of Fact based on these differing opinions that we are hearing today.

Mr. Mandelkern asked Mr. Geller, based on a prior case heard, the word documentation in Subsection 2, about the requirement of a tree assessment in accordance with and outline in the ISA and signed by the arborist or landscape architect. Mr. Mandelkern confirmed that the letter was signed but saw nothing that indicated the assessment was performed as required. Mr. Geller responded that Ms. Hinrichsen addressed that in her presentation. Mr. Mandelkern clarified that he was asking because he thought there might be a legal issue as to whether the statute applies to the facts presented so far.

Ms. Blaney read from the letter that the tree represents a danger to the current structure and limits any other planned buildings on the property. She didn't understand what it had to do with the health of the tree. It did say that the tree was cracking the patio slab and was close to the structure, three feet, but there are no measurements shown. She asked if the patio slab was being considered as the structure. Mr. Geller replied apparently, because the house is more than three feet away. Ms. Blaney stated she would not consider the patio slab structure.

Mr. Johnson asked Ms. Hinrichsen to return to the podium, then referenced the letter stating that the tree is in "fair condition" asked her to explain the health categories for a tree. Ms. Hinrichsen asked Mr. Johnson if his question related to the city's general view of a tree, that the tree risk assessment is not something that is necessarily set forth like the risk rating terminology is. Mr. Johnson asked if the tree was unhealthy or dying it could be removed. Ms. Hinrichsen asked Parks Manager Josh Nye to respond to Mr. Johnson's question. Mr. Nye approached the podium and identified himself. He stated that the condition alone would not be reason to remove a tree. He added that saying a tree was "dying" was a sticky situation because lots of people will say a tree is dying but when Urban Forestry responds that is not the case. That doesn't mean that it isn't removable, it has more to do with all the factors that Ms. Hinrichsen referred to. He stated that the Board had to look at each tree individually. He added that if a dying tree showed signs of decay, major load-bearing limbs, etc. there is a high likelihood of failure and would cause serious damage, then yes it could be approved for a removal permit, covered by the State statute. Mr. Nye stated that Live Oak trees in fair condition are very common. A very old Live Oak might appear to a layman that it is in decline, it can still be structurally very sound for decades. He stated that fair condition was well within the range that may or may not be "safe" or eligible for removal, especially with a Live Oak.

Ms. Blaney asked Mr. Nye if a tree was healthy, but the roots were upending a structure, would that increase the risk. Mr. Nye replied with the scenario that a perfectly healthy tree is having full root upheaval and is going to fail, has no defects, and a healthy crown. He offered if a species like a Red Maple or a Pine tree is in a strange soil or has been through a major storm a perfectly healthy tree with no defects could be at risk for failure. The range for removal can range from totally dead to very healthy.

Mr. Bond asked Ms. Hinrichsen if she personally went out and inspected the tree. She said yes. He asked if she saw any cracking of the patio slab, noting that none were obvious on the photos provided. She responded that she didn't remember that she could check the other photos that were taken on her phone. Mr. Bond referred to Mr. Wepplemann's letter noting that the tree was currently cracking the patio slab. Ms. Hinrichsen replied it is common in an urban setting, but removal permits are not generally approved just for cracking patios or a sidewalk. Mr. Bond asked again if she observed any cracks, she responded she could not confirm or deny. Ms. Blaney stated that she could see some cracks in the photo on page 175 in the packet but could not say if they were from the tree roots or natural settlement.

Mr. Heller asked Ms. Hinrichsen to define a Landmark Tree. She replied that this was a tree set apart in the most recent revision of the code. It would be a Live Oak or Bald Cypress 30" DBH in fair to excellent health. Mr. Heller then asked if removal was granted, the mitigation on it is three times the normal. She replied yes, that was correct.

Mr. Jacob Stern of 2025 Howard Drive, Winter Park, FL 32789 approached the podium and identified himself as the property owner. He confirmed to the Board that he and his wife live there continuously. He stated that the only reason they applied for the permit was to do the right thing and follow city code. He stated they didn't have to do that with the letter from the landscape Architect but did so to be above board and that his neighbors were not concerned about the removal of the tree. He stated that when he received the original denial from the city he understood where some of the questions were coming from and with the initial letter from Mr. Wepplemann they thought it was sufficient. He stated that he asked Mr. Wepplemann to update his letter to be sufficient and check all the boxes required per the statute. He then presented an updated letter from Mr. Wepplemann that went through the assessment, the observed tree structure condition, the targets and site conditions, the ISA risk assessment categories, the likelihood of impact, the consequences of failure, the overall risk rating, the threshold considerations, mitigation feasibility, and his professional conclusion to explain why they thought this should be approved, or if not, that they meet the statute to remove it without approval from the city. Officer Porras took the letter from Mr. Stern, let him know that it had to be submitted as evidence, then gave it to the Board to review.

Mr. Stern understood it would take the members time to review the new letter. He went on to cite the statute and stated that Mr. Wepplemann went through each aspect in the new letter to ensure the issues were met. He went on to say that damage to people and property was of the utmost concern and is their concern for removing the tree. He stated that a measurement of 13 ft from the tree to the house was accurate, however a measurement diagonally was closer to 10 ft. The issue with the cracking at the patio is from the root damage, and the canopy of the tree matches the root structure if not further. The canopy goes significantly further than just the patio and the foundation of the property and would be underneath the structure. He stated that per Mr. Wepplemann the co-dominant trunks with included bark at the base of the tree was not something that could be mitigated through pruning, which is why they feel the only avenue is to remove the tree. He stated that he is concerned about damage to property and us. If the tree fell it could injure him and his wife, who is pregnant. That is the real issue for wanting to remove the tree.

Mr. Mandelkern asked Mr. Stern when he submitted the new letter to the city's Urban Forestry Department. Mr. Stern replied that it is a revised letter and had not been submitted to the city.

Mr. Johnson asked Mr. Stern if he was currently living in the home. Mr. Stern replied yes.

Mr. Bond asked Mr. Stern how long he had lived there. Mr. Stern responded since 2024, and that they bought the property last year. Mr. Bond asked Mr. Stern if he had any plans to expand the house. Mr. Stern said eventually, yes. Mr. Bond asked if the tree would affect that. Mr. Stern said yes. Mr. Bond asked if that is why they wanted to remove the tree. Mr. Stern said no, the reason is for damage to property and people.

Mr. Johnson asked Mr. Stern if there were any current construction permits for the house. Mr. Stern replied no.

Mr. Bond asked Mr. Stern if he ever pruned or maintained the tree since he purchased the house. Mr. Stern replied not in the time he has owned it.

Mr. Heller asked Mr. Stern if he had explored any of the recommendations that the city arborist suggested to mitigate his concerns. Mr. Stern replied the recommendations were essentially to prune the tree, and where the co-dominant branches are is where his concern about the tree falling on the house. The tree could be pruned over the roof line but there would still be a branch that could fall onto the structure and the property.

Ms. Blaney asked about a drawing in the packet (page 171) that appeared to be done by the landscape architect that indicated that most of the trees on the property would be removed. Mr. Stern responded that he was not familiar with the document and asked if it could be shared with him. Ms. Blaney removed the page from her packet and gave it to Mr. Stern to review. She asked Mr. Stern if they were in the process of removing trees; he replied no.

Ms. Blaney asked where the drawing in the packet came from. Ms. Hinrichsen returned to the podium and apologized for the confusion. She stated the drawing came from an addition permit in review by the Building Department, as well as the survey. Ms. Blaney asked if the permit in review was for an addition to the house. Mr. Stern replied that he did have a separate permit application in review for a garage addition to the house. Ms. Blaney asked if the tree in question was in the way of the proposed addition. Mr. Stern replied no that they were two separate issues and permits.

Mr. Geller suggested that at some point the City Arborist see the revised report. Officer Porras retrieved the report from Mr. Bond and gave it to Ms. Hinrichsen.

Mr. Bond stated that he felt for the Respondent as he had a tree crash through his ceiling, and he wished he could remove all the trees on his property because when a hurricane comes through there is the potential for trees to fall. He stated that he understood why Mr. Stern was at the hearing.

Ms. Matt asked Mr. Geller if there was sufficient time for the arborist to review the new letter, or should the Board stay the case and reconvene. She noted that she did not recuse herself from the case, just stated that she knew one of the respondents in the case for the record. Mr. Geller noted that Ms. Hinrichsen was reviewing the letter and suggested a 10-minute break. Mr. Mandelkern asked Mr. Geller if the Board was following the city code, as his understanding was an appeal be in writing and that it provide all of the documentation so that this type of situation doesn't arise, a trial by ambush in his opinion. Mr. Geller replied that Mr. Mandelkern's statement was correct.

Mr. Stern interjected that they did not have to submit for a permit. Mr. Mandelkern stated that the landscape architect performed an assessment of February 4, 2026, but Mr. Stern waited until April 2, 2026, to provide it to the city. Mr. Stern replied that the initial assessment was done on February 4, 2026. Mr. Mandelkern asked when he received the second letter. Mr. Stern replied last week. Mr. Mandelkern asked why it was not submitted to the city. Mr. Stern stated it was not a requirement, nor was the permit.

Ms. Blaney asked about process, stating that if the owner had the letter they could have removed the tree. She clarified that if the city saw them taking down the tree they had to produce the letter. If the city said the letter was not sufficient, then the Board would be hearing this case. Mr. Geller responded yes, and that the Board could judge whether they had the ISA compliant documentation to allow the removal under the state statute.

Ms. Matt asked if the Appellant was properly notified about needing documentation prior to the appeal hearing. Mr. Geller stated he did not know what the communications were but referenced an email that constituted the written notice of the appeal. and anyone is deemed to have constructive knowledge of what is required in the code. Mr. Geller stated that he was looking for the language. Mr. Mandelkern offered the Mr. Geller that the language was in Section 58-285 subsection (d) (2).

Building Official Gary Hiatt offered as apppoint of clarification that a question was asked if the respondent had any construction permits, then presented there are two, one for a garage addition and one for a primary suite. Mr. Stern responded that his response to the question was that they did not have any permits, that the permit applications were submitted, but no permits had been issued and added that the tree removal had nothing to do with the tree appeal. Mr. Hiatt stated that he just wanted it to be clear that the permit applications were in review.

Mr. Bond referenced his earlier question about improvements to the property. Mr. Johnson stated that he asked the question about a permit, and Mr. Stern only mentioned the garage. Mr. Stern corrected Mr. Johnson saying he mentioned the garage and the addition. Mr. Johnson did not agree. Ms. Blaney added that Mr. Stern said that nothing was going on the back of the house, that she asked that question specifically and he said no. Mr. Stern stated that his response was that the garage was in the front and the addition was in the back. He stated that her follow up question was if the tree way in the way, to which he replied it is not. Ms. Blaney stated they would have to agree to disagree, that she did not recall that response.

Mr. Geller responded to the inquiry about proper notification. He read the excerpts as follows: The appeal must be in writing, state the grounds of the appeal and articulate in detail why the written decision or portion thereof is incorrect. Once the hearing has begun, the applicant has the burden to prove that the pre-removal denial decision or specific conditions placed on tree removal are incorrect or exceeds the authority given by the city code. The Board decision must be supported by competent substantial evidence.

Mr. Mandelkern asked if it was a preponderance of the evidence, or if it said. Mr. Geller responded it would be assumed if it wasn't stated, it goes by the standard of rubrics.

Ms. Matt asked if they were going to take a break. Ms. Blaney noted that it was 5:00. Mr. Johnson responded they would take a break. Officer Porras stated that the arborist suggests tabling the matter until next month so that she can have the time needed to review the new document submitted by Mr. Stern. Mr. Mandelkern made a motion to table the case until the May 7, 2026, meeting. Mr. Heller seconded the motion.

Vote:

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

Motion passed unanimously, 7-0.

Mr. Stern was stopped before leaving with his new letter, he was informed that he needed to leave a copy of the letter for the record as it was submitted as evidence.

