



Quasi-Judicial Boards (includes Public Hearings)

Agenda

February 3, 2022 @ 3:00 pm

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 - a. Roll Call
 - b. Statement of Purpose
 2. **Consent Agenda**
 - a. [Approval of the January 6, 2022 Meeting Minutes](#) 5 Minutes
 3. **Swearing of Witnesses**
 4. **Staff Updates**
 - a. [Compliances](#) 5 Minutes
 5. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 6. **Non-Action Items**
 7. **Action Items**
 - a. [New Case: CCB# 21-817 1241 S. Denning Drive, Winter Park, FL 32789](#) 30 Minutes
 8. **Board Comments**
 9. **Adjournment**



Code Compliance Board

agenda item

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

subject

Approval of the January 6, 2022 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[January 6, 2022 Draft Meeting Minutes](#)



Code Compliance Board Minutes

January 6, 2022 at 3:00 pm

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

Meeting Called to Order

Paul Mandelkern, Chairman, called the meeting of the City of Winter Park Code Compliance Board to order at 3:00pm on January 6, 2022, in the Commission Chambers, Winter Park, Florida.

Roll Call

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

Assistant City Attorney: Giffin Chumley from Fishback Dominick Law Firm

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

Approval of Minutes

Motion made by Mark Van Valkenburg; seconded by Wayne Johnson to approve the June 24, 2021 minutes. The motion passed unanimously.

Paul Mandelkern read the statement of purpose into the minutes.

Swearing In of Witnesses

All witnesses were sworn in.

Compliances

CC#21-836, 1298 Howell Branch Road, Winter Park, FL 32789

CC# 20-1412 1737 Magnolia Avenue, Winter Park, FL 32789

New Business

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

Violation: Workers under contract with FG Schaub Custom Homes, LLC and on behalf of the property owner at 2212 Azalea Place performed severe root pruning on a 36" Laurel Oak at 950 Cypress Lane causing irreversible and irreparable damage to the tree.

Codes Cited: Chapter 58, Sec. 58-299.- Penalties for tree removal without required permit or for tree damage.

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

Susanne Porras, Safety & Code Compliance Manager, and Josh Nye, Superintendent of Urban Forestry, spoke in regards to this case.

Susanne Porras, Safety & Code Compliance Manager, for the City of Winter Park presented the property's history and a brief case timeline:

- The Notice of Hearing was issued on December 21, 2021.

- Property information obtained from the Orange County Appraiser office on November 16, 2021 was presented detailing the zoning and location of the property.

Josh Nye, Superintendent of Urban Forestry, presented the technical description of the tree. The Urban Forestry Staff Survey Map included the depiction of the 36-inch diameter Laurel Oak tree in respect to the property line of the two adjoining properties. A photo was shown of the 36-inch Laurel Oak tree in good health with the wall located on the 2212 Azalea Place still in construction. The major roots along one side of the 36-inch Laurel Oak tree were ground up to the trunk which renders the tree unstable, hazardous, and in need of removal. Prior to this damage, Josh Nye states that the tree would not be considered a candidate for removal.

The following discussion was held with Board members and City staff, Josh Nye, to clarify the extent of the violation:

- The replacement tree is required to have a 7-inch diameter measured 12 inches from the base of the tree
- The quote Mr. Neumayer, owner of 950 Cypress Lane, received stated \$7,900 for the cost of the tree and \$1,500 for remedial soil replacement, totaling \$9,000.

Respondent, Fred Schaub, owner of FG Schaub Custom Homes, LLC, participated in person. Mr. Schaub provided his understanding of the case and addressed Board member questions. He claimed that there was two permits issued to him:

- Wall permit to construct the wall
- Tree permit for the removal of the tree to remove the tree after the cutting of the roots has already taken place.

Josh Nye, Superintendent of Urban Forestry, responded to Mr. Schaub testimony. Josh Nye clarified that the permit for the removal of the tree is an "after the fact" permit which is issued as a part of the process to initiate the Code Violation. Josh Nye stated during the ZOOM meeting between Keri Martin, Susanne Porras, Josh Nye, and Assistant City Attorney Richard Geller, it was discussed that Mr. Neumayer would obtain a quote for an 8-inch Live Oak tree, and he emphasized that only the size of the tree was explicitly agreed upon during the meeting. However, due to the logistics of getting the tree on the lot, the City agreed to accept a 7-inch Live Oak tree during the ZOOM meeting.

Giffin Chumley, Assistant City Attorney, noted that the City is not looking to impose the \$5,000 fine for irreversible and irreparable damage but for remediation to occur by replacing the tree.

Ashley Ong, Assistant Building Official, clarified the terms of the permit issued. He stated that the Tree Removal Permit is a separate permit that is not included in the review of the Wall Permit.

The Board and the City discussed the reason as to why the Live Oak tree was chosen to replace the destroyed Laurel Oak tree and compared the difference between the two trees.

The following offered public comment:

John Neumayer, 950 Cypress Lane, presented a PowerPoint Presentation and discussed the impact of the tree removal. He said that he contacted Stephano Alvarez from the City of Winter Park Urban Forestry Department on June 24, 2021 who then contacted the offender instructing him to remove the tree due to the safety risk it poses to nearby properties. Mr. Neumayer said he never gave permission to Mr. Schaub to remove the tree. The estimate from the company Things That Grow, Incorporated was included in the presentation and shows the detailed costs associated with installing the Live Oak tree.

Board closed portion of hearing for discussion.

Wayne Johnson, made a motion that from the evidence presented today, this board is issuing an order finding the Respondent 2212 Azalea Park Place Winter Park FL 32789 Land Trust, owner of 2212 Azalea Place, Winter Park, FL 32789, have violated Section 58-299 (a) and destroyed or otherwise caused major damage to a protected tree requiring its removal. Due to the irreparable and irreversible nature of the

violation, the Board orders the Respondents to, in accordance with Section 58-299 (a) of the City's Code of Ordinances, remit the cost of remediation determined to be \$7,500, which the board finds is the cost of planting a 12" approved FL #1 shade tree on the lot located at 950 Cypress Ln., Winter Park, FL 32789.

Respondent is to do backfill within 10 days.

Such remediation cost must be paid to the City within 10 days of this hearing order. The Respondent is further ordered to contact the City Code Compliance Officer and provide documentation of completion of the ordered remedial action. City department of Urban Forestry is to inspect and approve any backfill done by the Respondent. Todd Boyer seconded that motion.

Further discussion transpired between Board members and Assistant City Attorney Giffin Chumley.

Motion to amend by Mark Van Valkenburg and seconded by John Schmalz, that from the evidence presented today, this board is issuing an order finding the Respondents 2212 Azalea Park Place Winter Park FL 32789 Land Trust, owner of 2212 Azalea Place, Winter Park, FL 32789, and FG Schaub Custom Homes have violated Section 58-299 (a) and destroyed or otherwise caused major damage to a protected tree requiring its removal. Due to the irreparable and irreversible nature of the violation, the Board orders the Respondents to, in accordance with Section 58-299 (a) of the City's Code of Ordinances, remit the cost of remediation determined to be \$7,500, which the board finds is the cost of planting a 7" approved FL #1 shade tree on the lot located at 950 Cypress Ln., Winter Park, FL 32789.

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Additional discussion between Board Members in determining the calculations of the fine occurred.

Motion to amend by John Schmalz and seconded by Wayne Johnson that from the evidence presented today, this board is issuing an order finding the Respondents 2212 Azalea Park Place Winter Park FL 32789 Land Trust, owner of 2212 Azalea Place, Winter Park, FL 32789, and FG Schaub Custom Homes have violated Section 58-299 (a) and destroyed or otherwise caused major damage to a protected tree requiring its removal. Due to the irreparable and irreversible nature of the violation, the Board orders the Respondents to, in accordance with Section 58-299 (a) of the City's Code of Ordinances, remit the cost of remediation determined to be \$9,000, which the board finds is the cost of planting a 7" approved FL #1 shade tree on the lot located at 950 Cypress Ln., Winter Park, FL 32789.

Respondent is to do backfill within 10 days.

Such remediation cost must be paid to the City within 10 days of this hearing order. The Respondent is further ordered to contact the City Code Compliance Officer and provide documentation of completion of the ordered remedial action. City department of Urban Forestry is to inspect and approve any backfill done by the Respondent.

No further discussion.

Motion to amend the original motion carried 6-1. (Mark Van Valkenburg in opposition of amendment)

Motion carried 7-0. Amended motion unanimously passed.

Old Business

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

Violation: Repeated noise disturbances causing imminent interference with peace, quiet and comfort of persons residing in neighboring houses.

Codes Cited: Violation of City Code Chapter/Section: Chapter 62, Section 62-95, 62-96 (a) & (b), 62-97 (2) & (3) City of Winter Park Ordinances.

Susanne Porras, Safety & Code Compliance Manager, spoke in regards to this case.

Susanne Porras, Safety & Code Compliance Manager, for the City of Winter Park presented the property's history and a brief case timeline:

- The Notice of Hearing was issued on April 3, 2020
- Previous Order was issued on July 30, 2020 and signed on August 17, 2020.
- The Notice of Hearing was mailed (regular and certified), posted on the property, and posted at City Hall to comply with Florida Statute 162 Due Process requirements.
- Property information obtained from the Orange County Appraiser office were presented detailing the zoning and location of the property.
- A zoning map of the property (1400 S. Denning Drive) with respect to neighboring properties was shown.
- 6 different Noise Disturbance Reports from Officers with the Winter Park Police Department were presented to the Board. These Noise Disturbance Reports ranged from April 3, 2021 to November 4, 2021.

Discussion was held amongst Board Members and Officer Susanne Porras to gain clarification on the case.

Susanne Porras played 6 videos submitted to her on behalf of the neighbors. There are no Winter Park Police Reports for the videos submitted by neighbors.

After discussion with the Assistant City Attorney, Giffin Chumley, the Board has decided to only consider the 6 instances reported by the City of Winter Park Police.

The following spoke on behalf of the Respondent:

Attorney Eric LaRue, representing the Florida Federation Garden Clubs (FFGC). He reminded the Board of the pending appeal currently in the Orange County Circuit Court of the previous order that was issued on August 17, 2020. Mr. LaRue stated for the record that FFGC objects to any of the other instances of Noise Disturbance aside from the 6 instances reported by the City of Winter Park Police. due to there being no notice of the others. He clarified the safeguards and requirements FFGC has in place for their vendors such as refraining from playing music outside, taking decibel measurements every hour, and requiring that events occur indoors. Each of the 6 reported Noise Disturbance reports was individually addressed by Mr. LaRue. He pointed out that Mead Gardens is within close proximity and they also hold weddings and events that are allegedly attributed to the club (FFGC). He emphasized that the testimony given by the Police Officers in most of the Noise Disturbance reports do not constitute violations of the City Code. The Club (FFGC) would like to be a good neighbor and they have taken and continue to take steps to ensure compliance and ask for no fines to be imposed.

The Board members raised several questions including the extent of the measures FFGC has put in place to prevent noise disturbances, the cost of the events, any fines associated with events found to violate FFGC regulations, and what portion of the previous Order was subject to the pending appeal. Eric LaRue responded that the subject of the appeal is the portion of the Order that required the approval of the City Manager to conduct events.

The following offered public comment:

Michael Larsen, 917 Grove Avenue, participated in person. He acknowledged some improvement but still expressed his concerns for the outside events that continue to occur. He stated that he has lived on the street for 17 years, and only in the past couple of years has it been that bad.

Garrett Feehrer, 906 Camellia Avenue, participated in person. He stated that he consistently sees events go past 10pm and mentioned that the decibel limit of 70 is comparable to noise made by a dishwasher or a vacuum, which one would not hear coming from a neighbor's house. He mentioned that other venues such as Capen House that have a similar layout to FFGC are still respectful to neighbors. Mr. Feehrer stated that FFGC is hosting events almost 3 weekends out of each month.

Shannon Basso, 1421 Nottingham Street, participated in person. She also acknowledged that the noise has gotten better, however, she emphasized that due to the outside speakers, the noise travels. Due to the proximity of her house to FFGC, she stated that she was certain the noise is originating from FFGC and not Mead Gardens. She stated that she is unable to host family or enjoy a movie inside her house due to the noise.

