



Code Compliance Board Regular Meeting

Agenda

June 4, 2026 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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"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**
- 2. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Minutes of May 7, 2026 2 Minutes
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792 10 Minutes
 - b. PM-25-0130 209 Tyree Ln., Winter Park, FL 32792 10 Minutes
 - c. N-25-0005 471 Holt Ave., Winter Park, FL 32789 10 Minutes
 - d. PM-26-0045 650 N Wymore Rd., Winter Park, FL 32789 10 Minutes
- 6. Non-Action Items**
- 7. Other Business**
 - a. LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792 5 minutes
- 8. Staff Updates**
 - a. N-25-0010 455 Huntington Ave., Winter Park, FL 32789 (Board Fine Paid) 1 Minute
- 9. City Attorney Reports**
- 10. Board Comments**
- 11. Upcoming Agenda Items**
 - a. LDC-26-0141 1960 Albert Lee Pkwy., Winter Park, FL 32789 (Storage Pod) 1 Minute
 - b. LDC-26-0093 2218 Whitehall Dr., Winter Park, FL 32792 (Commercial Vehicle) 1 Minute
 - c. LDC-26-0104 658 S. Lakemont Ave., Winter Park, FL 32792 (Tree Appeal) 1 Minute

12. Adjournment



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Minutes of May 7, 2026

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

1. Draft Minutes CCB050726 (1)



Code Compliance Board Regular Meeting Minutes

May 7, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Legal Representative for the City:

Assistant City Attorney Richard Geller

Staff Present

Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Board Secretary Susan Pruchnicki

1. Call to Order

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

2. Swearing in of Witnesses

Witnesses were sworn in by Board Secretary Susan Pruchnicki

3. Consent Agenda

- a. Approve the Regular Meeting minutes from April 2, 2026

Kristen Matt made a motion to approve the minutes as presented. Paul Mandelkern seconded the motion.

VOTE:

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

Motion passed unanimously 7-0.

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

None

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

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

Code Compliance Division Manager Susanne Porrás introduced herself and presented the Board with information confirming the property address and ownership from the Orange County Property Appraisers Office. Mr. Gaetano Oddi is listed as the registered agent for the property per Divisional Corporation records.

Officer Porrás stated that this case was brought before the Board in January 2026 and was found in violation. The owners were ordered to cease all illegal activities including house parties and to adhere to the City of Winter Park's noise disturbance code provisions effective immediately. Failure to comply with that order would result in fines up to \$250.00 per day for a single violation, or \$500 per day for each repeat violation. The Respondent was further ordered to contact the city's Safety and Code Compliance officer by January 18, 2026, and provide documentation that he provided a copy of this order to all of the tenants of the subject property, to demand their compliance to avoid eviction, and has taken any other action to ensure their compliance with the order including but not limited to evicting the tenants. Ms. Porrás stated that she received confirmation from the property owners on January 15, 2026, via e-mail showing that they provided all of the tenants, including the parents, a copy of the order issued by the Board.

Officer Porrás stated on March 27, 2026, Winter Park Police were called to 455 Huntington Avenue due to noise disturbances from an illegal party taking place at the location. Officer Antonio Torres responded to the scene and an incident report was generated, 2026CE00500550. A copy of the report is included in the Agenda Packet.

The city gave proper notice for this Massey Hearing by posting the Notice of Hearing at City Hall and the property, and also by sending the notice via regular and Certified Mail to meet Florida Statute 162 due process requirements.

Codes Cited: Chapter 62- Offenses and Miscellaneous Provisions; Article IV. – Offenses Involving Public Peace and Order; Sec. 62-81 Urinating and Defecating in Public; Division 2. Noise and Disturbance Control; Sec. 62-91. Short Title; Sec. 62-92. Definitions. Illegal Open House Party; Noise Disturbance; (2), (3), (4) and (5); Sec. 62-95. Owner's and Lessee's Responsibility; Sec. 62.94. Enforcement; Sec. 62-96. Noise Disturbances Prohibited Generally, (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. Specific Prohibitions. (a), (2), (a), 1,2,3, b, c, (4) and (13) of the City of Winter Park Code of Ordinances.

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

Officer Porrás then offered photographs of the property taken on April 29, 2026, a photo taken by one of the neighbors the day the repeat violation occurred on March 27, 2026, at 22:26 hours, and the WPPD Event Report 2026CE000550 by Responding Officer Antonio Torres.

The Affidavit of Non-Compliance was issued to the Respondents after the incident via regular and certified mail along with the Notice of Massey Hearing. The property was posted on April 21, 2026.

Next, a slide of all the Police Reports for this case in date order was presented, some of which were presented at the first hearing.

Officer Porrás stated that she received a voicemail from Mr. Oddi. She stated that she called him back and they discussed receiving the notice for today's hearing. They also discussed alternatives and she advised him to make sure he was present at the hearing and to submit a letter of intention to the Board prior to the hearing. A copy of the letter, received April 28, 2026, was included in the agenda packet.

Officer Porrás then presented emails and letters received from multiple neighbors that have been affected by not only the noise disturbances, but also the illegal parties at the property.

Officer Porras asked the Board if they had any questions. Melissa Blaney asked if other than the police report if any other complaints were received. Officer Porras replied no. Paul Mandelkern asked about the respondent narrative that was included in the agenda packet noting that the lease would expire on May 31, 2026, was a voicemail transcription. Officer Porras offered to play the voicemail recording, but there was no information, it was only a request to talk to her after receiving the notices. The narrative is what transpired during the phone conversation with Mr. Oddi. Mr. Mandelkern noted that it said there were to be no more disturbances and asked when it was dated. Officer Porras referred Mr. Mandelkern to the Police Report from March 27, 2026.

Officer Porras introduced Sgt. Gordon Shyy and Officer Antonio Torres from the Winter Park Police Department. Sgt. Shyy introduced himself as the on-duty Supervisor on March 27, 2026, and Officer Torres introduced himself as the responding officer. Sgt. Shyy then provided a summary of the incident as requested by Mr. Johnson. He stated that prior to this incident, Police Chief Tim Volkerson sent the Supervisors an email regarding this address on Huntington Avenue, that there was an ongoing investigation by code enforcement, so when this call was dispatched to Officer Torres, Sgt. Shyy recognized the address and responded as well. Officer Torres told the students to clean up the trash and turn off the music. When Sgt. Shyy arrived everything had stopped, so he addressed the concerns of the neighbors and documented the incident for code enforcement.

Officer Torres stated that when he arrived he met with the complainant, who was standing across the street and stated that there had been ongoing issues since 5:00 P.M. Officer Torres stated there was an initial officer that responded at that time. Officer Torres stated he observed several bottles of alcohol and empty alcohol containers scattered on the lawn. Officer Torres stated that he made contact with the residents of the location, informed them that they were in violation of Winter Park City ordinances, and that the party needed to be shut down. Officer Torres then stated that he circled the property towards the rear from where the music was originating from and saw 15 – 20 people leaving the rear of the residence on to the street towards Rollins College.

Officer Torres stated he was able to make contact with two of the residents, noting they were listed in the report, and they stated that things were shut down and they were done for the night.

Mr. Johnson asked Officer Torres if his report confirmed that he could hear the loud music. Officer Torres replied yes and noted that when he arrived he could hear really loud music from the street. Officer Torres stated that one of their tactics is to stop, look, and listen before contact is made. While speaking with the complainant across the street he could hear the music and the people in the backyard.

The Respondent, Mr. Gaetano Oddi of 355 Henkel Circle, Winter Park, FL 32789 and owner of Mellow Yellow Properties, 455 Huntington Ave., Winter Park, FL approached the podium and introduced himself. He stated that after the hearing in January he submitted all the paperwork to the tenants and parents and was assured by return email they would comply with the Winter Park laws and there would be no more parties. He said he was surprised that he was at this hearing. He then stated that the lease was expiring, that one of the tenants was leaving this week and another was graduating. He stated that new tenants would be occupying the property, noting that they were Grad students who all had jobs, two were female and one's parents were good friends of theirs. They have been informed of the situation and assured Mr. Oddi that there would be no parties, that they didn't have time for that.

Mr. Mandelkern asked Mr. Oddi if he had a written lease with his tenants. Mr. Oddi replied yes. Mr. Mandelkern asked if the lease required that tenants comply with all applicable Federal, State, and local laws and ordinances. Mr. Oddi replied yes that the lease states the property is to be used for private enjoyment, not parties, and that he informs tenants that the property is located in a family neighborhood. Mr. Mandelkern asked if there is a violation of city code by the tenants if it is a breach of the lease. Mr. Oddi replied yes.

Mr. Johnson asked if Mr. Oddi has security deposits from his tenants. He replied yes. Mr. Johnson asked how much. Mr. Oddi responded one month's rent, \$2000.00. Mr. Geller suggested that amount should be clarified if that is per tenant. Mr. Oddi responded no, the amount is in total.

Public Comments:

Margaret Kozan of 803 Maryland Ave., Winter Park, FL 32789 stepped to the podium and introduced herself. She stated that her property backed up to the property at 455 Huntington Ave., and that the house has been a problem for many years. She stated she has placed many calls to the Winter Park Police about this property and has tried to address the issues with Mr. Oddi. She stated that his attitude was there was nothing he could do. She suggested that he put a provision in his lease and enforce it. His response was that if there was a problem, call the police. She stated that she was ashamed to say that the neighbors have only recently organized themselves and realized it is not enough to only call the police, even though it might be the middle of the night, they need to meet with an officer, make sure a report is written, and to follow through to make sure that it is received by code compliance. She reiterated that the property has been a problem for a long time and publicly thanked two other residents present for spearheading the effort and educating her on the process. She ended by thanking the Board for their civic service.

Lisa Bohlmann of 453 Huntington Ave., Winter Park, FL approached the podium. She stated she lives next door to the property in violation and was the person who called the police on March 27, 2026. She stated the first time she called was after she arrived home at around 4:00 PM and saw boys in the front yard playing a drinking game on a table and being quite loud. She stated she went inside her home, prepared dinner, and heard the boys getting louder. She called the police because she saw people carrying alcohol in. She stated she told the officer when she called that the property was under a code violation, but the officer replied he was not aware. She requested to make a statement, but the officer told her there was nothing to report. She stated that there had been meetings with the Police Chief, and he told the attendees that they should make a report, but the officer repeated there was nothing to report.

Ms. Bohlmann then stated that the game stopped, and the table was moved into the backyard, but the party started back up around 7:00 PM and the noise was getting louder and louder. She and her husband heard a female scream, which concerned them. She stated it wasn't the music that was loud, it was the inebriated loud voices and cursing, and it drowned out the music. She then called the police department again, and Officer Torres responded. She stated that he was very nice and that he could see the code violation but was not sure what it was about. Sgt. Shyy arrived a few minutes later and confirmed that he was aware of the code enforcement violation. She then made a report with Sgt. Shyy. She stated that during that time a boy came from the porch and was staring her down, then said he didn't even live there.

Mr. Johnson confirmed with Ms. Bohlmann that two different officers responded. She said yes that the first one arrived a little past 5:00 PM but did not make a report.

Mr. Mandelkern asked Ms. Bohlmann if the incident she was speaking to occurred on March 27, 2026, and asked if there had been any other problems since then. Ms. Bohlmann confirmed the date of the police report, then said that there weren't any other problems that she reported, but on Good Friday she went out to close her garage door and heard glass breaking next door and overheard one of the boys commenting that he loved the sound of breaking glass and suggested throwing a bottle at a house. She said he then commented about the police being called, but they would be home. She wasn't sure what they meant by home, if they were going home for Easter or what was going on.

Mr. Mandelkern then asked Ms. Bohlmann to confirm that she lives next door. She said yes, and that the noise from that backyard comes through her bedroom window. Mr. Mandelkern then asked if that house was occupied or only used for parties. She said she assumed it was occupied and that she sees people coming and going but not always the same people. She said the tenants never introduced themselves to her.

Nancy Galyean of 746 McIntyre Ave., Winter Park, FL approached the podium, introduced herself, and thanked the Board for serving the City of Winter Park and its citizens.

She stated that this event did not affect her, but that she has lived in her current residence for 49 years and has experienced a lot of Rollins students. She stated that most of them were very good, but occasionally there is a group that specifically wants to live off campus so they can misbehave. She stated that although the students may initiate these problems ultimately the basis of the problems are the property owners that do not support the neighborhood and insist that these students behave.

She stated that eventually students graduate or leave, and the property is rented to another group that has witnessed the previous behavior and follows suit because the property owner continues to allow these problems to exist, which negatively affects the neighborhood. This is the case of 455 Huntington Ave., where it has gone on for a long time. The owner has had ample opportunity to require that the renters remain good neighbors but has failed to do so.

Melinda Wright of 737 Maryland Ave., Winter Park, FL approached the podium and identified herself. She stated she is a 15-year resident of the College Quarter and also the organizer of the advocacy group that is represented here today.

She pointed out the chronic nature, problems, and severity of the problem that occurred on Halloween night 2025, that it was a dangerously out of control party that posed serious health and safety risks. She stated she was at this hearing as she believed that the same students that threw the Halloween party have violated the city's order. She thought it was reasonable to expect that without enforcement more violations and disturbances would happen at this residence.

She then stated that the disturbances have a profound affect on property owners close by as the properties are in close proximity to one another, that there is not a lot of space between homes. The noise is profoundly disturbing, and without enforcement there is a wider impact on the neighborhood in that other illegal parties and party houses are allowed to flourish, and they have seen underage drinking, public intoxication, drug use, driving while impaired, vandalism, and frequent noise disturbances. The group would like to see that change.

Board Discussion:

Mr. Johnson noted that the prior Board Order was in the packet and also displayed on the screens. The order stated that any further violation would incur fines of \$250.00 per day for a violation and \$500.00 for repeat violations. The city presented the violations from October and November from the first hearing, and then the violation from March 27, 2026.

Ms. Matt asked if the violation from March 27, 2026, count as the first violation after the order, or if it was a repeat violation. Mr. Johnson asked Mr. Geller, who stated it was a repeat violation based on the amount of evidence from the prior hearing. Mr. Johnson then asked Mr. Geller if the Board could now impose fines. Mr. Geller referred to the January order, noting that the fines would begin as of the date of the Order, which was January 8, 2026, but that they could not go back in time before the order. Officer Porras displayed the incident report history for reference.

Ms. Blaney asked if today's decision would be retroactive to March. Mr. Geller responded that any non-compliance after January 8, 2026, is fair game. He reminded the Board that this was a Massey Hearing, which authorizes the Board to issue fines.

Mr. Mandelkern asked to clarify that there has only been one violation and one night, so the maximum can't include the days between January 8th and March 27th. Mr. Geller stated yes but added that the Board heard testimony today of two different violations on March 27, 2026, one around 5:00 PM and another later that evening. It is up to the Board whether they want to consider one continuous violation or two different violations. Mr. Mandelkern stated he wanted clarification that any fine could only be for the date of the violation, not back to the date of the order. Mr. Geller pointed out that all of the violation dates displayed by Officer Porras were prior to the date of the order. He stated that the order was prospective as he understood it, comply or you will be fined, so anything after January 8, 2026. Mr. Mandelkern offered an example of a junk car in the yard that violated the code on January 8, and they kept that car in their yard until this hearing, they could be fined up to \$250.00 per day for each day until this hearing. Mr. Geller replied yes.

Mr. Mandelkern noted that this case is different though, just one violation on one day, whether it started and then continued. Mr. Johnson interjected that it could be two violations because the violations on Halloween were considered three separate violations. Mr. Geller read from the order: *Failure to comply with this order will result in fines up to \$250.00 per day for a single violation, or \$500.00 per day for each repeat violation.* Mr. Geller offered that he did not know how the Board heard today's presentation, whether it was one violation or two violations.

Ms. Blaney stated that she was confident there was a violation but asked if the two calls made were considered one violation or two violations. That said, would the fine be \$500.00 for one violation or \$1000.00 for two repeat violations. Mr. Bond stated that he only saw one violation, questioning if every time the noise got loud it was an additional violation. Ms. Blaney stated that Mr. Geller said the police were called twice, but there was only one event report. She considered that one violation, but because the police were called twice it may be two. Mr. Bond responded that he could call the police ten times, but it would still only be one violation. Mr. Johnson offered perspective from the other side, that Ms. Bohlmann called at 5:00 PM and spoke to the officer, but she said that officer did not make a report. Officer Porras added that like the previous violation, even if no report is written it still counts, meaning there is a record of that call, of an officer going out to the property. For evidence she had to count the written report. Mr. Geller stated that the evidence he heard was that there were drinking games going on in the front yard with music, and then that ended, the table was moved to the backyard and the party started up again or a new party began at 7:00 PM with loud music that persisted until 10:00 PM when the complainant was trying to go to sleep and placed the second call.

Ms. Matt asked if the Board was bound by the prior order where fines were concerned. Mr. Geller replied yes under State Statute 162.09. She then asked about the recommended motion, if the Board is only assessing based on the March 27, 2026, date, why were the prior violations included in the order. Mr. Geller responded that the prior violations establish that this is a repeat violation. Ms. Matt stated she did not think the language in the order was very clear. Mr. Mandelkern added that the problem was that was not what the recommended order says but the way he read it says "a (blank) dollar amount for each day the violation was witnessed on the subject property" and lists the dates of the previous violations. Mr. Geller recommended revising the language to state that the violations in October and November establish the repeat nature of the violations. Mr. Mandelkern suggested they be added to the paragraph about the January 8th order. Mr. Geller also suggested another change, in the second paragraph, third line from the bottom, it says provide documentation that he has provided this order to all tenants." He thought it should state "has provided the January 8, 2026, order to all tenants."

Ms. Blaney said they still needed to decide if there is one violation or two for consideration. Officer Porras responded that she was working to obtain the CAD report number for the first call placed to the police, that it can be added to the motion. She clarified that although no report was written it still counts as a call to an officer to respond to the property.

Mr. Geller told the Board that they are not limited to considering only the police evidence. They may also consider what the homeowners said, it is all competent substantial evidence.

Officer Porras approached the podium, and provided the CAD report number, 20260862222, for the Board's information. Ms. Matt confirmed with Officer Porras that this report and the event report were separate responses from the police department.

Mr. Geller referred to the second page of the recommended motion before the bold dates he would add "the violations on (the dates listed) establish the repeat nature of the violation(s) on March 27, 2026."

Ms. Matt stated that she agreed with Mr. Bond's analogy, she did not think that \$500.00 for a single violation would be enough of a deterrent based upon the history and the neighborhood testimony. She stated she would be in favor of treating the incident as two violations, one for the CAD report and one for the police report to ensure there is more incentive not to repeat. She repeated what the property owner said about having more responsible tenants, but added what about the tenants in 2028? No one knows what the future will hold but based on the history she felt there should be a stronger deterrent.

Mr. Mandelkern wondered if would help matters that if in the fourth paragraph of the recommended motion where it said, "the respondent has not ceased illegal activities including open house parties and conforming to the noise disturbance code provisions as evidenced by two events on March 27, 2026," and delete reference to the October and November events on the next page. Mr. Geller recommended keeping the referenced dates as they establish the repeat nature of the first violation on March 27, 2026. Ms. Matt suggested moving the previous dates to the first paragraph of the recommended motion.

Kristen Matt made the following motion:

Based on the prior repeat violations on October 10, 2025, October 31, 2025 (20:33), October 31, 2025 (21:13), October 31, 2025 (22:01), and November 1, 2025, and from the evidence presented today of two additional repeat violations on March 27, 2026, one being CAD Report 20260862222 and the filed Winter Park Police Report 2026CE000550, I move to issue an Order finding the Respondent, Mello Yellow Properties, LLC, owner of 455 Huntington Avenue, Winter Park, Florida (the "Subject Property"), in violation of the Order issued by the City's Code Compliance Board, dated January 12, 2026.

On January 08, 2026, this Board ordered the Respondent to cease all illegal activities, including Open House Parties, and to adhere to the City of Winter Park's Noise Disturbance code provisions effective immediately. The order advised that the failure to comply would result in fines of up to \$250.00 per day for a single violation or \$500.00 per day for each repeat violation. The Respondent was further ordered to contact the City's Safety & Code Compliance Officer by January 18, 2026, and provide documentation that he has provided this Order to all tenants of the Subject Property, demanded their compliance to avoid eviction and has taken any other action to ensure their compliance with this Order including, but not limited to, evicting the tenants.

As of today's hearing, May 7, 2026, the Board finds by a preponderance of the evidence: The Respondent **has not** ceased all illegal activities, including Open House Parties and adhering to the City's Noise Disturbance Code provisions as evidenced by the two violations on March 27, 2026. The Respondent also has not demanded their compliance by eviction and other actions including but not limited to evicting the tenants.

The Board finds that Respondent received all required notice of the Order dated January 8, 2026, and of this hearing in accordance with Section 2-109 of the City Code and Florida Statutes § 162.12 and received a full and fair opportunity to be heard.

In accordance with the requirements of *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003), the board hereby assesses a fine against Respondent in the sum of \$1000.00 (\$500 per violation) for the two violations witnessed on the property on March 27, 2026.

In determining the amount of the fine, in accordance with Section 2-107 of the City Code and Florida Statutes § 162.09, the Board considered the gravity of the violations, any actions taken by the violator to correct the violation[s]; and any previous violations committed by the violator.

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

Carlos Diez-Arguelles seconded the motion.

ROLE CALL VOTE:

Doug Bond	YES
Steve Heller	NO
Wayne Johnson	YES
Paul Mandelkern	YES
Kristen Matt	YES
Carlos Diez-Arguelles	YES
Melissa Blaney	YES

Motion passed 6-1.

Mr. Johnson thanked Sgt. Shyy, Officer Torres, and the citizens who appeared for their time.

6. Non-Action Items

None

7. Staff Updates

Officer Porras informed the Board that case LDC-26-0150, 1001 Anchorage Ct., Winter Park, FL 32789 was a tree removal violation that was cited, but it was resolved prior to this hearing and the case was closed. She confirmed to Mr. Johnson that Superintendent Jordan Henrichsen informed code of the resolution, but no documentation was provided.

She then informed the Board that the Appeal for case LDC-26-0172, 2025 Howard Dr., Winter Park, FL 32789 had been withdrawn. She confirmed to Mr. Johnson that a few days after the April hearing she received an email from the owner stating their desire to withdraw the appeal. Mr. Johnson asked Ms. Porras if she knew if they cut down the tree. Ms. Porras responded she did not know that Urban Forestry would be the ones to inspect.