6. Non-Action Items

None

7. Staff Updates

Officer Busch stated case PM-26-0027 1431 Golfside Dr., Winter Park, FL 32792 was still being monitored for the fire violation to bring it together with the property maintenance violations. No compliance has been met at this time.

8. City Attorney Reports

Mr. Geller stated that on March 16, 2026, a 50-page answer brief was filed in the Atlantic Oasis Trust case. If anyone wanted to read it, it could be emailed to them. Mr. Johnson noted that the property was no longer listed as a vacation rental, but as something else. Mr. Geller confirmed that the last city staff checked it had been removed from VRBO and Airbnb, and that there is a \$60,000.00 fine due.

Mr. Geller thanked the Board for their questions during the hearings, that they were always insightful and kept him on his toes.

9. Board Comments:

None

10. Upcoming Agenda Items

- a) Division Manager Susanne Porras informed the Board that the case at 455 Huntington Ave. related to illegal parties and noise would be returning as a Massey Hearing after a report from Winter Park Police was received last week documenting another illegal party, drinking, and loud noise. There will be testimony provided from some of the responding officers. Mr. Johnson asked for confirmation that this was the house near Rollins College. Ms. Porras said yes, it was case N-25-0010. Mr. Diez-Arguelles asked if it was the house that was rented, then remembered that the occupant(s) were supposed to be moving out soon. Ms. Porras confirmed that it is a rental property, and that she believed the current occupant(s) would be moving out at the end of the current semester as the lease will be up. Mr. Diez-Arguelles asked if it was a farewell party. Officer Porras stated she had been receiving calls and emails from multiple neighbors that are not happy about it.
- b) Case LDC-26-0150, 1001 Anchorage Ct., Winter Park FL – Tree violations. Ms. Porras noted that this case was not an appeal, that several trees were removed without permits.

Mr. Diez-Arguelles asked staff what happened to the Tree Board. Mr. Geller responded that this Board is the Tree Board.

11. Adjournment

Kristen Matt made a motion to adjourn. Melissa Blaney seconded.

VOTE:

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

Motion passed unanimously, 7-0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary



Code Compliance Board

agenda item 5.a

item type

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

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

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

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

1. N-25-0010 Agenda Packet

455 Huntington Ave 07-22-30-8760-00-190

Name(s):
MELLOW YELLOW PROPERTIES
LLC

Physical Street Address:
455 Huntington Ave

Property Use:
0104 - Single Fam Class IV

Mailing Address On File:
355 Henkel Cir
Winter Park, FL 32789-5123
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



455 HUNTINGTON AVE, WINTER PARK, FL 32789 12/28/2020 8:11 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

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

[View Plat](#)

Property Description

TROTTERS REPLAT J/58 LOT 19 & W 8 FT OF LOT 20

Total Land Area

10,198 sqft (+/-) | 0.23 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WP-R-2 (H)	1 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

« « » »

Page 1 of 1 (Total Records: 1)

Building



[More Details](#)

[View Winter Park Permits](#)

Model Code:

1 - Single Fam Residence

Actual Year Built:

1948

Gross Area:

1507 sqft

Type Code:

0104 - Single Fam Class Iv

Beds:

3

Living Area:

1366 sqft

Building Value:

Working Value...

Baths:

2

Exterior Wall:

Conc/Cindr

Estimated New Cost:

Working Value...

Floors:

1

Interior Wall:

Plastered

Model Code:
1 - Single Fam Residence
Actual Year Built:
1937
Gross Area:
1568 sqft
Type Code:
0104 - Single Fam Class Iv
Beds:
2
Living Area:
832 sqft
Building Value:
Working Value...
Baths:
1
Exterior Wall:
Cmt.Fbr.Sh
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Plastered



Page 1 of 1 (Total Records:2)

Extra Features

Description	Date Built	Units	Xfob Value
Fpl1 - Null	01/01/1992	1 Unit(s)	Working Value...
Pt1 - Null	01/01/2011	1 Unit(s)	Working Value...



Page 1 of 1 (Total Records: 2)



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

Detail by Entity Name

Florida Limited Liability Company
MELLOW YELLOW PROPERTIES, LLC

Filing Information

Document Number	L14000054975
FEI/EIN Number	32-0437621
Date Filed	04/02/2014
State	FL
Status	ACTIVE

Principal Address

355 HENKEL CIR
WINTER PARK, FL 32789

Changed: 01/20/2026

Mailing Address

355 HENKEL CIR
WINTER PARK, FL 32789

Changed: 01/20/2026

Registered Agent Name & Address

ODDI, GAETANO F
355 HENKEL CIR
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

ODDI, GAETANO F, MGR
355 HENKEL CIR
WINTER PARK, FL 32789

Title MGR

ODDI, KATHERINE G, MGR
355 HENKEL CIR
WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
2024	01/23/2024
2025	02/01/2025
2026	01/20/2026

Document Images

01/20/2026 -- ANNUAL REPORT	View image in PDF format
02/01/2025 -- ANNUAL REPORT	View image in PDF format
01/23/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
04/18/2022 -- ANNUAL REPORT	View image in PDF format
04/03/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
03/09/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
04/02/2014 -- Florida Limited Liability	View image in PDF format

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Vanessa J. Skinner, Esq.
Winderweedle, Haines, Ward
& Woodman, P.A.
P.O. Box 880
Winter Park, FL 32790-0880

DOC# 20140180352 B: 10729 P: 1503
04/09/2014 03:06:20 PM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$0.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: WINDERWEEDLE HAINES WARD



Parcel ID: 07-22-30-8760-00-190

WARRANTY DEED

THIS WARRANTY DEED is made and executed on April 7, 2014 by **GAETANO F. ODDI and KATHERINE T. GILLET n/k/a KATHERINE G. ODDI**, husband and wife ("Grantors"), to and in favor of **MELLOW YELLOW PROPERTIES, LLC, a Florida limited liability company** ("Grantee"). The mailing address of Grantee is 355 Henkel Circle, Winter Park, Florida 32789.

WITNESSETH:

THAT GRANTORS, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantors and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell, transfer, convey and confirm unto the Grantee, all the following described real property lying and being situated in Orange County, Florida (the "Real Property"), to wit:

Lot 19 and the West 8 feet of Lot 20, Trotter's Replat, according to the plat thereof as recorded in Plat Book J, Page 58, of the Public Records of Orange County, Florida.

This deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever, subject only to encumbrances of record, if any, which reference shall not revive the same, and to taxes for the years 2014 and subsequent years.

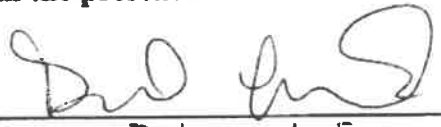
GRANTORS warrant that, at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of Grantors' homestead property.

AND GRANTORS do hereby covenant with and warrant to Grantee and Grantee's successors and assigns that the Grantors are the owners of fee simple title to the Real Property; that the Grantors have good right and lawful authority to sell and convey said Real Property; and that the

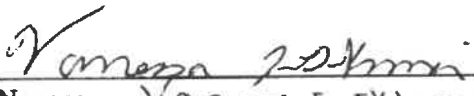
Grantors hereby fully warrant the title to said Real Property and will defend the same against the lawful claims of all persons whomsoever; and that said Real Property is free of all encumbrances, except any existing mortgages thereon and taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, Grantors have caused these presents to be executed on the day and year first above written.

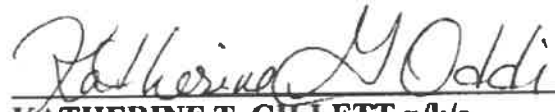
**Signed, sealed and delivered
in the presence of:**

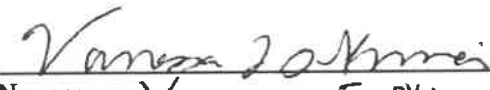

Name: Debra LeFever


GAETANO F. ODDI


Name: Vanessa J. Skinner


Name: Debra LeFever

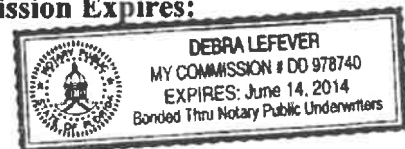

KATHERINE T. GILLET n/k/a
KATHERINE G. ODDI


Name: Vanessa J. Skinner

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 7th day of April, 2014, by GAETANO F. ODDI and KATHERINE T. GILLET n/k/a KATHERINE G. ODDI, [☒] who are personally known to me or [☐] have produced _____ as identification.


Notary Public
My Commission Expires:





ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
INDEPENDENTLY ELECTED TO SERVE YOU

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

2025 Paid Real Estate

MELLOW YELLOW PROPERTIES LLC
355 HENKEL CIR
WINTER PARK, FL 32789-5123

Account Number: 286115
Assessed Value: 674,579
Millage Code: 6 WP
Parcel Number: 07-22-30-8760-00190
Address: 455 HUNTINGTON AVE, Winter Park, 32789
Exemptions:

AD VALOREM TAXES					
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	678,470	0	678,470	3.2010	2,171.78
CAPITAL OUTLAY	678,470	0	678,470	1.5000	1,017.70
CRITICAL OPERATING	678,470	0	678,470	1.0000	678.47
DISCRETIONARY OPERATING	678,470	0	678,470	0.7480	507.50
CNTY-CAPITAL PROJECT	674,579	0	674,579	0.2250	151.78
CNTY-GENERAL REVENUE	674,579	0	674,579	4.0441	2,728.07
CNTY-PARKS & RECREAT	674,579	0	674,579	0.1656	111.71
CITY OF WINTER PARK	674,579	0	674,579	4.0923	2,760.58
WINTER PARK DEBT 2017	674,579	0	674,579	0.2062	139.10
ST JOHNS RIVER WTR MGMT DIST	674,579	0	674,579	0.1793	120.95
				Total Millage:	15.3615
				Subtotal:	\$10,387.64
NON-AD VALOREM ASSESSMENTS					
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	254.16			
5686 COLLEGE QUARTER	407-599-3381	6.56			
				Subtotal:	\$260.72
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					\$10,648.36

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

Payments not received by March 31st are delinquent

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

286115
455 HUNTINGTON AVE

TROTTERS REPLAT J/58 LOT 19 & W
07-22-30-8760-00190

Make checks payable to:
Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Dec 31, 2025	\$0.00

MELLOW YELLOW PROPERTIES LLC
355 HENKEL CIR
WINTER PARK, FL 32789-5123

Paid By On File
Receipt # H01-26-00396638 12/12/2025 \$10,328.91

PO Box 545100
Orlando FL 32854-5100



2025 Paid Real Estate

FACT SHEET

May 7th, 2026.

Case No: N-25-0010

Respondents:

MELLOW YELLOW PROPERTIES, LLC
355 HENKEL CIRCLE
WINTER PARK, FL 32789-5123

1. Address where violation exists: **455 Huntington Avenue, Winter Park, FL 32789**
2. Parcel I.D. No.: **07-22-30-8760-00-190**
3. Property Zone: **WP-R-2**
4. Police Calls: **10/10/25 at 23:12, 10/31/25 at 20:33, 10/31/25 at 21:13, 10/31/25 at 22:01, 11/01/25 at 0:22, 11/01/25 at 00:44 and 03/27/26**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail
and posted on the property and at City Hall in accordance with Florida Statute 162
Due Process requirements.

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

Evidence

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

<u>VIOLATION DESCRIPTION:</u> Multiple reports received from the police department made by several neighbors related to illegal parties and noise disturbances at this location, creating Public Nuisance conditions for all neighboring properties within a residential zoning district.	<u>CORRECTIVE ACTION REQUIRED:</u> Cease all illegal party activities and adhere to the City of Winter Park Noise Disturbance Regulations.	<u>CODES CITED:</u> Chapter 62- Offenses and Miscellaneous Provisions; Article IV. – Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise and Disturbance Control; Sec. 62-91. Short Title; Sec. 62-92. Definitions. Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner's and Lessee's Responsibility; Sec. 62-94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions. (a), (2), (a), 1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.
--	---	---

Respondent Narrative:

Case : N-25-0010

All tenants and parents were sent all paperwork and correspondence regarding the January Hearing. CC Susanne Porras

All agreed that there will be no more parties or gatherings at the house and that they will abide by the laws of the City of Winter Park.