Avery Potter, owner of Cocktails Catering, participated via ZOOM. Mr. Potter works with FFGC for some of their events. He noted that the paid security is having decibel levels recorded by a third party. He claimed that the police do not issue a citation or follow up in the mail with FFGC to make them aware of noise violation reports. He emphasized that the park next door (Mead Gardens) has pavilions in which they play music outside. Mr. Potter expressed that they want to be good citizens and good neighbors by working with the residents.

There were no other public comments.

Discussion was held between the Assistant City Attorney, Giffin Chumley, and the Board to review details of the case and the previous Order issued July 30, 2020.

Board closed portion of hearing for discussion

Mark Van Valkenburg, made a motion that from the evidence presented today, I move to issue an Order finding the respondent, Florida Federation Garden Clubs, tenant of 1400 South Denning Drive, Winter Park, Florida 32789, in violation of the Order issued by this board on July 30, 2020.

On July 30, 2020, the Board ordered Respondent to refrain from disturbing the peace and quiet of the neighborhood in violation of §62-96(a) & (b) (noise disturbances prohibited) and § 62-97(a)(2) and (3) (noise violations specific to the operation of sound equipment and loudspeakers in an unlawful manner) of the Winter Park Code of Ordinances.

At today's hearing on January 6, 2022, the Board finds by a preponderance of the evidence that Respondent repeatedly violated the aforementioned sections of the Winter Park Code on the following dates: 04/03/2021, 04/16/2021, 04/18/2021, 10/24/2021, 10/31/2021 & 11/04/2021.

The Board finds that Respondent received all required notice of the July 30, 2020 Order and of this hearing in accordance with Section 2-109 of the City Code, and was given 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 \$1,000 [\$250 PER VIOLATION FOR 4 VIOLATIONS]. 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 lien recorded in connection with this order shall constitute a lien against any real or personal property owned by the violator but shall specifically exclude the leased property located at 1400 South Denning Drive, Winter Park, Florida, which is property owned by a municipality and therefore not subject to any lien pursuant to this board's order. John Schmalz has seconded that motion.

Board conducted further discussion with the City Attorney to revise the motion.

A motion to amend by Paul Mandelkern and seconded by Wayne Johnson was made stating that from the evidence presented today, I move to issue an Order finding the respondent, Florida Federation Garden Clubs, tenant of 1400 South Denning Drive, Winter Park, Florida 32789, in violation of the Order issued by this board on July 30, 2020.

On July 30, 2020, the Board ordered Respondent to refrain from disturbing the peace and quiet of the neighborhood in violation of §62-96(a) & (b) (noise disturbances prohibited) and § 62-97(a)(2) and (3) (noise violations specific to the operation of sound equipment and loudspeakers in an unlawful manner) of the Winter Park Code of Ordinances.

At today's hearing on January 6, 2022, the Board finds by the evidence that Respondent repeatedly violated the aforementioned sections of the Winter Park Code on the following dates: 04/03/2021, 04/16/2021, 10/24/2021, & 11/04/2021.

The Board finds that Respondent received all required notice of the July 30, 2020 Order and of this hearing in accordance with Section 2-109 of the City Code, and was given a full and fair opportunity to be heard.

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The lien recorded in connection with this order shall constitute a lien against any real or personal property owned by the violator but shall specifically exclude the leased property located at 1400 South Denning Drive, Winter Park, Florida, which is property owned by a municipality and therefore not subject to any lien pursuant to this board's order.

The motion to amend the original motion carried 6-1. (Mark Van Valkensburg in opposition of amendment)

Further discussion between Board Members transpired regarding the fine and dates of when the violation occurred.

Motion to amend by Wayne Johnson and seconded by Douglas Bond that from the evidence presented today, I move to issue an Order finding the respondent, Florida Federation Garden Clubs, tenant of 1400 South Denning Drive, Winter Park, Florida 32789, in violation of the Order issued by this board on July 30, 2020.

On July 30, 2020, the Board ordered Respondent to refrain from disturbing the peace and quiet of the neighborhood in violation of §62-96(a) & (b) (noise disturbances prohibited) and § 62-97(a)(2) and (3) (noise violations specific to the operation of sound equipment and loudspeakers in an unlawful manner) of the Winter Park Code of Ordinances.

At today's hearing on January 6, 2022, the Board finds by the evidence that Respondent repeatedly violated the aforementioned sections of the Winter Park Code on the following dates: 04/03/2021, 04/18/2021, 04/16/2021, 10/24/2021, 10/31/2021 & 11/04/2021.

The Board finds that Respondent received all required notice of the July 30, 2020 Order and of this hearing in accordance with Section 2-109 of the City Code, and was given 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 \$1,500 [\$250 PER VIOLATION]. 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 lien recorded in connection with this order shall constitute a lien against any real or personal property owned by the violator but shall specifically exclude the leased property located at 1400 South Denning Drive,

Winter Park, Florida, which is property owned by a municipality and therefore not subject to any lien pursuant to this board's order.

Upon a roll call vote to amend the main motion Wayne Johnson, Sherwin Sargeant, Todd Boyer, and Douglas Bond voted yes. Paul Mandelkern, Mark Van Valkenburg, and John Schmalz voted no.

Paul Mandelkern noted that the two dates (04/18/2021 and 10/31/2021) were added back in and the fine increased to \$1500. No further discussion on the main motion as amended.

Upon a roll call vote, Wayne Johnson, Sherwin Sargeant, Todd Boyer, and Douglas Bond voted yes. Paul Mandelkern, Mark Van Valkenburg, and John Schmalz voted no.

Motion carried with a 4-3 vote.

Other Business / Progress

Wayne Johnson asked for confirmation that the CC#21-836, 1298 Howell Branch Road, Winter Park, FL 32789 is in compliance. Josh Nye responded that the trees would be added to each lot as the homes are built in order to ensure the placement on each lot is correct.

Motion to adjourn by Paul Mandelkern and seconded by John Schmalz.

Motion carried unanimously.

Adjournment

There being no further business, the Code Compliance Board meeting was adjourned at 5:21 pm. Next meeting is February 3, 2022 at 3:00pm.

Respectfully submitted,

Neena Ramjit Recording Secretary



Code Compliance Board

agenda item

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

subject

Compliances

motion / recommendation

background

- CCB# 21-1430 2212 Azalea Place, Winter Park, FL 32789
- CCB# 21-1247 1805 Alice Avenue, Winter Park, FL 32792

alternatives / other considerations

fiscal impact



Code Compliance Board

agenda item

item type Action Items	meeting date February 3, 2022
prepared by Neena Ramjit	approved by
board approval	
strategic objective	

subject

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

motion / recommendation

background

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

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

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1241 S. DENNING DRIVE.pdf](#)

FACT SHEET

February 3, 2022.

Case No: 21-817

Respondents:

Kingsford David
Kingsford Jacob
901 Harmon Ave
Winter Park, FL 32789

1. Address where violation exists: **1241 S. Denning Drive, Winter Park, FL 32789**
2. Parcel I.D. No.: **12-22-29-5408-00-132**
3. Property Zone: **R-2**
4. Inspection(s): **06/25/2021, 07/12/2021, 09/20/2021, 10/21/2021, 11/11/2021, 12/22/2021, 1/6/2022, 1/14/2022, 1/21/2021.**
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
Airbnb Listing Documents
Case History Report
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION: 1. Residential dwelling is currently being rented or utilized on AirBnb for less than one month which is a violation of the city code.	CORRECTIVE ACTION REQUIRED: Cease rental operations for less than one month.	CODES CITED: Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited
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If the board is in agreement with the evidence submitted and determines that and order should be issued:

-Staff Recommended Motion –

From the evidence presented today, I move to find the Respondents, David Kingsford and Jacob Kingsford, Compliance Board Case #21-817, owners of 901 Harmon Ave. & 1241 S. Denning Drive, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (aa) - Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited per City of Winter Park Land Development Code.

The respondents are ordered to cease all rental operations for less than a month within _____ days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) _____ for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by _____.

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

Click Here To Apply Homestead Exemption Online

Print Date: 01/20/2022 System Refresh Date: 01/19/2022

901 Harmon Ave

12-22-29-5408-00-132

Name(s):

Kingsford David
Kingsford Jacob

Mailing Address On File:

901 Harmon Ave
Winter Park, FL 32789-5603
[Incorrect Mailing Address?](#)

View 2021 Property Record Card

Physical Street Address:

901 Harmon Ave

Postal City and Zip:

Winter Park, FL 32789

Property Use:

0800 - Multi-Family

Municipality:

Winter Park



901 HARMON AVE, WINTER PARK, FL 32789 6/25/2021 8:22 AM

[Upload Photos](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2021	\$125,000	\$124,565	\$0	\$249,565	31.3%	\$249,565	50.4%
2020	\$125,000	\$65,025	\$0	\$190,025	-3.0%	\$165,947	10.0%
2019	\$122,000	\$73,882	\$0	\$195,882	0.6%	\$150,861	10.0%
2018	\$122,000	\$72,635	\$0	\$194,635	N/A	\$137,146	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2021			\$0		\$0
2020			\$0		\$221
2019			\$0		\$414
2018			\$0		\$532

2021 Taxable Value and Estimate of Proposed Taxes

Tax Year

2021

2020

2019

2018

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$249,565	\$0	\$249,565	3.4890	-3.3%	\$870.73	22%
Public Schools: By Local Board	\$249,565	\$0	\$249,565	3.2480	0.0%	\$810.59	21%
General County	\$249,565	\$0	\$249,565	4.4347	0.0%	\$1,106.75	28%
City Of Winter Park	\$249,565	\$0	\$249,565	4.0923	0.0%	\$1,021.29	26%
City Of Winter Park Debt Service 2011	\$249,565	\$0	\$249,565	0.0000	-100.0%	\$0.00	0%
City Of Winter Park Debt Service 2017 & 2020	\$249,565	\$0	\$249,565	0.2891	-4.4%	\$72.15	2%
St Johns Water Management District	\$249,565	\$0	\$249,565	0.2189	-4.3%	\$54.63	1%
Totals				15.7720		\$3,936.14	

Non-Ad Valorem Assessments

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

2021 Gross Tax Total: \$3,936.14

2021 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,936.14

Your ad-valorem tax with exemptions is: - \$3,936.14

Providing You A Savings Of: = \$0.00

https://ocpaweb.ocpafil.org/parcelsearch

1/15

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

Parcel/Tangible	12-22-29-5408-	Owner & Address:	
Number:	00132		KINGSFORD DAVIDKINGSFORD JACOB901 HARMON AVEWINTER P.
Date: 1/20/2022			5603
Tax Year: <u>2021</u>			
Total Assessed Value:	\$249,565	Legal	PETER MACKS REVISION G/21 THAT PART OF BLK 12 FO
Taxable Value:	\$249,565	Description:	196 OF PALMETTO ADD E/14
Gross Tax Amount:	\$3,936.14	Location	901 HARMON AVE WINTER PARK 32789
Millage Code:	6 WP	Address:	

Comments:

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

Current Taxes and Unpaid Delinquent Warrants:

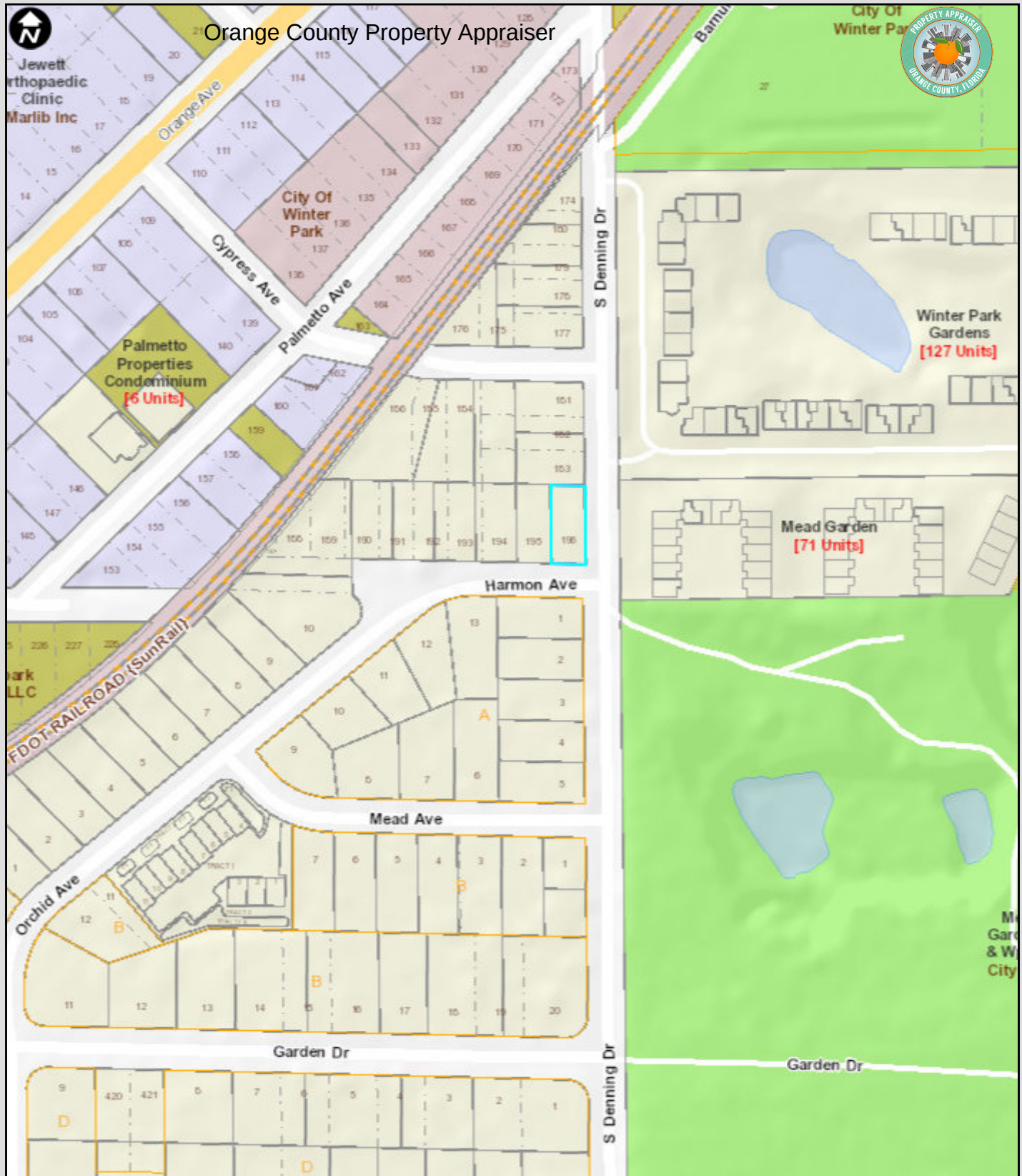
Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2021	KINGSFORD DAVID KINGSFORD JACOB	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2020	KINGSFORD DAVID KINGSFORD JACOB	* PAID (View Taxbill For Receipt) *	Taxbill	☐	
2019	KINGSFORD DAVID KINGSFORD JACOB	* PAID (View Taxbill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

Unpaid Real Estate Certificates:

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

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

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



Created: 1/20/2022 11:48

This map is for reference only and is not a survey



SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407.599.3600

June 25, 2021

Kingsford David
Kingsford Jacob
901 Harmon Ave.
Winter Park, FL 32789

Case #: 21-817

RE: Short Term Rental Operations at 1241 South Denning Drive, Winter Park, FL 32789

Dear Resident,

The City of Winter Park ("City") Code Compliance Division has found that your property may currently be advertised for rental occupancy through an on-line management service (i.e., Airbnb, VRBO, etc.). This correspondence is intended to advise you that existing City ordinances prohibit the offering of residential property for rent or lease for a period of less than one (1) month.

The City's Land Development Code provides, in Chapter 58, Article III, Section 58-71, the following:

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

(aa) *Short-term rental of residential dwellings.* The rental, use or occupancy of any residential dwelling for **less than one month shall be prohibited.**

The purpose of this regulation is to protect the charm, character and quality of life of our residential neighborhoods. Unfortunately, sometimes renters do not act so neighborly, creating noise disturbances, parking challenges, criminal activity and in some instances even hosting illegal open house parties.

The City's Offenses and Miscellaneous Provisions Code provides in Chapter 62, Article IV, Section 62-95, the following:

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



SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407.599.3600

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.

Our City prides itself on providing the best place to live, work and play in Florida. This effort is furthered when its residents, property owners, and the City all work to keep our residential neighborhoods as intended. The City and Code Compliance Division desires to open a dialogue about this issue in hopes that the issue may be resolved without formal code compliance actions.

If you feel you have received this correspondence in error or desire to discuss this matter further, please do not hesitate to contact the City at (407) 599-3472.

Respectfully,

Neena Ramjit

Code Compliance and Safety Coordinator

OFFICIAL NOTICE OF VIOLATION

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

DATE: **July 12, 2021**
CASE # **21-00000817**
CERTIFIED TRACKING NUMBER: **9171969009350195056018**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings as adopted and amended by the City of Winter Park Land Development Code.**

SHORT TERM RENTALS

On **July 12, 2021** a Violation(s) was observed on your property. The violation(s) must be corrected by **July 23, 2021**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-2**
Parcel ID#: **12-22-29-5408-00132**
Violation: **1241 S DENNING DR**
Location/Address: **WINTER PARK, FLORIDA 32789**
Property Owner/ Tenant: **KINGSFORD DAVID**
KINGSFORD JACOB
Mailing Address: **901 HARMON AVE.**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON AIRBNB FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).**
Corrective action to be taken: **CEASE RENTAL OPERATIONS FOR LESS THAN ONE MONTH. PLEASE CONTACT CODE COMPLIANCE WITH UPDATED INTENTIONS.**

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

Appeal Process

An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate

review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.

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

Violation Detail

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

Violation Description:

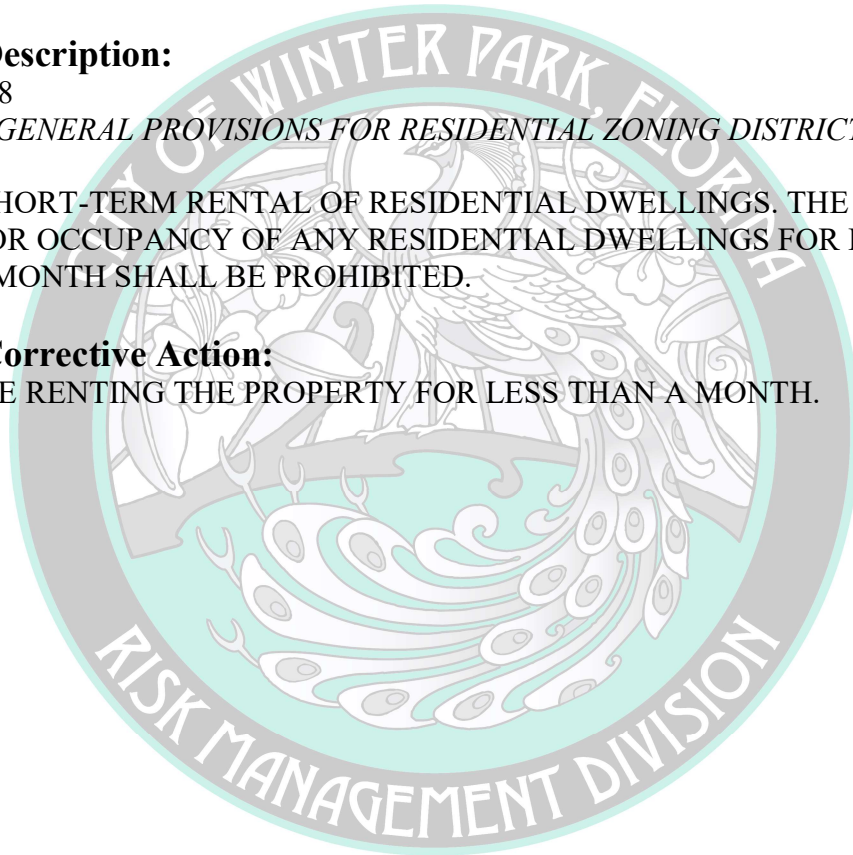
CHAPTER 58

SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS

(aa) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

Violation Corrective Action:

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.



Track Another Package +

Tracking Number: 9171969009350195056018

Remove X

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

USPS Tracking Plus™ Available ✓

In Transit, Arriving Late

July 30, 2021

Feedback

Get Updates ✓

Text & Email Updates



Return Receipt Electronic



Tracking History



July 30, 2021

In Transit, Arriving Late

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

July 26, 2021, 8:35 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

July 25, 2021, 7:18 am
Arrived at USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER

July 21, 2021, 2:50 pm
Addressee Unknown
WINTER PARK, FL 32789

July 21, 2021, 1:49 am
Departed USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

July 20, 2021, 7:34 pm
Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

July 20, 2021, 9:19 am
Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

July 20, 2021, 8:18 am
Departed USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER

July 19, 2021, 2:53 pm
Arrived at USPS Regional Facility
FORT MYERS FL DISTRIBUTION CENTER

July 15, 2021, 3:46 pm
Refused
WINTER PARK, FL 32789

July 15, 2021, 12:51 am
Departed USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

July 14, 2021, 9:34 pm
Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

Feedback

July 14, 2021, 8:57 pm
Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

July 13, 2021, 10:31 pm
Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

July 13, 2021, 9:16 pm
Accepted at USPS Origin Facility
WINTER PARK, FL 32789

July 12, 2021
Pre-Shipment Info Sent to USPS, USPS Awaiting Item

USPS Tracking Plus™



Feedback

Product Information



See Less

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

FAQs



01/25/2022 10:04



01/25/2022 10:03



11/05/2021 13:53

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

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

9171 9690 0935 0195 0565 44

Case No: 21-817

CITY OF WINTER PARK
Petitioner,

vs.

KINGSFORD DAVID
KINGSFORD JACOB
901 HARMON AVENUE
WINTER PARK, FL 32789

Respondent,

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, January 6, 2022
at 3 p.m.
via Internet Video or Audio Conference**

AND/OR

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

Please access cityofwinterpark.org/meetings for more information regarding virtual attendance.

Participants are encouraged to attend virtually to avoid further transmission of COVID-19, though physical attendance for participants remains available. If you wish to attend and participate virtually, please contact Keri Martin at [407-599-3390](tel:407-599-3390), to request that you be permitted to attend and

participate virtually via video conference call or telephone. Arrangements to participate virtually should be made at least two (2) business days prior to ensure proper participation. Virtual participants need to provide any documentary evidence or exhibits to the City *at least 24 hours prior to the meeting* to ensure that they will be available for presentation to the board.

VIRTUAL hearings will be conducted utilizing video and telephonic communications media technology. A physical quorum of board members must be present at Commission Chambers in order to conduct the hearing.

If opting to participate virtually, you and any witnesses may appear to present any defense(s) or response to the Notice of Violation via any computer capable of internet video conferencing by following the instructions set forth below. You are responsible for ensuring that you have an internet-capable computer or other device and sufficient internet connectivity.

Individuals appearing in-person are required to maintain social distancing and wear a mask/face-covering.

If you do not have either an internet-capable computer or other device or sufficient internet connectivity and still wish to participate virtually, you may call Keri Martin at 407-599-3390 to discuss your options for participation. These options may include access to an internet capable computer at a facility of the City. You may also participate by telephone, as instructed further below.