8. City Attorney Reports

Mr. Geller informed the Board that there is nothing new to report on the Atlantic Oasis case. He stated that they had briefed the case for the court to do something and filed a Suggestion of Mootness on accruing code enforcement fines because they came into compliance on February 6, 2026, and there are no more accruing code fines. He explained to the Board that it is his duty under case law to advise the court when part of the case becomes moot.

Ms. Matt asked if there was an update on the Via Tuscany case that went before the City Commission. Gary Hiatt, CBO responded that he was not aware of any changes, that there were negotiations between someone representing the owner and an attorney, but there hadn't been an update in a couple of months. Mr. Geller confirmed that he had no new information either but made a note to check on it. Ms. Matt noted that the house was taken off the market.

9. Board Comments:

None

10. Upcoming Agenda Items

Officer Porras informed the Board of two upcoming cases for 209 Tyree Ln, Winter Park, FL 32792. Case BLDG-25-0017 is for an unpermitted fence. Case PM-25-0130 is related to a different fence at the rear of the property that is broken and dilapidated.

Mr. Johnson asked if the cases for Tyree Ln were repeat cases. Officer Porras responded no that the previous cases heard three years ago were for property maintenance and illicit discharge. The owner is in compliance for those cases.

Case N-25-0005, 471 Holt Ave., Winter Park, FL 32789 is for a noise disturbance and came from Police Chief Tim Volkerson. It is similar to the case heard today for illegal parties.

Mr. Johnson asked Ms. Porras if today's hearing was the last for the current Board. Ms. Porras responded yes and that letters were sent out by the City Clerk with an invitation to the Board Appreciation event in June. Not everyone received one, so Ms. Porras said she would follow up with the City Clerk.

This was the last Board meeting for Doug Bond. Everyone thanked him for serving.

Mr. Geller and Ms. Porras thanked the Board for committing an entire afternoon for the training held before and the regular meeting.

DRAFT

11. Adjournment

Doug Bond made a motion to adjourn. Kristen Matt seconded.

VOTE:

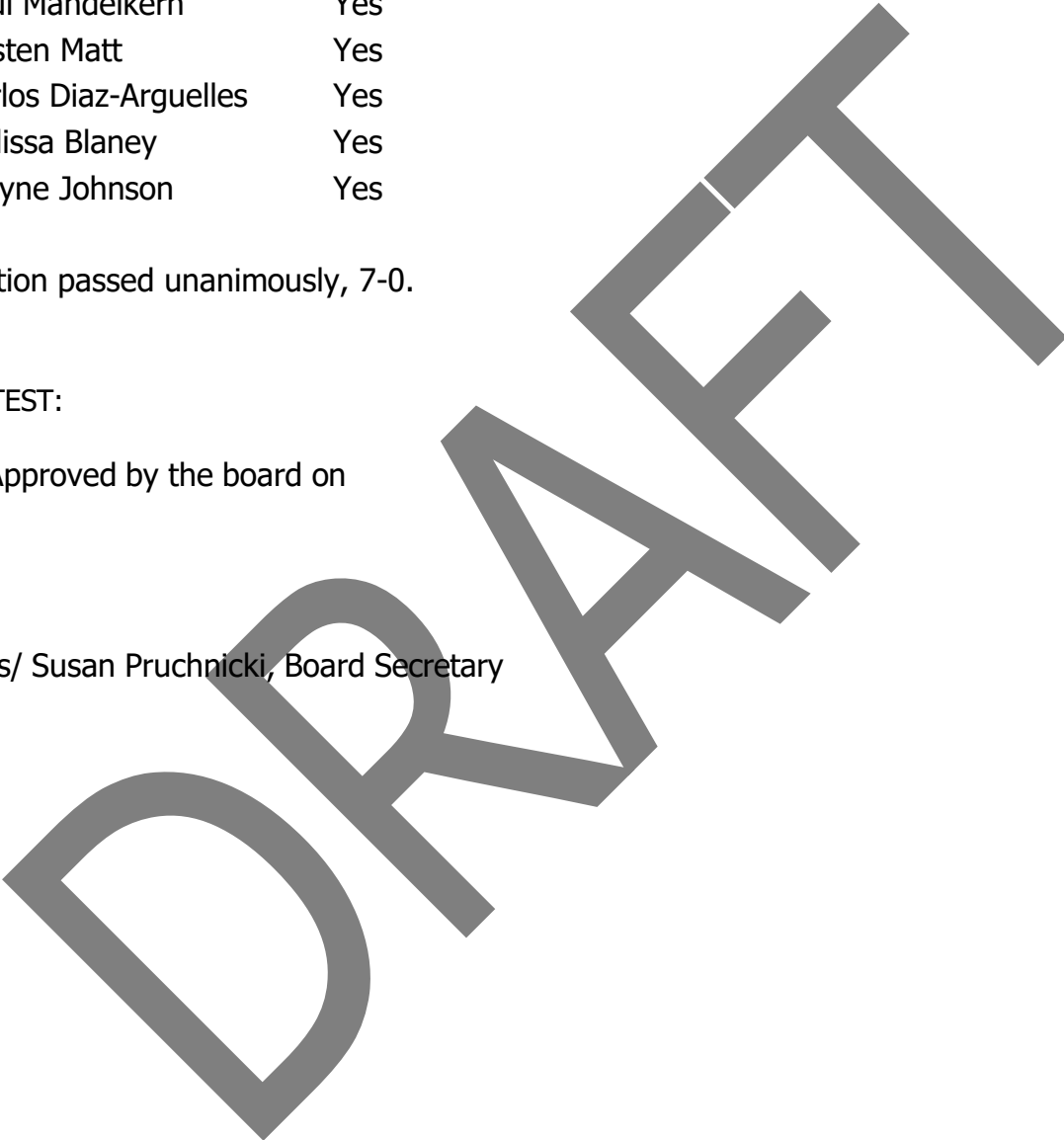
- Douglas Bond Yes
- Steve Heller Yes
- Paul Mandelkern Yes
- Kristen Matt Yes
- Carlos Diaz-Arguelles Yes
- Melissa Blaney Yes
- Wayne Johnson Yes

Motion passed unanimously, 7-0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary





Code Compliance Board

agenda item 5.a

item type

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

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

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

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

1. BLDG-25-0017 Agenda Packet

209 Tyree Ln 09-22-30-0120-14-090

Name(s):
WILLIAMS DAVID W

Physical Street Address:
209 Tyree Ln

Property Use:
0100 - Single Family

Mailing Address On File:
209 Tyree Ln
Winter Park, FL 32792-4134
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



302209012014090 03/01/2006

[Upload Photos](#)

[View 2025 Property Record Card](#)



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

[View Plat](#)

Property Description

ALOMA SECTION 1 O/51 LOT 9 BLK 14

Total Land Area

9,399 sqft (+/-) | 0.22 acres
(+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WP-O-2	1 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

«« « [] » »»

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Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence
Actual Year Built:
1956
Gross Area:
1479 sqft
Type Code:
0103 - Single Fam Class Iii
Beds:
3
Living Area:
1313 sqft
Building Value:
Working Value...
Baths:
1
Exterior Wall:
Conc/Cindr
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Plastered

Extra Features

Description	Date Built	Units	Xfob Value
Scr1 - Null	01/01/1996	1 Unit(s)	Working Value...



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

2025 Paid Real Estate

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

WILLIAMS DAVID W
 209 TYREE LN
 WINTER PARK, FL 32792-4134

Account Number: 287405
 Assessed Value: 203,556
 Millage Code: 6 WP
 Parcel Number: 09-22-30-0120-14090
 Address: 209 TYREE LN, Winter Park, FL 32792
 Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	203,556	25,000	178,556	3.2010	571.56
CAPITAL OUTLAY	203,556	25,000	178,556	1.5000	267.83
CRITICAL OPERATING	203,556	25,000	178,556	1.0000	178.56
DISCRETIONARY OPERATING	203,556	25,000	178,556	0.7480	133.56
CNTY-CAPITAL PROJECT	203,556	50,722	152,834	0.2250	34.39
CNTY-GENERAL REVENUE	203,556	50,722	152,834	4.0441	618.07
CNTY-PARKS & RECREAT	203,556	50,722	152,834	0.1656	25.31
CITY OF WINTER PARK	203,556	50,722	152,834	4.0923	625.44
WINTER PARK DEBT 2017	203,556	50,722	152,834	0.2062	31.51
ST JOHNS RIVER WTR MGMT DIST	203,556	50,722	152,834	0.1793	27.40

Total Millage: 15.3615 Subtotal: \$2,513.63

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	188.48			
					Subtotal: \$188.48

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$2,702.11**

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

Payments not received by March 31st are delinquent

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

287405
 209 TYREE LN

ALOMA SECTION 1 O/51 LOT 9 BLK 14
 09-22-30-0120-14090

Make checks payable to:
 Scott Randolph, Tax Collector

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

WILLIAMS DAVID W
 209 TYREE LN
 WINTER PARK, FL 32792-4134

Paid By david williams
 Receipt # INT-26-00435076 12/30/2025 \$2,621.05

PO Box 545100
 Orlando FL 32854-5100



2025 Paid Real Estate

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



Created 5/19/2026 15:25 , undefined

This map is for reference only and is not a survey.

This Instrument Prepared By
and Return to:

W.E. Winderweedle Jr.
219 West Comstock Avenue
Winter Park, Florida 32789

Parcel Identification No: 09-22-30-0120-14-090

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 6 day of December, 2018, between 209 Tyree, LLC, whose address is 209 Tyree Lane, Winter Park, Fl 32792, Grantor, and David W. Williams, a single man, whose address is 209 Tyree Lane, Winter Park, Fl 32792, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ~~_____~~TEN & NO/100 (\$10.00)~~_____~~ DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of Orange, State of Florida, to-wit:

Lot 9, Block 14, Aloma, Section 1, according to the plat thereof as recorded in Plat Book O, Page 51, Public Records of Orange County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature
W. E. Winderweedle, Jr.

Witness #1 Printed Name

[Signature]
Witness #2 Signature
Lori R. Throne

Witness #2 Printed Name

[Signature]
David W. Williams, Manager of
209 Tyree, LLC

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of December, 2018, by David W. Williams, Manager of 209 Tyree, LLC who is personally known to me or who has produced DRIVER LICENSE as identification.

SEAL

My Commission Expires:

[Signature]
Notary Signature

W. E. Winderweedle, Jr.

Printed Notary Signature



FACT SHEET

June 2, 2026

Case No: BLDG-25-0017

Respondents:

WILLIAMS, DAVID W.
209 Tyree Ln.
Winter Park, FL 32792-4134

1. Address where violation exists: **209 Tyree Lane, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0120-14-090**
3. Property Zone: **WP-O-2**
4. Inspection(s): **08/06/2026, 08/25/2026, 09/16/2026, 09/17/2026, 09/30/2026, 03/24/2026, 03/31/2026, 04/16/2026, 04/23/2026, 05/08/2026,**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

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

Evidence

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

VIOLATION DESCRIPTION: Fencing structure on the front lawn of the property does not have a permit.	CORRECTIVE ACTION REQUIRED: Contact the building department to obtain all required permits or restore the property to its original use.	CODES CITED: Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.
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CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **BLDG-25-0017**

City of Winter Park
Petitioner,

vs.

WILLIAMS, DAVID W.
209 TYREE LN.
WINTER PARK, FL 32792-4134
Respondent, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing, scheduled for June 04, 2026, on the property located at **209 TYREE LN.** on this **20th day of May 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT


DATED this **20th day of May 2026**



Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **20th day of May 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


Susan L. Pruchnicki, Notary Public
My Commission Expires March 15, 2027
Commission #HH373623



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

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

1. Violators of City Code Chapter/Section: Chapter 22, Sections 22-176 (adopting the IPHC, 2021 edition), 22-177 (amending the IPHC), Sec. 302.7 Accessory Structures of the International Property Maintenance Code.
2. Address where violation(s) exists: 209 Tyree Lane, Winter Park, FL 32792.
3. Parcel I.D. No.: 09-22-30-0120-14-090

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE DIVISION
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789
907-599-3600

Case No: BLDG-25-0017

CITY OF WINTER PARK,

petitioner,

vs.

DAVID W. WILLIAMS,
209 TYREE LN,
WINTER PARK, FL 32792-1434
respondent.



**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 Director hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that you are hereby notified that you are invited to appear at a Public Hearing before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on:

Thursday, June 4, 2026
at 3 p.m. at

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

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

1. Violators of City Code Chapter/Section: Article 11 – Building Code, Sec. 22-26, Sign (Title), Sec. 22-27; – Codes Adopted by reference; – Sec. 309.4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.
2. Address where violation(s) exists: 209 Tyree Lane, Winter Park, FL 32792.
3. Parcel I.D. No.: 09-22-30-0120-14-090

amazon basics

05/20/2026

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

CASE NO.: **BLDG-25-0017**

City of Winter Park
Petitioner,

vs.

WILLIAMS, DAVID W.
209 TYREE LN.
WINTER PARK, FL 32792-4134
Respondent, _____

AFFIDAVIT OF POSTING


STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing, scheduled for June 4, 2026, at City Hall for the property located at 209 TYREE LN. on this 19th day of May 2026.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 20th day of May 2026,



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 2026, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Christina Leann Busch, Notary Public
My Commission Expires October 9, 2026
Commission #HH319908



ALERT: IMPACTS FROM THE SANDY WILDFIRE IN CALIFORNIA MAY DELAY FINAL DELIVERY ...



FAQs >

Tracking Number:

Remove X

9489009000276751591015

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 11:07 am on April 24, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
April 24, 2026 11:07 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
April 23, 2026 9:52 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
April 22, 2026 10:04 PM

Hide Tracking History

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Case No: BLDG-25-0017

CITY OF WINTER PARK,

Petitioner,

vs.

DAVID W. WILLIAMS
209 TYREE LN.
WINTER PARK, FL 32792-4134

Respondent.

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, June 4, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violations of City Code Chapter/Section: **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.**
2. Address where violation(s) exists: **209 Tyree Lane, Winter Park, FL 32792.**
2. Parcel I.D. No.: **09-22-30-0120-14-090**

4. Property Zone: **WP-O-2**
5. Legal Description: **ALOMA SECTION 1 O/51 LOT 9 BLK 14**
6. Names and address of owner/person in charge of location where violation exists: **David W. Williams – 209 Tyree Lane, Winter Park, FL 32792-4134**
7. Description of Violations: **FENCING STRUCTURE ON THE FRONT LAWN OF THE PROPERTY DOES NOT HAVE A PERMIT.**
8. Compliance Requirements: **CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS OR RESTORE THE PROPERTY TO ITS ORIGINAL USE.**

Compliance Date to avoid hearing: **May 18, 2026**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Sections 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 **June 4, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

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

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY 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. It is the sole responsibility of the appealing party 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 hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 21st day of April 2026

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **David W. Williams – 209 Tyree Lane, Winter Park, FL 32792-4134**

Certified Mail: 9489 0090 0027 6751 5910 15



Christina Busch
Code Compliance Officer

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

CODES CITED

Article II. – Building Code; Sec.22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec.109-4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.

SEC. 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL’S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE THE BASIC FEE. THIS PROVISION DOES NOT APPLY IF THE BUILDING OFFICIAL DETERMINES THAT DUE TO EMERGENCY WORK A DELAY WOULD CLEARLY HAVE PLACED LIFE OR PROPERTY IN IMMINENT DANGER. THE PAYMENT OF A TRIPLE FEE SHALL NOT PRECLUDE OR BE DEEMED A SUBSTITUTE FOR PROSECUTION FOR COMMENCING WORK WITHOUT FIRST OBTAINING A PERMIT. THE BUILDING OFFICIAL MAY GRANT EXTENTIONS OF TIME OR WAIVE FEES WHEN JUSTIFIABLE CAUSE HAS BEEN DEMONSTRATED IN WRITING.



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

CASE NO.: **BLDG-25-0017**

City of Winter Park
Petitioner,

vs.

WILLIAMS, DAVID W.
209 TYREE LN.
WINTER PARK, FL 32792-4134
Respondents, _____

AFFIDAVIT OF POSTING


STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Violation on the property located at 209 TYREE LN. on this **31st day of March 2026**.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

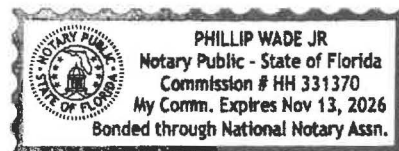
DATED this **31st day of March 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **31st day of March 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


Phillip Wade JR, Notary Public
My Commission Expires Nov 13, 2026
Commission #HH331370



AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: February 27, 2026
CASE # BLDG-25-0017
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 5912 51

You are hereby notified that the below stated property has been inspected and found to be in violation of Article II - Building Code; Sec. 22-26, Short Title.; Sec. 22-27, - Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.

BUILDING CODE

On August 6, 2025 a violation(s) was observed on your property. The violation(s) must be corrected by March 13, 2026. 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: WP-O-2
Parcel ID#: 09-22-30-0120-14-090
Violation: 209 TYREE LN.
Location/Address: WINTER PARK, FL 32792
Property Owner/ Tenant: WILLIAMS, DAVID W.
Mailing Address: 209 TYREE LN.
City/ State/ Zip: WINTER PARK, FL 32792-4134
Description of Violation: FENCING STRUCTURE ON THE FRONT LAWN OF THE PROPERTY DOES NOT HAVE A PERMIT.
Corrective action to be taken: CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS OR RESTORE THE PROPERTY TO ITS ORIGINAL USE. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Official Name: BUSCH, CHRISTINA (407)599-3382
christina@cityofwinterpark.org

amazon basics
03/31/2026

ALERT: IMPACTS FROM FLOODING IN THE GREAT LAKES, AND SEVERE WEATHER IN THE MI...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751591251

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:42 am on March 2, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

March 2, 2026, 11:42 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Feedback

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **February 27, 2026**

CASE # **BLDG-25-0017**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5912 51**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.**

BUILDING CODE

On **August 6, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 13, 2026**. 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: **WP-O-2**
Parcel ID#: **09-22-30-0120-14-090**
Violation **209 TYREE LN.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **WILLIAMS, DAVID W.**
Mailing Address: **209 TYREE LN.**
City/ State/ Zip: **WINTER PARK, FL 32792-4134**
Description of Violation: **FENCING STRUCTURE ON THE FRONT LAWN OF THE PROPERTY DOES NOT HAVE A PERMIT.**
Corrective action to be taken: **CONTACT THE BUILDING DEPARTMENT TO OBTAIN ALL REQUIRED PERMITS OR RESTORE THE PROPERTY TO ITS ORIGINAL USE. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **BUSCH, CHRISTINA (407)599-3382**
cbusch@cityofwiinterpark.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.

Article II. – Building Code; Sec.22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec.109-4 Work Commencing Before Permit Issuance of the City of Winter Park Building Code.

SEC. 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE THE BASIC FEE. THIS PROVISION DOES NOT APPLY IF THE BUILDING OFFICIAL DETERMINES THAT DUE TO EMERGENCY WORK A DELAY WOULD CLEARLY HAVE PLACED LIFE OR PROPERTY IN IMMINENT DANGER. THE PAYMENT OF A TRIPLE FEE SHALL NOT PRECLUDE OR BE DEEMED A SUBSTITUTE FOR PROSECUTION FOR COMMENCING WORK WITHOUT FIRST OBTAINING A PERMIT. THE BUILDING OFFICIAL MAY GRANT EXTENTIONS OF TIME OR WAIVE FEES WHEN JUSTIFIABLE CAUSE HAS BEEN DEMONSTRATED IN WRITING.

SAFETY & CODE compliance

407-599-3600 • code_compliance@cityofwinterpark.org

COURTESY NOTICE OF VIOLATION

Date 8-12-25 Case # BLDG-25-17
Location 209 Tyree Ln.

Your prompt response to correct the item(s) below will be appreciated. Once correction has been made, please call the Code Compliance Officer at the number provided below. [If calling the main number above please listen to recording for the Code Compliance Officer's extension.]

- Disabled vehicle(s) stored on private property. Remove **within 10 days of this notice date** or vehicle will be tagged and towed [Ch. 22 Sec. 302 8-302 8.6]
- Commercial vehicle parked/stored in a residential area is prohibited. Remove commercial vehicle **within 24 hours of this notice date.** [Ch. 58 Sec. 71 (d)]
- Boat, trailers of any type, RV and similar vehicles. Screen from right of way or remove **within 24 hours of this notice date.** [Ch. 58 Sec. 71 (f)]
- Post missing address numbers (min. 3"), lettering and paint with a contrast background color **within 24 hours of this notice date.** [Ch. 22 Sec. 304.3]
- Parking within front yard area prohibited. Cease parking **immediately of this notice date.** [Ch. 58 Sec. 86(c)(2)(b)]
- Banners and all wind signs are prohibited. Remove **immediately of this notice date.** [58-135 (4)]
- Operating business without a Business Tax Receipt. Obtain license **within 5 days of this notice date** or cease business activity immediately. [Ch. 94]
- Pedestrian clearance of 5' must be maintained for sidewalk cafe seating. Comply **immediately of this notice date** or permit will be voided. [Ch. 90 Sec. 9160]
- Illegal outside display or portable sign. Place only ONE display (no more than 6' in height and 2' in width) or ONE portable sign (2'x2 x6') within 2' of front wall or window of the building. **All others must be removed.** [Ch. 58 Sec. 134 (f) & (g)] Portable signs prohibited for businesses with pole or roof sign.

Other violation NO Permit on file for the fencing structure in the front yard. Obtain permit or remove the fencing structure.