Tenants cleaned the yard and surrounding areas.

Tenants lease is over 5/31. They have assured us that they will be out before said date and there will be NO more disturbances.

New tenants, moving in July 1, 2026 include 2 female graduate students with jobs.

New tenants have been informed of the Codes and Laws of the City. They are aware of the previous issues and have agreed to abide by the laws.

Thank you,
Mellow Yellow Properties
Gaetano Oddi

Susanne Porras

From: webex_comm@webex.com
Sent: Wednesday, April 22, 2026 4:18 PM
To: Susanne Porras
Subject: [EXTERNAL] Voice Message Attached from ODDI +14074610269
Attachments: +14074610269_20260422_161734.wav

Follow Up Flag: Follow up
Flag Status: Flagged



You have a new voicemail

Time: Wednesday, April 22, 2026 16:16 PM Eastern Daylight Time
From: ODDI +14074610269
To: Susanne Porras 3283
Duration: 00:28

Voice message transcription

Good afternoon, Miss Barres. My name is Gitano. I am calling regarding case number N as in Nancy 250010. If you could give me a call back, my number's 407-46-1026 9 407-461-0269.

Thank you.

To listen to this message, open the attachment.

Thank you,

The Webex Team

[Contact us](#) if you need help.

Please do not reply to this message, as it is sent from an unmonitored address and responses will not be read.

[Privacy Statement](#) | [Terms of Service](#)

© 2026 Cisco Systems and/or its affiliates. All rights reserved.
Cisco Systems, Inc. 170 West Tasman Drive, San Jose, CA 95135.
Sent to sporras@cityofwinterpark.org



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

CASE NO.: **N-25-0010**

City of Winter Park
Petitioner,

vs.

MELLOW YELLOW PROPERTIES, LLC
355 HENKEL CIR.
WINTER PARK, FL 32789-5123
Respondents, _____/

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Massey Hearing, scheduled for May 07, 2026, on the property located at **455 HUNTINGTON AVE.** on this **21st day of April 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

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


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **21st day of April 2026**, by Christina Busch, 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 Nov 1, 2026
Commission #HH283677





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

401 S PARK AVENUE
WINTER PARK, FLORIDA 32789
407-595-3600

CITY OF WINTER PARK,

Requester,

vs.

Case No: N-25-0010

MELLOW YELLOW PROPERTIES, LLC
355 HEMKEL CIR
WINTER PARK, FL 32789-5123,

Respondent.

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

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, **Mellow Yellow Properties, LLC, 355 Hemkel Cir., Winter Park, FL 32789-5123**. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with Massey v. Charlotte County, 642 So. 2d 142 (Fla. 2d DCA, 2001). The hearing will take place on:

Thursday, May 7, 2026, at 3 p.m.

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

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

04/21/2026



**SAFETY & CODE
compliance**

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



9489 0090 0027 2200 0600 6846

Label 890-PB, Oct. 2015
Pitney Bowes

Mellow Yellow Properties, LLC
355 Henkel Circle
Winter Park, FL 32789-5123
ATTN: Luciano F. Oddi

Mellow Yellow Properties, LLC
355 Henkel Circle
Winter Park, FL 32789-5123
ATTN: Luciano F. Oddi

 please remember to recycle

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



**SAFETY & CODE
compliance**



**SAFETY & CODE
compliance**

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

*Current Tenants
455 Huntington Avenue
Winter Park, FL 32789*

please remember to recycle

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

CITY OF WINTER PARK,

Petitioner,

9489 0090 0027 6751 5562 36

vs.

Case No: N-25-0010

MELLOW YELLOW PROPERTIES, LLC
355 HENKEL CIR.
WINTER PARK, FL 32789-5123,

Respondent.

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

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, **Mellow Yellow Properties, LLC, 355 Henkel Cir., Winter Park, FL 32789-5123**. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

Thursday, May 7, 2026, at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

1. Violation of City Code Chapter/Section and Order: **On January 8, 2026, the Code Compliance Board determined that Respondent was in violation of Chapter 62 - Offenses and Miscellaneous Provisions; ARTICLE IV. – Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise and Disturbance Control; Sec. 62-91. Short Title; Sec. 62-92. Definitions. Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner’s and Lessee’s Responsibility; Sec. 62.94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions, (a), (2), (a),1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.**

At the hearing, and in the attached Findings of Fact, Conclusions of Law and Order (executed on January 12, 2026), the Respondents were **ORDERED** as follows:

The Respondent is **ORDERED** to cease all Illegal activities, including Open House Parties, and to adhere to the City of Winter Park’s Noise Disturbance code provisions effective immediately. Failure to comply with this Order will result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation. The Respondent is further ordered to contact the City’s Safety & Code Compliance Officer by **January 18, 2026**, and provide documentation that he has provided this Order to all tenants of the Subject Property, demanded their compliance to avoid eviction and has taken any other action to ensure their compliance with this Order, including but not limited to evicting the tenants.

2. Address where violation exists: **455 Huntington Avenue, WINTER PARK, FL 32789.**
3. Parcel I.D. No.: **07-22-30-8760-00-190**
4. Property Zone: **WP-R-2**
5. Legal Description: **TROTTERS REPLAT J/58 LOT 19 & W 8 FT OF LOT 20 per Orange County records.**
6. Respondent/Names and address of owner/person in charge of location where violation exists: **MELLOW YELLOW PROPERTIES, LLC – 355 HENKEL CIR., WINTER PARK, FL 32789-5123.**
7. Description of Violation: **Multiple reports received from the Police Department made by several neighbors related to Illegal Open House**

parties, public urination, and noise disturbances at this location, creating Public Nuisance conditions for all neighboring properties within a residential zoning district.

8. Item to be Heard: The City's Request for Determination of Non-Compliance with Code Compliance Board Order and Assessment of Fines and Lien.

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines, and may assess fines, which, when recorded in the public records will become a lien on your real and personal property, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the Order signed on **January 12, 2026**, prior to the **May 7, 2026**, hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **April 16, 2026**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **MELLOW YELLOW PROPERTIES, LLC – 355 HENKEL CIR., WINTER PARK, FL 32789-5123.**

Certified Mail # 9489 0090 0027 6751 5562 36



Susanne Porras

Safety & Code Compliance Officer/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 an Order of the Code Compliance Board to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of the Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, for the reviewing court.

Disabilities

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

Codes Cited

PART II - CODE OF ORDINANCES

Chapter 62 - OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE IV. - OFFENSES INVOLVING PUBLIC PEACE AND ORDER

Sec. 62-81. – URINATING OR DEFECATING IN PUBLIC.

(a) It shall be unlawful for any person to urinate or defecate in a public place other than one set aside and designated for that particular purpose.

(b) Violations of this section shall be punishable as provided in Winter Park Code section 1-7.43.

DIVISION 2. NOISE AND DISTURBANCE CONTROL

Sec. 62-91. Short title.

This section may be cited as the Noise and Disturbance Control Ordinance.

Sec. 62-92. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Illegal open house party means any gathering of three or more persons unrelated by blood or marriage in a residence or in or adjacent to a neighborhood zoned for residential uses at which underage consumption of alcohol or use of illegal or controlled substances occurs.

Noise disturbance means any sound which:

- (2) Annoys or disturbs a reasonable person of normal sensitivities.
- (3) Endangers or injures personal or real property.
- (4) Is loud or raucous.
- (5) Causes actual or imminent interference with peace or good order

Plainly audible sound means any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the detection of the rhythmic base component of the music is sufficient to verify plainly audible sound. A person need not determine the title, specific words, or the artist performing the song.

Real property line means an imaginary line along the surface and its vertical plane extension which separates the real property owned, rented or leased by one person from that owned, rented or leased by another person, excluding intrabuilding real property divisions.

Residential area means an area classified by the zoning code as residential.

Sec. 62-94. Enforcement.

Any person violating any of the provisions of this division shall be deemed guilty of an offense punishable as provided in section 1-7.

In addition to any other remedies provided under this Code or other applicable law, the city shall provide written notice by first class U.S. Mail to the owner of any property which is found by the city to be the location of an illegal open house party. That notice shall be mailed to the owner of the property as listed in the Orange County Public Records and the notice shall also be placed in the records of the city and at the city's discretion, may be otherwise provided to the owner as well. Each subsequent violation of the prohibition on illegal open house parties at the same property shall carry a civil penalty as established in chapter 1 of this Code, and the enforcement provisions of chapter 1 of this Code shall apply to the enforcement of that penalty. (Code 1960, § 18-19(F); Ord. No. 2760-09, § 4, 1-26-09)

Sec. 62-95. Owner's and lessee's responsibility.

It shall be a violation of this division for an owner or a lessee who is present on any property that he or she owns or leases to allow a noise disturbance to be created or exist from such property so as to violate those prohibitions listed in section 62-97.

It shall also be a violation of this division for an illegal open house party to occur at a property. The owner or owners, the lessee or lessees (whether or not the lease is written), and the occupant or occupants of any such property may not allow an illegal open house party to occur at the property and are jointly and severally responsible under this section for any such illegal open house parties which do occur.

(Code 1960, § 18-19(D); Ord. No. 2760-09, § 5, 1-26-09)

Sec. 62-96. Noise disturbances prohibited generally.

- (a) No person shall make, continue or cause to be made or continued any noise disturbance.
- (b) The characteristics and conditions which should be considered in determining whether a violation of the provisions of this section exists should include, but not be limited to the following:
 - (1) The level of the noise.
 - (2) Whether the nature of the noise is usual or unusual
 - (3) Whether the origin of the noise is natural or unnatural.
 - (4) The level of the ambient noise.
 - (5) The proximity of the noise to sleeping facilities or residential areas.
 - (6) The nature and zoning of the area from which the noise emanates and the area where it is received.
 - (7) The time of day or night the noise occurs.
 - (8) The duration of the noise; and
 - (9) Whether the noise is recurrent, intermittent, or constant.

(Code 1960, § 18-19(C)(1); Ord. No. 2504-03, § 2, 3-11-03)

Sec. 62-97. Specific prohibitions.

- (a) The following acts, among others (this enumeration shall not be deemed to be exclusive), are declared to be noise disturbances in violation of this division:
 - (2) *Radios, phonographs, television sets, musical instruments, etc.*
 - a. Using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner:

1. As to disturb the peace, quiet and comfort of neighboring inhabitants.
 2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto; or
 3. As to create a noise disturbance.
- b. It shall be a violation to commit any one of the enumerated acts listed in this section.
- c. The operation of any sound system, speakers, radio, television, turntable, amplifier, musical, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 8:00 a.m. from outside any residential, office or commercial building or between 11:00 p.m. and 8:00 a.m. from inside any residential, office or commercial building in such manner as to create a plainly audible sound either at a distance of 50 feet from the building, structure or vehicle in which it is located or so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations shall be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division. In addition, it shall also be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division when any non-commercially zoned property has outdoor or indoor parties, gatherings, music rehearsals or any other activity where music or other entertainment by sound system, amplifier, musical instruments, or other device is produced on more occasions that once every two months, in such manner as to create a plainly audible sound or vibrations either at a distance of 50 feet from the building or property so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations, occurs after 8:00 p.m., unless specifically approved by a special event permit issued by the city.

(4) *Yelling, shouting, etc.* Yelling, shouting, hooting, whistling or singing on the public streets between the hours of 11:00 p.m. and 8:00 a.m. so as to create a noise disturbance.