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

1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings as adopted and amended by the City of Winter Park Land Development Code**
2. Address where violation(s) exists: **1241 S. Denning Drive, Winter Park FL 32789**
3. Parcel I.D. No.: **12-22-29-5408-00-132**
4. Property Zone: **R-2**
5. Legal Description: **PETER MACKS REVISION G/21 THAT PART OF BLK 12 FORMERLY KNOWN AS LOT 196 OF PALMETTO ADD E/14 per Orange County records**
6. Names and address of owner/person in charge of location where violation exists: **Kingsford David & Kingsford Jacob. – 901 Harmon Avenue, Winter Park, FL 32789**

7. Description of Violation: **Residential dwelling is currently being rented or utilized on AirBnb for less than one month which is a violation of the city code.**
8. Compliance Requirements: **Cease rental operations for less than one month.**
9. Compliance Date to avoid hearing: **Upon Receipt**

Unless Respondent(s) corrects the violation described and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on the **January 6, 2022, at 3 p.m., via internet video or telephone conference or in-person hearing.**

If you opt to participate remotely via communications media technology, please see the instructions regarding remote participation and viewing, and submitting materials by access cityofwinterpark.org/meetings or contact Keri Martin at kmartin@cityofwinterpark.org or [407-599-3390](tel:407-599-3390).

You may present relevant documentary materials on your computer during the hearing, or you may submit documentary materials in advance of the hearing. The deadline to submit materials in support of your case is **24 hours in advance of the meeting.**

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

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

Dated this: 11th day of November 2021

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **KINGSFORD DAVID & KINGSFORD JACOB. – 901 HARMON AVENUE, WINTER PARK, FL 32789**

Certified Mail: 9171 9690 0935 0195 0565 44


Neena Ramjit
Safety & Code Compliance Officer

Please access cityofwinterpark.org/meetings in the days prior to the scheduled public hearing to determine whether the public hearing will be held at the physical location identified above or virtually.

Please contact our office at 407-599-3472 if you have any questions.

CODES CITED

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

SEC 58-71 - General provisions for residential zoning districts

(aa) short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited

Track Another Package +

Tracking Number: 9171969009350195056544

Remove X

Your item was delivered to an individual at the address at 2:36 pm on November 15, 2021 in WINTER PARK, FL 32789.

USPS Tracking Plus[™] Available ✓

 **Delivered, Left with Individual**

November 15, 2021 at 2:36 pm
WINTER PARK, FL 32789

Feedback

Get Updates ✓

Text & Email Updates



Return Receipt Electronic



Tracking History



November 15, 2021, 2:36 pm

Delivered, Left with Individual

WINTER PARK, FL 32789

Your item was delivered to an individual at the address at 2:36 pm on November 15, 2021 in WINTER PARK, FL 32789.

November 15, 2021, 1:03 am

Departed USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

November 14, 2021

In Transit to Next Facility

November 13, 2021, 5:55 pm

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

November 12, 2021, 10:00 pm

Departed USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

November 12, 2021, 8:44 pm

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

USPS Tracking Plus™



Product Information



Feedback

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

FAQs

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

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

Case No: 21-817

CITY OF WINTER PARK
Petitioner,

vs.

KINGSFORD DAVID
KINGSFORD JACOB
901 HARMON AVENUE
WINTER PARK, FL 32789

Respondent,

9171 9690 0935 0246 0789 14

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, February 3, 2022
at 3 p.m.
via Internet Video or Audio Conference**

AND/OR

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

Please access cityofwinterpark.org/meetings for more information regarding virtual attendance.

Participants are encouraged to attend virtually to avoid further transmission of COVID-19, though physical attendance for participants remains available. If you wish to attend and participate virtually, please contact Keri Martin at [407-599-3390](tel:407-599-3390), to request that you be permitted to attend and

participate virtually via video conference call or telephone. Arrangements to participate virtually should be made at least two (2) business days prior to ensure proper participation. Virtual participants need to provide any documentary evidence or exhibits to the City *at least 24 hours prior to the meeting* to ensure that they will be available for presentation to the board.

VIRTUAL hearings will be conducted utilizing video and telephonic communications media technology. A physical quorum of board members must be present at Commission Chambers in order to conduct the hearing.

If opting to participate virtually, you and any witnesses may appear to present any defense(s) or response to the Notice of Violation via any computer capable of internet video conferencing by following the instructions set forth below. You are responsible for ensuring that you have an internet-capable computer or other device and sufficient internet connectivity.

Individuals appearing in-person are required to maintain social distancing and wear a mask/face-covering.

If you do not have either an internet-capable computer or other device or sufficient internet connectivity and still wish to participate virtually, you may call Keri Martin at 407-599-3390 to discuss your options for participation. These options may include access to an internet capable computer at a facility of the City. You may also participate by telephone, as instructed further below.

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

1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (aa) Short-term rental of residential dwellings as adopted and amended by the City of Winter Park Land Development Code**
2. Address where violation(s) exists: **1241 S. Denning Drive, Winter Park FL 32789**
3. Parcel I.D. No.: **12-22-29-5408-00-132**
4. Property Zone: **R-2**
5. Legal Description: **PETER MACKS REVISION G/21 THAT PART OF BLK 12 FORMERLY KNOWN AS LOT 196 OF PALMETTO ADD E/14 per Orange County records**
6. Names and address of owner/person in charge of location where violation exists: **Kingsford David & Kingsford Jacob. – 901 Harmon Avenue, Winter Park, FL 32789**

7. Description of Violation: **Residential dwelling is currently being rented or utilized on AirBnb for less than one month which is a violation of the city code.**
8. Compliance Requirements: **Cease renting the dwelling for periods of less than one month.**
9. Compliance Date to avoid hearing: **Upon Receipt**

Unless Respondent(s) corrects the violation described and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on the **February 3, 2022, at 3 p.m., via internet video or telephone conference or in-person hearing.**

If you opt to participate remotely via communications media technology, please see the instructions regarding remote participation and viewing, and submitting materials by accessing cityofwinterpark.org/meetings or contact Keri Martin at kmartin@cityofwinterpark.org or 407-599-3390

You may present relevant documentary materials on your computer during the hearing; or submit documentary materials in advance of the hearing. The deadline to submit materials in support of your case in advance is **24 hours prior to the scheduled meeting** to ensure that such materials are properly compiled and duplicated for presentation by city staff. For any materials you present at or during the meeting, you will be responsible for ensuring that there are enough duplicate materials to be presented to each code board member and the city staff.

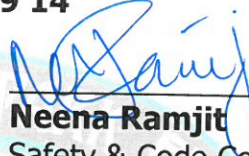
AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code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

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

Dated this: 22th day of December 2021

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **KINGSFORD DAVID & KINGSFORD JACOB. – 901 HARMON AVENUE, WINTER PARK, FL 32789**

Certified Mail: 9171 9690 0935 0246 0789 14


Neena Ramjit
Safety & Code Compliance Officer

Please access cityofwinterpark.org/meetings in the days prior to the scheduled public hearing to determine whether the public hearing will be held at the physical location identified above or virtually.

Please contact our office at 407-599-3472 if you have any questions.

CODES CITED

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

SEC 58-71 - General provisions for residential zoning districts

(aa) short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited

Track Another Package +

Tracking Number: 9171969009350246078914

Remove X

Your item was delivered to an individual at the address at 1:45 pm on December 24, 2021 in WINTER PARK, FL 32789.

USPS Tracking Plus™ Available ∨

✓ Delivered, Left with Individual

December 24, 2021 at 1:45 pm
WINTER PARK, FL 32789

Feedback

Get Updates ∨

Text & Email Updates	∨
Tracking History	∧
December 24, 2021, 1:45 pm Delivered, Left with Individual WINTER PARK, FL 32789 Your item was delivered to an individual at the address at 1:45 pm on December 24, 2021 in WINTER PARK, FL 32789.	
December 24, 2021, 1:16 am Departed USPS Regional Facility LAKE MARY FL DISTRIBUTION CENTER	

December 23, 2021, 7:50 pm
Arrived at USPS Regional Facility
LAKE MARY FL DISTRIBUTION CENTER

December 23, 2021
In Transit to Next Facility

December 22, 2021, 9:27 pm
Departed USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

December 22, 2021, 8:37 pm
Arrived at USPS Regional Facility
ORLANDO FL DISTRIBUTION CENTER

December 22, 2021, 6:45 pm
Departed Post Office
WINTER PARK, FL 32789

December 22, 2021, 1:14 pm
USPS in possession of item
WINTER PARK, FL 32789

Feedback

USPS Tracking Plus™



Product Information



Postal Product:
First-Class Mail®

Features:
Certified Mail™

See Less ^

The Garden Room - (Contactless Check-In & Out)

★ 5.0 (7 reviews) · Superhost · [Winter Park, Florida, United States](#)

[Share](#) [Save](#)



Entire bungalow hosted by David

4 guests · 1 bedroom · 2 beds · 1 bath



Entire home

You'll have the bungalow to yourself.

Enhanced Clean

This host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

Self check-in

Check yourself in with the keypad.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park's largest public

[Show more >](#)

Sleeping arrangements



Bedroom 1
2 queen beds

Amenities

Kitchen



Wifi



Free parking on premises



TV



Washer



Dryer



Air conditioning



Bathtub



Patio or balcony



Security cameras on property



\$145 / night ★ 5.0

CHECK-IN 7/7/2021	CHECKOUT 7/8/2021
GUESTS 1 guest	

Reserve

You won't be charged yet

\$145 x 1 night	\$145
Cleaning fee	\$65
Service fee	\$30
Occupancy taxes and	\$26

[fees](#)[Show all 50 amenities](#)**Total****\$266**[Report this listing](#)

1 night in Winter Park

Jul 7, 2021 - Jul 8, 2021

June 2021							J		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
		1	2	3	4	5			
6	7	8	9	10	11	12	4	5	6
13	14	15	16	17	18	19	11	12	13
20	21	22	23	24	25	26	18	19	20
27	28	29	30				25	26	27

★ 5.0 (7 reviews)

Cleanliness	5.0
Accuracy	4.9
Communication	5.0
Location	4.9
Check-in	5.0
Value	4.9

**Ian**

June 2021

Lovely place to stay near a beautiful garden and central to a lot of good restaurants and places to visit
Host was very accommodating and responded quickly to any questions we had

[Show more >](#)

**Ellen**

June 2021

Very clean. Had everything you could need. Convenient.

**Cristina**

June 2021

I had a great experience staying in the garden room. I loved the vibe of the place. It was as pictured, felt super cozy, and had everything I needed. It was the perfect place to end my nights. I would definitely recommend

[Show more >](#)

**Eduardo**

May 2021

loved the parking. it's small enough for one vehicle but it's all to yourself. arrive at any time and don't have to worry about parking space. secondly, laundry unit. end of trip was able to wash my clothes and arrive back home with everything cleaned. the space was big enough and comfy. gets the job done....

[Show more >](#)

**Rachel**

May 2021

If you are looking for a peaceful place within walking distance of many great eating spots, look no further! The Garden Room is serene and has everything needed for an enjoyable stay. David made check in and check out a breeze. Mead Garden is nearby with lots of beauty to see and many trails to...

[Show more >](#)

Callie

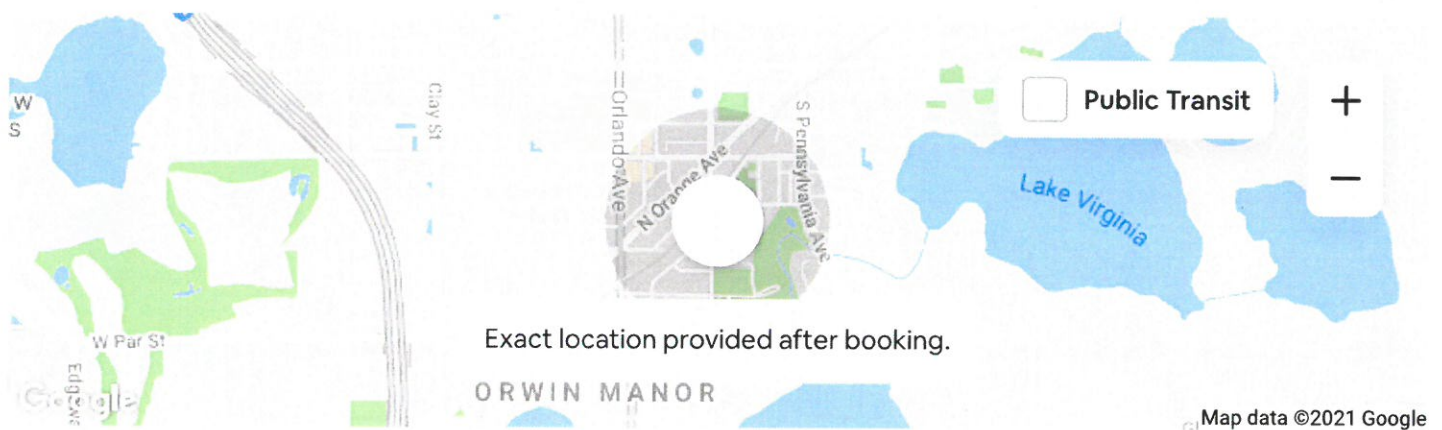
May 2021

Fantastic place to stay in Winter Park! Conveniently located and such a cool space for a weekend trip!