Officer C. Busch
Phone 407-599-3382



05/20/2026



05/20/2026



05/08/2026



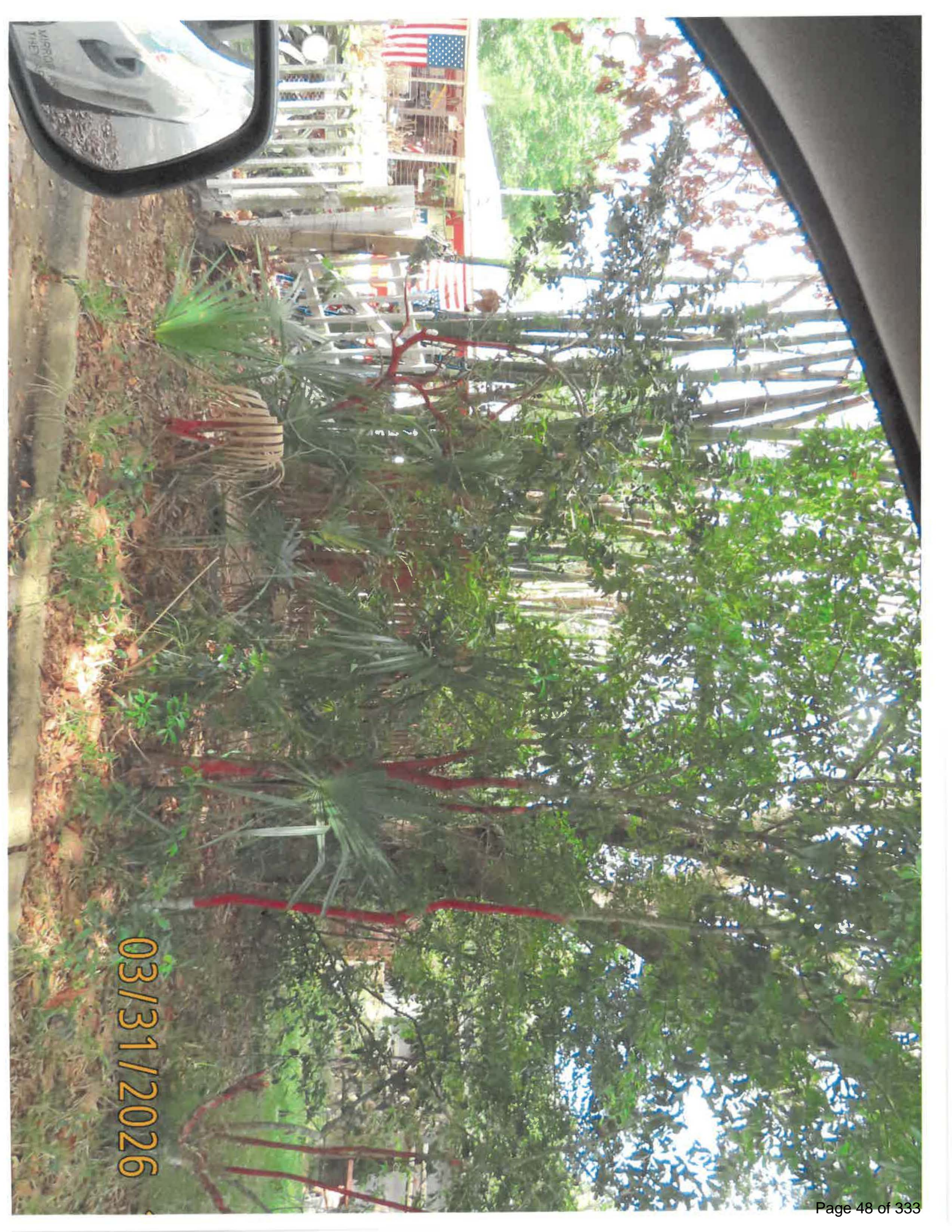
04/23/2026



04/16/2026



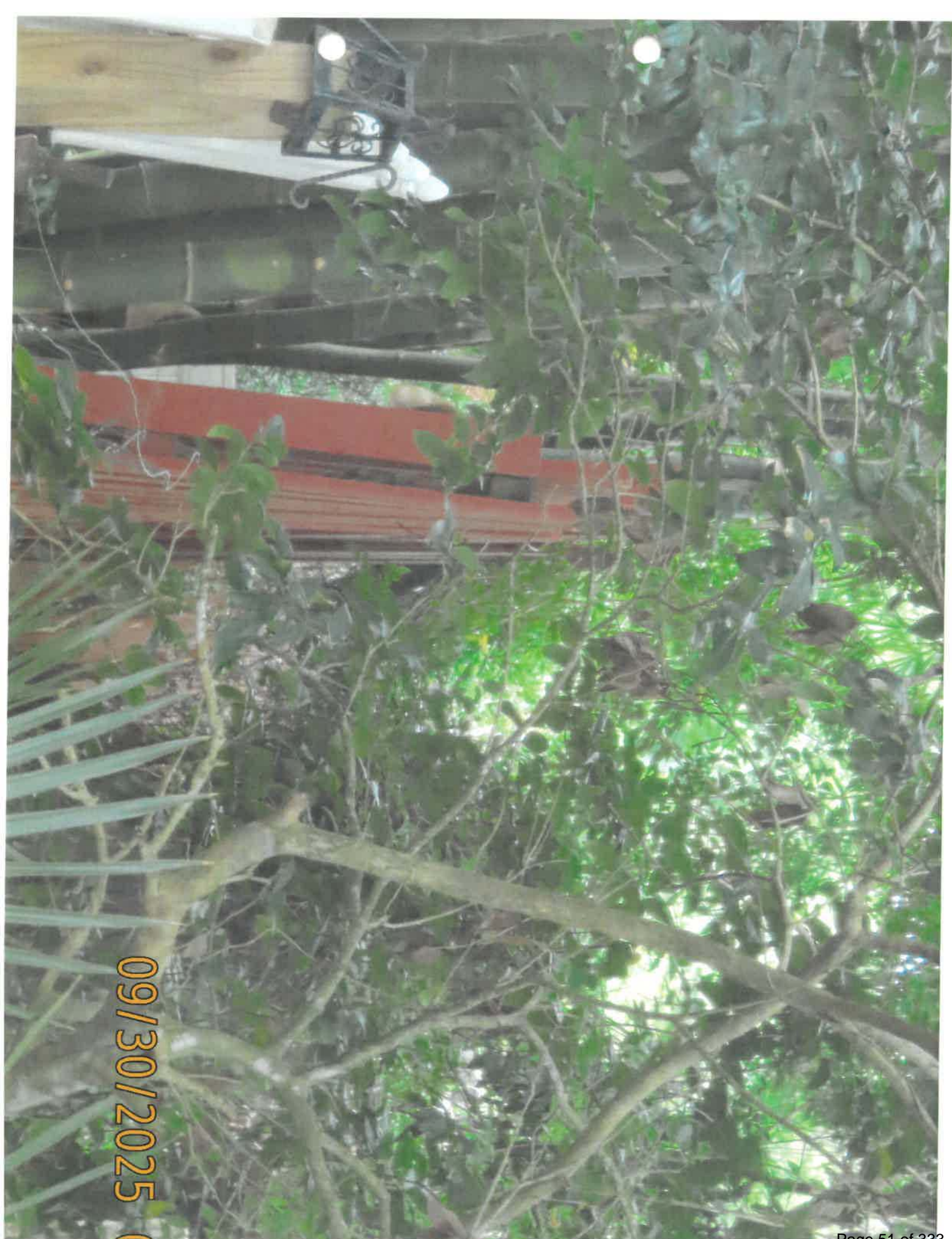
03/31/2026



03/31/2026

03/24/2026

03/24/2026



09/30/2025



09/16/2025

08/25/2025

08/25/2025



08/06/2025



SAFETY & CODE compliance

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

April 8, 2026

David Williams
209 Tyree Lane
Winter Park, FL 32792

Case #: BLDG-25-0017, PM-25-0130
RE: 209 Tyree Lane, Winter Park, FL 32792

Subject: Code Compliance Cases – Required Action

Dear Mr. Williams,

I am writing to inform you that Code Enforcement Case BLDG-25-17 remains open and will be scheduled for the next available Code Enforcement Board hearing.

In order to avoid the hearing, you will need to bring the property into compliance. This may be done by either obtaining the proper permit for the fencing structure that extends past the frontage of your home or removing the structure entirely so that it complies with city regulations.

Additionally, Code Enforcement Case PM-25-130 also remains open. This case will be scheduled for the same Code Enforcement Board hearing if the chain link fence is not repaired and brought into compliance.

It is important that you contact me as soon as possible to advise of your intentions regarding these violations. You may contact me by phone or by mail at City Hall. You must make contact with me to inform me whether you plan to resolve the violations, are in the process of obtaining permits, or have already corrected the issues as outlined above.

If the violations have already been resolved or if you are actively working to meet the requirements, please notify me immediately so that I may verify compliance and update the case status.

Respectfully,

Officer Busch
Safety and Code Compliance Officer II
City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789
407-599-3382

Susanne Porras

From: Gary Hiatt
Sent: Friday, September 5, 2025 2:24 PM
To: Susanne Porras
Subject: Fw: [EXTERNAL] Voice Message Attached from WILLIAMS DAVID +14076951055
Attachments: +14076951055_20250905_141705.wav

Call when you get a chance so you can fill me in.

Thank you

Gary Hiatt, CBO

From: webex_comm@webex.com <postmaster@vmail01-us.bcid.webex.com>
Sent: Friday, September 5, 2025 2:17 PM
To: Gary Hiatt <ghiatt@cityofwinterpark.org>
Subject: [EXTERNAL] Voice Message Attached from WILLIAMS DAVID +14076951055



You have a new voicemail

Time: Friday, September 05, 2025 02:13 PM Eastern Daylight Time
From: WILLIAMS DAVID +14076951055
To: Gary Hiatt 3266
Duration: 02:54

Voice message transcription

Yes, my name's David Williams, 407-695-1055 and I'm following following up, leaving a message with you. I was stopped in city hall and wanted to talk to Randy Knight and also left him a message. I'm complaining about these notices from this Christina Bush. Very, very upset about what's going on, what's transpiring in the last couple of weeks with your department, and I was almost killed in my home, and my house has almost burned down, about a month ago, and I'm a real real unhappy, and I was threatened by the man that, it currently resides in that two oh five tirely lane. And, now you're kind of doing his bidding for him. And, I put in an information request and wanted to, learn the details of who who filed the

complaint. The code enforcement complaint about the chain link fence and I only got a partial response from your work area, and that needs to be satisfied, I wanted all the documentation of your correspondence with the complainer. And I want that expanded to all these other complaints that are coming through. I want to know who's doing all this complaining. And this is really harassing type activities that's going on right now. And, like I said, I took it to mr. Knight's office, and I'm gonna call back with the city man city manager's office again, but your activities right now are a threat to my wellbeing. It's jeopardizing my personal safety in the community of what you're doing, and I'm very, very unhappy about this. And I'm gonna bring it to the upper levels of the city government. And, with all that's going on in this, in this neighborhood, you're doing this, this little work detail for a very violent person and, not happy about it. You're doing his bidding and you're jeopardizing my safety. So, we'll, we'll I'm following this so you're well aware of what's going on and, it's your employee Christina Bush, and since you're responsible for her actions, I guess you're also, part of the problem. So this is informing you of what's going on, but I also wanted all the detailed information. I will be following up with a formal, info freedom of information request, but I want to know who's all these complaints coming about my property. Who are they originating from? You need to tell me that because it can't be done anonymously, and I want to know all the conversations that transpired of the details of what was, what was being told. I gave my numbers 407-695-1055 but I, I wanted to have a meeting with Randy Knight about your work activities. Thank you.

To listen to this message, open the attachment.

The Webex Team

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

Need help? [Go to Help center](#)

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RE: 209 Tyree Lane

From Susanne Porras <SPorras@cityofwinterpark.org>
Date Mon 8/11/2025 3:21 PM
To Christina Busch <cbusch@cityofwinterpark.org>

So, no permits for this guy, at least none of the wood fence.

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



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

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

From: Nicholas Lewis <nlewis@cityofwinterpark.org>
Sent: Monday, August 11, 2025 2:33 PM
To: Christina Busch <cbusch@cityofwinterpark.org>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Allison McGillis <amcgillis@cityofwinterpark.org>; John Harbilas <jharbilas@cityofwinterpark.org>
Subject: Re: 209 Tyree Lane

Hey Christina,

As far as I can tell, there is no permit or BOA variance information for an 8-foot fence in the front yard.

Best,
Nick



Nicholas W. Lewis
Planner II
Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3508
nlewis@cityofwinterpark.org

From: Christina Busch <cbusch@cityofwinterpark.org>
Sent: Monday, August 11, 2025 1:33 PM
To: Nicholas Lewis <nlewis@cityofwinterpark.org>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: 209 Tyree Lane

Hey Nick,

We have received a complaint regarding the fencing structure that was put up in the front of the property on the property at 209 Tyree Lane. I got the permit information back from 2014 on the property for a fencing permit that is for a chain link and a wooden fencing structure addition to the property. I have attached the plans and have circled the area where it states that the owner needed to obtain a variance for the fencing structure in question. I am reaching out to see if you guys have any variance on file for the property at 209 Tyree Lane for the fencing structure on the front lawn of the property that is taller than 6 feet. I have attached a photo of the fencing in question as well, the photo was taken from the neighboring properties front lawn area. This is a high profile case due to the neighbors discontent for each other and a couple weeks ago the SWAT team was called to the property as the neighbor chased Mr. Williams, the owner of 209 Tyree Lane, with an axe. So i need any information you have on the property. If you need any additional information just let me know.

Thank you,



Christina Busch

Safety & Code Compliance Officer II

City of Winter Park
401 S. Park Ave.
Winter Park, FL 32789
cityofwinterpark.org

407.599.3382

public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.



Code Compliance Board

agenda item 5.b

item type

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

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

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

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. PM-25-0130 Agenda Packet

209 Tyree Ln 09-22-30-0120-14-090

Name(s):
WILLIAMS DAVID W

Physical Street Address:
209 Tyree Ln

Property Use:
0100 - Single Family

Mailing Address On File:
209 Tyree Ln
Winter Park, FL 32792-4134
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



302209012014090 03/01/2006

[Upload Photos](#)

[View 2025 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

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

[View Plat](#)

Property Description

ALOMA SECTION 1 O/51 LOT 9 BLK 14

Total Land Area

9,399 sqft (+/-) | 0.22 acres (+/-)

[GIS Calculated](#)

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WP-O-2	1 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

« « » »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence

Actual Year Built:
1956

Gross Area:
1479 sqft

Type Code:
0103 - Single Fam Class Iii

Beds:
3

Living Area:
1313 sqft

Building Value:
Working Value...

Baths:
1

Exterior Wall:
Conc/Cindr

Estimated New Cost:
Working Value...

Floors:
1

Interior Wall:
Plastered

Extra Features

Description	Date Built	Units	Xfob Value
Scr1 - Null	01/01/1996	1 Unit(s)	Working Value...



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

2025 Paid Real Estate

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

WILLIAMS DAVID W
 209 TYREE LN
 WINTER PARK, FL 32792-4134

Account Number: 287405
 Assessed Value: 203,556
 Millage Code: 6 WP
 Parcel Number: 09-22-30-0120-14090
 Address: 209 TYREE LN, Winter Park, 32792
 Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
BY STATE LAW (RLE)	203,556	25,000	178,556	3.2010	571.56	
CAPITAL OUTLAY	203,556	25,000	178,556	1.5000	267.83	
CRITICAL OPERATING	203,556	25,000	178,556	1.0000	178.56	
DISCRETIONARY OPERATING	203,556	25,000	178,556	0.7480	133.56	
CNTY-CAPITAL PROJECT	203,556	50,722	152,834	0.2250	34.39	
CNTY-GENERAL REVENUE	203,556	50,722	152,834	4.0441	618.07	
CNTY-PARKS & RECREAT	203,556	50,722	152,834	0.1656	25.31	
CITY OF WINTER PARK	203,556	50,722	152,834	4.0923	625.44	
WINTER PARK DEBT 2017	203,556	50,722	152,834	0.2062	31.51	
ST JOHNS RIVER WTR MGMT DIST	203,556	50,722	152,834	0.1793	27.40	
				Total Millage:	15.3615	Subtotal: \$2,513.63

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	188.48			
					Subtotal: \$188.48

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$2,702.11**

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

Payments not received by March 31st are delinquent

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

287405
 209 TYREE LN

ALOMA SECTION 1 O/51 LOT 9 BLK 14
 09-22-30-0120-14090

Make checks payable to:
 Scott Randolph, Tax Collector

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

WILLIAMS DAVID W
 209 TYREE LN
 WINTER PARK, FL 32792-4134

Paid By david williams
 Receipt # INT-26-00435076 12/30/2025 \$2,621.05

PO Box 545100
 Orlando FL 32854-5100



2025 Paid Real Estate

OCA Web Map

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



Created 5/19/2026 15:25, undefined

This map is for reference only and is not a survey.

This Instrument Prepared By
and Return to:

W.E. Winderweede Jr.
219 West Comstock Avenue
Winter Park, Florida 32789

Parcel Identification No: 09-22-30-0120-14-090

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 6 day of **December, 2018**, between **209 Tyree, LLC**, whose address is 209 Tyree Lane, Winter Park, Fl 32792, Grantor, and **David W. Williams, a single man**, whose address is 209 Tyree Lane, Winter Park, Fl 32792, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of Orange, State of Florida, to-wit:

Lot 9, Block 14, Aloma, Section 1, according to the plat thereof as recorded in Plat Book O, Page 51, Public Records of Orange County, Florida.

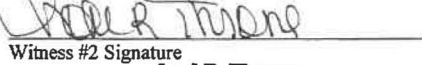
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Signature
W. E. Winderweede, Jr.

Witness #1 Printed Name


Witness #2 Signature
Lori R. Throne


Witness #2 Printed Name

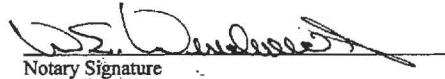
**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 6th day of December, 2018, by David W. Williams, Manager of 209 Tyree, LLC who is personally known to me or who has produced DRIVER LICENSE as identification.

SEAL

My Commission Expires:


David W. Williams, Manager of
209 Tyree, LLC


Notary Signature

W. E. Winderweede, Jr.

Printed Notary Signature



FACT SHEET

June 2, 2026

Case No: PM-25-0130

Respondents:

WILLIAMS, DAVID W.
209 Tyree Ln.
Winter Park, FL 32792-4134

1. Address where violation exists: **209 Tyree Lane, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0120-14-090**
3. Property Zone: **WP-O-2**
4. Inspection(s): **08/06/2026**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail
and posted on the property and at City Hall in accordance with Florida Statute 162
Due Process requirements.

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

Evidence

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

VIOLATION DESCRIPTION: Chain link fencing is dilapidated and in disrepair, with sections where links are loose or not properly secured.	CORRECTIVE ACTION REQUIRED: Repair or replace the damaged chain link fencing to ensure all links are properly secured and the fence is structurally sound and maintained in good condition.	CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC); Sec 302.7 Accessory Structures of the International Property Maintenance Code.
--	--	---

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

CASE NO.: **PM-25-0130**

City of Winter Park
Petitioner,

vs.

WILLIAMS, DAVID W.
209 TYREE LN.
WINTER PARK, FL 32792-4134
Respondent,

AFFIDAVIT OF POSTING

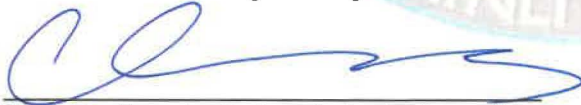
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing, scheduled for June 04, 2026, on the property located at **209 TYREE LN.** on this **20th day of May 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

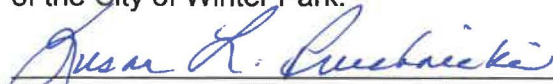
DATED this **20th day of May 2026**



Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **20th day of May 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


Susan L. Pruchnicki, Notary Public
My Commission Expires March 15, 2027
Commission #HH373623



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

Case No: PM-25-0130

CITY OF WINTER PARK,

Petitioner,

vs.

DAVID W. WILLIAMS
209 TYREE LN.
WINTER PARK, FL 32792-4134

Respondent.

AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING

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

Thursday, June 4, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

1. Violations of City Code Chapter/Section: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC); Sec 302.7 Accessory Structures of the International Property Maintenance Code.
2. Address whose violation(s) exist: 209 Tyree Lane, Winter Park, FL 32792.
3. Parcel I.D. No.: 09-22-30-0120-14-090

05/20/2026

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

CASE NO.: **PM-25-0130**

City of Winter Park
Petitioner,

vs.

WILLIAMS, DAVID W.
209 TYREE LN.
WINTER PARK, FL 32792-4134
Respondent,

AFFIDAVIT OF POSTING

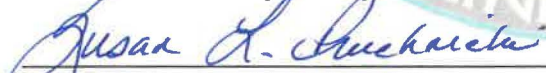
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing, scheduled for June 4, 2026, at City Hall for the property located at 209 TYREE LN. on this 19th day of May 2026.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 20th day of May, 2026,



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of May 2026, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Christina Leann Busch, Notary Public
My Commission Expires October 9, 2026
Commission #HH319908



ALERT: IMPACTS FROM THE SANDY WILDFIRE IN CALIFORNIA MAY DELAY FINAL DELIVERY ...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489009000276751591015

[Copy](#)

[Add to Informed Delivery](#)

Latest Update

Your item was delivered to an individual at the address at 11:07 am on April 24, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
April 24, 2026 11:07 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
April 23, 2026 9:52 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
April 22, 2026 10:04 PM

[Hide Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Case No: PM-25-0130

CITY OF WINTER PARK,

Petitioner,

vs.

DAVID W. WILLIAMS
209 TYREE LN.
WINTER PARK, FL 32792-4134

Respondent.



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at 3 p.m. at
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1. Violations of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC); Sec 302.7 Accessory Structures of the International Property Maintenance Code.**
2. Address where violation(s) exists: **209 Tyree Lane, Winter Park, FL 32792.**
3. Parcel I.D. No.: **09-22-30-0120-14-090**

4. Property Zone: **WP-O-2**
5. Legal Description: **ALOMA SECTION 1 O/51 LOT 9 BLK 14**
6. Names and address of owner/person in charge of location where violation exists: **David W. Williams – 209 Tyree Lane, Winter Park, FL 32792-4134**
7. Description of Violations: **CHAIN LINK FENCING IS DILAPIDATED AND IN DISREPAIR, WITH SECTIONS WHERE LINKS ARE LOOSE OR NOT PROPERLY SECURED.**
8. Compliance Requirements: **REPAIR OR REPLACE THE DAMAGED CHAIN LINK FENCING TO ENSURE ALL LINKS ARE PROPERLY SECURED AND THE FENCE IS STRUCTURALLY SOUND AND MAINTAINED IN GOOD CONDITION.**

Compliance Date to avoid hearing: **May 18, 2026**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Sections 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 **June 4, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

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

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY 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. It is the sole responsibility of the appealing party 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 hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 21st day of April 2026

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **David W. Williams – 209 Tyree Lane, Winter Park, FL 32792-4134**

Certified Mail: 9489 0090 0027 6751 5910 15



Christina Busch
Code Compliance Officer

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

CODES CITED

Violation Detail

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

SEC 302.7 DILAPIDATED FENCES

Violation Description

302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.