(13) **Illegal open house parties.** Allowing or acquiescing in an illegal open house party, whether directly or indirectly, whether actively or passively, as an owner, lessee, or occupant of a property.

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

CITY OF WINTER PARK

CASE NO. N-25-0010

Petitioner, _____ /

vs.

Mellow Yellow Properties, LLC
355 Henkel Cir.
Winter Park, Florida 32789-5123

Respondent, _____ /

STATE OF FLORIDA :

:

COUNTY OF ORANGE :

:

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

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

1. My name is Susanne Porras. I am a Safety and Code Compliance Officer and Division Manager with the City of Winter Park.
2. I am over the age of 18 and base the averments in this Affidavit on my personal knowledge, information, and belief.
3. I am familiar with the property located at 455 Huntington Avenue, Winter Park, FL 32789, with a Parcel Identification number of 07-22-30-8760-00-190 (the "Property").
4. I am familiar with, and reviewed the code compliance case involving the Property, Case# N-25-0010.

5. On **January 8th, 2026**, the Code Compliance Board entered an Order (the "Order") requiring the respondents to cease all illegal activities, including Illegal Open House Parties, and to adhere to the City of Winter Park's Noise Disturbance code provisions effective immediately. The order advised that the failure to comply would result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation.
6. On **03/27/26**, I received an incident report from Winter Park Police Department related to an Illegal Open House Party and Noise Disturbance at the property. Based on the police report **2026CE000550**, there was loud music, yelling, bright lights and empty alcohol containers scattered about the front of the property.
7. Therefore, I determined that the property owner **has not taken any** Corrective action and the Property remains **out of compliance** with Chapter 62 – Offenses and Miscellaneous Provisions; ARTICLE IV. – Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise Disturbance Control; Sec. 62-91 Short Title; Sec. 62-92. Definitions. Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner's and Lessee's Responsibility; Sec. 62.94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions, (a), (2), (a),1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.


Susanne Porras, Affiant

SWORN TO AND SUBSCRIBED

Before me this 27th day of March 2026,
By Susanne Porras, who is personally known to me
as a Safety & Code Compliance Officer
and Division Manager of
the City of Winter Park.


Susan L. Pruchnicki, Notary Public
My Commission Expires March 15, 2027
HH 373623



CODE COMPLIANCE BOARD OF THE
CITY OF WINTER PARK, FLORIDA

Case No: N-25-0010

CITY OF WINTER PARK

Petitioner,

vs.

Mellow Yellow Properties, LLC,
355 Henkel Cir.
Winter Park, FL 32789-5123,

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

Dated: 1/12/2026 By: Rene Chanin
City Clerk - Deputy Clerk

Respondent.



FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CASE came for a public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Board"), on the 8th day of January 2026, after due notice to the Respondent, Mellow Yellow Properties, LLC, 355 Henkel Cir., Winter Park, FL 32789-5123, regarding the Subject Property defined below, and the Board having heard sworn testimony and argument and received evidence into the record, hereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT

The Board makes the following findings of fact:

- A. Address, Ownership and Possessory Interest: The property at issue is located at 455 Huntington Ave, Winter Park, FL 32789 (the "Subject Property")
- B. Legal Description: TROTTERS REPLAT J/58 LOT 19 & W 8 FT OF LOT 20
- C. Parcel I.D.: # 07-22-30-8760-00-190
- D. Notice: The City gave notice of this hearing to the Respondent by posting at the Property and at City Hall and by United States certified mail.

Description of Violation: Multiple reports received from the Police Department made by several neighbors related to illegal Open House parties, public urination, and noise disturbances at this location, creating Public Nuisance conditions for all neighboring properties within a residential zoning district.

DOC # 20260021915

01/13/2026 10:37 AM Page 1 of 4

Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: CSC INC

Case # N-25-0010

Page 1 of 4

II. CONCLUSIONS OF LAW

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

- A. The City complied with the due process notice requirements of Sections 2-109 of the Winter Park Code of Ordinances and of Florida Statutes, Chapter 162.
- B. The Respondent, Mellow Yellow Properties, LLC and Registered Agent (owner) Oddi Gaetano, Compliance Board Case #N-25-0010, owner of 455 Huntington Avenue, Winter Park, FL 32789 (the "Subject Property") are in violation of Chapter 62 - Offenses and Miscellaneous Provisions; ARTICLE IV. - Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise and Disturbance Control; Sec. 62-91. Short Title; Sec. 62-92. Definitions: Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner's and Lessee's Responsibility; Sec. 62.94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions, (a), (2), (a),1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.

III. ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon a motion made by Paul Mandelkern and seconded by Douglas Bond, and agreed to in a unanimous 5-0 vote by the Board:

The Respondent is **ORDERED** to cease all Illegal activities, including Open House Parties, and to adhere to the City of Winter Park's Noise Disturbance code provisions effective immediately.

Failure to comply with this Order will result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation.

The Respondent is further ordered to contact the City's Safety & Code Compliance Officer by **January 18, 2026**, and provide documentation that he has provided this Order to all tenants of the Subject Property, demanded their compliance to avoid eviction and has taken any other action to ensure their compliance with this Order, including but not limited to evicting the tenants.

NOTICE OF RIGHT TO APPEAL

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

DONE AND ORDERED, effective January 8, 2026, at Winter Park, Florida.

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


Wayne Johnson, Chair

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 18th day of January, 2026, by Wayne Johnson, Chair, who is personally known to me.

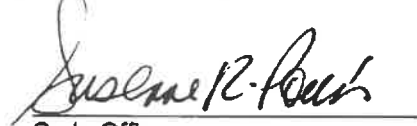
Notary Public:





CERTIFICATE OF SERVICE

A true and correct copy of the above Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to: Mellow Yellow Properties, LLC, 355 Henkel Cir., Winter Park, FL 32789-5123.


Code Officer

cc: Mr. Oddi Gaetano
Registered Agent
355 Henkel Cir.
Winter Park, FL 32789-5123

Susanne Porras

From: mwrightlcsw <mwrightlcsw@gmail.com>
Sent: Wednesday, April 1, 2026 2:15 PM
To: Susanne Porras
Cc: Lisa Bohlmann; Tim Volkerson
Subject: Re: [EXTERNAL] 455 Huntington Ave.

Susanne,
Thank-you so much. I'll pass this information on to our group and encourage as much attendance at the hearing as possible.
We sincerely appreciate your work!
Melinda

Sent from my iPhone

On Apr 1, 2026, at 12:50 PM, Susanne Porras <SPorras@cityofwinterpark.org> wrote:

Good afternoon Ms. Wright,

Our police department informed me of the incident as soon as it happened and provided me with the incident report that I needed to go forward with a second hearing. I am in the process of issuing a Notice of Massey Hearing for repeat violations. It is my intention to make a recommendation to our Code Compliance Board to assess a daily fine of \$500 or higher for each violation. The case will be scheduled to be heard at the May 7th, 2026, at 3:00pm. I encourage you and all the neighbors to attend this hearing since your input and participation is highly appreciated and needed.

Please feel free to contact me if you or any of your neighbors have questions or concerns about the upcoming hearing or my actions.

Respectfully,

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

<image001.png>

<image002.png>

<image003.png>

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

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

From: Melinda Wright <mwrightlcs@gmail.com>

Sent: Wednesday, April 1, 2026 11:03 AM

To: Susanne Porras <SPorras@cityofwinterpark.org>; Lisa Bohlmann <lisabeeyoga@gmail.com>; Tim Volkerson <TVolkerson@cityofwinterpark.org>

Subject: [EXTERNAL] 455 Huntington Ave.

Dear Susanne,

Lisa Bohlmann sent me an email about an open party and noise disturbance at 455 Huntington Avenue on March 27th.

I haven't heard of any more incidents since then, but Ms. Bohlmann was informed by the WPPD that the March 27th complaint would be forwarded to you.

If there's any way our neighborhood group, Good Neighbor Working Group (GNWG), can support further City action against the property owner, please don't hesitate to contact me.

We're certainly interested in this case and want to support your efforts.

Thank you very much for your hard work.

Best regards,

Melinda Wright
407-247-6118

Susanne Porras

From: Melinda Wright <mwrightlcs@gmail.com>
Sent: Wednesday, April 1, 2026 11:03 AM
To: Susanne Porras; Lisa Bohlmann; Tim Volkerson
Subject: [EXTERNAL] 455 Huntington Ave.

Follow Up Flag: Follow up
Flag Status: Completed

Dear Susanne,

Lisa Bohlmann sent me an email about an open party and noise disturbance at 455 Huntington Avenue on March 27th.

I haven't heard of any more incidents since then, but Ms. Bohlmann was informed by the WPPD that the March 27th complaint would be forwarded to you.

If there's any way our neighborhood group, Good Neighbor Working Group (GNWG), can support further City action against the property owner, please don't hesitate to contact me.

We're certainly interested in this case and want to support your efforts.

Thank you very much for your hard work.

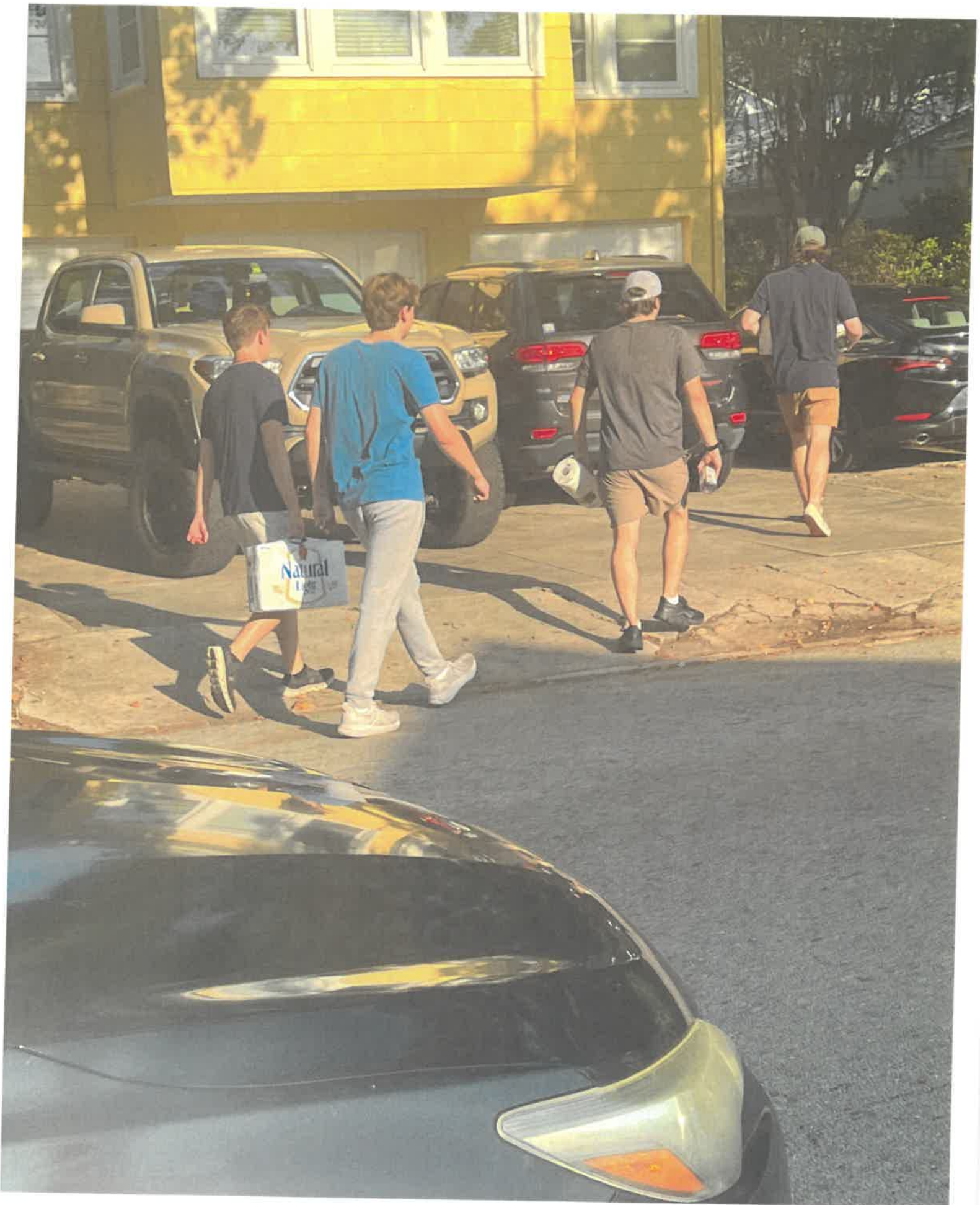
Best regards,

Melinda Wright
407-247-6118

From: [Lisa Bohlmann](#)
To: [Susanne Porras](#)
Subject: [EXTERNAL] 455 Huntington
Date: Monday, March 30, 2026 7:25:56 PM
Attachments: [IMG_4885.JPEG](#)



This is a photo taken of the boys carrying in their alcohol to 455. I thought no parties?♀



Susanne Porras

From: Gordon Shyy
Sent: Sunday, March 29, 2026 8:42 PM
To: Code Compliance
Subject: Noise/house party complaint Rollins College

Good morning,

WPPD responded to 455 Huntington Avenue near Rollins College over the weekend regarding a house party.