Show all 7 reviews

Location

Winter Park, Florida, United States



Hosted by David

Joined in December 2014



★ 220 Reviews

✓ Identity verified

🏠 Superhost

Born and raised in Maitland/Winter Park, LSU grad (geaux tigers!). I work as a Commercial Insurance & Employee Benefits Consultant/Broker.

Co-hosts



Jake



Charlene

David is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

[Show more >](#)

Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

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Cancellation policy

Free cancellation before Jul 6

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Trust & Safety

🌐 English (US) \$ USD

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The Garden Room

★ 5.0 (9 reviews) · 🏠 Superhost · Winter Park, Florida, United States

 Share  Save



Entire bungalow hosted by David

4 guests · 1 bedroom · 2 beds · 1 bath



-  **Entire home**
You'll have the bungalow to yourself.
-  **Enhanced Clean**
This host committed to Airbnb's 5-step enhanced cleaning process. Show more
-  **Self check-in**
Check yourself in with the keypad.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park’s largest public

[Show more](#) >

Places for sleeping



Bedroom 1
2 queen beds

What this place offers

Kitchen

Wifi

Free parking on premises

TV

Washer

Dryer

Air conditioning

Bathtub

Patio or balcony

Security cameras on property



\$145 / night ★ 5.0

CHECK-IN 7/20/2021	CHECKOUT 7/21/2021
GUESTS 1 guest ▼	

Reserve

You won't be charged yet

<u>\$145 x 1 night</u>	\$145
<u>Cleaning fee</u>	\$65
<u>Service fee</u>	\$30
<u>Occupancy taxes and</u>	\$26

Show all 50 amenities

fees

Total \$266

 [Report this listing](#)

1 night in Winter Park

Jul 20, 2021 - Jul 21, 2021

< July 2021							Au		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
				1	2	3	1	2	3
4	5	6	7	8	9	10	8	9	10
11	12	13	14	15	16	17	15	16	17
18	19	20	21	22	23	24	22	23	24
25	26	27	28	29	30	31	29	30	31

★ 5.0 · 9 reviews

Cleanliness	5.0
Accuracy	4.9
Communication	5.0
Location	4.9
Check-in	5.0
Value	4.9

**Jeremiah**

July 2021

Great place, great location, my wife loved it

**Jessica**

June 2021

Great communication! Home is very comfortable and we loved the location - walked to dinner both nights and really enjoyed the gardens just down the road!

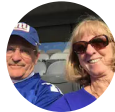
**Ian**

June 2021

Lovely place to stay near a beautiful garden and central to a lot of good restaurants and places to visit

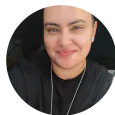
Host was very accommodating and responded quickly to any questions we had

[Show more](#) >

**Ellen**

June 2021

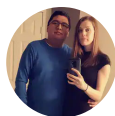
Very clean. Had everything you could need. Convenient.

**Cristina**

June 2021

I had a great experience staying in the garden room. I loved the vibe of the place. It was as pictured, felt super cozy, and had everything I needed. It was the perfect place to end my nights. I would definitely recommend

[Show more](#) >

**Eduardo**

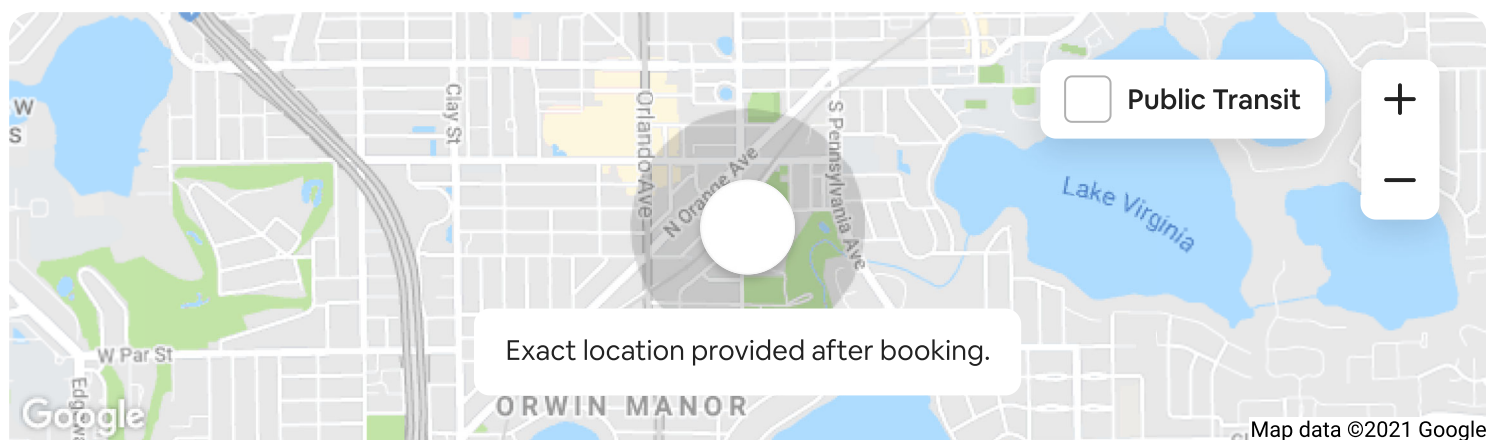
May 2021

loved the parking. it's small enough for one vehicle but it's all to yourself. arrive at any time and don't have to worry about parking space. secondly, laundry unit. end of trip was able to wash my clothes and arrive back home with everything cleaned....

[Show more >](#)[Show all 9 reviews](#)

Where you'll be

Winter Park, Florida, United States



Hosted by David

Joined in December 2014



★ 229 Reviews

✓ Identity verified

🏠 Superhost

Born and raised in Maitland/Winter Park, LSU grad (geaux tigers!). I serve the community as an Employee Benefits, Commercial Insurance & 401k Consultant/Broker.

Co-hosts

Charlene

Jake

David is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

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Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

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Cancellation policy

Free cancellation before Jul 19

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Miami Beach	Fort Lauderdale

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The Garden Room

★ 5.0 (17 reviews) · 🏠 Superhost · Winter Park, Florida, United States

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Entire bungalow hosted by Citrus Hospitality
4 guests · 1 bedroom · 2 beds · 1 bath



🏠 **Entire home**
You'll have the bungalow to yourself.

✦ **Enhanced Clean**
This host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

🔑 **Self check-in**
Check yourself in with the keypad.

🏆 **Citrus Hospitality is a Superhost**
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park's largest public park, 44 acre Mead Gardens (our namesake). We'll send you our...

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Where you'll sleep



Bedroom

2 queen beds

What this place offers



Kitchen



Wifi



Free parking on premises



TV



Washer



Dryer



Air conditioning



Bathtub



Private patio or balcony



Security cameras on property

\$134 / night

★ 5.0 (17 reviews)

CHECK-IN

9/20/2021

CHECKOUT

Add date

GUESTS

1 guest



[Check availability](#)



[Report this listing](#)

Show all 50 amenities

Select checkout date

Minimum stay: 2 nights

September 2021							Octo		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
			1	2	3	4			
5	6	7	8	9	10	11	3	4	5
12	13	14	15	16	17	18	10	11	12
19	20	21	22	23	24	25	17	18	19
26	27	28	29	30			24	25	26
							31		

★ 5.0 · 17 reviews

Cleanliness	5.0
Accuracy	4.9
Communication	5.0
Location	4.9
Check-in	5.0
Value	4.9

**Leslie**

September 2021

Great location, very clean and cozy, well equipped, comfy bed, and great communications. I'd stay here again.

**Larry**

August 2021

Good, comfortable and clean place. I Enjoyed my stay. I would stay again. Great internet. Plenty of parking space.

**Meya**

August 2021

This is a small house in a friendly residential neighborhood of Winter Park. Cozy, with a comfortable bed, nice little kitchen, and cozy sitting area. David is super quick to response. I would recommend this place to anyone staying in Winter Park.

[Show more](#) >

**Jennifer**

July 2021

The host did everything but roll out the red carpet for us... He brought extra blankets and pillows and gave recommendations to local spots. The home was clean and very cozy. I loved the soft bed. The kitchen had everything we needed to make breakfast and the kids enjoyed the TV with youtube. We...

[Show more](#) >

**Sully**

July 2021

David. Place on Winter park is amazing and conveniently located to all the restaurant and shops. I will definitely look to stay there in the future.

**Michelle**

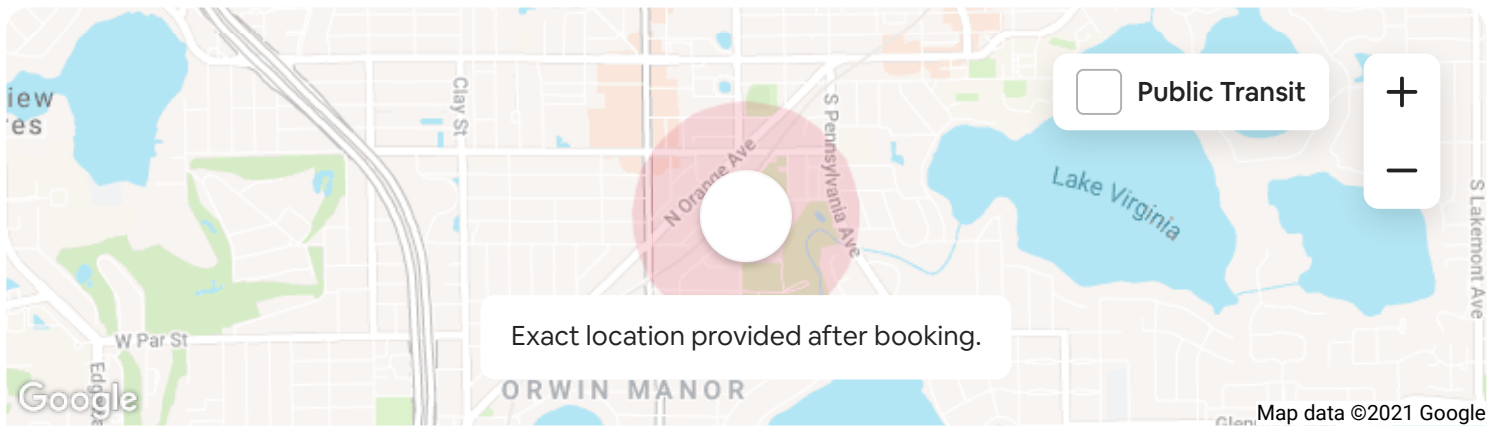
July 2021

This is a wonderful place to stay for any type of traveler. Plenty of room for 2 people and would even be fine with a third person. Everything was clean, comfortable and very nicely decorated. Very close to Rollins campus and restaurants/shops on Park Ave. David was quick to respond to my questions and very...

[Show more >](#)[Show all 17 reviews](#)

Where you'll be

Winter Park, Florida, United States



Hosted by Citrus Hospitality

Joined in December 2014

★ 256 Reviews

✓ Identity verified

🏠 Superhost

We exist to provide exceptional stays for visitors of Central Florida.

Co-hosts

Charlene

Lisisa

Jake

Citrus Hospitality is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 96%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

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Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

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Cancellation policy

Add your trip dates to get the cancellation details for this stay.