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

CASE NO.: **PM-25-0130**

City of Winter Park
Petitioner,

vs.

WILLIAMS, DAVID W.
209 TYREE LN.
WINTER PARK, FL 32792-4134
Respondents, _____/

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Violation on the property located at 209 TYREE LN. on this **31st day of March 2026**.
3. That the attached picture document is proof of the posting.


FURTHER AFFIANT SAYETH NOT

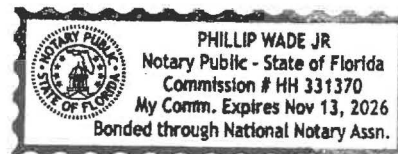
DATED this **31st day of March 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **31st day of March 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


Phillip Wade JR, Notary Public
My Commission Expires Nov 13, 2026
Commission #HH331370



AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: February 27, 2026
CASE # PM-24-0130
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6751 5912 51

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC): Sec 302.7 Accessory Structures of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **August 6, 2025** a violation(s) was observed on your property. The violation(s) must be corrected by **March 13, 2026**. 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: WP-O-2
Parcel ID#: 09-22-30-0120-14-090
Violation: 209 TYREE LN.
Location/Address: WINTER PARK, FL 32792
Property Owner/ Tenant: WILLIAMS, DAVID W.
Mailing Address: 209 TYREE LN.
City/ State/ Zip: WINTER PARK, FL 32792-4134
Description of Violation: CHAIN LINK FENCING IS DILAPIDATED AND IN DISREPAIR, WITH SECTIONS WHERE LINKS ARE LOOSE OR NOT PROPERLY SECURED.
Corrective action to be taken: REPAIR OR REPLACE THE DAMAGED CHAIN LINK FENCING TO ENSURE ALL LINKS ARE PROPERLY SECURED AND THE FENCE IS STRUCTURALLY SOUND AND MAINTAINED IN GOOD CONDITION. ALL REPAIRS SHALL BE DONE ACCORDING TO CURRENT BUILDING STANDARDS AND BY A LICENSED CONTRACTOR. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Officer Name: Busch, Christina (407) 599-3382

amazon basics

03/31/2026

AMENDED OFFICIAL NOTICE OF VIOLATION

ALERT: IMPACTS FROM FLOODING IN THE GREAT LAKES, AND SEVERE WEATHER IN THE MI...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489009000276751591251

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 11:42 am on March 2, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

March 2, 2026, 11:42 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

[Text & Email Updates](#)



[USPS Tracking Plus®](#)



[Product Information](#)



[See Less ^](#)

[Track Another Package](#)



Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **February 27, 2026**

CASE # **PM-24-0130**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5912 51**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC); Sec 302.7 Accessory Structures of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/NUISANCE

On **August 6, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 13, 2026**. 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: **WP-O-2**
Parcel ID#: **09-22-30-0120-14-090**
Violation: **209 TYREE LN.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **WILLIAMS, DAVID W.**
Mailing Address: **209 TYREE LN.**
City/ State/ Zip: **WINTER PARK, FL 32792-4134**
Description of Violation: **CHAIN LINK FENCING IS DILAPIDATED AND IN DISREPAIR, WITH SECTIONS WHERE LINKS ARE LOOSE OR NOT PROPERLY SECURED.**
Corrective action to be taken: **REPAIR OR REPLACE THE DAMAGED CHAIN LINK FENCING TO ENSURE ALL LINKS ARE PROPERLY SECURED AND THE FENCE IS STRUCTURALLY SOUND AND MAINTAINED IN GOOD CONDITION. ALL REPAIRS SHALL BE DONE ACCORDING TO CURRENT BUILDING STANDARDS AND BY A LICENSED CONTRACTOR. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina (407) 599-3382**

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 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

00040 F/W SEC 302.7 DILAPIDATED FENCES

Violation Description

Wood Fence, falling dilapidated in need of repair/block wall needs cleaning or painting/not stable or safe about to fall, creating unsafe conditions

302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.





08/06/2025



08/06/2025



**City of Winter Park
Building and Code Enforcement Department**

401 S. Park Ave., Winter Park FL 32789 www.cityofwinterpark.org
Phone: 407-599-3237 Fax: 407-599-3499 Email: Permits@cityofwinterpark.org

BUILDING PERMIT APPLICATION FBC EDITION 2010 DATE REC'D 3/24/14
PERMIT # 14-970 New Construction Addition/Alteration Site Work Interior Demolition

PLEASE PRINT APPLICATION INFORMATION: CONSTRUCTION VALUATION \$ 300

PROJECT NAME 209 TYRES LLC
PROJECT ADDRESS 209 TYREE LN, WINTER PARK FL SUITE/UNIT # _____
TAX / PARCEL I.D. NUMBER 09 22 30 0120 14090 CITY LOCATION ID # _____
OCCUPANT NAME NO TENANT AT THIS TIME
PROPERTY OWNER DAVID W WILLIAMS PHONE 407 695 1055
PROPERTY OWNER'S ADDRESS 1567 PINEHURST DR / CASSELBERRY FL 32707
CONTRACTOR NAME NONE PHONE _____
CONTRACTOR'S ADDRESS _____
CONTRACTOR ST.REG./CERT.# _____ EXPIRATION DATE _____
CONTACT PERSON _____ PHONE/FAX _____ EMAIL _____
BONDING COMPANY NAME & ADDRESS _____
ARCHITECT/ENGINEER'S NAME _____ LICENSE # _____ PHONE _____
ARCHITECT/ENGINEER'S ADDRESS _____
MORTGAGE LENDER'S NAME _____
MORTGAGE LENDER'S ADDRESS _____
DESCRIPTION OF PROPOSED IMPROVEMENTS NEW/REPLACEMENT FENCE, ^{STEEL} BLACK 6' CHAINLINK BETWEEN LOTS 9+10+11 TO FRONT OF HOUSE LOTS. WOOD 6' FENCE FROM HOUSE TO (A)+(B)
BUSINESS TYPE _____ DEMOLITION PERMIT # _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, MECHANICAL AND GAS WORK.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature David Williams 3/24/2014
Owner or Agent (including contractor)

Signature _____
Contractor

The foregoing instrument was acknowledged before me the 3/24/14 by David Williams who is personally known to me and who produced FL exp 11/7/17 as identification and who did not take an oath.

The foregoing instrument was acknowledged before me the / / by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.

Notary as to Owner
Commission No. _____
State of FL. County of _____
My Commission expires: _____
(SEAL)



Notary as to Contractor
Commission No. _____
State of FL. County of _____
My Commission expires: _____
(SEAL)

Pursuant to Florida State Statute 713.135(7) – All signatures must be notarized.

PERMIT # _____

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

PLANNING/ZONING INFORMATION

LEGAL DESCRIPTION LOT _____ BLOCK _____ SUBDIVISION _____
 ZONING DISTRICT _____ GROSS SQ.FT. _____ IMPERVIOUS LOT COVERAGE _____ F.A.R. _____
 HEIGHT LIMIT _____ DEED RESTRICTIONS: FRONT (Y/N) _____ REAR (Y/N) _____ LOT WIDTH _____
 NO. OF PARKING SPACES _____ NUMBER OF SEATS _____ VARIANCE GRANTED? (Y/N) _____
 LIVING (HEATED) AREA _____ GARAGE/CARPORT AREA _____ STORAGE AREA _____

BUILDING INFORMATION

ISO WORK TYPE FENCE CONSTRUCTION TYPE VB
 OCCUPANCY GROUP R3 DATE READY TO ISSUE _____
 MAX. FLR. LIVE LOAD — BLDG. DEPT. VALUE \$ 300
 MIN. FLR. ELEVATION _____ #BLDG. — #UNITS — #STORIES —
 REVIEW FEE CE 2/3 \$ _____ TOTAL SQ.FT. _____
 REVIEW FEE LDC/CE 1/3 \$ _____ SQ.FT./FLOOR _____
 PERMIT FEE CE 2/3 \$ _____ MAX. OCCUPANCY _____
 PERMIT FEE CE 1/3 \$ 30.00 SPRINKLERS REQD. (Y/N) N
 INSP. TRAINING FEE \$ 0.40 C/O REQUIRED (Y/N) N
 AFFRD. HOUSING FEE \$ _____ THRESH. INSP. REQD. (Y/N) N
 SCHOOL IMPCT FEE \$ _____ PLANS FORMAT ATTACHED
 PARKS IMPCT FEE \$ _____
 VIOLATION \$ _____
 SCANNING FEE \$ _____
 OTHER FEES \$ _____ REVIEWER KS
 TOTAL \$ _____ APPROVED BY KS
 ♦ SEE BELOW FOR ADDITIONAL FEES DATE ISSUED _____

OTHER PERMITS REQD.	YES	NO	
ELECTRICAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
MECHANICAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
PLUMBING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ROOFING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
GAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
APP W/ CONDITIONS	YES	NO	RETURNED DATE
BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>3/24/14</u>
FIRE	<input type="checkbox"/>	<input type="checkbox"/>	
ENGINEERING	<input type="checkbox"/>	<input type="checkbox"/>	
STORMWATER	<input type="checkbox"/>	<input type="checkbox"/>	
W/WS UTILITIES	<input type="checkbox"/>	<input type="checkbox"/>	
PARKS	<input type="checkbox"/>	<input type="checkbox"/>	
POLICE	<input type="checkbox"/>	<input type="checkbox"/>	
PLANNING	<input type="checkbox"/>	<input type="checkbox"/>	
CRA/HIST/ED	<input type="checkbox"/>	<input type="checkbox"/>	
ELEC UTILITIES	<input type="checkbox"/>	<input type="checkbox"/>	
ARBOR	<input type="checkbox"/>	<input type="checkbox"/>	

SPECIAL CONDITIONS _____

DEPARTMENTAL FEES	AMOUNT
BUILDING (see above for detail)	
FIRE	REVIEW
	INSPECTOR TRAINING
	INSPECTION
ENGINEERING	
STORMWATER	
WATER AND WASTEWATER	
ELECTRIC	
OTHERS	
TOTAL	

New Construction
 Existing Bldg
 Site Work Only
 Interior Demolition

1. # ___ plans routed to: Fire Engg W/WS Stmwtr Lakes PD Parks Plan'g CRA ENCO Arbor
 Routed by: _____ Date: _____ Comments: _____
2. # ___ plans routed to: Fire Engg W/WS Stmwtr Lakes PD Parks Plan'g CRA ENCO Arbor
 Routed by: _____ Date: _____ Comments: _____
3. # ___ plans routed to: Fire Engg W/WS Stmwtr Lakes PD Parks Plan'g CRA ENCO Arbor
 Routed by: _____ Date: _____ Comments: _____



CITY OF WINTER PARK
BUILDING DIVISION
OWNER BUILDER AFFIDAVIT

PERMIT # _____

ADDRESS: 209 THREE LN

Florida Statutes Chapter 489.103 Exemption (7) allows you, as the owner of your property to act as your own contractor even though you do not have a license. Provided you comply with the following stipulations outlined below. YOU MUST PERFORM, OR SUPERVISE THE CONSTRUCTION YOURSELF.

To qualify for exemption under this subsection, an owner must personally appear and sign the building permit application and must satisfy the City of Winter Park Building Division's requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement in this section. If any person violates the requirements of this subsection, the City of Winter Park Building Division shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

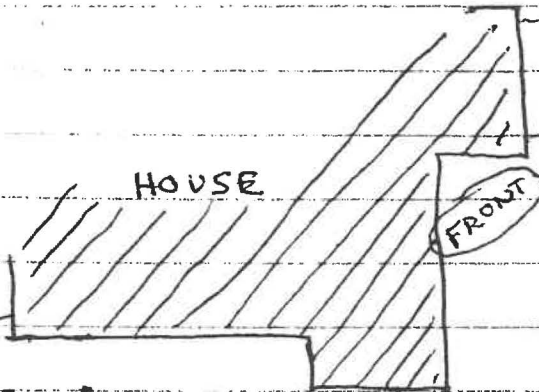
DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

209 TYREE FENCE PROJECT

NORTH

LOT 9



DRIVE

TYREE LAND
STREET CURB

HOUSE

FRONT

6' WOOD FENCE

6' WOOD FENCE

UTILITY POLE

6' STEEL
BLACK CHAIN LINK \approx 80 feet

FUTURE FENCE
FOR CONSIDERATION
BY VARIANCE BOARD

LOT 10

EAST

LOT 11

CITY OF WINTER PARK

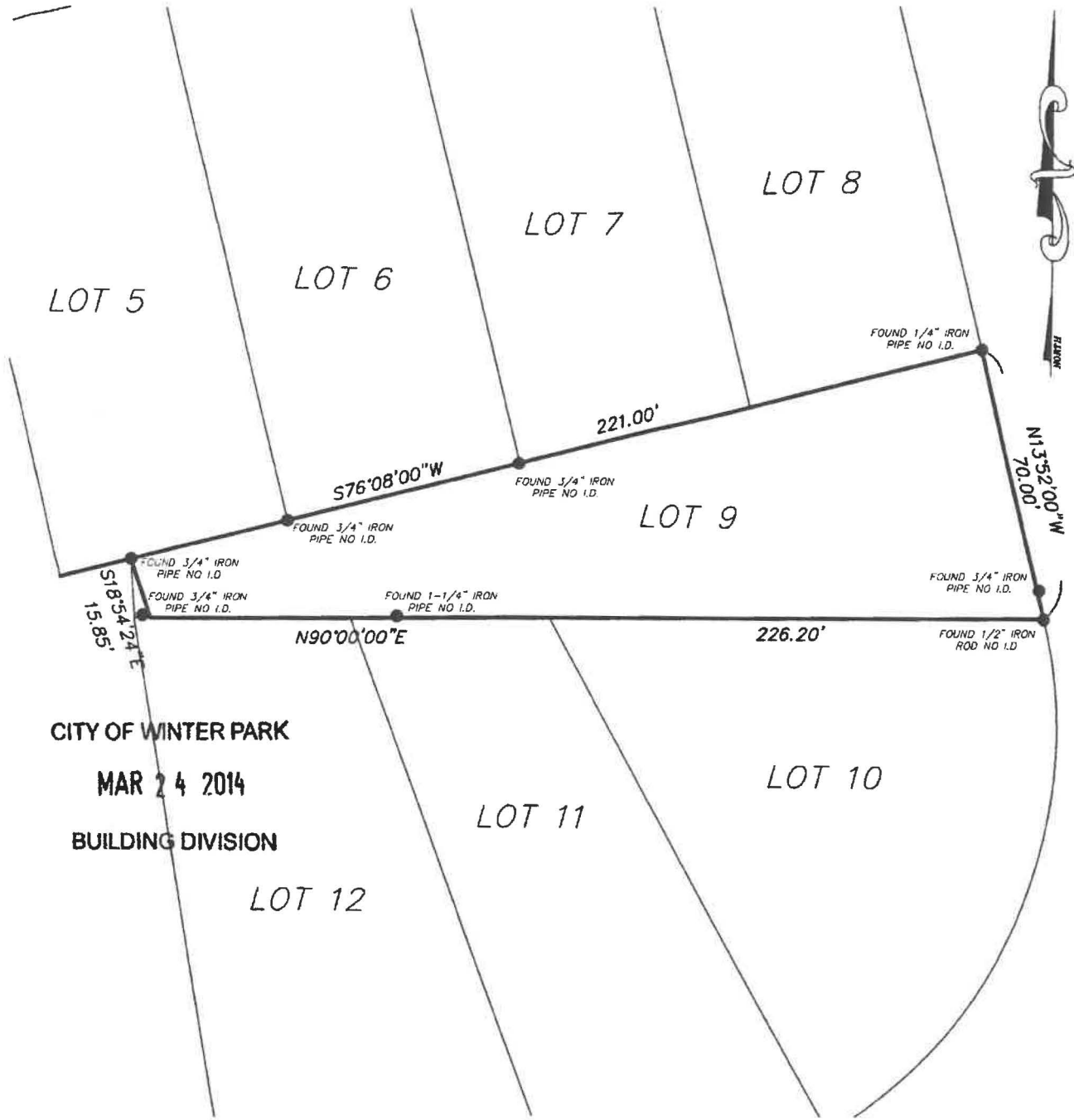
MAR 24 2014

BUILDING DIVISION

SOUTH

SKETCH ONLY - NOT A SURVEY

Legal Description: LOT 9, BLOCK 14, ALOMA SECTION 1, according to the plat thereof, as Recorded in Plat Book D Page(s) 51 of the Public Records of ORANGE County, Florida.



CITY OF WINTER PARK
 MAR 24 2014
 BUILDING DIVISION

Revised:	NA	Drawn by:	BBB
Job No.:	01041-BLK14-9	Field by:	
Scale:	1" = 40'	Checked by:	

LAND TECH
 SURVEYING & MAPPING CORP.
 350 S. Central Ave., Oviedo, Fl. 32765
 P.O. Box 621892, Oviedo, Fl. 32762
 Voice (407) 365-1036
 Fax (407) 365-1838
 Licensed Business No. 5777

Unless Noted Otherwise

01041-BLK14-9



City of Winter Park

Building Division Permit

Permit No: 14-00000970 **Date Applied:** 3/24/14 **Date Issued:** 3/24/14

Permit Type: FW 00 **Prepared by:** TRAN
 FENCE

Legal Description	Sect.	Township	RNG	Subdivision	Parcel
	09	22	30	0120	14090

Property Address	Zoning	Reviewed by
209 TYREE LN	R1A	KS

Owner's Name/Address/Telephone	Contractor's Name/Address/License/Telephone
209 TYREE LLC 1567 PINEHURST DRIVE CASSELBERRY FL 32707	

Additional Description	Architect/Engineer

Construction	Fire Zone	SPKLR	FLZ

Occupancy	Square Feet	Valuation	New Construction/Improvements
	.00	300	FENCE APPLICATION

Schedule of Fees

PERMIT FEE	30.00
IT INSPECTOR TRAINING FEE	.40
TOTAL FEES	30.40

FAILURE TO OBTAIN FINAL INSPECTIONS AND CERTIFICATE OF OCCUPANCY/COMPLETION BY THE PERMIT HOLDER IS A CITY BUILDING CODE VIOLATION.

NOTICE - SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, MECHANICAL, GAS AND ROOFING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX (6) MONTHS AT ANY TIME AFTER WORK IS COMMENCED, AND NOT COMPLETED WITHIN ONE YEAR. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME IS TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

CONSTRUCTION OR EQUIPMENT GENERATING NOISE MUST NOT BEGIN PRIOR TO 7 AM OR AFTER 9 PM, MON - SAT OR ON SUNDAYS OR HOLIDAYS.

DAVID W WILLIAMS
 Printed Name

David W Williams
 Signature of Contractor or Authorized Agent or Owner Builder

March 24, 2014
 Date



Code Compliance Board

agenda item 5.c

item type

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

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

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

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

1. N-25-05 Agenda Packet

471 Holt Ave 05-22-30-9400-89-152

Name(s):
JULIE K KHAN REVOCABLE
LIVING TRUST

Physical Street Address:
471 Holt Ave

Property Use:
0100 - Single Family

Mailing Address On File:
1776 S Chickasaw Trl
Orlando, FL 32825-8242

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



471 HOLT AVE, WINTER PARK, FL 32700 5/12/2021 9:41 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025	\$300,000	\$292,530	\$500	\$593,030	2.4%	\$510,204	10.0%
2024	\$300,000	\$278,620	\$500	\$579,120	3.7%	\$463,822	10.0%
2023	\$300,000	\$257,980	\$500	\$558,480	35.1%	\$421,656	10.0%
2022	\$250,000	\$162,935	\$500	\$413,435	N/A	\$383,324	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025			\$0		\$738
2024			\$0		\$1,029
2023			\$0		\$1,224
2022			\$0		\$271

2025 Taxable Value and Certified Taxes

Tax Year

	2024	2023	2022
--	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$593,030	\$0	\$593,030	3.2010	-0.5%	\$1,898.29	23%
Public Schools: By Local Board	\$593,030	\$0	\$593,030	3.2480	0.0%	\$1,926.16	23%
General County	\$510,204	\$0	\$510,204	4.4347	0.0%	\$2,262.60	27%
City Of Winter Park	\$510,204	\$0	\$510,204	4.0923	0.0%	\$2,087.91	25%
City Of Winter Park Debt 2017 & 2020	\$510,204	\$0	\$510,204	0.2062	-6.6%	\$105.20	1%
St Johns Water Management District	\$510,204	\$0	\$510,204	0.1793	0.0%	\$91.48	1%
Totals				15.3615		\$8,371.64	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
CITY OF WINTER PARK	COLLEGE QUARTER - COLQTR - (407)599-3381	6.56	1.00	\$6.56
WINTER PARK STORMWATER	WINTER PARK STO - STMWTR - (407)599-3381	173.60	1.00	\$173.60
				\$180.16

2025 Gross Tax Total: \$8,551.80

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$9,109.83

Your ad-valorem tax with exemptions is: -\$8,371.64

Providing You A Savings Of: = \$738.19

471 Holt Ave 05-22-30-9400-89-152

Name(s):
JULIE K KHAN REVOCABLE
LIVING TRUST

Physical Street Address:
471 Holt Ave

Property Use:
0100 - Single Family

Mailing Address On File:
1776 S Chikasaw Trl
Orlando, FL 32825-8242

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park

[Incorrect Mailing Address?](#)



471 HOLT AVE WINTER PARK FL 32789 5/12/2021 8:41 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)



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

[View Plat](#)

Property Description

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 THE E 50 FT OF S 140 FT OF LOT 15 BLK 89

Total Land Area

7,000 sqft (+/-) | 0.16 acres
(+/-)

[GIS Calculated](#)

Notice

Land

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



Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence
Actual Year Built:
1943
Gross Area:
1744 sqft
Type Code:
0104 - Single Fam Class Iv
Beds:
2
Living Area:
1528 sqft
Building Value:
Working Value...
Baths:
1
Exterior Wall:
Conc/Cindr
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Plastered



Extra Features

Description	Date Built	Units	Xfob Value
Shed - Null	01/01/1999	1 Unit(s)	Working Value...