We documented the incident as I understand there is an ongoing issue with this house.

The case number is: 2026CE000550

Regards,

Sergeant Gordon Shyy
Patrol Division
Winter Park Police Department
500 N. Virginia Ave.
Winter Park, FL 32789
689.777.6828 (mobile)
407.691.7883 (desk)

Susanne Porras

From: Ryen Brooks
Sent: Monday, March 30, 2026 10:48 AM
To: Code Compliance
Subject: WPPD 2026CE000550
Attachments: 2026CE000550_R.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good day,

Please see attached.



Ryen Brooks
Records Specialist
Subpoena Liaison
407-599-3366

rbrooks@cityofwinterpark.org

"Promoting Teamwork Within Our Community, to Solve Problems"

Region: CSA: Grid:
WPK 3

CODE ENFORCEMENT REPORT

Winter Park Police Department

Public Version

For the public: Yes Agency Report #:
Juvenile: No 2026CE000550
Domestic Violence: No Event #:
Dating Violence: No 20260862853

Agency ORI: FL0480600

Reported Day/Date: Time Dispatched: Time Arrived: Time Completed: Date Occurred From: Date Occurred To:
Fri 3/27/2026 22:22 3/27/2026 22:22 3/27/2026 22:26 3/27/2026 23:08
Subdivision: Forced Entry: Occupancy: Type of Weapon: Location Type: Municipality:
N/A Occupied NA RESIDENCE/SINGLE WP
Incident Address: Dispatch Address:
455 HUNTINGTON AVE WINTER PARK FL 32789 455 HUNTINGTON AVE WINTER PARK FL 32789
#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related: Alcohol Related: Call Disposition: Signal Code: Clearance:
01 00 00 0 00 U U I 22NIR Code Enforcement Compliance

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/ Commit	Warrant #	DVR	Drug Activity
1	WINTER PARK CITY ORDINANCE - OFFENSES, NOISE DISTURBANCES PROHIBITED GENERALLY	62-96	9800	Yes	C		No	N/A

PERSON SECTION

Name: BOHLMANN, LISA R/S: W/F DOB: 10/10/1960 or Age: Offense Indicator:
Adult/Juvenile: SSN: Hgt: Wgt: Hair: Eyes: DL#: DL State:
Person Type: REPORTING PER-ADULT City of Birth: Place of Birth:
Address: 453 HUNTINGTON AVE WINTER PARK, FL 32789 Phone: 407-718-5630
Email: LISABEEYOGA@GMAIL.COM Cell Phone:
OthPhone1: OthPhone2:
NOK: NOK:
NOK Address: NOK Phone:
Emp. Address: Job: Bus. Phone:
Comments:

LE/BUSINESS SECTION

Name: Shyy, Gordon Contact: WPS657 - Winter Park Police De
Offense Indicator: Other Id: Phone#: Comments: 0 BWC
Type: OTHER/LE OFFCR
Address: 500 N VIRGINIA AVE WINTER PARK FL 32789
Name: Torres, Antonio Contact: WP675 - Winter Park Police Dep
Offense Indicator: Other Id: Phone#: Comments: 1 BWC
Type: OTHER/LE OFFCR
Address: 500 N VIRGINIA AVE WINTER PARK FL 32789

Region: CSA: Grid:
WPK 3

CODE ENFORCEMENT REPORT

Winter Park Police Department

Public Version

For the public: Yes Agency Report #: 2026CE000550
Juvenile: No
Domestic Violence: No Event #: 20260862853
Dating Violence: No

Agency ORI: FL0480600

NARRATIVES

Rpt Date: 03/28/2026 00:11	Reporter: TORRES, ANTONIO D WP675	Clearance: Open	Nar Type: O
Mod By: WINTERPARK\atorres	Mod Date: 03/28/2026 00:12	Related Case #	

On March 27, 2026, at approximately 2220 hours, I responded to 455 Huntington Avenue in regards to a noise disturbance.

Upon my arrival, I spoke with the complainant Lisa Bohlmann, who stated loud music and yelling has been coming from the location since 1700 hours.

From outside the location, I could hear loud music, yelling, bright lights and observed empty alcohol containers scattered about the front of the property.

I was able to make contact with residents of the location and informed them they were in violation of city ordinance. The residence proceeded to shut down the party leave the location.

I swear/affirm the above statements are true and correct:
Officer's Signature:

TORRES, ANTONIO D WP675
Name and Employee # (Printed)

Sworn to and subscribed before me, the undersigned
authority, this _____ day of _____, in the year _____

Name/Title of Person Authorized to Administer Oath.

ADMINISTRATIVE SECTION

Was Crime Scene Processed: No	Processed By:	Officer Shift: B	Section: WP	Unit: WP675	Date: 03/27/2026
Officer Reporting: WP675 TORRES, ANTONIO D		Review Date: 03/28/2026		Routed to: WP	
Reviewed By: WP657 SHYY, GORDON		Assigned Date:		Assigned Dept:	
Assigned To:		Clearance Date: 03/28/2026		Referred To:	
Clearance: Code Enforcement Compliance					
Comments: CODE ENFORCEMENT - NOISE COMPLAINT					

Susanne Porras

From: Kate Oddi <kategoddi@gmail.com>
Sent: Wednesday, January 28, 2026 7:18 PM
To: Susanne Porras
Subject: [EXTERNAL] 455 Huntington

FROM ONE OF THE PARENTS OF TENANTS:

"Hey! Just FYI.....Tripp told me this last night! He was not home but Pierson was. Thought you should know to keep up with what is happening around the house.

Apparently Pierson and a boy named George were at the house the other night in the backyard....just them two.

Neighbor called the police! They came and proceeded to have words with the neighbor loudly because they called them over and no one was there but two people. I don't even think the police talked to the boys, they could just hear him yelling at the neighbor for calling them. Just thought you should know in case anyone tries to tell you otherwise.

The boys are following all directions and will have it all cleaned out by end of May!!"

Thank you,
Katherine Oddi

Susanne Porras

From: Kate Oddi <kategoddi@gmail.com>
Sent: Thursday, January 15, 2026 11:49 AM
To: Susanne Porras
Cc: Gaetano Oddi
Subject: Re: [EXTERNAL] 455 Huntington

Thank you for your assistance.

On Thu, Jan 15, 2026 at 10:59 AM Susanne Porras <SPorras@cityofwinterpark.org> wrote:

Good morning,

I will add this information to the case file.

Respectfully,

Susanne R. Porras, COSS

Division Manager

Safety & Code Compliance

Phone: 407-599-3283



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

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

From: Kate Oddi <kategoddi@gmail.com>
Sent: Thursday, January 15, 2026 10:39 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>; Gaetano Oddi <gaetanooddibuilder@gmail.com>
Subject: [EXTERNAL] 455 Huntington

The document has been shared with all tenants.

Sincerely, The Oddi

Susanne Porras

From: Carrie Hare <chare4@verizon.net>
Sent: Thursday, January 15, 2026 11:33 AM
To: Kate Oddi; Susanne Porras; Katie McKee; Gaetano Oddi
Subject: Re: [EXTERNAL] Ruling from Code Compliance/455 Huntington

Received and understood

Carrie

[Sent from the all new AOL app for iOS](#)

On Thursday, January 15, 2026, 9:20 AM, Kate Oddi <kategoddi@gmail.com> wrote:

Please reply to all that you have received and read this ruling.

Thank you.

Mellow Yellow Properties

Susanne Porras

From: Kate Oddi <kategoddi@gmail.com>
Sent: Thursday, January 15, 2026 10:21 AM
To: Susanne Porras; Carrie Hare; Katie McKee; Gaetano Oddi
Subject: [EXTERNAL] Ruling from Code Compliance/455 Huntington
Attachments: 455Huntington.pdf

Please reply to all that you have received and read this ruling.

Thank you.

Mellow Yellow Properties

Susanne Porras

From: Susanne Porras
Sent: Tuesday, January 13, 2026 1:52 PM
To: 'Gaetano Oddi'
Subject: RE: [EXTERNAL] 455 Huntington Ave
Attachments: Findings of Fact Conclusions of Law & Order - Mellow Yellow Properties N-25-0010 1-8-26_Document 1.pdf

Good afternoon,

Please find the attached certified copy of the Findings of Fact Conclusions of Law-and-Order document that was recorded with Orange County. We went ahead and sent copies of this document via US postal service to you as well. You can share this copy with your tenants.

Respectfully,

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



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

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

From: Susanne Porras
Sent: Friday, January 9, 2026 12:35 PM
To: 'Gaetano Oddi' <gaetanooddibuilder@gmail.com>
Subject: RE: [EXTERNAL] 455 Huntington Ave

Good afternoon,

We are finalizing the official Findings of Fact, Conclusions of Law-and-Order document and we will send you a certified copy in the mail with the details and instructions to follow per Code Compliance Board determinations yesterday afternoon. I went ahead and cut the portion of the document that specifically mentions the steps to follow below.

“The Respondent is ORDERED to cease all Illegal activities, including Open House Parties, and to adhere to the City of Winter Park’s Noise Disturbance code provisions effective immediately. Failure to comply with this Order will result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation. The Respondent is further ordered to contact the City’s Safety & Code Compliance Officer by January 18, 2026, and provide documentation that he has provided this Order to all tenants of the Subject Property, has demanded their compliance to avoid eviction, and has taken any other action to ensure their compliance with this Order, including but not limited to evicting the tenants.”

Feel free to call me if you still have questions.

Respectfully,

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



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

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

From: Gaetano Oddi <gaetanooddibuilder@gmail.com>
Sent: Friday, January 9, 2026 10:15 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>; Kate Oddi <kategoddi@gmail.com>
Subject: [EXTERNAL] 455 Huntington Ave

Hello,
We are the owners of 455 Huntington Ave and we were at the hearing yesterday. We will need guidance on what to do next. The date January 18th was mentioned but no explanation of what we need to do before that date. Please advise.
Thank you,
Katherine and Gaetano Oddi

Susanne Porras

From: mwrightlcsw <mwrightlcsw@gmail.com>
Sent: Tuesday, January 13, 2026 12:49 PM
To: Susanne Porras
Subject: Re: [EXTERNAL] 455 Huntington Ave

Hi Susanne,
Thank-you for this and all your help.
I will forward this to the other neighbors.
Melinda
Sent from my iPhone

> On Jan 13, 2026, at 11:53 AM, Susanne Porras <SPorras@cityofwinterpark.org> wrote:

>

> Good morning Ms. Wright,

>

> Please find the attached certified and recorded copy of the Findings of Fact Conclusions of Law and Order that was issued to the property owners of 455 Huntington Avenue, CCB#N-25-0010. Let me know if I need to send this copy to all the other neighbors or if you can just forward the document to them.