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Key West	Naples
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Miami	Boca Raton
Fort Lauderdale	Miami Beach

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The Garden Room

★ 4.95 (19 reviews) · 🏠 Superhost · [Winter Park, Florida, United States](#)

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Entire bungalow hosted by Citrus Hospitality

4 guests · 1 bedroom · 2 beds · 1 bath



- Entire home

You'll have the bungalow to yourself.
- Enhanced Clean

This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)
- Self check-in

Check yourself in with the keypad.
- Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park's largest public park, 44

[Show more >](#)

Where you'll sleep



Bedroom

2 queen beds

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Washer
-  Dryer
-  Air conditioning
-  Bathtub
-  Private patio or balcony
-  Security cameras on property

\$129 / night

★ 4.95 (19 reviews)

CHECK-IN 10/24/2021	CHECKOUT Add date
GUESTS 1 guest	

Check availability

 [Report this listing](#)

Show all 50 amenities

Select checkout date

Minimum stay: 2 nights

September 2021							Octo		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
			1	2	3	4			
5	6	7	8	9	10	11	3	4	5
12	13	14	15	16	17	18	10	11	12
19	20	21	22	23	24	25	17	18	19
26	27	28	29	30			24	25	26
							31		

★ 4.95 · 19 reviews

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	4.9
Check-in	5.0
Value	4.8

**Jennifer**

October 2021

Super cute little apartment with some really nice touches. It was perfect for our two-night stay.

**Jacqueline**

October 2021

Had a last minute visit to my kid at Rollins. Great location for that - very close. Quiet and perfect for remote working. Perfect amount of space for me (and 1-2 extra people if you need). Easy check in/out. All consumables provided, including laundry detergent as well as a few beers and coffee. Needed to stay an...

[Show more >](#)

**Leslie**

September 2021

Great location, very clean and cozy, well equipped, comfy bed, and great communications. I'd stay here again.

**Larry**

August 2021

Good, comfortable and clean place. I Enjoyed my stay. I would stay again. Great internet. Plenty of parking space.

**Meya**

August 2021

This is a small house in a friendly residential neighborhood of Winter Park. Cozy, with a comfortable bed, nice little kitchen, and cozy sitting area. David is super quick to response. I would recommend this place to anyone staying in Winter Park.

[Show more >](#)

**Jennifer**

July 2021

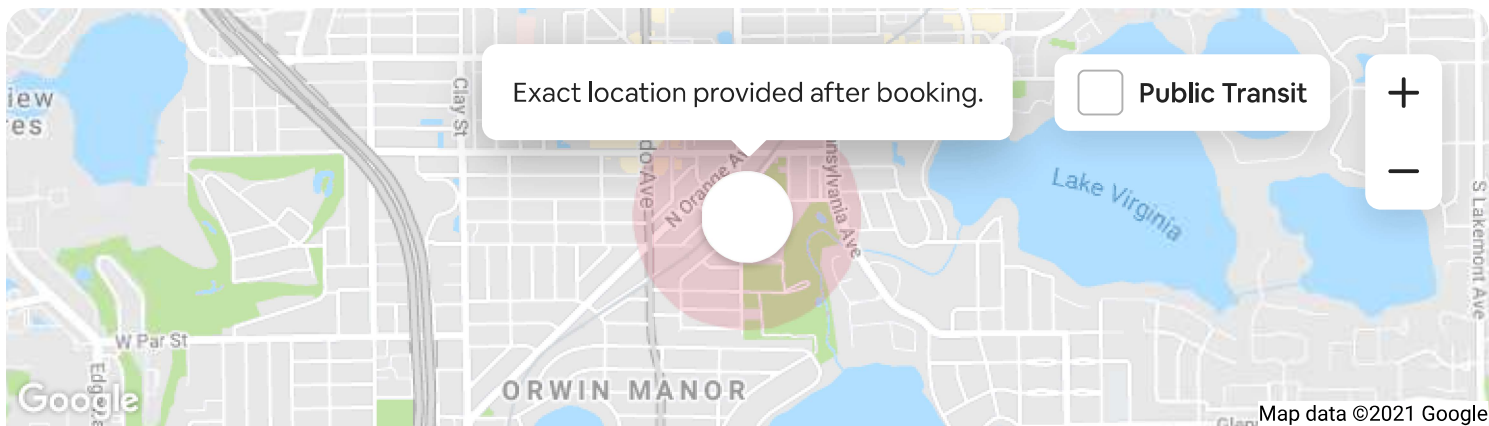
The host did everything but roll out the red carpet for us... He brought extra blankets and pillows and gave recommendations to local spots. The home was clean and very cozy. I loved the soft bed. The kitchen had everything we needed to make breakfast and the kids enjoyed the TV with youtube. We...

Show more >

Show all 19 reviews

Where you'll be

Winter Park, Florida, United States



- ★ 267 Reviews
- ✓ Identity verified
- 🏠 Superhost

We exist to provide exceptional stays for visitors of Central Florida.

Co-hosts

Jake Charlene Lisisa

Citrus Hospitality is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

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Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

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Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

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Naples

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Miami Beach

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Trust & Safety

⊕ English (US) \$ USD

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The Garden Room

★ 4.95 (22 reviews) · 🏠 Superhost · [Winter Park, Florida, United States](#)

[↑ Share](#) [❤ Save](#)



Entire bungalow hosted by Citrus Hospitality

4 guests · 1 bedroom · 2 beds · 1 bath



- 

Entire home
You'll have the bungalow to yourself.
- 

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)
- 

Self check-in
Check yourself in with the keypad.

Welcome to The Garden Room in Winter Park! This unit is a

1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park’s largest public park, 44 acre Mead Gardens (our namesake). We’ll send you our

Show more >

Where you'll sleep



Bedroom

2 queen beds

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Washer
-  Dryer
-  Air conditioning
-  Bathtub
-  Private patio or balcony
-  Security cameras on property

\$155 / night

★ 4.95 (22 reviews)

CHECK-IN	CHECKOUT
11/15/2021	11/16/2021
GUESTS	
1 guest	

Reserve

You won't be charged yet

\$155 x 1 night	\$155
Cleaning fee	\$75
Service fee	\$32
Occupancy taxes and fees	\$29
Total	\$291

Show all 50 amenities

1 night in Winter Park

Nov 15, 2021 - Nov 16, 2021

October 2021							Noven		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
					1	2		1	2
3	4	5	6	7	8	9	7	8	9
10	11	12	13	14	15	16	14	15	16
17	18	19	20	21	22	23	21	22	23
24	25	26	27	28	29	30	28	29	30
31									

★ 4.95 · 22 reviews

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	4.9
Check-in	5.0
Value	4.9

**Shawn**

October 2021

Great place and accurate listing. Nice touches set this listing apart. Would definitely stay here again.

**Meredith**

October 2021

Very helpful and prompt to answer any questions which was so helpful. Place is adorable and they thought of everything you need for a great stay. Location was perfect! We will definitely come again!

[Show more](#) >

**Jennifer**

October 2021

Super cute little apartment with some really nice touches. It was perfect for our two-night stay.

**Karina**

October 2021

Loved our stay in Citrus Hospitality! We booked our visit for an extended period of time whilst looking at real estate in the Winter Park region. The location couldn't have been better. It was close to everything desirable whilst feeling tucked away and private. The home itself was very neat and tidy and everything...

[Show more](#) >

**Jacqueline**

October 2021

Had a last minute visit to my kid at Rollins. Great location for that - very close. Quiet and perfect for remote working. Perfect amount of space for me (and 1-2 extra people if you need). Easy check in/out. All consumables provided, including laundry detergent as well as a few beers and coffee. Needed to stay an...

[Show more](#) >

**Leslie**

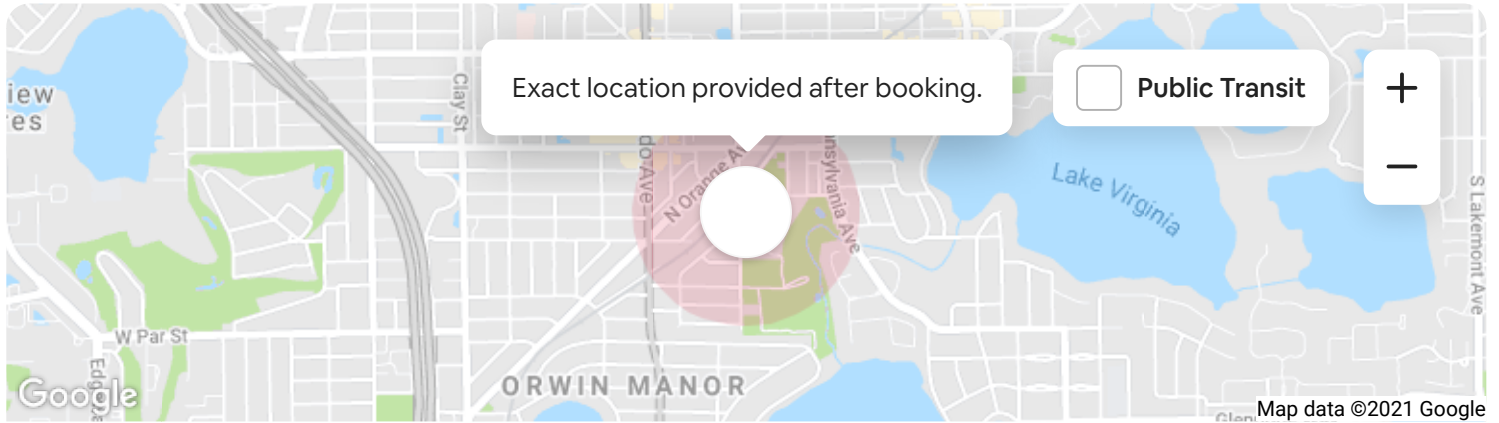
September 2021

Great location, very clean and cozy, well equipped, comfy bed, and great communications. I'd stay here again.

[Show all 22 reviews](#)

Where you'll be

Winter Park, Florida, United States



Hosted by Citrus Hospitality

Joined in December 2014

★ 278 Reviews

✓ Identity verified

🏠 Superhost

We exist to provide exceptional stays for visitors of Central Florida. The revenue from our units is reinvested back into our properties, and is used to provide subsidized long-term housing to local, working-class residents of Orlando and Winter Park. Follow us for content and updates!

@citrushospitality407

Co-hosts

Jake

Lisisa

Charlene

Citrus Hospitality is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 95%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

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Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

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Cancellation policy

Free cancellation before Nov 14

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- | | |
|-----------------|-------------------|
| St Petersburg | Bay Lake |
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| Naples | Tampa |
| Kissimmee | Miami |
| Fort Lauderdale | Boca Raton |
| Miami Beach | Sunny Isles Beach |

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| Lakehouse Rentals | Treehouse Rentals |
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 [English \(US\)](#) \$ [USD](#)

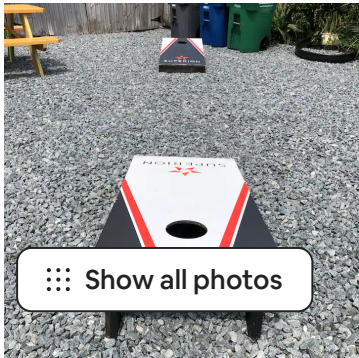
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The Garden Room

★ 4.92 · [24 reviews](#) · 🏠 Superhost · [Winter Park, Florida, United States](#)

🔗 [Share](#) ❤️ [Save](#)



⋮ [Show all photos](#)

Entire bungalow hosted by Citrus Hospitality

4 guests · 1 bedroom · 2 beds · 1 bath



Entire home

You'll have the bungalow to yourself.



Enhanced Clean

This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)



Self check-in

Check yourself in with the keypad.