After Recording Return to:
Unisource

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Mail Tax Statements To:
Julie K. Khan, Trustee
471 Holt Avenue
Winter Park, FL 32825

Prepared:
Angelina M. Whittington, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

[this space for recording information]

Documentary Stamps are based on
the consideration of 170

Property Tax ID#: 05-22-30-9400-89-152 &
27-22-30-0450-01-070

QUITCLAIM DEED

(the purpose of this deed is to convey property into a Living Trust)

THIS INDENTURE, executed the 14 day of July, 2016, between JULIE K. KHAN, a single woman residing at 471 Holt Avenue, Winter Park, FL 32825, **GRANTOR**, and JULIE K. KHAN, Trustee of the Julie K. Khan Revocable Living Trust dated April 25, 2006, *and any amendments thereto*, with a mailing address of 471 Holt Avenue, Winter Park, FL 32825, **GRANTEE**.

WITNESSETH, that the said Grantor, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantees forever, all the right title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Orange County, State of Florida, to-wit:

LOT 7, BLOCK A, AZALEA PARK ANNEX REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 59, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE EAST 50 FEET OF THE SOUTH 140 FEET OF LOT 15, BLOCK 89, REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JULIE K. KHAN, TRUSTEE OF THE JULIE K. KHAN REVOCABLE LIVING TRUST DATED APRIL 25, 2006, BY DEED FROM JULIE KARAMOWTI KHAN ALSO KNOWN AS JULIE K. KHAN, A SINGLE WOMAN, RECORDED 05/02/2006 IN OR BOOK 08618, PAGE 3188, ORANGE COUNTY, FLORIDA.

PROPERTY ADDRESS: 471 Holt Avenue, Winter Park, FL 32825
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

[Signature]
Witness

Deborah Goglas
Printed Name

[Signature]

JULIE K. KHAN, Trustee of the Julie K. Khan Revocable Living Trust dated April 25, 2006

[Signature]
Witness

Alexia Boodran
Printed Name

STATE OF FLORIDA)

COUNTY OF Orange)

The foregoing instrument was hereby acknowledged before me this 14 day of July, 2016, by JULIE K. KHAN, Trustee of the Julie K. Khan Revocable Living Trust dated April 25, 2006, who is personally known to me or who has produced Valid FLID as identification. and who signed this instrument willingly.



DEBORAH GOGLAS
MY COMMISSION # FF 140868
EXPIRES: October 24, 2018
Bonded Through Budget Notary Services

[Signature]
Notary Public Deborah Goglas
My commission expires:

Oct 24, 2018

The preparer of this document has been engaged solely for the purpose of preparing this instrument. has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal descriptor, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Parcel Photos - 471 Holt Ave



Courtesy Orange County Property Appraiser

471 HOLT AVE, WINTER PARK, FL 32789 5/12/2021 8:41 AM

FACT SHEET

June 4th, 2026

Case No: N-25-05

Respondent:

JULIE K KHAN REVOCABLE LIVING TRUST
1776 S CHICKASAW TRL
ORLANDO, FL 32825-8242

1. Address where violation exists: **471 HOLT AVENUE, Winter Park, FL 32789**
2. Parcel I.D. No.: **05-22-30-9400-89-152**
3. Property Zone: **WP-R-2 (H)**
4. Inspection(s): **WPPD CAD REPORTS – 02/02/2025 AT 02:03 HOURS, 02/02/2025 AT 02:43 HOURS, 02/07/2025 AT 23:11 HOURS, 02/09/2025 AT 03:25 HOURS, 02/09/2025 AT 04:18 HOURS AND 02/14/2025 AT 03:43 HOURS.**

WPPD INCIDENT REPORTS – 05/09/2025 AT 04:08 HOURS, 08/24/2025 AT 01:28 HOURS, 08/30/2025 AT 22:09 HOURS, 09/04/2025 AT 23:18 HOURS, 09/12/2025 AT 22:22 HOURS, 09/19/2025 AT 21:21 HOURS, 09/19/2025 AT 14:14 HOURS, 09/20/2025 AT 03:05 HOURS, 10/05/2025 AT 00:55 HOURS, 10/17/2025 AT 15:02 HOURS, 11/01/2025 AT 22:42 HOURS, 03/29/2026 AT 01:46 HOURS AND 04/15/2026 AT 08:53 HOURS.

5. Notice of Violation and Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

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

Evidence

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

VIOLATION DESCRIPTION: Noise disturbance reports from WPPD related to loud music coming from residence.	CORRECTIVE ACTION REQUIRED: Cease all Illegal Noise Disturbances to comply and	CODES CITED: Chapter 62 – Offenses and Miscellaneous Provisions; Article IV – Offenses Involving Public Peace and Order; Division 2. - Noise and
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	adhere to the City of Winter Park Code of Ordinances.	Disturbance Control; Sec. 62-92 – Definitions (2), (4) and (5); Sec. 62.94. Enforcement; Sec. 62-95 Owner’s and lessee’s responsibility; Sec. 62-96 - Noise disturbances prohibited generally (a), (1), (2), (3), (5) (8) and (9); Sec. 62-97 - Specific prohibitions (2), a, 1, 2 and 3, b., c, and (f) of the City of Winter Park Code of Ordinances.
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CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

CASE NO.: **N-25-0005**

City of Winter Park
Petitioner,

vs.

JULIE K KHAN REVOCABLE LIVING TRUST
1776 S CHICKASAW TRL.
ORLANDO, FL 32825-8242
Respondents, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for June 04, 2026, on the property located at **471 HOLT AVE.** on this **22nd day of April 2026.**
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT


DATED this **22nd day of April 2026**



Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **22nd day of April 2026**, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



Susanne R. Porras, Notary Public
My Commission Expires Nov 1, 2026
Commission #HH283677





04/22/2026

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

Case No: N-25-05

CITY OF WINTER PARK
Petitioner,

vs.

JULIE K. KHAN REVOCABLE LIVING TRUST
1776 S. CHICKASAW TRAIL
ORLANDO, FL 32825-8242
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 Enforcement Board, a governmental board of the City of Winter Park, which will take place on:

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

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

1. Violation of City Code (Chapter/Section) Chapter 62 – Offenses and Miscellaneous Provisions; Article IV – Offenses Involving Public Peace and Order; Division 2 – Noise and Disturbance Control; Sec. 62-92 – Definitions (2), (4) and (5); Sec. 62-94 (Enforcement); Sec. 62-95 Owner's and Lessee's responsibility; Sec. 62-96 – Noise disturbances prohibited generally (a), (1), (2), (3), (5), (6), and (9); Sec. 62-97 – Specific prohibitions (2), a, 1, 2 and 3, b, c, and (f) of the City of Winter Park Code of Ordinances.

04/22/2026

IMPORTANT MESSAGE

FOR Sue
DATE 4/24/26 TIME 3:13 A.M.
P.M.
M Ms. Khan
OF 4711 Holt Ave.
PHONE/
CELL 407-421-6440 →

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Re: NOH received
Owner stated that she is
not renewing their lease.
May 31st, 2026 →
owner is going to send a copy
of lease and a letter of ~~intention~~
SIGNED SKP intention.

ALERT: IMPACTS FROM WILDFIRES IN SOUTHERN CALIFORNIA MAY DELAY FINAL DELIVERY...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489009000276751556229

[Copy](#)

[Add to Informed Delivery](#)

Latest Update

Your item was delivered to an individual at the address at 11:44 am on April 27, 2026 in ORLANDO, FL 32825.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Left with Individual

ORLANDO, FL 32825
April 27, 2026 11:44 AM

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

[Text & Email Updates](#)



[USPS Tracking Plus®](#)



[Product Information](#)



[See Less ^](#)

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[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: N-25-05

CITY OF WINTER PARK
Petitioner,

9489 0090 0027 6751 5562 29

vs.

JULIE K. KHAN REVOCABLE LIVING TRUST
1776 S. CHICKASAW TRAIL
ORLANDO, FL 32825-8242
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 Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, June 4th, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

1. Violation of City Code Chapter/Section: **Chapter 62 – Offenses and Miscellaneous Provisions; Article IV – Offenses Involving Public Peace and Order; Division 2. - Noise and Disturbance Control; Sec. 62-92 – Definitions (2), (4) and (5); Sec. 62.94. Enforcement; Sec. 62-95 Owner’s and lessee’s responsibility; Sec. 62-96 - Noise disturbances prohibited generally (a), (1), (2), (3), (5) (8) and (9); Sec. 62-97 - Specific prohibitions (2), a, 1, 2 and 3, b., c, and (f) of the City of Winter Park Code of Ordinances.**

2. Address where violation(s) exists: **471 HOLT AVENUE, WINTER PARK, FL 32789.**
3. Parcel I.D. No.: **05-22-30-9400-89-152**
4. Property Zone: **WP-R-2**
5. Legal Description: **TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 THE E 50 FT OF S 140 FT OF LOT 15 BLK 89**
6. Names and address of owner/person in charge of location where violation exists: **Julie K. Khan Revocable Living Trust – 1776 S. Chickasaw Trail, Orlando, FL 32825-8242**
7. Description of Violation: **Noise Disturbance Reports reported to WPPD related to loud music coming from residence on 02/14/25 at 03:43 hours, 02/09/25 at 04:18 hours, 02/09/25 at 03:25 hours, 02/07/25 at 23:11 hours, 02/02/25 at 02:43 hours, 02/02/25 at 02:03 hours, 10/17/25 at 16:02 hours and on 04/15/26 at 08:57 hours.**
8. Compliance Requirements: **To cease all Illegal Noise Disturbances and to comply and adhere to the City of Winter Park Code of Ordinances.**

Compliance Date to avoid hearing: **May 10th, 2026.**

Unless Respondent(s) corrects the violation described and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Enforcement Board, on the **June 4th, 2026, at 3 p.m.**, at 401 S. Park Avenue, Winter Park, FL, 2nd Floor (Commission Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you

are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

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

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.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 20th day of April 2026.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **JULIE K. KHAN REVOCABLE LIVING TRUST – 1776 S. CHICKASAW TRAIL, ORLANDO, FL 32825-8242**

Certified Mail: 9489 0090 0027 6751 5562 29



Susanne Porras
Safety & Code Compliance Officer
Div. Manager

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

CODES CITED:

Chapter 62 - OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE IV. - OFFENSES INVOLVING PUBLIC PEACE AND ORDER

DIVISION 2. - NOISE AND DISTURBANCE CONTROL [3]

Sec. 62-92. Definitions.

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

Noise disturbance means any sound which:

- (1) Endangers or injures the safety or health of humans or animals
- (2) **Annoys or disturbs a reasonable person of normal sensitivity**
- (3) Endangers or injures personal or real property
- (4) **Is loud or raucous**
- (5) **Causes actual or imminent interference with peace or good order or**
- (6) Exceeds any dBA limit established pursuant to this division 2

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

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

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

Sec. 62-94. - Enforcement.

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

In addition to any other remedies provided under this Code or other applicable law, the city shall provide written notice by first class U.S. Mail to the owner of any property which is found by the city to be the location of an illegal open house party. That notice shall be mailed to the owner of the property as listed in the Orange County Public Records and the notice shall also be placed in the records of the city and at the city's discretion, may be otherwise provided to the

owner as well. Each subsequent violation of the prohibition on illegal open house parties at the same property shall carry a civil penalty as established in chapter 1 of this Code, and the enforcement provisions of chapter 1 of this Code shall apply to the enforcement of that penalty.

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.

Sec. 62-96. - Noise disturbances prohibited generally.

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

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

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

Sec. 62-97. - Specific prohibitions.

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

(1) Horns, signaling devices, etc. The sounding of any horn or signaling device on any automobile, motorcycle, streetcar or other vehicle on any street or public place of the city for an unnecessary and unreasonable period of time, thereby creating a noise disturbance.

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

a. Using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner:

- 1. As to disturb the peace, quiet and comfort of neighboring inhabitants;**
- 2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto; or**
- 3. As to create a noise disturbance.**

b. It shall be a violation to commit any one of the enumerated acts listed in this section.

c. The operation of any sound system, speakers, radio, television, turntable, amplifier, musical, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 8:00 a.m. from outside any residential, office or commercial building or between 11:00 p.m. and 8:00 a.m.

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

(f) A violation of any provision of this section shall be classified as a class II violation. Each successive repeated violation of this section shall be subject to a civil penalty for the next higher violation classification. For example, a first violation of this section will be fined as a class II violation, a second violation will be fined as a class III violation, and so on. Nothing shall prohibit the city from enforcing this section by any other means



SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407-599-3600

June 20, 2025.

Alexander Maria Meyerblohm (Tenant)
471 Holt Avenue
Winter Park, FL 32789

9489 0178 9820 3040 7892 44

Re: Noise Violation – **471 Holt Ave., Winter Park, FL 32789**
Parcel ID# **05-22-30-9400-89-152**

Dear resident:

It has been brought to the attention of the Safety & Code Compliance Office that a noise disturbance produced by **loud music** has been reported to the City of Winter Park Police Department. According to the City Code, no person (s) shall make, continue or cause to be made or continue any noise disturbances (Division 2 Chapter 62), which disturbs the peace and quiet of any person or family.

Noise disturbance means any sound which:

- (1) Endangers or injures the safety or health of humans or animals
- (2) **Annoys or disturbs a reasonable person of normal sensitivity**
- (3) Endangers or injures personal or real property
- (4) **Is loud or raucous**
- (5) **Causes actual or imminent interference with peace or good order or**
- (6) Exceeds any dBA limit established pursuant to this division 2

DIVISION 2. - NOISE AND DISTURBANCE CONTROL [3]

Sec. 62-94. - Enforcement.

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

In addition to any other remedies provided under this Code or other applicable law, the city shall provide written notice by first class U.S. Mail to the owner of any property which is found by the city to be the location of an illegal open house party. That notice shall be mailed to the owner of the property as listed in the Orange County Public Records and the notice shall also be placed in the records of the city and at the city's discretion, may be otherwise provided to the owner as well. Each subsequent violation of the prohibition on illegal open house parties at the same property shall carry a civil penalty as established in chapter 1 of this Code, and the enforcement provisions of chapter 1 of this Code shall apply to the enforcement of that penalty.

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.



Sec. 62-96. - Noise disturbances prohibited generally.

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

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

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

Sec. 62-97. - Specific prohibitions.

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

- (1) Horns, signaling devices, etc. The sounding of any horn or signaling device on any automobile, motorcycle, streetcar or other vehicle on any street or public place of the city for an unnecessary and unreasonable period of time, thereby creating a noise disturbance.
- (2) Radios, phonographs, television sets, musical instruments, etc.**
 - a. Using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner:**
 - 1. As to disturb the peace, quiet and comfort of neighboring inhabitants;**
 - 2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto; or**
 - 3. As to create a noise disturbance.**
 - b. It shall be a violation to commit any one of the enumerated acts listed in this section.**
 - c. The operation of any sound system, speakers, radio, television, turntable, amplifier, musical, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 8:00 a.m. from outside any residential, office or commercial building or between 11:00 p.m. and 8:00 a.m. from inside any residential, office or commercial building in such manner as to create a plainly audible sound either at a distance of 50 feet from the building, structure or vehicle in which it is located or so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations shall be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division. In addition, it shall also be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division when any non-commercially zoned property has outdoor or indoor parties, gatherings, music rehearsals or any other activity where music or other entertainment by sound system, amplifier, musical instruments, or other device is produced on more occasions that once every**



SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407-599-3600

two months, in such manner as to create a plainly audible sound or vibrations either at a distance of 50 feet from the building or property so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations, occurs after 8:00 p.m., unless specifically approved by a special event permit issued by the city.

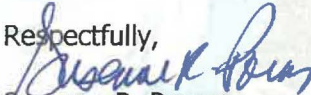
(3) Loudspeakers, amplifiers for advertising. The using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier or other machine or device for the producing or reproducing of sound upon the public street of a residential area for the purpose of commercial advertising or attracting the attention of the public to any building or structure.

(f) A violation of any provision of this section shall be classified as a class II violation. Each successive repeated violation of this section shall be subject to a civil penalty for the next higher violation classification. For example, a first violation of this section will be fined as a class II violation, a second violation will be fined as a class III violation, and so on. Nothing shall prohibit the city from enforcing this section by any other means

Please comply with the City Code by taking whatever steps necessary to keep the peace and quiet in your neighborhood. If additional reports are filed with the Police Department after the date of this Violation Notice; violators of this ordinance may be issued a citation or a notice to appear before the Code Enforcement Board with the imposition of fines up to \$300.00 per incident report.

Thank you in advance for your attention to this matter. I can be reached at 407-599-3283 should you have questions regarding this notice.

Respectfully,


Susanne R. Porras
Safety & Code Compliance
Division Manager

Case# **N-25-0005**

Certified Mail #**9489 0178 9820 3040 7892 44**

cc: **JULIE K KHAN REVOCABLE LIVING TRUST – 1776 CHICKASAW TRL, ORLANDO, FL 32825-8242. (PROPERTY OWNER)**



Event Report



Event Number
20261050989

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **04/15/2026 08:53:27** Call Source: **TEL**
 Created: **04/15/2026 08:57:14** By: **jshaw** On Terminal: **WPK2**
 Dispatched: **04/15/2026 08:57:50** By: **dward** On Terminal: **WPK8**
 Enrouted: **04/15/2026 08:57:52**
 Arrived: **04/15/2026 09:14:30** Primary Unit: **WP636** Comments:
 Cleared: **04/15/2026 10:18:03** Disposition Codes: **Q** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **GRANT** Phone: **(770) 354-1792** Alt. Phone:

Caller Location: **HOLT AVE & MCINTYRE AVE**

Case Nbrs: **2026CE000619**

Vehicles:

Assigned Officers - Radio IDs/Status

WP648(O'Hara, Kiara M) - CL, WP636(Noyes, Kyle) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
04/15/2026 08:57:14	WPK2	WP239	WP239	Event Create		
04/15/2026 08:57:14	WPK2	WP239	WP239	Remark		56 REF LOUD MUSIC
04/15/2026 08:57:50	WPK8	WP297	WP297	Dispatched	WP648	
04/15/2026 08:57:52	WPK8	WP297	WP297	Enroute	WP648	
04/15/2026 08:57:52	WPK8	WP297	WP297	Event Modify		
04/15/2026 09:14:30	O082	WP648	WP648	Arrived	WP648	
04/15/2026 09:14:30	O082	WP648	WP648	Event Modify		
04/15/2026 09:22:05	WPK8	WP297	WP297	Dispatched	WP636	
04/15/2026 09:22:08	WPK8	WP297	WP297	Enroute	WP636	
04/15/2026 09:22:13	WPK8	WP297	WP297	Arrived	WP636	
04/15/2026 09:23:00		WP648		Cafe Number		Case Number: '2026CE000619' Added By WINTERPARK\kohara
04/15/2026 09:23:32	O021	WP636	WP636	Remark		479 HOLT REQ 56 W CODE ENFORCEMENT
04/15/2026 09:23:51	WPK8	WP297	WP297	Remark		WP636 1051 TO TAC 5
04/15/2026 09:25:06	WPK8	WP297	WP297	Arrived	WP636	
04/15/2026 09:25:06	WPK8	WP297	WP297	Arrived	WP648	
04/15/2026 09:25:06	WPK8	WP297	WP297	Remark		WP636 & WP648 CHANGED PRIMARY

04/15/2026 09:27:40	WPK1	WP233	WP233	Remark		CODE ENFORCEMENT WILL SEND A UNIT OUT TO 1020
04/15/2026 09:33:48	O082	WP648	WP648	Remark		0 BWC
04/15/2026 09:33:50	O082	WP648	WP648	Cleared	WP648	
04/15/2026 10:17:55	O021	WP636	WP636	Remark		1 BWC
04/15/2026 10:18:03	O021	WP636	WP636	Cleared	WP636	

Region: WPK CSA: 3 Grid:

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #: 2026CE000619
Juvenile: No Event #:
Domestic Violence: No
Dating Violence: No 20261050989

Agency ORI: FL0480600

Reported Day/Date: Wed 4/15/2026 8:57 Time Dispatched: 4/15/2026 8:57 Time Arrived: 4/15/2026 9:14 Time Completed: 4/15/2026 10:18 Date Occurred From: Wed 4/15/2026 8:30 Date Occurred To: Wed 4/15/2026 9:25
Subdivision: Forced Entry: N/A Occupancy: N/A Type of Weapon: NA Location Type: RESIDENCE/SINGLE Municipality: WP

Incident Address: 471 HOLT AVE WINTER PARK FL 32789 Dispatch Address: 471 HOLT AVE WINTER PARK FL 32789
#Offenses: 01 #Victims: 00 #Offenders: 00 #Prem. Ent: 0 #Arrested: 00 Drug Related: N Alcohol Related: N Call Disposition: Q Signal Code: 22NIR Clearance: Open

OFFENSES SECTION

Table with columns: Off#, Description, Statute#, UCR, Ordinance, Attempt/Commit, Warrant #, DVR, Drug Activity. Row 1: 1, WINTER PARK CITY ORDINANCE - OFFENSES, NOISE VIOLATIONS SPECIFIC PROHIBITIONS, 62-97, 9800, Yes, C, No, No

PERSON SECTION

Name: EDDY, GRANT R/S: W/M DOB: 4/15/1996 or Age: 30 Offense Indicator:
Adult/Juvenile: A SSN: Hgt: Wgt: Hair: Eyes: DL#: DL State:
Person Type: REPORTING PER-ADULT City of Birth: Place of Birth:
Address: 479 HOLT AVE WINTER PARK, FL 32789 Phone: Cell Phone: 7703541792
Email: OthPhone1: OthPhone2:
NOK: NOK:
NOK Address: Emp. Address: Job: NOK Phone: Bus. Phone:
Comments:

LE/BUSINESS SECTION

Name: Noyes, Kyle Contact: WP636 - Winter Park Police Dep
Offense Indicator: Other Id: Phone#: Comments: 1 BWC
Type: OTHER/LE OFFCR
Address:
Name: O'Hara, Kiara Contact: WP648 - Winter Park Police Dep
Offense Indicator: Other Id: Phone#: Comments: 0 BWC
Type: OTHER/LE OFFCR
Address:

Region: WPK CSA: 3 Grid:

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #: 2026CE000619
Juvenile: No Event #: 20261050989
Domestic Violence: No
Dating Violence: No

Agency ORI: FL0480600

NARRATIVES

Rpt Date: 04/15/2026 10:53	Reporter: NOYES, KYLE	WP636	Clearance: Open	Nar Type: O
Mod By: WINTERPARK\jrojas	Mod Date: 04/15/2026 13:15		Related Case #	

On 04-15-2026 at 0857 hours, I was dispatched to 471 Holt Avenue in reference to a noise complaint. Upon my arrival, I contacted Grant Eddy, resident of 479 Holt Avenue, who stated there had been loud music coming from the residence since 0830 hours. Eddy stated this has been an on-going problem and he requested that a report be generated for code enforcement.