>

> Best regards,

>

> Susanne R. Porras, cOSS

> Division Manager

> Safety & Code Compliance

> Phone: 407-599-3283

>

>

>

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

>

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

>

> -----Original Message-----

> From: mwrightlcsw <mwrightlcsw@gmail.com>

> Sent: Sunday, January 11, 2026 7:48 PM

> To: Susanne Porras <SPorras@cityofwinterpark.org>

> Subject: [EXTERNAL] 455 Huntington Ave

>

> Hi Susanne,

> Thank-you for your clarifications. I would be interested in a copy of the order when it is available.

> We are so appreciative of your work!

> Melinda

> Sent from my iPhone

> <Findings of Fact Conclusions of Law & Order - Mellow Yellow Properties N-25-0010 1-8-26_Document 1.pdf>

Susanne Porras

From: Kate Oddi <kategoddi@gmail.com>
Sent: Friday, January 9, 2026 2:05 PM
To: Katie McKee; chare4@verizon.net; Gaetano Oddi; Susanne Porras
Subject: Re: [EXTERNAL] 455 Huntington Ave

Please reply to ALL that tenants and parties have received this notification and will be in compliance with the laws.

Thank you,
Katherine and Gaetano Oddi

On Fri, Jan 9, 2026 at 1:53 PM Kate Oddi <kategoddi@gmail.com> wrote:

Good afternoon,

We are finalizing the official Findings of Fact, Conclusions of Law-and-Order document and we will send you a certified copy in the mail with the details and instructions to follow per Code Compliance Board determinations yesterday afternoon. I went ahead and cut the portion of the document that specifically mentions the steps to follow below.

“The Respondent is ORDERED to cease all Illegal activities, including Open House Parties, and to adhere to the City of Winter Park’s Noise Disturbance code provisions effective immediately. Failure to comply with this Order will result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation. The Respondent is further ordered to contact the City’s Safety & Code Compliance Officer by January 18, 2026, and provide documentation that he has provided this Order to all tenants of the Subject Property, has demanded their compliance to avoid eviction, and has taken any other action to ensure their compliance with this Order, including but not limited to evicting the tenants.”

Feel free to call me if you still have questions.

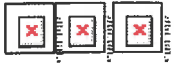
Respectfully,

Susanne R. Porras, COSS

Division Manager

Safety & Code Compliance

Phone: 407-599-3283



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

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

Susanne Porras

From: Gaetano Oddi <gaetanooddibuilder@gmail.com>
Sent: Friday, January 9, 2026 1:51 PM
To: Susanne Porras
Subject: Re: [EXTERNAL] 455 Huntington Ave

Thank you,
I will forward this to my tenants at 455 Huntington and to their parents. I will CC you on this email.
Thank you,
Katherine and Gaetano Oddi

On Fri, Jan 9, 2026 at 12:34 PM Susanne Porras <SPorras@cityofwinterpark.org> wrote:

Good afternoon,

We are finalizing the official Findings of Fact, Conclusions of Law-and-Order document and we will send you a certified copy in the mail with the details and instructions to follow per Code Compliance Board determinations yesterday afternoon. I went ahead and cut the portion of the document that specifically mentions the steps to follow below.

“The Respondent is ORDERED to cease all Illegal activities, including Open House Parties, and to adhere to the City of Winter Park’s Noise Disturbance code provisions effective immediately. Failure to comply with this Order will result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation. The Respondent is further ordered to contact the City’s Safety & Code Compliance Officer by January 18, 2026, and provide documentation that he has provided this Order to all tenants of the Subject Property, has demanded their compliance to avoid eviction, and has taken any other action to ensure their compliance with this Order, including but not limited to evicting the tenants.”

Feel free to call me if you still have questions.

Respectfully,

Susanne R. Porras, COSS

Division Manager



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

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

From: Gaetano Oddi <gaetanooddibuilder@gmail.com>
Sent: Friday, January 9, 2026 10:15 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>; Kate Oddi <kategoddi@gmail.com>
Subject: [EXTERNAL] 455 Huntington Ave

Hello,

We are the owners of 455 Huntington Ave and we were at the hearing yesterday. We will need guidance on what to do next. The date January 18th was mentioned but no explanation of what we need to do before that date. Please advise.

Thank you,

Katherine and Gaetano Oddi

Susanne Porras

From: Cindy Long <long9924@bellsouth.net>
Sent: Tuesday, January 6, 2026 9:46 PM
To: Code Compliance
Subject: [EXTERNAL] Long Residence -774 Maryland Ave

Dear Susanne and the Code Compliance Board,

My husband, Will and I live at 774 Maryland Ave., Winter Park FL 32789 which is 3 houses north of 455 Huntington Ave. We have owned this home since 2019. We have seen a lot of disturbing behavior from students who frequent the parties at 455 Huntington Ave. But for us the early morning of April 14, 2024 was the most frightening!

That morning a former Rollins student who was a contract employee at Rollins, was headed to a party at 455 Huntington Ave. Unfortunately, he was so drunk he lost control of his vehicle and careened into our front yard taking out the transformer and a tree. Thankfully, he was uninjured, but with the prompting of partying students on the street, he managed to flee the scene of the accident. Police apprehended him on Holt Ave. I've included photos showing the damage and our tree that was thrown into the neighbors yard at 772 Maryland Ave.

I'm sharing this with you because we have reached a point where actions must be taken to remove the threat posed by the renters and the owner at 455 Huntington. Why is a FRAT HOUSE allowed in a residential neighborhood? Why is the owner, Mr. Gaetano Oddi, allowing his renters to behave this way?? Neighbors have spoken to the owner and he claims he can't do anything to control them. Mr. Oddi could rent to someone other than the students, but chooses not to. It is time we hold Mr Oddi responsible before this public nuisance causes more serious injury or God forbid fatalities. Code Enforcement holding Mr Offie accountable is our only hope to bring some order to our neighborhood! Please help us!

Sincerely,
Cindy and Will Long





Cindy Schulz-Long, GRI
Watermark Realty Referral, Inc.
Referral Specialist
Cell 772-559-4464
Long9924@bellsouth.net

From: [Elizabeth Kendall Bosserman](#)
To: [Susanne Porras](#)
Subject: [EXTERNAL] 455 Huntington Avenue, CC#N25-0010
Date: Thursday, January 1, 2026 7:36:24 PM

Ms. Porras,

I am a decades long resident of College Quarter (CQ). In many ways a delightful and beautiful historic district neighborhood.

Due in part to its close proximity to the Rollins College campus many of the rental properties in CQ at one time or another are occupied by their students. Certainly not each property is problematic. But if one ends up being party central, a "party house" it can be very disruptive. If one is unfortunate enough to have 2,3,4 on the street there are countless disruptions. That was the case for me for more years than I like to remember. Basically the entirety of the 1st 10 years of the 2000s. Drug raids, we're not talking about bag of weed. Noisy partying into all hours of the early morning, drinking games, incidents of alcohol poisoning, trespass on property, disrespect to owner neighbors. Multiple attempts to contact landlords, multiple calls to WPPD, appeals to appropriate staff at the College did not move the needle. Fortunately at this time for my street, Antonette, the properties are mainly owner occupied.

What seemed to help was the building of additional dorms and the requirement for students of certain class years to live on campus. Yet as evidenced by 455 Huntington Avenue the problem persists. As many neighbors are aware it has been a party house through the years.

To address such a concern would it be possible to have a coordinated effort from WPPD and Code Compliance when such properties prove to be repeatedly problematic? To hold the landlords accountable, to encourage them to hold their tenants accountable. Perhaps fines for repeat offender landlords. A greater WPPD and Code Compliance presence/availability to communicate and work with these landlords.

Respectfully,

Elizabeth Bosserman
818 Antonette Avenue
407-310-5662



Event Report

Event Number
20252832933

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **10/10/2025 23:12:55** Call Source: **TEL**

Created: **10/10/2025 23:13:11** By: **dsabatino** On Terminal: **WPK1**

Dispatched: **10/10/2025 23:15:44** By: **goneill** On Terminal: **WPK7**

Enrouted: **10/10/2025 23:15:47**

Arrived: **10/10/2025 23:21:31** Primary Unit: **WP665** Comments:

Cleared: **10/10/2025 23:28:51** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **455 HUNTINGTON AVE**

Dom Nbr: Agency: **WPK** Region: **WPK** Zone: **WP3** Municipality: **WP**

Business/Subdivision:

Caller Name: Phone: Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP665(Hardy, Alyssa) - CL, WP672(Darrisaw, Dwayne) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
10/10/2025 23:13:11	WPK1	WP285	WP285	Event Create		
10/10/2025 23:13:11	WPK1	WP285	WP285	Remark		87 THE YELLOW HOUSE ON THE CORNER IS A FRAT HOUSE HAVING A LOUD PARTY
10/10/2025 23:13:39	WPK1	WP285	WP285	Remark		CALLER ADVISING ON GOING ISSUE WITH THE KIDS WALKING THE STREET AND AND URINATING ON PEOPLES YARDS
10/10/2025 23:13:44	WPK1	WP285	WP285	Remark		54/56
10/10/2025 23:15:44	WPK7	WP219	WP219	Dispatched	WP665	
10/10/2025 23:15:44	WPK7	WP219	WP219	Event Modify		
10/10/2025 23:15:47	WPK7	WP219	WP219	Enroute	WP665	
10/10/2025 23:15:47	WPK7	WP219	WP219	Event Modify		
10/10/2025 23:17:29	WPK7	WP219	WP219	Dispatched	WP672	
10/10/2025 23:17:31	WPK7	WP219	WP219	Enroute	WP672	
10/10/2025 23:21:31	O089	WP665	WP665	Arrived	WP665	
10/10/2025 23:21:31	O089	WP665	WP665	Event Modify		
10/10/2025 23:22:30	O040	WP672	WP672	Arrived	WP672	
10/10/2025 23:24:00	WPK7	WP219	WP219	Event Modify		

10/10/2025 23:24:00	WPK7	WP21	WP219	Remark		LOCATION CHANGED FROM MARYLAND AVE & HUNTINGTON AVE TO 455 HUNTINGTON AVE BY WPK7
10/10/2025 23:26:44	O040	WP672	WP672	Remark		1 BWC
10/10/2025 23:27:43	O089	WP665	WP665	Remark		LOUD NOISES HEARD ALL THE WAY FROM HOLT AVE/MARYLAND AVE: 1025 W HOMERENTER, ADV HE WOULD QUIET PARTY DOWN. ADV HIM THIS WAS HIS 1-TIME WARNING AND TO TELL ENTIRE HOUSE TO ABIDE BY ORDINANCE HRS
10/10/2025 23:28:13	O089	WP665	WP665	Remark		1 BWC
10/10/2025 23:28:24	O089	WP665	WP665	Cleared	WP665	
10/10/2025 23:28:51	O040	WP672	WP672	Cleared	WP672	



Event Report

Event Number: **20253042622** EventType: **Disturbance - Noise (22NIR)** Priority: **ROUTINE** Current Status: **CLEARED**

ANI/ALI:

Initialized: **10/31/2025 20:33:36** Call Source: **TEL**
Created: **10/31/2025 20:35:49** By: **atirado** On Terminal: **WPK2**
Dispatched: **10/31/2025 20:36:19** By: **bholifield** On Terminal: **WPK8**
Enrouted: **10/31/2025 20:40:24**
Arrived: **10/31/2025 20:51:07** Primary Unit: **WP668** Comments:
Cleared: **10/31/2025 20:53:50** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **455 HUNTINGTON AVE**
Dom Nbr: Agency: **WPK** Region: **WPK** Zone: **WP3** Municipality: **WP**
Business/Subdivision:
Caller Name: Phone: Alt. Phone:
Caller Location:
Case Nbrs:
Vehicles:
Assigned Officers - Radio IDs/Status
WP668(Cuddy, Michael) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
10/31/2025 20:35:49	WPK2	WP233	WP233	Event Create	WP668	87 REF PEOPLE OUTSIDE PLAYING LOUD MUSIC FOR PAST 2 HOURS NEG 56
10/31/2025 20:35:49	WPK2	WP233	WP233	Remark		
10/31/2025 20:36:19	WPK8	WP242	WP242	Dispatched		
10/31/2025 20:36:19	WPK8	WP242	WP242	Event Modify		
10/31/2025 20:40:24	WPK8	WP242	WP242	Enroute		MUSIC WAS HARDLY HEARD. HOMEOWNER INFORMED OF NOISE ORD AND WAS COOPERATIVE. 1BWC
10/31/2025 20:40:24	WPK8	WP242	WP242	Event Modify		
10/31/2025 20:51:07	O013	WP668	WP668	Arrived		
10/31/2025 20:51:07	O013	WP668	WP668	Event Modify		
10/31/2025 20:53:46	O013	WP668	WP668	Remark		
10/31/2025 20:53:50	O013	WP668	WP668	Cleared		



Event Report



Event Number
20253042716

Event Type
Disturbance - Noise (22NJR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **10/31/2025 21:13:54** Call Source: **TEL**
Created: **10/31/2025 21:14:52** By: **blacroix** On Terminal: **WPK1**
Dispatched: **10/31/2025 21:18:15** By: **epierce** On Terminal: **WPK7**
Enrouted: **10/31/2025 21:18:47**
Arrived: **10/31/2025 21:21:31** Primary Unit: **WP646** Comments:
Cleared: **10/31/2025 21:33:37** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NJR)**

Location: **455 HUNTINGTON AVE**

Dom Nbr: Agency: **WPK** Region: **WPK** Zone: **WP3** Municipality: **WP**

Business/Subdivision:

Caller Name: Phone: Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP646(Marc, Vukanson) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
10/31/2025 21:14:52	WPK1	WP227	WP227	Event Create		
10/31/2025 21:14:52	WPK1	WP227	WP227	Remark		87 IN REF TO A LARGE PARTY GOING ON
10/31/2025 21:18:15	WPK7	WP268	WP268	Dispatched	WP646	
10/31/2025 21:18:15	WPK7	WP268	WP268	Event Modify		
10/31/2025 21:18:47	O056	WP646	WP646	Enroute	WP646	
10/31/2025 21:18:47	O056	WP646	WP646	Event Modify		
10/31/2025 21:21:31	O056	WP646	WP646	Arrived	WP646	
10/31/2025 21:21:31	O056	WP646	WP646	Event Modify		
10/31/2025 21:33:18	O056	WP646	WP646	Remark		SPOKE W/ RESD AND HE ADVISED THEY WILL BEGIN MOVING PEOPLE INTO THE HOME AND TELLING EVERYONE ELSE TO LEAVE.
10/31/2025 21:33:20	O056	WP646	WP646	Remark		1 BWC
10/31/2025 21:33:35	O056	WP646	WP646	Remark		NO MUSIC COULD BE HEARD, ONLY LOUD TALKING FROM BACKYARD.
10/31/2025 21:33:37	O056	WP646	WP646	Cleared	WP646	
10/31/2025 21:35:16	WPK8	WP242	WP242	Remark		SIG 14- SUNJ WORKING ON CLEARING THE PARTY



Event Report

Event Number
20253042801

EventType
Disturbance - Noise (22NJR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **10/31/2025 22:01:18** Call Source: **TEL**

Created: **10/31/2025 22:02:32** By: **blacroix** On Terminal: **WPK1**

Dispatched: **10/31/2025 22:03:11** By: **bholifield** On Terminal: **WPK8**

Enrouted: **10/31/2025 22:06:16**

Arrived: **10/31/2025 22:11:06** Primary Unit: **WP671** Comments: **NOTICE ISSUED TO KEEP PEOPLE FROM BLOCKING THE STREET**

Cleared: **10/31/2025 22:28:48** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NJR)**

Location:

Dom Nbr: Agency: **WPK** Region: **WPK** Zone: **WP3** Municipality: **WP**

Business/Subdivision:

Caller Name: Phone: Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP658(Patton, Rodricus) - CL, WP671(Thomas, Nicholas) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
10/31/2025 22:02:32	WPK1	WP227	WP227	Event Create		
10/31/2025 22:02:32	WPK1	WP227	WP227	Remark		54-56 87 IN REF TO LARGE PARTY GOING ON DOWN THE STREET NEAR THE 9TH GRADE CENTER
10/31/2025 22:03:11	WPK8	WP242	WP242	Dispatched	WP671	
10/31/2025 22:03:11	WPK8	WP242	WP242	Event Modify		
10/31/2025 22:03:50	WPK8	WP242	WP242	Remark		455 HUNTINGTON
10/31/2025 22:04:38	WPK8	WP242	WP242	Dispatched	WP658	
10/31/2025 22:06:16	O048	WP658	WP658	Enroute	WP658	
10/31/2025 22:06:16	O048	WP658	WP658	Event Modify		
10/31/2025 22:07:41	O091	WP671	WP671	Enroute	WP671	
10/31/2025 22:11:06	WPK8	WP242	WP242	Arrived	WP671	
10/31/2025 22:11:06	WPK8	WP242	WP242	Event Modify		
10/31/2025 22:12:25	O048	WP658	WP658	Arrived	WP658	
10/31/2025 22:20:54	O048	WP658	WP658	Remark		1 BWC
10/31/2025 22:22:06	O048	WP658	WP658	Cleared	WP658	
10/31/2025 22:28:48	O091	WP671	WP671	Cleared	WP671	
10/31/2025 22:28:48	O091	WP671	WP671	Remark		CL: WP671 - NOTICE ISSUED TO KEEP PEOPLE FROM BLOCKING THE STREET

Region: CSA: Grid:
WPK 2

OFFENSE REPORT
Winter Park Police Department
Public Version

For the public: No Agency Report #
Juvenile: No 202546001122
Domestic Violence: No Event #:
Dating Violence: No 20253050047

Agency ORI: FL0480600

Reported Day/Date: Time Dispatched: Time Arrived: Time Completed: Date Occurred From: Date Occurred To:
Sat 11/1/2025 0:22 11/1/2025 0:22 11/1/2025 0:23 11/1/2025 06:06 Sat 11/1/2025 0:20 Sat 11/1/2025 0:20
Subdivision: Forced Entry: Occupancy: Type of Weapon: Location Type: Municipality:
N/A Occupied NA RESIDENCE/SINGLE WP

Incident Address:

455 HUNTINGTON AVE WINTER PARK FL 32789

Dispatch Address:
1000 HOLT AVE WINTER PARK FL 32789

#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related: Alcohol Related: Call Disposition: Signal Code: Clearance:
01 02 01 0 01 N Y A1 90CIR Cleared By Arrest

OFFENSES SECTION

<u>Off#</u>	<u>Description</u>	<u>Statute#</u>	<u>UCR</u>	<u>Ordinance</u>	<u>Attempt/ Commit</u>	<u>Warrant #</u>	<u>DVR</u>	<u>Drug Activity</u>
1	CONTRIB DELINQ MINOR ALLOW MINOR ALCOHOL DRUG OPEN HOUSE PARTY	856.0152	4100	No	C		No	

Region: WPK
CSA: 2
Grid:

OFFENSE REPORT
Winter Park Police Department
Public Version

For the public: No Agency Report #:
Juvenile: No 202546001122
Domestic Violence: No Event #:
Dating Violence: No 20253050047

Agency ORI: FL0480600

PERSON SECTION

VICTIM	Name: CHUSTPUCHADES, ANA Adult/Juvenile: A SSN: Person Type: VICTIM- ADULT Address: Email: OthPhone1: NOK: NOK Address: Emp. Address: Comments: Relationship: Foul Play Suspected: False Extent of Injuries: None Injury 1: Injury 2:	R/S: W/F DOB: Hgt: Wgt: Hair:	or Age: Eyes: City of Birth: OthPhone2: NOK: Job:	DL#: Phone: Cell Phone: NOK Phone: Bus. Phone:	Offense Indicator: DL State: FL Place of Birth:
	Name: HAMMERFURBERT, AALIYAH ISABELLE Adult/Juvenile: A SSN: Person Type: WITNESS- ADULT Address: 4918 CORTO DR ORLANDO, FL 32837 Email: OthPhone1: NOK: NOK Address: Emp. Address: Comments: Relationship: Foul Play Suspected: False Extent of Injuries: None Injury 1: Injury 2:	R/S: B/F DOB: 7/25/2005 Hgt: 505 Wgt: 140 Hair: BLACK Eyes: BROWN City of Birth:	or Age: DL#: Phone: 4079608838 Cell Phone: NOK Phone: Bus. Phone:	Offense Indicator: DL State: FL Place of Birth:	
	Name: HARE, RICHARD MICHAEL Adult/Juvenile: A SSN: Person Type: ARRESTEE Address: 455 HUNTINGTON AVE WINTER PARK, FL 32789 Email: OthPhone1: NOK: NOK Address: Emp. Address: Comments: Arrest Address: 455 HUNTINGTON AVE WINTER PARK , FL 32789 Offense Address: 455 HUNTINGTON AVE WINTER PARK , FL 32789	R/S: W/M DOB: 12/17/2002 Hgt: 511 Wgt: 185 Hair: BROWN Eyes: BLUE City of Birth:	or Age: DL#: Phone: 2143257407 Cell Phone: NOK Phone: Bus. Phone: Booking #: Prints: Weapon Seized: False Weapon#: 0	Offense Indicator: DL State: TX Place of Birth:	

LE/BUSINESS SECTION

Name: Francis, Rickey Offense Indicator: Type: OTHER/LE OFFCR Address:	Other Id: Phone#:	Contact: WP625 - Winter Park Police Dep Comments: 2 BWC
Name: Patton, Rodricus Offense Indicator: Type: OTHER/LE OFFCR Address:	Other Id: Phone#:	Contact: WP658 - Winter Park Police Dep Comments: 1 BWC

Region: CSA: Grid:
WPK 2

OFFENSE REPORT
Winter Park Police Department
Public Version

For the public: No Agency Report #.
Juvenile: No 202546001122
Domestic Violence: No Event #
Dating Violence: No 20253050047

Agency ORI: FL0480600

Name: **Rojas, Jeancarlo** Contact: **WPS47 - Winter Park Police Dep**
Offense Indicator: Other Id: Phone#: Comments: **2 BWC**
Type: **OTHER/LE OFFCR**
Address:

Name: **STATE OF FLORIDA** Contact:
Offense Indicator: Other Id: Phone#: Comments:
Type: **VICTIM- GOVT**
Address:

NARRATIVES

Rpt Date: 11/1/2025 02:20	Reporter: PATTON, RODRICUS WP658	Clearance: Cleared By Arrest	Nar Type: 0
Mod By: WINTERPARK\jrojas	Mod Date: 11/1/2025 03:55	Related Case #	

On 11/01/2025 at approximately 0039 hours, I was dispatched to 455 Huntington Avenue, in reference to a citizen assist that took place at 1000 Holt Avenue. Officers informed a white female who was identified as Ana Chust Puchade W/F DOB (V1) was transported to the hospital due to alcohol poisoning.

V1's friend who was identified as Aaliyah Hammer-Furbert (B/F) DOB 07/25/2005 (W1), spoke with officers and informed W1 and V1 were at a Halloween party located at 455 Huntington Avenue, Winter Park. W1 stated to officers that underage drinking was taking place at the residence. W1 informed her friend V1, was drinking at the party and that no one was checking ID's.

W1 informed she did not want to provide a written sworn statement.