Great location

90% of recent guests gave the location a 5-star rating.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park’s largest public park, 44

[Show more >](#)

Where you'll sleep



Bedroom
2 queen beds

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Washer
- Dryer
- Air conditioning
- Bathtub
- Private patio or balcony
- Security cameras on property

\$195 / night
★ 4.92 · [24 reviews](#)

CHECK-IN 1/2/2022	CHECKOUT 1/3/2022
GUESTS 1 guest	

Reserve

You won't be charged yet

<u>\$195 x 1 night</u>	\$195
<u>Cleaning fee</u>	\$85
<u>Service fee</u>	\$39
<u>Occupancy taxes and fees</u>	\$35
Total	\$354

[Report this listing](#)

Show all 50 amenities

1 night in Winter Park

Jan 2, 2022 - Jan 3, 2022

December 2021							January		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
			1	2	3	4			
5	6	7	8	9	10	11	2	3	4
12	13	14	15	16	17	18	9	10	11
19	20	21	22	23	24	25	16	17	18
26	27	28	29	30	31		23	24	25
							30	31	

★ 4.92 · 24 reviews

Cleanliness	4.9
Accuracy	4.9
Communication	5.0
Location	4.9
Check-in	5.0
Value	4.8

**Christina**

November 2021

We have family in Maitland and this property was great! Hosts were super responsive, house was clean and everything was accessible! Walkable to lots of great restaurants and coffee! Our toddler enjoyed the playground at Azalea park literally a 5 min walk. ...

[Show more >](#)**Amy**

November 2021

This place served us well for our one night's stay. Check in/out was easy.

**Shawn**

October 2021

Great place and accurate listing. Nice touches set this listing apart. Would definitely stay here again.

**Meredith**

October 2021

Very helpful and prompt to answer any questions which was so helpful. Place is adorable and they thought of everything you need for a great stay. Location was perfect! We will definitely come again!

[Show more >](#)**Jennifer**

October 2021

Super cute little apartment with some really nice touches. It was perfect for our two-night stay.

**Karina**

October 2021

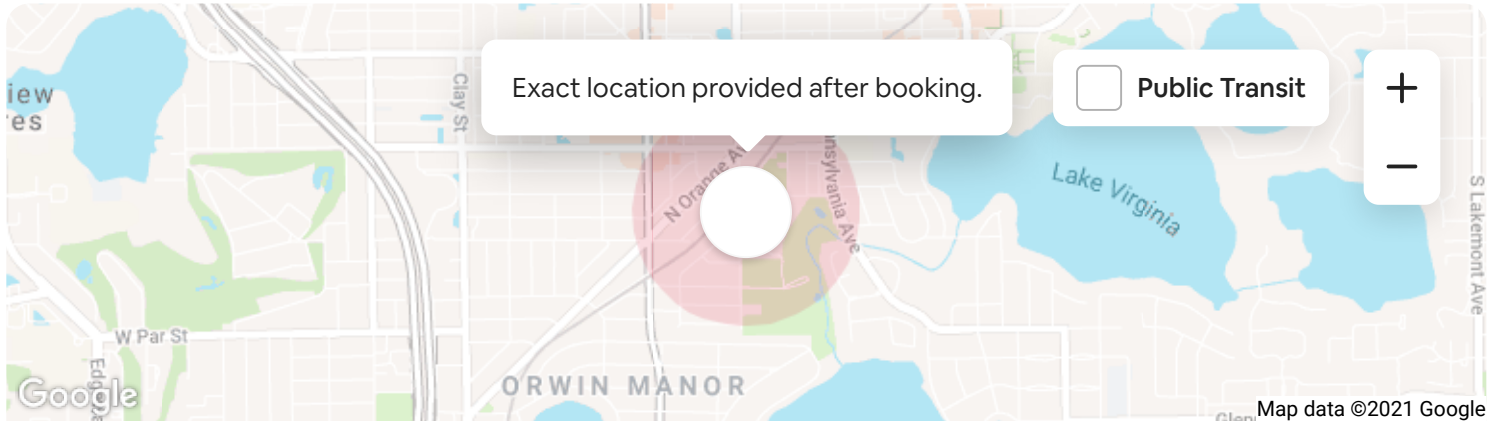
Loved our stay in Citrus Hospitality! We booked our visit for an extended period of time whilst looking at real estate in the Winter Park region. The location couldn't have been better. It was close to everything desirable whilst feeling tucked away and private. The home itself was very neat and tidy and everything...

[Show more >](#)

[Show all 24 reviews](#)

Where you'll be

Winter Park, Florida, United States



Hosted by Citrus Hospitality

Joined in December 2014

★ 291 Reviews

✓ Identity verified

🏠 Superhost

We exist to provide exceptional & authentic stays for visitors of Central Florida. The revenue from our units is reinvested back into our properties, and is used to provide subsidized long-term housing to local, working residents of Orlando and Winter Park. Follow us for content and updates! @citrushospitality407

Co-hosts



Jake



Lisisa



Charlene

Citrus Hospitality is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

[Contact Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

[Show more >](#)

Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

[Show more >](#)

Cancellation policy

Cancel before Dec 26 and get a 50% refund, minus the service fee.

[Show more >](#)

Explore other options in and around Winter Park

- St Petersburg

Davenport

Naples

Kissimmee

Fort Lauderdale

Miami Beach
- Daytona Beach

Key West

Tampa

Miami

Boca Raton

Sunny Isles Beach

Unique stays on Airbnb

- Beach House Rentals

Lakehouse Rentals

Glamping Rentals

Treehouse Rentals
- Cabin Rentals

Camper Rentals

Tiny House Rentals

Airbnb > United States > Florida > Orange County > Orlando

Support

- Help Center
- Safety information
- Cancellation options
- Our COVID-19 Response
- Supporting people with disabilities
- Report a neighborhood concern

Community

- Airbnb.org: disaster relief housing
- Support Afghan refugees
- Celebrating diversity & belonging

Combating discrimination

Hosting

- Try hosting
 - AirCover: protection for Hosts
 - Explore hosting resources
 - Visit our community forum
 - How to host responsibly
-

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- Newsroom
 - Learn about new features
 - Letter from our founders
 - Careers
 - Investors
 - Airbnb Luxe
-

 [English \(US\)](#) \$ [USD](#)

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The Garden Room

★ 4.89 · 27 reviews · 🏠 Superhost · [Winter Park, Florida, United States](#)

[Share](#) [Save](#)



Entire bungalow hosted by Citrus Hospitality
4 guests · 1 bedroom · 2 beds · 1 bath



Entire home
You'll have the bungalow to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

Self check-in
Check yourself in with the keypad.

Great location
90% of recent guests gave the location a 5-star rating.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park's largest public park, 44

Show more >

Where you'll sleep



Bedroom

2 queen beds

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Washer
-  Dryer
-  Air conditioning
-  Bathtub
-  Private patio or balcony
-  Security cameras on property

~~\$158~~ \$80 / night

★ 4.89 · 27 reviews

CHECK-IN	CHECKOUT
1/9/2022	1/10/2022
GUESTS	
1 guest	

Reserve

You won't be charged yet

<u>\$80 x 1 night</u>	\$80
<u>Cleaning fee</u>	\$85
<u>Service fee</u>	\$23
<u>Occupancy taxes and fees</u>	\$21
Total	\$209

 Report this listing

Show all 50 amenities

1 night in Winter Park

Jan 9, 2022 - Jan 10, 2022

January 2022							Febru		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
						1			1
2	3	4	5	6	7	8	6	7	8
9	10	11	12	13	14	15	13	14	15
16	17	18	19	20	21	22	20	21	22
23	24	25	26	27	28	29	27	28	
30	31								

★ 4.89 · 27 reviews

Cleanliness	4.9
Accuracy	4.9
Communication	4.9
Location	4.9
Check-in	5.0
Value	4.8

**Jacob**

December 2021

Great location. Comfy and cozy

**Rachel**

December 2021

Exploring winter park from this location was great! We loved the clean, comfortable, and private living space with the added benefit of on-premise-parking!

**Nancy**

December 2021

Great location

**Christina**

November 2021

We have family in Maitland and this property was great! Hosts were super responsive, house was clean and everything was accessible! Walkable to lots of great restaurants and coffee! Our toddler enjoyed the playground at Azalea park literally a 5 min walk. ...

[Show more >](#)

**Amy**

November 2021

This place served us well for our one night's stay. Check in/out was easy.

**Shawn**

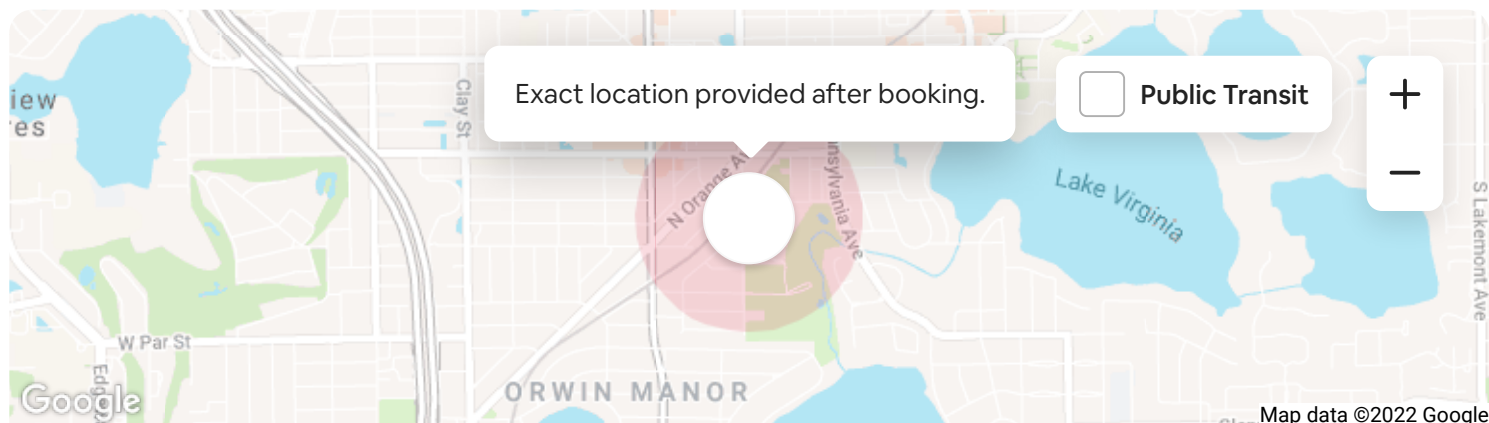
October 2021

Great place and accurate listing. Nice touches set this listing apart. Would definitely stay here again.

Show all 27 reviews

Where you'll be

Winter Park, Florida, United States



Hosted by Citrus Hospitality

Joined in December 2014

★ 307 Reviews

✓ Identity verified

✓ Superhost

We exist to provide exceptional & authentic stays for visitors of Central Florida. The revenue from our units is reinvested back into our properties, and is used to provide subsidized long-term housing to local, working residents of Orlando and Winter Park. Follow us for content and updates! @citrushospitality407

Co-hosts

Lisisa

Jake

Charlene

Citrus Hospitality is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

[Show more](#) >

Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

[Show more](#) >

Cancellation policy

Non-refundable: Cancel before check-in and get back only the cleaning fee, if you paid one.

[Show more](#) >

Explore other options in and around Winter Park

St Petersburg

Daytona Beach

Davenport

Bay Lake

Key West

Naples

- Tampa

Miami

Miami Beach
- Kissimmee

Fort Lauderdale

Boca Raton

Unique stays on Airbnb

- Camper Rentals

Lakehouse Rentals

Tiny House Rentals

Glamping Rentals
- Beach House Rentals

Treehouse Rentals

Cabin Rentals

[Airbnb](#) > [United States](#) > [Florida](#) > [Orange County](#) > [Orlando](#)

Support

- [Help Center](#)
- [Safety information](#)
- [Cancellation options](#)
- [Our COVID-19 Response](#)
- [Supporting people with disabilities](#)
- [Report a neighborhood concern](#)

Community

- [Airbnb.org: disaster relief housing](#)
- [Support Afghan refugees](#)
- [Celebrating diversity & belonging](#)
- [Combating discrimination](#)

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- [Try hosting](#)
- [AirCover: protection for Hosts](#)

- Explore hosting resources
- Visit our community forum
- How to host responsibly

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The Garden Room

★ 4.89 · [28 reviews](#) · 🏠 Superhost · [Winter Park, Florida, United States](#)

 [Share](#)  [Save](#)



Entire bungalow hosted by Citrus Hospitality

4 guests · 1 bedroom · 2 beds · 1 bath



-  **Entire home**
You'll have the bungalow to yourself.
-  **Enhanced Clean**
This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)
-  **Self check-in**
Check yourself in with the keypad.
-  **Great location**
90% of recent guests gave the location a 5-star rating.