Prior to my arrival, Ofc. O'Hara could hear music coming from the rear of the property. She then contacted the resident who stated he was the president of a Rollins fraternity. She asked him to turn down the music and he complied. A short time later, all the students left the residence.

This report was forwarded to code enforcement.

I swear/affirm the above statements are true and correct: Officer's Signature:	Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____
NOYES, KYLE Name and Employee # (Printed) WP636	Name/Title of Person Authorized to Administer Oath: _____

ADMINISTRATIVE SECTION

Was Crime Scene Processed: **No** Processed By:

Officer Reporting: **WP636 NOYES, KYLE** Officer Shift: **G** Section: **WP** Unit: **WP648** Date: **04/15/2026**

Reviewed By: **WP47 Rojas, Jeancarlo** Review Date: **04/15/2026** Routed to:

Assigned To: Assigned Date: Assigned Dept:

Clearance: **Open** Clearance Date: Referred To:

Comments: **NOISE COMPLAINT-FORWARDED TO CODE ENFORCEMENT**



Event Report



Event Number
20260880176

EventType
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **03/29/2026 01:46:22** Call Source: **TEL**
 Created: **03/29/2026 01:47:17** By: **dsabatino** On Terminal: **WPK8**
 Dispatched: **03/29/2026 01:47:30** By: **kriverareyes** On Terminal: **WPK7**
 Enrouted: **03/29/2026 01:48:05**
 Arrived: **03/29/2026 01:55:49** Primary Unit: **WP224** Comments:
 Cleared: **03/29/2026 04:26:05** Disposition Codes: **V(2)** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **DARA** Phone: **(407) 949-7860** Alt. Phone:

Caller Location: **MCINTYRE & HOLT AVE**

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP675(Torres, Antonio D) - CL, WP224(Newman, Preston) - CL, WP673(Main, Vincent) - CL, WP656(Watson, Isaiah) - PEU

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
03/29/2026 01:47:17	WPK8	WP285	WP285	Event Create		
03/29/2026 01:47:17	WPK8	WP285	WP285	Remark		56 CALLER AT THE CORNER WF WEARING A BLK ROBE REF TO ONGOING LOUD MUSIC
03/29/2026 01:47:30	WPK7	WP232	WP232	Dispatched	WP224	
03/29/2026 01:47:30	WPK7	WP232	WP232	Event Modify		
03/29/2026 01:48:02	WPK7	WP232	WP232	Dispatched	WP673	
03/29/2026 01:48:05	WPK7	WP232	WP232	Enroute	WP673	
03/29/2026 01:48:05	WPK7	WP232	WP232	Event Modify		
03/29/2026 01:48:07	WPK7	WP232	WP232	Enroute	WP224	
03/29/2026 01:55:49	O075	WP673	WP673	Arrived	WP673	
03/29/2026 01:55:49	O075	WP673	WP673	Event Modify		
03/29/2026 02:00:17	O023	WP224	WP224	Arrived	WP224	
03/29/2026 02:02:38	WPK7	WP232	WP232	Dispatched	WP656	
03/29/2026 02:02:38	WPK7	WP232	WP232	Dispatched	WP675	
03/29/2026 02:02:52	WPK7	WP232	WP232	Enroute	WP656	
03/29/2026 02:02:52	WPK7	WP232	WP232	Enroute	WP675	
03/29/2026 02:10:26	WPK7	WP232	WP232	Remark		CONTACTING ROLLINS FOR ASSITANCE GETTING STUDENTS BACK ON CAMPUS

03/29/2026 02:11:52	WPK7	WP232	WP232	Remark		SECURITY WILL SEND SOMEON OVER
03/29/2026 02:15:06				Arrived	WP656	
03/29/2026 02:15:12	WPK7	WP232	WP232	Pre-Empted	WP656	
03/29/2026 02:15:16				Remark		1 BWC
03/29/2026 02:15:21	O100	WP675	WP675	Arrived	WP675	
03/29/2026 02:15:23	O100	WP675	WP675	Cleared	WP675	
03/29/2026 02:16:26	O023	WP224	WP224	Remark		PARTY CLRD OUT
03/29/2026 02:16:29	O023	WP224	WP224	Remark		0 BWC
03/29/2026 02:16:32	O023	WP224	WP224	Cleared	WP224	
03/29/2026 04:26:05	WPK7	WP232	WP232	Cleared	WP673	
03/29/2026 06:08:48	O075	WP673	WP673	Remark		1 BWC



Event Report



Event Number
20253052126

EventType
Disturbance - Noise (22NJR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **11/01/2025 22:42:26** Call Source: **TEL**
 Created: **11/01/2025 22:43:19** By: **blacroix** On Terminal: **WPK1**
 Dispatched: **11/01/2025 22:43:35** By: **epierce** On Terminal: **WPK7**
 Enrouted: **11/01/2025 22:44:09**
 Arrived: **11/01/2025 22:44:09** Primary Unit: **WP668** Comments:
 Cleared: **11/01/2025 22:50:41** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NJR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **SARA** Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP261(Robbins, Scarlet) - CL, WP668(Cuddy, Michael) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
11/01/2025 22:43:19	WPK1	WP227	WP227	Event Create		
11/01/2025 22:43:19	WPK1	WP227	WP227	Remark		54-56 87 IN REF TOLOUD MUSIC AND SCREAMING AT THIS LOCATION
11/01/2025 22:43:27	WPK1	WP227	WP227	Remark		CALLER REQ A 45
11/01/2025 22:43:35	WPK7	WP268	WP268	Dispatched	WP668	
11/01/2025 22:43:35	WPK7	WP268	WP268	Event Modify		
11/01/2025 22:43:58	WPK7	WP268	WP268	Dispatched	WP261	
11/01/2025 22:44:09	WPK7	WP268	WP268	Enroute	WP668	
11/01/2025 22:44:09	WPK7	WP268	WP268	Event Modify		
11/01/2025 22:44:09	O013	WP668	WP668	Arrived	WP668	
11/01/2025 22:44:09	O013	WP668	WP668	Event Modify		
11/01/2025 22:44:12	WPK7	WP268	WP268	Enroute	WP261	
11/01/2025 22:48:15	O090	WP261	WP261	Arrived	WP261	
11/01/2025 22:48:17	O090	WP261	WP261	Cleared	WP261	
11/01/2025 22:50:38	O013	WP668	WP668	Remark		MUSIC COULDNT BE HEARD FROM OUTSIDE THE HOME UNLESS DOOR WAS OPEN. HARDLY ANYONE AT HOUSE. ADVISED THEY WOULD ENSURE NOISE WAS KEPT TO MIN AND NOT HAVE TOO MANY PEOPLE. 1BWC



Event Report



Event Number
20252901677

EventType
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **10/17/2025 15:02:42** Call Source: **TEL**
 Created: **10/17/2025 15:03:33** By: **atirado** On Terminal: **WPK1**
 Dispatched: **10/17/2025 15:40:55** By: **mpeacock** On Terminal: **WPK7**
 Enrouted: **10/17/2025 15:41:02**
 Arrived: **10/17/2025 16:02:09** Primary Unit: **WPS187** Comments:
 Cleared: **10/17/2025 16:03:05** Disposition Codes: **I** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs: **2025CE002446**

Vehicles:

Assigned Officers - Radio IDs/Status

WPS187(Talton, Kenton) - CL, WP805(Gonzalez, George) - PEU

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
10/17/2025 15:03:33	WPK1	WP233	WP233	Event Create		
10/17/2025 15:03:33	WPK1	WP233	WP233	Remark		56 REF LOUD MUSIC W/ BASS HAS BEEN PLAYING FOR PAST HOUR.
10/17/2025 15:04:27	WPK1	WP233	WP233	Remark		10-45 W/ THE CALLER INSTEAD OF 56
10/17/2025 15:09:13	WPK7	WP218	WP218	Remark		S187 FIRST AVAIL
10/17/2025 15:29:06	WPK7	WP218	WP218	Dispatched	WPS187	
10/17/2025 15:29:06	WPK7	WP218	WP218	Event Modify		
10/17/2025 15:29:09	WPK7	WP218	WP218	Enroute	WPS187	
10/17/2025 15:29:09	WPK7	WP218	WP218	Event Modify		
10/17/2025 15:32:33	WPK7	WP218	WP218	Pre-Empted	WPS187	
10/17/2025 15:40:38	WPK7	WP218	WP218	Dispatched	WP805	
10/17/2025 15:40:38	WPK7	WP218	WP218	Event Modify		
10/17/2025 15:40:47	WPK7	WP218	WP218	Pre-Empted	WP805	
10/17/2025 15:40:55	WPK7	WP218	WP218	Dispatched	WPS187	
10/17/2025 15:40:55	WPK7	WP218	WP218	Event Modify		
10/17/2025 15:41:02	WPK7	WP218	WP218	Enroute	WPS187	
10/17/2025 15:41:02	WPK7	WP218	WP218	Event Modify		

10/17/2025 16:02:00		WP187		Cafe Number		Case Number: '2025CE002446' Added By WINTERPARK\ktalton
10/17/2025 16:02:09	O044	WP187	WPS187	Arrived	WPS187	
10/17/2025 16:02:09	O044	WP187	WPS187	Event Modify		
10/17/2025 16:02:55	O044	WP187	WPS187	Remark		1 BWC VERBAL WARNING GIVEN TO OCCUPANTS, THERE WAS LOUD AMPLIFIED MUISIC FROM THE REAR YARD THAT COULD BE HEARD A LONG DISTANCE.
10/17/2025 16:03:05	O044	WP187	WPS187	Cleared	WPS187	

Region: CSA: Grid:
WPK 3

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #:
Juvenile: No 2025CE002446
Domestic Violence: No Event #:
Dating Violence: No 20252901677

Agency ORI: FL0480600

Reported Day/Date: Time Dispatched: Time Arrived: Time Completed: Date Occurred From: Date Occurred To:
Fri 10/17/2025 15:40 10/17/2025 15:40 10/17/2025 16:02 10/17/2025 16:03 Fri 10/17/2025 16:02 Fri 10/17/2025 16:05
Subdivision: Forced Entry: Occupancy: Type of Weapon: Location Type: Municipality:
N/A RESIDENCE/SINGLE WP

Incident Address: Dispatch Address:
471 HOLT AVE WINTER PARK FL 32789 471 HOLT AVE WINTER PARK FL 32789
#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related: Alcohol Related: Call Disposition: Signal Code: Clearance:
01 00 00 0 00 N N I 22NIR Inactive

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/Commit	Warrant #	DVR	Drug Activity
1	WINTER PARK CITY ORDINANCE - OFFENSES, NOISE VIOLATIONS SPECIFIC PROHIBITIONS	62-97	9800	Yes	C		No	

PERSON SECTION

Name: COOKE, SETH	R/S: U/M	DOB: 2/19/2002	or Age:	Offense Indicator:
Adult/Juvenile: A	SSN:	Hgt:	Wgt:	Hair:
Person Type: VIOLATOR		Eyes:	DL#:	DL State:
Address: 471 HOLT AVE WINTER PARK, FL 32789		City of Birth:		Place of Birth:
Email:			Phone:	
OthPhone1:		OthPhone2:	Cell Phone:	
NOK:		NOK:		
NOK Address:			NOK Phone:	
Emp. Address:		Job:	Bus. Phone:	
Comments:				

Name: EDDY, SARAH	R/S: U/F	DOB: 10/17/1995	or Age: 31	Offense Indicator:
Adult/Juvenile: A	SSN:	Hgt:	Wgt:	Hair:
Person Type: REPORTING PER-ADULT		Eyes:	DL#:	DL State:
Address:		City of Birth:		Place of Birth:
Email:			Phone: 4079497860	
OthPhone1:		OthPhone2:	Cell Phone:	
NOK:		NOK:		
NOK Address:			NOK Phone:	
Emp. Address:		Job:	Bus. Phone:	
Comments:				

Region: WPK CSA: 3 Grid:

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #: 2025CE002446
Juvenile: No Event #: 20252901677
Domestic Violence: No
Dating Violence: No

Agency ORI: FL0480600

NARRATIVES

Rpt Date: 10/17/2025 16:35	Reporter: Talton, Kenton WP187	Clearance: Inactive	Nar Type: O
Mod By: WINTERPARK\ktalton	Mod Date: 10/17/2025 16:45	Related Case #	

On October 17, 2025 at about 1602 hours, I responded to 471 Holt Avenue in reference to a noise complaint. Upon parking my vehicle on Maryland Avenue, I heard loud amplified music to my north (471 Holt), approximately 200 feet from my location. Upon knocking on the door, I made contact with several college aged males who advised that none of the four actual residents were home, and that they were friends of theirs who had permission to be at the residence. One of the subjects called a "Seth Cooke", on the phone who explained that he was out of town and the other three residents were playing golf. The music was turned down, and I explained that further violations could be subject to code enforcement sanctions.

I spoke with nearby resident Sarah Eddy via phone, as she did not want to make contact at her door to prevent any retaliation conflicts with the neighbors. She stated that the loud music has been an ongoing issue for some time.

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

Sworn to and subscribed before me, the undersigned

authority, this _____ day of _____, in the year _____

Name/Title of Person Authorized to Administer Oath.

Talton, Kenton WP187
Name and Employee # (Printed)

ADMINISTRATIVE SECTION

Was Crime Scene Processed: **No** Processed By:

Officer Reporting: **WP187 Talton, Kenton** Officer Shift: **R** Section: **WP** Unit: **WPS18** Date: **10/17/2025**
7

Reviewed By: **WP187 Talton, Kenton** Review Date: **10/17/2025** Routed to: **WP**

Assigned To: Assigned Date: Assigned Dept:

Clearance: **Inactive** Clearance Date: **10/17/2025** Referred To:

Comments: **NOISE COMPLAINT, FORWARD TO CODE ENFORCEMENT AND ROLLINS COLLEGE**



Event Report



Event Number
20252780111

Event Type
Assist Citizen (90CJR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **10/05/2025 00:55:23** Call Source: **TEL**
 Created: **10/05/2025 00:55:58** By: **epierce** On Terminal: **WPK1**
 Dispatched: **10/05/2025 00:56:47** By: **blacroix** On Terminal: **WPK8**
 Enrouted: **10/05/2025 00:57:06**
 Arrived: **10/05/2025 00:59:54** Primary Unit: **WP261** Comments:
 Cleared: **10/05/2025 01:03:39** Disposition Codes: **V** Final Event Type: **Assist Citizen (90CJR)**

Location: **471 HOLT AVE**
 Dom Nbr: Agency: **WPK** Region: **WPK** Zone: **WP3** Municipality: **WP**
 Business/Subdivision:
 Caller Name: **CAMPUS SAFETY** Phone: Alt. Phone:
 Caller Location:
 Case Nbrs:
 Vehicles:
 Assigned Officers - Radio IDs/Status
WP677(Hardy, Alex) - CL, WP261(Robbins, Scarlet) - CL, WPS47(Rojas, Jeancarlo) - PEU

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
10/05/2025 00:55:58	WPK1	WP268	WP268	Event Create		
10/05/2025 00:55:58	WPK1	WP268	WP268	Remark		CAMPUS SAFETY ADV POSS SUBJ DOWN THERE THEY ARE NOT RESPONDING
10/05/2025 00:56:11	WPK1	WP268	WP268	Remark		GOT IT FROM ANOTHER STUDENT
10/05/2025 00:56:47	WPK8	WP227	WP227	Dispatched	WP261	
10/05/2025 00:56:47	WPK8	WP227	WP227	Event Modify		
10/05/2025 00:56:47	WPK8	WP227	WP227	Dispatched	WP677	
10/05/2025 00:57:06	WPK8	WP227	WP227	Enroute	WP677	
10/05/2025 00:57:06	WPK8	WP227	WP227	Enroute	WP261	
10/05/2025 00:57:06	WPK8	WP227	WP227	Event Modify		
10/05/2025 00:57:09	WPK8	WP227	WP227	Dispatched	WPS47	
10/05/2025 00:57:13	WPK8	WP227	WP227	Enroute	WPS47	
10/05/2025 00:59:29	WPK8	WP227	WP227	Remark		21 FEMALE CAB FD ENROUTE
10/05/2025 00:59:54	O017	WP47	WPS47	Arrived	WPS47	
10/05/2025 00:59:54	O017	WP47	WPS47	Event Modify		
10/05/2025 01:00:00	WPK8	WP227	WP227	Arrived	WP677	
10/05/2025 01:00:31	WPK8	WP227	WP227	Event Modify		

10/05/2025 01:00:31	WPK8	WP227	WP227	Remark		LOCATION CHANGED FROM 450 HOLT AVE TO 471 HOLT AVE BY WPK8
10/05/2025 01:01:47	WPK8	WP227	WP227	Pre-Empted	WPS47	
10/05/2025 01:02:22	WPK1	WP268	WP268	CJIS		FROM RESPONSE: FDQ DL: O-141-105-06-530-0 NAME: CLAIRE,EADEN,OPAL-LEVINE DOB: 01/30/2006 RACE: W SEX: F
10/05/2025 01:02:56	O054	WP677	WP677	Cleared	WP677	
10/05/2025 01:03:10	O090	WP261	WP261	Remark		1 BWC
10/05/2025 01:03:15	WPK8	WP227	WP227	Event Modify		
10/05/2025 01:03:15	WPK8	WP227	WP227	Remark		EVENT TYPE CHANGED FROM 13IR TO 90CJR BY WPK8
10/05/2025 01:03:33	WPK8	WP227	WP227	Arrived	WP261	
10/05/2025 01:03:39	WPK8	WP227	WP227	Cleared	WP261	



Event Report



Event Number
20252630297

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **09/20/2025 03:05:19** Call Source: **TEL**
 Created: **09/20/2025 03:06:19** By: **dsabatino** On Terminal: **WPK7**
 Dispatched: **09/20/2025 03:06:40** By: **blacroix** On Terminal: **WPK2**
 Enrouted: **09/20/2025 03:07:02**
 Arrived: **09/20/2025 03:10:51** Primary Unit: **WP646** Comments:
 Cleared: **09/20/2025 04:46:48** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **SARAH** Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP658(Patton, Rodricus) - CL, WP668(Cuddy, Michael) - CL, WP646(Marc, Vukanson) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
09/20/2025 03:06:19	WPK7	WP285	WP285	Event Create		
09/20/2025 03:06:19	WPK7	WP285	WP285	Remark		87 THIS LOUD PARTY AND 1045 THE CALLER AFTERWARDS
09/20/2025 03:06:40	WPK2	WP227	WP227	Dispatched	WP668	
09/20/2025 03:06:40	WPK2	WP227	WP227	Event Modify		
09/20/2025 03:06:40	WPK2	WP227	WP227	Dispatched	WP646	
09/20/2025 03:07:02	WPK2	WP227	WP227	Enroute	WP646	
09/20/2025 03:07:02	WPK2	WP227	WP227	Event Modify		
09/20/2025 03:07:02	WPK2	WP227	WP227	Enroute	WP668	
09/20/2025 03:10:51	WPK2	WP227	WP227	Arrived	WP646	
09/20/2025 03:10:51	WPK2	WP227	WP227	Event Modify		
09/20/2025 03:12:09	O013	WP668	WP668	Arrived	WP668	
09/20/2025 03:17:35	WPK2	WP227	WP227	Arrived	WP658	
09/20/2025 03:17:35	WPK2	WP227	WP227	Enroute	WP658	
09/20/2025 03:17:35	WPK2	WP227	WP227	Dispatched	WP658	
09/20/2025 03:21:05	O013	WP668	WP668	Remark		0BWC
09/20/2025 03:21:27	WPK2	WP227	WP227	Arrived	WP668	
09/20/2025 03:21:27	WPK2	WP227	WP227	Arrived	WP646	

09/20/2025 03:21:27	WPK2	WP227	WP227	Remark		WP668 & WP646 CHANGED PRIMARY
09/20/2025 03:21:34	O048	WP658	WP658	Remark		0 BWC
09/20/2025 03:21:36	O048	WP658	WP658	Cleared	WP658	
09/20/2025 03:25:02	O013	WP668	WP668	Cleared	WP668	
09/20/2025 04:44:14	O056	WP646	WP646	Remark		UPON ARRIVAL NO VIOLATION COULD BE HEARD. WHEN I WENT TO SPEAK WITH THE RESD MUSIC COULD BE HEARD COMING FROM THE HOME ONLY WHEN THE FRONT DOOR WAS OPENED.
09/20/2025 04:46:45	O056	WP646	WP646	Remark		3 BWC
09/20/2025 04:46:48	O056	WP646	WP646	Cleared	WP646	
09/20/2025 04:50:18	O017	WP47	WPS47	Remark		1 BWC

Susanne Porras

From: Susanne Porras
Sent: Monday, September 22, 2025 10:44 AM
To: Jeancarlo Rojas
Cc: Vukanson Marc
Subject: RE: Noise Complaint
Attachments: NOISE Letter (2025) 471 HOLT AVE (Noise Disturbance) N-25-0005.pdf

Hi Jeancarlo,

An official notice of violation was issued to Alexander Mara Meyerblohm (tenant) back in June 2025 for Noise Disturbance violation (see attached and feel free to attach to café since I can't do it from my end). The complainant called me, and I provided her with a report. I explained that we had to comply with FL Statute Due Process requirements and that we were waiting for the party involved to receive the certified notice. I also recommended her to call WPPD non-emergency if the disturbances continue. I went over our process and explained that police officers cannot produce/create a report for code if they don't witness the actual violation upon arrival (she was not very happy) and that I cannot take the next legal step which is to issue a Notice of Hearing if I don't receive a report from pd.