I Officer Patton made contact with the homeowner of 455 Huntington Avenue in his front yard. The homeowner was identified as Richard Hare W/M DOB 12/17/2002 (A1). A1 was read his Miranda Rights and agreed to talk with officers.

Upon speaking with A1, I learned the following in summary.

It should be noted, A1 was informed someone who attended his Halloween party (V1), was intoxicated and in the hospital. A1 stated

I Officer Patton informed A1 that he still was responsible for the people at his party due to him being the homeowner. A1 was informed by officers on scene that multiple female subjects informed no one was checking ID's at the Halloween party. It should be noted, I Officer Patton made contact with A1 on a previous call for a noise disturbance (Event#20253042801). While on scene at the previous call, I notice multiple people entering the back yard of the residence and did not observe anyone checking ID's in my presence. I also observed multiple people coming and going from the residence. On my last encounter at the residence, I observed beer bottles, and red cups, scattered across the yard.

Based on the information provided from W1, A1 was found to have violated Florida State Statue 856.015 CONTRIB DELINQ MINOR ALLOW MINOR ALCOHOL DRUG OPEN HOUSE PARTY. A1 was transported to Orange County Jail without incident. The incident was recorded by my body worn camera. 11 pictures were also taken of the scene.

I swear/affirm the above statements are true and correct.
Officer's Signature:

Sworn to and subscribed before me, the undersigned
authority, this _____ day of _____, in the year _____

PATTON, RODRICUS WP658
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath

ADMINISTRATIVE SECTION

Was Crime Scene Processed: No	Processed By:	Officer Shift: N	Section:	Unit: WP658	Date: 11/01/2025
Officer Reporting: WP658 PATTON, RODRICUS		Review Date: 11/01/2025		Routed to:	
Reviewed By: WP47 Rojas, Jeancarlo		Assigned Date:		Assigned Dept:	
Assigned To:		Clearance Date: 11/01/2025		Referred To:	
Clearance: Cleared By Arrest					
Comments: OPEN HOUSE PARTY					



Event Report

Event Number

20253050086

Event Type

Assist Other Agency (90IR)

Priority

ROUTINE

Current Status

CLEARED

ANI/ALI:

Initialized: **11/01/2025 00:44:00** Call Source: **ONV**Created: **11/01/2025 00:44:00** By: **bholifield** On Terminal: **WPK8**Dispatched: **11/01/2025 00:53:40** By: **epierce** On Terminal: **WPK7**Enrouted: **11/01/2025 00:53:42**Arrived: **11/01/2025 00:53:44** Primary Unit: **WP625** Comments:Cleared: **11/01/2025 00:53:50** Disposition Codes: **V** Final Event Type: **Assist Other Agency (90IR)**Location: **455 HUNTINGTON AVE**Dom Nbr: Agency: **WPK** Region: **WPK** Zone: **WP3** Municipality: **WP**

Business/Subdivision:

Caller Name: Phone: Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP625(Francis, Rickey) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
11/01/2025 00:44:00	WPK8	WP242	WP242	Event Create		
11/01/2025 00:44:00	WPK8	WP242	WP242	Dispatched	WP625	
11/01/2025 00:44:00	WPK8	WP242	WP242	Event Modify		
11/01/2025 00:44:00	WPK8	WP242	WP242	Enroute	WP625	
11/01/2025 00:44:00	WPK8	WP242	WP242	Arrived	WP625	
11/01/2025 00:44:00	WPK8	WP242	WP242	Event Modify		
11/01/2025 00:44:00	WPK8	WP242	WP242	Event Modify		
11/01/2025 00:48:15	WPK8	WP242	WP242	Pre-Empted	WP625	
11/01/2025 00:53:40	WPK7	WP268	WP268	Dispatched	WP625	
11/01/2025 00:53:40	WPK7	WP268	WP268	Event Modify		
11/01/2025 00:53:42	WPK7	WP268	WP268	Enroute	WP625	
11/01/2025 00:53:42	WPK7	WP268	WP268	Event Modify		
11/01/2025 00:53:44	WPK7	WP268	WP268	Arrived	WP625	
11/01/2025 00:53:44	WPK7	WP268	WP268	Event Modify		
11/01/2025 00:53:50	WPK7	WP268	WP268	Cleared	WP625	

Sec. 1-7. - General penalty; continuing violations.

(a) In this section "violation of this Code" means:

(1) Doing an act that is prohibited or made or declared unlawful, an offense or a violation by ordinance or by rule or regulation authorized by ordinance.

(2) Failure to perform an act that is required to be performed by ordinance or by rule or regulation authorized by ordinance.

(3) Failure to perform an act if the failure is declared a violation or an offense or unlawful by ordinance or by rule or regulation authorized by ordinance.

(b) In this section "violation of this Code" does not include the failure of a city officer or city employee to perform an official duty unless it is provided that failure to perform the duty is to be punished as provided in this section.

(c) Except as otherwise provided, a person convicted of a violation of this Code shall be punished by a fine not exceeding \$500.00, by imprisonment for a term not exceeding 60 days, or any combination thereof. With respect to violations of this Code that are continuous with respect to time, each day the violation continues is a separate offense.

(d) The imposition of a penalty does not prevent revocation or suspension of a license, permit or franchise.

(e) Violations of this Code that are continuous with respect to time are public nuisances and may be abated by injunctive or other equitable relief. The imposition of a penalty does not prevent equitable relief.

(f) The imposition of a penalty does not prevent a code enforcement board proceeding or the imposition of a civil fine or civil penalty.

(g) In prosecutions and injunction actions successfully brought by the city (by counterclaim or otherwise) to enforce any of the provisions of this Code, the courts shall award the city against each of the parties convicted or enjoined reasonable attorney fees and court costs. If an appeal is successfully prosecuted by the city in such cases, the courts shall also award the city against each of the parties convicted or enjoined reasonable attorney fees and court costs for prosecuting the appeal.

CODES CITED

PART II - CODE OF ORDINANCES

Chapter 62 - OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE IV. - OFFENSES INVOLVING PUBLIC PEACE AND ORDER

Sec. 62-81. – URINATING OR DEFECATING IN PUBLIC.

(a) It shall be unlawful for any person to urinate or defecate in a public place other than one set aside and designated for that particular purpose.

(b) Violations of this section shall be punishable as provided in Winter Park Code section 1-7.43.

DIVISION 2. NOISE AND DISTURBANCE CONTROL

Sec. 62-91. Short title.

This section may be cited as the Noise and Disturbance Control Ordinance.

Sec. 62-92. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Illegal open house party means any gathering of three or more persons unrelated by blood or marriage in a residence or in or adjacent to a neighborhood zoned for residential uses at which underage consumption of alcohol or use of illegal or controlled substances occurs.

Noise disturbance means any sound which:

- (2) Annoys or disturbs a reasonable person of normal sensitivities.
- (3) Endangers or injures personal or real property.
- (4) Is loud or raucous.
- (5) Causes actual or imminent interference with peace or good order

Plainly audible sound means any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the detection of the rhythmic

base component of the music is sufficient to verify plainly audible sound. A person need not determine the title, specific words, or the artist performing the song.

Real property line means an imaginary line along the surface and its vertical plane extension which separates the real property owned, rented or leased by one person from that owned, rented or leased by another person, excluding intrabuilding real property divisions.

Residential area means an area classified by the zoning code as residential.

Sec. 62-94. Enforcement.

Any person violating any of the provisions of this division shall be deemed guilty of an offense punishable as provided in section 1-7.

In addition to any other remedies provided under this Code or other applicable law, the city shall provide written notice by first class U.S. Mail to the owner of any property which is found by the city to be the location of an illegal open house party. That notice shall be mailed to the owner of the property as listed in the Orange County Public Records and the notice shall also be placed in the records of the city and at the city's discretion, may be otherwise provided to the owner as well. Each subsequent violation of the prohibition on illegal open house parties at the same property shall carry a civil penalty as established in chapter 1 of this Code, and the enforcement provisions of chapter 1 of this Code shall apply to the enforcement of that penalty. (Code 1960, § 18-19(F); Ord. No. 2760-09, § 4, 1-26-09)

Sec. 62-95. Owner's and lessee's responsibility.

It shall be a violation of this division for an owner or a lessee who is present on any property that he or she owns or leases to allow a noise disturbance to be created or exist from such property so as to violate those prohibitions listed in section 62-97.

It shall also be a violation of this division for an illegal open house party to occur at a property. The owner or owners, the lessee or lessees (whether or not the lease is written), and the occupant or occupants of any such property may not allow an illegal open house party to occur at the property and are jointly and severally responsible under this section for any such illegal open house parties which do occur.

(Code 1960, § 18-19(D); Ord. No. 2760-09, § 5, 1-26-09)

Sec. 62-96. Noise disturbances prohibited generally.

(a) No person shall make, continue or cause to be made or continued any noise disturbance.

(b) The characteristics and conditions which should be considered in determining whether a violation of the provisions of this section exists should include, but not be limited to the following:

- (1) The level of the noise.
- (2) Whether the nature of the noise is usual or unusual
- (3) Whether the origin of the noise is natural or unnatural.
- (4) The level of the ambient noise.
- (5) The proximity of the noise to sleeping facilities or residential areas.
- (6) The nature and zoning of the area from which the noise emanates and the area where it is received.
- (7) The time of day or night the noise occurs.
- (8) The duration of the noise; and
- (9) Whether the noise is recurrent, intermittent, or constant.

(Code 1960, § 18-19(C)(1); Ord. No. 2504-03, § 2, 3-11-03)

Sec. 62-97. Specific prohibitions.

(a) The following acts, among others (this enumeration shall not be deemed to be exclusive), are declared to be noise disturbances in violation of this division:

(2) *Radios, phonographs, television sets, musical instruments, etc.*

- a. Using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner:
 1. As to disturb the peace, quiet and comfort of neighboring inhabitants.
 2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto; or
 3. As to create a noise disturbance.
- b. It shall be a violation to commit any one of the enumerated acts listed in this section.
- c. The operation of any sound system, speakers, radio, television, turntable, amplifier, musical, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 8:00 a.m. from outside any residential, office or commercial building or between 11:00 p.m. and 8:00 a.m. from inside any residential, office or commercial building in such manner as to create a plainly audible sound either at a distance of 50 feet from the building, structure or vehicle in which it is located or so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations shall be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division. In addition, it shall also be prima facie evidence and create a presumption

that a noise disturbance exists in violation of this division when any non-commercially zoned property has outdoor or indoor parties, gatherings, music rehearsals or any other activity where music or other entertainment by sound system, amplifier, musical instruments, or other device is produced on more occasions than once every two months, in such manner as to create a plainly audible sound or vibrations either at a distance of 50 feet from the building or property so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations, occurs after 8:00 p.m., unless specifically approved by a special event permit issued by the city.

(4) *Yelling, shouting, etc.* Yelling, shouting, hooting, whistling or singing on the public streets between the hours of 11:00 p.m. and 8:00 a.m. so as to create a noise disturbance.

(13) **Illegal open house parties.** Allowing or acquiescing in an illegal open house party, whether directly or indirectly, whether actively or passively, as an owner, lessee, or occupant of a property.



Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0150 1001 Anchorage Ct., Winter Park, FL 32789 (Tree Removal — Resolved)

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

None



Code Compliance Board

agenda item 7.b

item type

Staff Updates

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0172 2025 Howard Dr., Winter Park, FL 32789 (Appeal Withdrawn)

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

None



Code Compliance Board

agenda item 10.a

item type

Upcoming Agenda Items

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792

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

None



Code Compliance Board

agenda item 10.b

item type

Upcoming Agenda Items

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-25-0130 209 Tyree Ln., Winter Park, FL 32792

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

None



Code Compliance Board

agenda item 10.c

item type

Upcoming Agenda Items

meeting date

May 7, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

N-25-0005 471 Holt Ave., Winter Park, FL 32789

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

None