Welcome to The Garden Room in Winter Park! This unit is a 1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park's largest public park 44 acre Mead Gardens (our namesake

Show more >

Where you'll sleep



Bedroom

2 queen beds

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Washer
-  Dryer
-  Air conditioning
-  Bathtub
-  Private patio or balcony
-  Security cameras on property

~~\$187~~ \$140 / night

★ 4.89 · [28 reviews](#)

CHECK-IN	CHECKOUT
1/14/2022	1/15/2022
GUESTS	
1 guest	

Reserve

You won't be charged yet

<u>\$140 x 1 night</u>	\$140
<u>Cleaning fee</u>	\$85
<u>Service fee</u>	\$32
<u>Occupancy taxes and fees</u>	\$28
Total	\$285

Show all 50 amenities

 [Report this listing](#)

1 night in Winter Park

Jan 14, 2022 - Jan 15, 2022

January 2022							Feb		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
						1			1
2	3	4	5	6	7	8	6	7	8
9	10	11	12	13	14	15	13	14	15
16	17	18	19	20	21	22	20	21	22
23	24	25	26	27	28	29	27	28	
30	31								

★ 4.89 · 28 reviews

Cleanliness	4.9
Accuracy	4.9
Communication	4.9
Location	4.9
Check-in	5.0
Value	4.9

**Heath**

January 2022 · Last minute trip

Great location within walking distance to multiple restaurants and coffee spots. The communication was prompt and they were easy to work with.

**Jacob**

December 2021

Great location. Comfy and cozy

**Rachel**

December 2021 · Last minute trip

Exploring winter park from this location was great! We loved the clean, comfortable, and private living space with the added benefit of on-premise-parking!

**Nancy**

December 2021

Great location

**Christina**

November 2021

We have family in Maitland and this property was great! Hosts were super responsive, house was clean and everything was accessible! Walkable to lots of great restaurants and coffee! Our toddler enjoyed the playground at Azalea park literally a 5 min walk. ...

[Show more >](#)

**Amy**

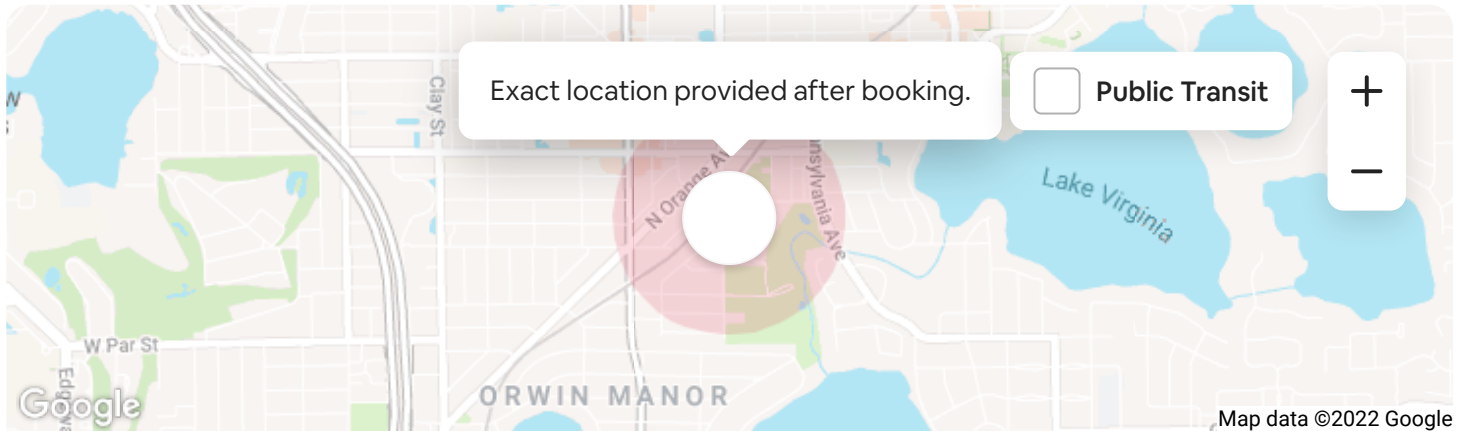
November 2021 · Last minute trip

This place served us well for our one night's stay. Check in/out was easy.

Show all 28 reviews

Where you'll be

Winter Park, Florida, United States



Hosted by Citrus Hospitality

Joined in December 2014

★ 310 Reviews

✓ Identity verified

🏠 Superhost

Follow us for content and updates! @citrushospitality407 We exist to provide exceptional & authentic stays for visitors of Central Florida. The revenue from our units is reinvested back into our properties (further enhancing guest experiences), and is used to provide subsidized long-term housing to local, working residents of Orlando and Winter Park.

Co-hosts

Charlene

Lisisa

Jake

Citrus Hospitality is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Language: English

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

[Show more](#) >

Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

[Show more](#) >

Cancellation policy

Non-refundable: Cancel before check-in and get back only the cleaning fee, if you paid one.

[Show more](#) >

Explore other options in and around Winter Park

- | | |
|---------------|-----------------|
| St Petersburg | Daytona Beach |
| Davenport | Bay Lake |
| Key West | Naples |
| Tampa | Kissimmee |
| Miami | Fort Lauderdale |
| Miami Beach | Boca Raton |

Unique stays on Airbnb

- | | |
|---------------------|------------------|
| Treehouse Rentals | Camper Rentals |
| Beach House Rentals | Cabin Rentals |
| Lakehouse Rentals | Glamping Rentals |
| Tiny House Rentals | |

Airbnb > United States > Florida > Orange County > Orlando

Support

- Help Center
- Safety information
- Cancellation options
- Our COVID-19 Response
- Supporting people with disabilities
- Report a neighborhood concern

Community

- Airbnb.org: disaster relief housing

- Support Afghan refugees
 - Celebrating diversity & belonging
 - Combating discrimination
-

Hosting

- Try hosting
 - AirCover: protection for Hosts
 - Explore hosting resources
 - Visit our community forum
 - How to host responsibly
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 [English \(US\)](#) \$ [USD](#)

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The Garden Room

★ 4.90 · [30 reviews](#) · 🏠 Superhost · [Winter Park, Florida, United States](#)

📌 [Share](#) ❤️ [Save](#)



Entire bungalow hosted by Citrus Hospitality

4 guests · 1 bedroom · 2 beds · 1 bath



🏠 **Entire home**
You'll have the bungalow to yourself.

✨ **Enhanced Clean**
This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

🔑 **Self check-in**
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Welcome to The Garden Room in Winter Park! This unit is a

1/1 with a living room that flexes as a second bedroom, accommodating up to 4 guests. In addition to being close to Rollins College and the hotspots on Park Ave and Orange Ave, the unit is an easy walk to Winter Park’s largest public park, 44 acre Mead Gardens (our namesake...

Show more >

Where you'll sleep



Bedroom

2 queen beds

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Washer
-  Dryer
-  Air conditioning
-  Bathtub
-  Private patio or balcony
-  Security cameras on property

\$151 / night

★ 4.90 · 30 reviews

CHECK-IN	CHECKOUT
2/8/2022	2/9/2022
GUESTS	
1 guest	

Reserve

You won't be charged yet

\$151 x 1 night	\$151
Cleaning fee	\$85
Service fee	\$33
Occupancy taxes and fees	\$29
Total	\$298

Show all 50 amenities

 [Report this listing](#)

1 night in Winter Park

Feb 8, 2022 - Feb 9, 2022

January 2022							Feb		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
						1			1
2	3	4	5	6	7	8	6	7	8
9	10	11	12	13	14	15	13	14	15
16	17	18	19	20	21	22	20	21	22
23	24	25	26	27	28	29	27	28	
30	31								

★ 4.90 · 30 reviews

Cleanliness	4.9
Accuracy	4.9
Communication	4.9
Location	4.9
Check-in	5.0
Value	4.9

**Ian**

January 2022

Easy check in, clean, stylish spot, had all the essentials, and in a great location, would recommend!

**John**

January 2022

This place was so awesome and the hosts were amazing. Great communication, easy checkin and out and the house had everything I would need. Loved the stay! Thank you so much!

[Show more >](#)

**Heath**

January 2022

Great location within walking distance to multiple restaurants and coffee spots. The communication was prompt and they were easy to work with.

**Jacob**

December 2021

Great location. Comfy and cozy

**Rachel**

December 2021

Exploring winter park from this location was great! We loved the clean, comfortable, and private living space with the added benefit of on-premise-parking!

**Nancy**

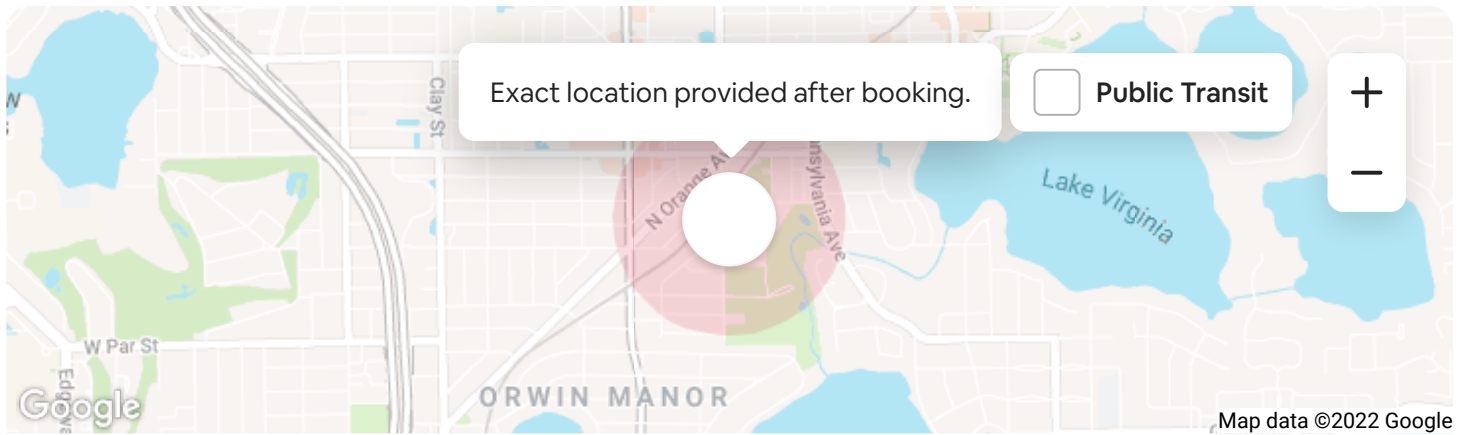
December 2021

Great location

Show all 30 reviews

Where you'll be

Winter Park, Florida, United States



Hosted by Citrus Hospitality

Joined in December 2014

★ 316 Reviews

✓ Identity verified

🏠 Superhost

Follow us for content and updates! @citrushospitality407 We exist to provide exceptional & authentic stays for visitors of Central Florida. The revenue from our units is reinvested back into our properties (further enhancing guest experiences), and is used to provide subsidized long-term housing to local, working residents of Orlando and Winter Park.

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Charlene

Jake

Lisisa

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Language: English

Response rate: 100%

Response time: within an hour

Contact Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 3:00 PM
- Checkout: 10:00 AM
- Self check-in with keypad
- No smoking
- No pets
- No parties or events

[Show more >](#)

Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

[Show more >](#)

Cancellation policy

Free cancellation for 48 hours

[Show more >](#)

Explore other options in and around Winter Park

- St Petersburg

Davenport

Naples

Kissimmee

Miami Beach

Boca Raton
- Daytona Beach

Key West

Tampa

Miami

Fort Lauderdale

Sunny Isles Beach

Unique stays on Airbnb

- Treehouse Rentals

Tiny House Rentals

Glamping Rentals

Camper Rentals
- Cabin Rentals

Lakehouse Rentals

Beach House Rentals

Airbnb > United States > Florida > Orange County > Orlando

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