Thank you for everything you do.
Stay safe,

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



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

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

From: Jeancarlo Rojas <jrojas@cityofwinterpark.org>
Sent: Saturday, September 20, 2025 4:50 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Cc: Vukanson Marc <vmarc@cityofwinterpark.org>
Subject: Noise Complaint

Good morning Susan, just to let you know we received a call about 471 Holt Ave in reference to a noise complaint. We spoke with Sarah who you are probably familiar with her number is 407-949-7860. Officer Marc

came for a noise complaint and told the residents to shut down the party and they did. A few hours later Sarah called again and when Officer Marc arrived, he did not witness any noise violations. Sarah is super upset because this keep happening and nothing is getting done. We did not do a CE report because we did not witness a violation the second time. We explain it to her but she is very upset. My squad has done a CE report before for that address but I don't know what happened. She may call you Monday or Tuesday as she is desperate. I am just giving you a heads up before she calls. I am having Officer Marc do extra patrols this weekend to see if he notice any violations.

Thank you.

Sergeant Jonathan Rojas

Patrol Division – White Watch

Winter Park Police Department

500 N Virginia Ave

Winter Park, Fl 32789

(407) 691-7894 office

jrojas@cityofwinterpark.org



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Event Report



Event Number
20252622582

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **09/19/2025 21:21:44** Call Source: **TEL**
 Created: **09/19/2025 21:22:18** By: **dsabatino** On Terminal: **WPK7**
 Dispatched: **09/19/2025 21:22:40** By: **blacroix** On Terminal: **WPK2**
 Enrouted: **09/19/2025 21:23:02**
 Arrived: **09/19/2025 21:26:49** Primary Unit: **WP646** Comments: **1BWC**
 Cleared: **09/19/2025 22:01:41** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **GRANT** Phone: **(770) 354-1792** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP668(Cuddy, Michael) - CL, WP646(Marc, Vukanson) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
09/19/2025 21:22:18	WPK7	WP285	WP285	Event Create		
09/19/2025 21:22:18	WPK7	WP285	WP285	Remark		CHECK THIS LOCATION LOUD PARTY. CALLER WOULD LIKE LEO TO CALL AFTER CONTACT IS MADE
09/19/2025 21:22:40	WPK2	WP227	WP227	Dispatched	WP646	
09/19/2025 21:22:40	WPK2	WP227	WP227	Event Modify		
09/19/2025 21:23:02	WPK2	WP227	WP227	Enroute	WP646	
09/19/2025 21:23:02	WPK2	WP227	WP227	Event Modify		
09/19/2025 21:23:28	WPK2	WP227	WP227	Dispatched	WP668	
09/19/2025 21:23:31	WPK2	WP227	WP227	Enroute	WP668	
09/19/2025 21:26:49	WPK8	WP219	WP219	Arrived	WP646	
09/19/2025 21:26:49	WPK8	WP219	WP219	Event Modify		
09/19/2025 21:26:55	WPK8	WP219	WP219	Remark		87F
09/19/2025 21:28:52	WPK2	WP227	WP227	Remark		THER IS A PARTY AT LOCATION
09/19/2025 21:30:41	O013	WP668	WP668	Arrived	WP668	
09/19/2025 21:39:10	WPK2	WP227	WP227	Remark		CONTACT MADE WITH RES ASKED TO TURN DOWN MUSIC
09/19/2025 21:39:42	O013	WP668	WP668	Remark		1BWC
09/19/2025 21:39:42	O013	WP668	WP668	Cleared	WP668	

09/19/2025 22:01:41	WPK2	WP227	WP227	Cleared	WP646	
09/19/2025 22:01:41	WPK2	WP227	WP227	Remark		CL: WP646 - 1BWC



Event Report



Event Number
20252621649

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **09/19/2025 14:14:23** Call Source: **TEL**
 Created: **09/19/2025 14:16:15** By: **ssrowe** On Terminal: **WPK7**
 Dispatched: **09/19/2025 14:17:02** By: **mpeacock** On Terminal: **WPK8**
 Enrouted: **09/19/2025 14:17:22**
 Arrived: **09/19/2025 14:23:04** Primary Unit: **WP655** Comments:
 Cleared: **09/19/2025 14:32:54** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **SARAH** Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP655(Jones, Rodney) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
09/19/2025 14:16:15	WPK7	WP262	WP262	Event Create		
09/19/2025 14:16:15	WPK7	WP262	WP262	Remark		S-87 IN PROGRESS REF TO LOUD MUSIC FROM THIS LOCATION.. CALLER REQ A CHECK AND PHONE CALL
09/19/2025 14:17:02	WPK8	WP218	WP218	Dispatched	WP655	
09/19/2025 14:17:22	WPK8	WP218	WP218	Enroute	WP655	
09/19/2025 14:17:22	WPK8	WP218	WP218	Event Modify		
09/19/2025 14:23:04	O064	WP655	WP655	Arrived	WP655	
09/19/2025 14:23:04	O064	WP655	WP655	Event Modify		
09/19/2025 14:32:42	O064	WP655	WP655	Remark		NO ANSWER AT DOOR - NO MUSIC HEARD
09/19/2025 14:32:54	O064	WP655	WP655	Cleared	WP655	



Event Report



Event Number
20252552728

EventType
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **09/12/2025 22:22:35** Call Source: **TEL**
 Created: **09/12/2025 22:23:11** By: **rhoward** On Terminal: **WPK2**
 Dispatched: **09/12/2025 22:43:38** By: **goneill** On Terminal: **WPK7**
 Enrouted: **09/12/2025 22:43:41**
 Arrived: **09/12/2025 22:48:22** Primary Unit: **WP672** Comments:
 Cleared: **09/12/2025 23:01:34** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **SARAH** Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles: **AX97AE - FL**

Assigned Officers - Radio IDs/Status

WP672(Darrisaw, Dwayne) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
09/12/2025 22:23:11	WPK2	WP216	WP216	Event Create		
09/12/2025 22:23:11	WPK2	WP216	WP216	Remark		87 FOR LOUD BASS MUSIC SHAKING CALLERS HOME.
09/12/2025 22:23:34	WPK2	WP216	WP216	Remark		CALLER WOULD LIKE A 1045 AFTER MEETING WITH THE OCCS AT 471 HOLT
09/12/2025 22:42:33	WPK7	WP219	WP219	CJIS		FROM RESPONSE: FQL TAG: AX97AE VIN: 2FABP7BV7BX118711 MAKE: FORD BODY: 4D VEHICLE YEAR: 11 COLOR: WHI
09/12/2025 22:43:38	WPK7	WP219	WP219	Dispatched	WP672	
09/12/2025 22:43:38	WPK7	WP219	WP219	Event Modify		
09/12/2025 22:43:41	WPK7	WP219	WP219	Enroute	WP672	
09/12/2025 22:43:41	WPK7	WP219	WP219	Event Modify		
09/12/2025 22:48:22	O040	WP672	WP672	Arrived	WP672	
09/12/2025 22:48:22	O040	WP672	WP672	Event Modify		
09/12/2025 22:49:27	WPK7	WP219	WP219	Remark		10-25
09/12/2025 22:49:58	O040	WP672	WP672	Remark		ADV OF CITY ORD ADV THEY WOULD TURN IT DOWN
09/12/2025 23:01:28	O040	WP672	WP672	Remark		1 BWC
09/12/2025 23:01:35	O040	WP672	WP672	Cleared	WP672	



Event Report



Event Number
20252473165

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **09/04/2025 23:18:42** Call Source: **TEL**
 Created: **09/04/2025 23:19:31** By: **goneill** On Terminal: **WPK2**
 Dispatched: **09/04/2025 23:20:03** By: **dsabatino** On Terminal: **WPK8**
 Enrouted: **09/04/2025 23:20:05**
 Arrived: **09/04/2025 23:20:07** Primary Unit: **WP656** Comments: **0 BWC, SPEAK WITH RESD ADVISED THEY WILL KEEP THE MUSIC DOWN.**
 Cleared: **09/04/2025 23:24:11** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **SARAH** Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP656(Watson, Isaiah) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
09/04/2025 23:19:31	WPK2	WP219	WP219	Event Create		
09/04/2025 23:19:31	WPK2	WP219	WP219	Remark		87 FOR NOISE AT THE LOCATION // CALLER REQUESTING CB FROM OFFICER AFTER THEY SPEAK WITH THEM
09/04/2025 23:20:03	WPK8	WP285	WP285	Dispatched	WP656	
09/04/2025 23:20:03	WPK8	WP285	WP285	Event Modify		
09/04/2025 23:20:05	WPK8	WP285	WP285	Enroute	WP656	
09/04/2025 23:20:05	WPK8	WP285	WP285	Event Modify		
09/04/2025 23:20:07	WPK8	WP285	WP285	Arrived	WP656	
09/04/2025 23:20:07	WPK8	WP285	WP285	Event Modify		
09/04/2025 23:24:11				Cleared	WP656	
09/04/2025 23:24:11				Remark		CL: WP656 - 0 BWC, SPEAK WITH RESD ADVISED THEY WILL KEEP THE MUSIC DOWN.



Event Report



Event Number
20252422320

Event Type
Disturbance - Noise (22NIR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **08/30/2025 22:09:24** Call Source: **TEL**
 Created: **08/30/2025 22:11:01** By: **kriverareyes** On Terminal: **WPK1**
 Dispatched: **08/30/2025 22:12:00** By: **dsabatino** On Terminal: **WPK8**
 Enrouted: **08/30/2025 22:15:57**
 Arrived: **08/30/2025 22:20:32** Primary Unit: **WP669** Comments: **1 BWC**
 Cleared: **08/30/2025 22:27:19** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **GRANT EDDY** Phone: **(770) 354-1792** Alt. Phone:

Caller Location: **479 HOLT AVE**

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP669(Menoud, Marley) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
08/30/2025 22:11:01	WPK1	WP232	WP232	Event Create		
08/30/2025 22:11:01	WPK1	WP232	WP232	Remark		87 REF STEREO MUSIC T/L 50 MIN, CALLER ADV REPEATED ISSUE
08/30/2025 22:12:00	WPK8	WP285	WP285	Dispatched	WP669	
08/30/2025 22:12:00	WPK8	WP285	WP285	Event Modify		
08/30/2025 22:12:49	WPK1	WP232	WP232	Remark		T45 W CALLER REF S14 ON NOISE COMPLAINTS
08/30/2025 22:15:57	O086	WP669	WP669	Enroute	WP669	
08/30/2025 22:15:57	O086	WP669	WP669	Event Modify		
08/30/2025 22:20:32	O086	WP669	WP669	Arrived	WP669	
08/30/2025 22:20:32	O086	WP669	WP669	Event Modify		
08/30/2025 22:23:34	WPK1	WP232	WP232	CJIS		FROM RESPONSE: FDQ DL: C-200-557-02-059-0 NAME: MICHAEL,SETH,COOKE DOB: 02/19/2002 RACE: W SEX: M
08/30/2025 22:27:19	O086	WP669	WP669	Cleared	WP669	
08/30/2025 22:27:19	O086	WP669	WP669	Remark		CL: WP669 - 1 BWC



Event Report



Event Number
20252360169

Event Type
Disturbance - General (22IR)

Priority
ROUTINE

Current Status
CLEARED

ANI/ALI:

Initialized: **08/24/2025 01:28:41** Call Source: **TEL**
 Created: **08/24/2025 01:29:32** By: **epierce** On Terminal: **WPK1**
 Dispatched: **08/24/2025 01:29:55** By: **rhoward** On Terminal: **WPK2**
 Enrouted: **08/24/2025 01:30:07**
 Arrived: **08/24/2025 01:33:18** Primary Unit: **WP668** Comments: **1BWC NO MUSIC/ PARTY OBSERVED**
 Cleared: **08/24/2025 01:47:39** Disposition Codes: **V** Final Event Type: **Disturbance - General (22IR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: Phone: **(407) 902-6841** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP261(Robbins, Scarlet) - CL, WP625(Francis, Rickey) - CL, WP668(Cuddy, Michael) - CL

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio id	
08/24/2025 01:29:32	WPK1	WP268	WP268	Event Create		
08/24/2025 01:29:32	WPK1	WP268	WP268	Remark		POSS HOUSE PARTY WITH UNDER AGE DRINKING
08/24/2025 01:29:55	WPK2	WP216	WP216	Dispatched	WP668	
08/24/2025 01:29:55	WPK2	WP216	WP216	Event Modify		
08/24/2025 01:29:55	WPK2	WP216	WP216	Dispatched	WP625	
08/24/2025 01:30:07	WPK2	WP216	WP216	Enroute	WP625	
08/24/2025 01:30:07	WPK2	WP216	WP216	Event Modify		
08/24/2025 01:30:07	WPK2	WP216	WP216	Enroute	WP668	
08/24/2025 01:30:18	WPK2	WP216	WP216	Dispatched	WP261	
08/24/2025 01:30:23	WPK2	WP216	WP216	Enroute	WP261	
08/24/2025 01:33:18	O001	WP625	WP625	Arrived	WP625	
08/24/2025 01:33:18	O001	WP625	WP625	Event Modify		
08/24/2025 01:33:28	O013	WP668	WP668	Arrived	WP668	
08/24/2025 01:35:44	O090	WP261	WP261	Arrived	WP261	
08/24/2025 01:35:45	O090	WP261	WP261	Cleared	WP261	
08/24/2025 01:47:20	WPK2	WP216	WP216	Cleared	WP625	
08/24/2025 01:47:39	O013	WP668	WP668	Cleared	WP668	
08/24/2025 01:47:39	O013	WP668	WP668	Remark		CL: WP668 - 1BWC NO MUSIC/ PARTY OBSERVED



Event Report



Event Number: **20251290370** Event Type: **Disturbance - Noise (22NIR)** Priority: **ROUTINE** Current Status: **CLEARED**

ANI/ALI:

Initialized: **05/09/2025 04:08:55** Call Source: **TEL**
 Created: **05/09/2025 04:09:30** By: **bgraham** On Terminal: **WPK1**
 Dispatched: **05/09/2025 04:10:03** By: **epierce** On Terminal: **WPK7**
 Enrouted: **05/09/2025 04:11:49**
 Arrived: **05/09/2025 04:19:12** Primary Unit: **WP261** Comments:
 Cleared: **05/09/2025 04:21:36** Disposition Codes: **V** Final Event Type: **Disturbance - Noise (22NIR)**

Location: **471 HOLT AVE**

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

Business/Subdivision:

Caller Name: **SARA** Phone: **(407) 949-7860** Alt. Phone:

Caller Location:

Case Nbrs:

Vehicles:

Assigned Officers - Radio IDs/Status

WP261(Robbins, Scarlet) - CL, WP670(Friday, Bryan) - PEU

History

Date Time	Issuer			Command		Remark
	Terminal	Employee	Radio Id	Name	Radio Id	
05/09/2025 04:09:30	WPK1	WP298	WP298	Event Create		
05/09/2025 04:09:30	WPK1	WP298	WP298	Remark		87 REF LOUD MUSIC & BASS NEG 56
05/09/2025 04:10:03	WPK7	WP268	WP268	Dispatched	WP670	
05/09/2025 04:10:12	WPK7	WP268	WP268	Pre-Empted	WP670	
05/09/2025 04:10:12	WPK7	WP268	WP268	Dispatched	WP261	
05/09/2025 04:10:12	WPK7	WP268	WP268	Dispatched	WP261	
05/09/2025 04:10:12	WPK7	WP268	WP268	Dispatched	WP261	
05/09/2025 04:11:49	WPK7	WP268	WP268	Enroute	WP261	
05/09/2025 04:11:49	WPK7	WP268	WP268	Event Modify		
05/09/2025 04:19:12	O090	WP261	WP261	Arrived	WP261	
05/09/2025 04:19:12	O090	WP261	WP261	Event Modify		
05/09/2025 04:21:26	O090	WP261	WP261	Remark		HOMEOWNER ADVISED THEY WERE WATCHING A MOVIE AND WILL KEEP IT DOWN
05/09/2025 04:21:36	O090	WP261	WP261	Cleared	WP261	

WPPD Code Enforcement (View)

Incident ()

Offenses ()

Persons

MEYERBLOHM, A...

Identifiers

Suspect Info

Person Linking ()

Bus/LE/Others

ROJAS, JEANCAR...

THOMAS, NICH...

Narratives

Case Manageme...

Date/Time: 02/14/2025 04:25 **Reporter:** WP671 THOMAS, NICHOLAS **Type:** Original Narrative
Modified By: WINTERPARK\nthomas **ModDate:** 02/17/2025 22:35 **Clearance:** Open
Related Case#:

Narrative:
 On 02/14/2025, at approximately 0334 hours, I, Officer Thomas #671, was dispatched to 471 Holt Avenue in reference to a noise complaint. Upon arrival, I heard music coming from the aforementioned address. Officers made contact with the individual responsible for the house, Alexander Meyer-Blohm (W/M/ DOB: 08/20/2004).
 Call history to the address indicates noise complaints on:
 02/14/2025 0343 hours
 02/09/2025 0418 hours
 02/09/2025 0325 hours
 02/07/2025 2311 hours
 02/02/2025 0243 hours
 02/02/2025 0203 hours
 Alexander was informed that further complaints may lead to code enforcement action. Alexander was negative writs or warrants through law enforcement databases. Alexander agreed to keep the music down. Alexander's photo was attached to this report.

Susanne Porras

From: Julie Khan <jlkhn9@gmail.com>
Sent: Wednesday, April 29, 2026 11:51 PM
To: Susanne Porras
Subject: [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE][EXTERNAL] Case No: N-25-05
Noise 471 Holt Ave
Attachments: Lease Alex.jpg; Sign. lease.jpg; Sign.jpg; Addendum saved.jpg; 79902164951__820CDB87-5B84-42F3-A18A-9236BB306C17.heic

Dear Officer Porras

In response to your notice and as a followup to our conversation, attached are copies of the pages when lease will end for current students, Lease signatures, Noise Addendum and picture of the property listed as for rent.

Students were informed that the lease will not be renewed for the next school year. They were apprised of the repercussions of further noise complaints to themselves and to me, the landlord. I have also requested that they apologize to the neighbors. I have texted the adjoining neighbor and also apologized to her. I informed her that they would all be gone by May31. Some of the students have already left.

I am sorry for the trouble this young man has caused. Rest assured that they would all be gone by the end of May.

Thank You
Julie Khan

25-22

Me

• RENTAL AGREEMENT

Address: 471 Holt Ave, Winter Park, FL 32789

THIS AGREEMENT made this 23rd day of April, 2025 between **JULIE KHAN**, herein called "Landlord, and

Alex Meyer
Banubista Mangana
Seth Kaska
And Concepcion herein called "Tenants."

Landlord hereby agrees to rent to Tenants the real property located in the City of **WINTER PARK**, State of Florida, described as follows: **471 Holt**. Commencing on the 1st day of June and monthly thereafter until the 31th day of MAY, 2025, at which time this agreement is terminated. Landlord rents the demised premises to Tenant on the following terms and conditions:

1. Rent

Tenant agrees to pay Landlord as base rent the sum of \$1,500.00 per month, due and payable monthly in advance on the first day of each month during the term of this agreement. Any payment received after the fifth of the month will be considered late and tenant will incur a late charge of seventy-five dollars (\$75)

2. Payment of Rent

Monthly rent payments may be paid by check until the first check is dishonored and returned unpaid. Time is of the essence and no excuses will be accepted. Rent shall be made payable to **JULIE KHAN** and hand delivered (or sent by mail at Tenant's risk) to Landlord at 1776 S Chickasaw Trail, Orlando, Florida 32825. Any rents lost in the mail will be treated as if unpaid until received by Landlord. All tenants will contribute in the payment of rent and only one single payment will be accepted. If any tenant withdraws from the lease, for any reason, the remaining tenants will be responsible for making up the difference in rent.

3. Utilities

Tenant is responsible for paying all amounts due for water, sewer, garbage, electricity and any and all other utilities. The amount due to utilities shall be considered additional rent and shall not be considered an offset against the rent. Landlord is not responsible for the interruption of service of any of these utilities

4. Appliances

The house is rented with the following appliances: Refrigerator, Stove, Dishwasher, Disposal and Washer and Dryer

5. Rental Collection Charge

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement, the exact amount of which will be extremely

In this agreement the singular number where used will include the plural, the masculine gender will include the feminine. the term Owner will include Landlord, Lessor; and the term Resident will include Tenant. Lessee.

40. Tenant will be responsible for any expenses or paperwork necessary for the transaction of his particular business.

41. Full Disclosure

The Tenants signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered. that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein.

They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of the agreement. Signature by the Tenant on this Rental Agreement is acknowledgment that he/she has received a signed copy of the Rental Agreement.


Accepted this 13th day of April, 2025

Julie Khan

Landlord




Tenant


Seth Burke 2@gmail.com
Michael Seth Cooke

Parent

Diane Cooke
cooke.diane@aol.com ✓

Tenant



Alexander Meyer - Beth in

Parent

Ajana
305-542-9117 Alex Meyer ✓

jeymeyer@icloud.com ✓

Tenant


Baotista Vergara

Parent

Julia Vergara
vergara.julia@comcast.net ✓



ADDENDUM to lease

No Drugs on this property and Limit alcohol use.

**Avoid loud noises, partying/socializing outside
or in the street**

**Put out garbage in a timely manner to avoid
smells/ animals ...Mondays & Thursdays**


**No littering in and around yard ...beer bottles,
solo cups, etc**


No furniture/games permanently on grassy areas

Inform landlord of any problems promptly

NON REFUNDABLE CLEANING FEE

*A one time, nonrefundable cleaning fee of \$500.00
or greater (depending on actual cost) will be
automatically deducted from your deposit if any kind of
clean up is required*


_____, Alexander Meyer-Blin, _____,
TENANTS


_____, Subhi Khan, _____, 4-19-2022 J.K.
Landlord:

Susanne Porras

From: webex_comm@webex.com
Sent: Monday, April 27, 2026 12:56 PM
To: Susanne Porras
Subject: [EXTERNAL] Voice Message Attached from WIRELESS CALLER +14074216440
Attachments: +14074216440_20260427_125612.wav

Follow Up Flag: Follow up
Flag Status: Flagged



You have a new voicemail

Time: Monday, April 27, 2026 12:55 PM Eastern Daylight Time
From: WIRELESS CALLER +14074216440
To: Susanne Porras 3283
Duration: 00:45

Voice message transcription

Good afternoon, Miss Suzanne. This is Julie Khan from Owner of 4701 hold. I promise to send you the paperwork today, I could have sworn I had it in my little cabinet, but I can't find it, but I have it somewhere because I took it with me the other day when I went over there to talk with some potential people. So I have physical therapy now when I come back, I will make sure I tear the house apart and find it. But I will get it to you before the end of the week. Sorry about today. Thank you. Bye bye.

To listen to this message, open the attachment.

Thank you,

The Webex Team

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

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

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Cisco Systems, Inc., 170 West Tasman Drive, San Jose, CA 95135.
Sent to: sporras@cityofwinterpark.org



Susanne Porras

From: webex_comm@webex.com
Sent: Friday, April 24, 2026 3:13 PM
To: Susanne Porras
Subject: [EXTERNAL] Voice Message Attached from WIRELESS CALLER +14074216440
Attachments: +14074216440_20260424_151320.wav

Follow Up Flag: Follow up
Flag Status: Flagged



You have a new voicemail

Time: Friday, April 24, 2026 15:12 PM Eastern Daylight Time
From: WIRELESS CALLER +14074216440
To: Susanne Porras 3283
Duration: 00:49

Voice message transcription

I this is Julie Conn owner of 4701. Oh. I received your notice today. I have given them, I have not renewed their lease. I was not aware of all of these. I don't know if you sent other letters before, but I didn't get any hair at my home. I looked in the mailbox over there, I didn't see anything, but I'm not renewing the lease with them. So I hope that satisfies, but please call me back 4 074-216-4440. Thank you. Julie Conn.

To listen to this message, open the attachment.

Thank you,

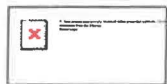
The Webex Team

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

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

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Cisco Systems, Inc. 170 West Tasman Drive, San Jose, CA 95135
Sent to: sporras@cityofwinterpark.org





Code Compliance Board

agenda item 5.d

item type

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

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-26-0045 650 N Wymore Rd., Winter Park, FL 32789

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. PM-26-0045 Agenda Packet

Print Date: 05/21/2026 System Refresh Date: 05/21/2026

650 N Wymore Rd 02-22-29-0004-00-001

Name(s):
650 WYMORE PROFESSIONAL
CENTER CONDOMINIUM ASSN
INC

Physical Street Address:
650 N Wymore Rd

Property Use:
1049 - Comm Vac Cndo Assoc

Mailing Address On File:
1180 Spring Centre South Blvd
Ste 102
Altamonte Springs, FL 32714-
1954

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park



650 N WYMORE RD, WINTER PARK, FL 32789 5/22/2024 2:16 PM

[Upload Photos ↑](#)

[Incorrect Mailing Address?](#)

[View 2025 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

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

[View Plat](#)

Property Description

650 WYMORE PROFESSIONAL CENTER CB 26/124 COMMON AREA (LESS PARCEL 2 PER DOC 20210571062)

Total Land Area

56,255 sqft (+/-) | 1.29 acres
(+/-)

[GIS Calculated](#)

[Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1049 - Comm Vac Cndo Assoc	WP-O-1	1 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

«« ≤ 1 ≥ »»

Page 1 of 1 (Total Records: 1)

Building

There are no buildings associated to this parcel.

[View Winter Park Permits](#)

Extra Features

There are no extra features associated to this parcel.



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

650 WYMORE PROFESSIONAL CENTER
 CONDOMINI
 1180 SPRING CENTRE SOUTH BLVD STE
 102
 ALTAMONTE SPRINGS, FL 32714-1954

Account Number: 534521
 Assessed Value: 100
 Millage Code: 6 WP
 Parcel Number: 02-22-29-0004-00001
 Address: 650 N WYMORE RD, Winter Park, 32789
 Exemptions:

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
BY STATE LAW (RLE)	100	0	100	3.2010	0.32	
CAPITAL OUTLAY	100	0	100	1.5000	0.15	
CRITICAL OPERATING	100	0	100	1.0000	0.10	
DISCRETIONARY OPERATING	100	0	100	0.7480	0.07	
CNTY-CAPITAL PROJECT	100	0	100	0.2250	0.02	
CNTY-GENERAL REVENUE	100	0	100	4.0441	0.40	
CNTY-PARKS & RECREAT	100	0	100	0.1656	0.02	
CITY OF WINTER PARK	100	0	100	4.0923	0.41	
WINTER PARK DEBT 2017	100	0	100	0.2062	0.02	
ST JOHNS RIVER WTR MGMT DIST	100	0	100	0.1793	0.02	
Total Millage:					15.3615	Subtotal: \$1.53

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
Subtotal: \$0.00					

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$1.53**

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

Payments not received by March 31st are delinquent

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

534521
 650 N WYMORE RD

650 WYMORE PROFESSIONAL
 02-22-29-0004-00001

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
May 29, 2026	\$0.00

650 WYMORE PROFESSIONAL CENTER
 CONDOMINI
 1180 SPRING CENTRE SOUTH BLVD STE
 102
 ALTAMONTE SPRINGS, FL 32714-1954

PO Box 545100
 Orlando FL 32854-5100







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

Detail by Entity Name

Florida Not For Profit Corporation
650 WYMORE PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N98000004238
FEI/EIN Number	59-3527836
Date Filed	07/20/1998
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/01/2000

Principal Address

650 WYMORE ROAD
WINTER PARK, FL 32789

Changed: 04/24/2012

Mailing Address

C/O THE BYWATER COMPANY
1209 EDGEWATER DRIVE
SUITE 100
ORLANDO, FL 32804

Changed: 02/12/2026

Registered Agent Name & Address

THE BYWATER COMPANY
1209 EDGEWATER DRIVE
SUITE 100
ORLANDO, FL 32804

Name Changed: 01/31/2023

Address Changed: 04/05/2024

Officer/Director Detail

Name & Address

Title P

LEWIS, GIDEON J.
650 N. WYMORE RD. STE 202
WINTER PARK, FL 32789

Title VP

Gideon, Lewis G.
650 N WYMORE ROAD, SUITE 202
WINTER PARK, FL 32789

Title Secretary

Jones, Terri
650 WYMORE ROAD, STE. 103
WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
2024	04/05/2024
2025	03/31/2025
2026	02/12/2026

Document Images

02/12/2026 -- ANNUAL REPORT	View image in PDF format
03/31/2025 -- ANNUAL REPORT	View image in PDF format
04/05/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
05/18/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
08/07/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
07/11/2005 -- ANNUAL REPORT	View image in PDF format
09/27/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format

03/28/2002 -- ANNUAL REPORT	View image in PDF format
02/26/2001 -- ANNUAL REPORT	View image in PDF format
12/01/2000 -- REINSTATEMENT	View image in PDF format
06/01/1999 -- ANNUAL REPORT	View image in PDF format
07/20/1998 -- Domestic Non-Profit	View image in PDF format

FACT SHEET

June 4th, 2026

Case No: PM-26-0045

Respondents:

650 WYMORE PROFESSIONAL CENTER CONDOMINIUM
ASSN., INC.
C/O THE BYWATER COMPANY
1209 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804

1. Address where violation exists: **650 Wymore Road, Winter Park, FL 32789**
2. Parcel I.D. No.: **02-22-29-0004-00-001**
3. Property Zone: **WP-O-1**
4. Inspection(s): **01/30/2026, 01/20/2026, 03/17/2026, 04/09/2026, 04/16/2026, 05/05/2026, 05/13/2026, 05/19/2026**
5. Notice of Violation and Notice of Hearing were mailed regular, certified mail
and posted on the property and at City Hall in accordance with Florida Statute 162
Due Process requirements.

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

Evidence

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

<p>VIOLATION DESCRIPTION: Multiple sewage overflows from the manhole on the tank for the professional building into the salon parking lot and to date permanent repairs have not been made by the professional office management. This situation is a public health issue and needs to be corrected immediately.</p>	<p>CORRECTIVE ACTION REQUIRED: Make all necessary repairs immediately to eliminate all the overflow of sewage into private and city property.</p>	<p>CODES CITED: Chapter 102 Utilities: Article IV. – Sewers and Sewage Disposal; Sec. 102-87. – Scope; Sec. 102-88. – Penalties (a), (b), (c), (d), (e), (1); Sec. 102-93. – Use of public sewers required, (a), (b); Sec. 102.94. – Private sewage disposal (a), (b), (c), (d), (e), (f) and (g); Sec. 102-95. – Reporting and maintenance requirements for private lift stations (a) Purpose, (b) Definitions, (c) Registration, (d) Maintenance contractor, (g) Annual inspection and (j) Sewage overflow or spill reporting and</p>
---	--	--

		(k) Penalty of the City of Winter Park Code of Ordinances.
--	--	---

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

CASE NO.: **PM-26-0045**

City of Winter Park
Petitioner,

vs.

650 WYMORE PROFESSIONAL CENTER
CONDOMINIUM ASSN INC
1180 SPRING CENTRE SOUTH BOULEVARD STE 102
ALTAMONTE SPRINGS, FL 32714
Respondent, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for June 4, 2026, on the property located at 650 N WYMORE ROAD on this **22nd day of May 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT


DATED this **22nd day of May 2026**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **22nd day of May 2026**, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.



Susan L. Pruchnicki, Notary Public
My Commission Expires March 15, 2026
Commission #HH373623





650 WYNMORE PROFESSIONAL BUILDING

FOOT & ANKLE
201 SURGERY SPORTS MEDICINE
DR. J. L. BROWN, DPM, FACFAS

BETTER SLEEP
CLINICS
101

BLACK DIAMOND
MEDICAL
102

BASE Camp
103

FAMILY MEDICINE
202
DR. J. L. BROWN, DPM, FACFAS

360 MEDSPA
203 COLLECTIVE

650

TOW AWAY ZONE
NO PARKING IN THIS ZONE
EXCEPT FOR THE PURPOSES OF
REPAIRING OR MAINTAINING
VEHICLES

05/22/2026 12:33

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

401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789
407-599-3600

Case No: PM-26-0045

CITY OF WINTER PARK,

Petitioner,

vs.

650 WYOMORE PROFESSIONAL CENTER CONDOMINIUM
ASSN., INC.
C/O THE BYWATER COMPANY
1206 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804

Respondents

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

Thursday, June 4th, 2026

at 3 p.m. at

Commission Chambers

second floor of Winter Park City Hall

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

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

1. Violations of City Code Chapter/Section Chapter 102 Utilities Article IV, – Sewers and Sewage Disposal; Sec. 102.07 – Installation of Sewers; Sec. 102.08 – Penalties; (a), (b), (c), (d), (e), (f), (g), (h), (i); Sec. 102.09 – Use of Private Sewers required; (a), (b); Sec. 102.94 – Private sewage disposal; (a), (b), (c), (d), (e), (f) and (g); Sec. 102.95 – Reporting and maintenance requirement for private lift stations (a) Purpose, (b) Definitions, (c) Registration, (d)

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please remember to recycle



401 S. Park Ave. Winter Park, FL 32789

SAFETY & CODE
compliance



401 S. Park Ave. Winter Park, FL 32789

SAFETY & CODE
compliance

*650 Wymore Professional Center
Condominium Assn., Inc.
c/o The Bywater Company
1809 Edgewater Dr., Ste. 100
Orlando, FL 32804*

 POSTAL SERVICE **CELFILED MAIL**



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Label 890-PB, Oct. 2015
Pitney Bowes

*650 Wymore Professional Center
Condominium Assn., Inc.
c/o The Bywater Company
1809 Edgewater Dr., Ste 100
Orlando, FL 32804*

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

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Case No: PM-26-0045

CITY OF WINTER PARK,

Petitioner,

vs.

650 WYMORE PROFESSIONAL CENTER CONDOMINIUM
ASSN., INC.
C/O THE BYWATER COMPANY
1209 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32804

Respondents.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, June 4th, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violations of City Code Chapter/Section: **Chapter 102 Utilities: Article IV. – Sewers and Sewage Disposal; Sec. 102-87. – Scope; Sec. 102-88. – Penalties (a), (b), (c), (d), (e), (1); Sec. 102-93. – Use of public sewers required, (a), (b); Sec. 102.94. – Private sewage disposal (a), (b), (c), (d), (e), (f) and (g); Sec. 102-95. – Reporting and maintenance requirements for private lift stations (a) Purpose, (b) Definitions, (c) Registration, (d)**

Maintenance contractor, (g) Annual inspection and (j) Sewage overflow or spill reporting and (k) Penalty of the City of Winter Park Code of Ordinances.

2. Address where violation(s) exists: **650 Wymore Road, Winter Park, FL 32789.**
3. Parcel I.D. No.: **02-22-29-0004-00-001**
4. Property Zone: **WP-O-1**
5. Legal Description: **650 WYMORE PROFESSIONAL CENTER CB 26/124 COMMON AREA (LESS PARCEL 2 PER DOC 20210571062)**
6. Names and address of owner/person in charge of location where violation exists: **650 Wymore Professional Center Condominium Assn., Inc. - C/O The Baywater Company – 1209 Edgewater Drive, Suite 100, Orlando, FL 32804.**
7. Description of Violations: **MULTIPLE SEWAGE OVERFLOWS FROM THE MANHOLE ON THE TANK FOR THE PROFESSIONAL BUILDING INTO THE SALON PARKING LOT AND TO DATE PERMANENT REPAIRS HAVE NOT BEEN MADE BY THE PROFESSIONAL OFFICE MANAGEMENT. THIS SITUATION IS A PUBLIC HEALTH ISSUE AND NEEDS TO BE CORRECTED IMMEDIATELY.**
8. Compliance Requirements: **MAKE ALL NECESSARY REPAIRS IMMEDIATELY TO ELIMINATE ALL THE OVERFLOW OF SEWAGE INTO PRIVATE AND CITY PROPERTY.**

Compliance Date to avoid hearing: **June 3, 2026**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Sections 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 **June 4th, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in

violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

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

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY 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. It is the sole responsibility of the appealing party 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 hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 21st day of May 2026.

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **650 Wymore Professional Center Condominium Assn., Inc. - C/O The Baywater Company – 1209 Edgewater Drive, Suite 100, Orlando, FL 32804.**

Certified Mail: 9489 0090 0027 6751 5563 28

Phillip Wade & Susanne Porras
Phillip Wade & Susanne Porras
Code Compliance Officers

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

CODES CITED:

ARTICLE IV. - SEWERS AND SEWAGE DISPOSAL

Sec. 102-87. - Scope.

The intent of this article is to prescribe procedures for safe and sanitary collection and treatment of sanitary **sewage** and other liquid wastes and to provide for the fees and other charges required to finance such collection and treatment services. The provisions of this article are applicable within the corporate territorial limits of the city and within the limits of the sewer service area established by the city pursuant to F.S. § 180.02(3). Violations of this article are subject to appropriate penalties as prescribed by [sections 1-7](#) and [102-88](#) of this Code.

Sec. 102-88. - Penalties.

(a) Any person found to be violating any provision of this article, except [section 102-96](#), shall be served by the city with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

(b) Any person found to be in violation of any provision of this article shall be guilty of an offense and on conviction thereof shall be fined in the amount not exceeding \$500.00 for each violation. Each day in which any violation shall continue shall be deemed a separate offense. The violation of this article shall, in addition to the penalties prescribed in this section, be subject to abatement by injunction order of a court of competent jurisdiction.

(c) Any person violating any of the provisions of this article shall become liable to the city for any expense, loss or damage occasioned the city because of such violation. In addition, the city may recover reasonable attorneys' fees, court costs and other expenses of litigation by appropriate suit at law against the person found to have violated this article or the orders, rules, regulations or permit issued under this article.

(d) A surcharge may be imposed upon institutional, commercial or industrial users discharging abnormally high-strength **sewage** according to the following:

(1) The surcharge in dollars for fats, wax, grease, oil and solvent-soluble substances shall be computed as follows:

Total oil and grease above 100 mg/liter times the metered water used during the billing period in millions of gallons times a treatment surcharge factor.

(2) Billing will be monthly, based on monthly charges, payable within 30 days or be subject to a late penalty of 1½ percent per month or fraction of a month to be added.

(e) Sampling and analyses shall be conducted according to the following:

(1) Periodic sample collection will be practiced by city forces to include the discharge from sewer customers known or suspected of producing abnormal strength wastes. Such collection may include grab or composite sampling taken manually or by the use of special automatic sampling equipment. Institutional, commercial, multifamily and industrial customers may be required to install such suitable automatic sampling equipment at the discretion of the director, such installations to be accessible only to those designated employees of the city.

Sec. 102-93. - Use of public sewers required.

(a) It shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city or in any area under the jurisdiction of the city any human or animal excrement, garbage or other objectionable waste.

(b) It shall be unlawful to discharge to any natural outlet within the city or in any area under the jurisdiction of the city any **sewage** except where suitable treatment has been provided in accordance with the provisions of this article.

Sec. 102-94. - Private **sewage disposal.**

(a) Where a public sanitary sewer is not available under the provisions of [section 102-93\(d\)](#), the building sewer shall be connected to a private **sewage** disposal system complying with the provisions of this section and [section 102-95](#), if applicable, and no sewer fees and charges provided for in [sections 102-131](#) and [102-132](#) shall be imposed.

(b) The type, capacities, location and layout of a private **sewage** disposal system shall comply with all state and county requirements.

(c) Notwithstanding the provisions of [section 102-93](#), existing residences, places of business and other structures served by adequate private **sewage** disposal systems, including septic tanks, constructed prior to the construction and availability of a public sanitary sewer shall not be required to connect to the public sanitary sewer until such time as the private **sewage** disposal system requires maintenance or repair or is abandoned or is condemned by regulatory health authorities. When such private **sewage** disposal system becomes inoperative, requires maintenance or repair, is abandoned or is condemned by regulatory health authorities, connection with the public sanitary sewer shall be made within 15 days following notice by the city to the property owner. If such connection is not made, the city shall cause all water service thereto to be discontinued until such connection is provided and until all connection and reconnection charges are paid.

(d) The owner shall operate and maintain the private **sewage** disposal facilities in a sanitary manner at all times at no expense to the city.

(e) The owners of private sanitary sewer collection systems within the utility service area shall be responsible for the proper maintenance and operation of said systems. The owners shall be required to maintain said systems to minimize inflow and infiltration.

(f) Any person seeking a permit from the city for installation of a private collection system or owning a private sewer collection system on the effective date of this article shall record in the public records of Orange County a document delineating the private collection system and indicating the exact location of any and all lift stations included within the system. The owner shall provide a copy of the recorded document to the city utility department. The utility department will maintain documents pertaining to private collection systems located within the utility service area.

(g) The owners of private collection systems shall be required to develop and follow a sewerage spill contingency plan for such systems addressing and remediating sewerage spills caused by but not limited to line failure, line collapse, line obstruction, surcharge, power failure and/or mechanical failure. A copy of this plan shall be provided to the utility department.

Sec. 102-95. - Reporting and maintenance requirements for private lift stations.

(a) *Purpose.* The purpose of this section is to monitor the use of privately owned lift stations within the city. Nothing contained herein is intended to replace or affect the jurisdiction and enforcement of the Florida Department of Environmental Protection or Orange County Health Department, or any other governmental agency charged with administering, regulating, or enforcing matters relating to the construction of wastewater collection and treatment facilities.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meaning ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Annual station inspection. The required yearly inspection and certification of all mechanical, structural, and electrical components of certain privately owned lift stations located within the city.

Dwelling, multifamily. A building designed for or occupied exclusively by three or more families.

Dwelling, one-family. A building designed for or occupied exclusively by one family.

Dwelling, two-family. A building designed for or occupied exclusively by two families.

Florida Department of Environmental Protection (FDEP). The State of Florida Department of Environmental Protection, or, where appropriate, the term may also be used as designation for the administrator or other duly authorized official of such state agency. The FDEP serves as the primary compliance and enforcement authority within the state for matters relating to the construction of wastewater collection and treatment facilities. Furthermore, the FDEP serves as the main investigation agency for all **sewage** spills within lands or waters of the state.

Health hazard. Any condition or action which creates, or may create, a danger to the health, safety, and welfare of the general public. For the purpose of this section, sanitary **sewage** spills from private lift station facilities onto lands within the city or into waters in or bordering the city will constitute an imminent danger to public health and will be classified as a health hazard.

Orange County Health Department or OCHD. The state health department unit located within Orange County, or, where appropriate, the term may also be used as designation for the administrator or other duly authorized official of such state agency. The OCHD serves as the primary authority within the county for assessing and determining the appropriate level of public health risk for any accident, outbreak, catastrophe, or natural disaster.

Privately owned lift station or POLS. A mechanical apparatus owned and/or operated by a person or entity other than the city, and designed for the conveyance of sanitary **sewage** from its origin on private property to publicly owned infrastructure such as a gravity sewer main, **sewage** force main, lift station, or pumping station. Apparatus may be a package lift station, grinder pump system, or pump station, etc. located on nonpublic property within the corporate boundaries of the city.

(c) *Registration and registration certificate.* For any property containing an existing privately owned lift station, the property owner shall register with the city and obtain a registration certificate for such POLS on or before December 31, 2023. Property owners shall register and obtain a registration certificate for all new POLS within 90 days of installation. The property owner shall be required to renew the registration certificate each year. An administrative fee for such registration is authorized to be charged by the city, the amount of which shall be set by resolution and may be amended from time to time. Such registration fee shall include a late fee for any property owner who does not obtain or renew a POLS registration certificate within the time limits imposed by this division.

(d) *Maintenance contractor.* At the time of registration of a POLS, the property owner must provide the city with a copy of the contract with a reputable person or firm experienced in the operation, maintenance, and repairs of lift stations for review prior to committing to contract for service. The contractor must provide proof of a minimum of two years' experience in lift station operation and maintenance to include pump and electrical experience. The contractor must have access to equipment to pull and service pumps as well as well pumping and hauling lift station waste. The contractor must be able to have a 24-hour, seven-days-a-week response time and be able to respond to site within two hours after notification of spill or **overflow**. The owners of

all private lift stations shall maintain a written maintenance record and shall make same available to the city in the enforcement of the provisions of this section. These records shall be maintained for a period of three years. Also, the city is to be provided a 24-hour emergency contact phone number of the property owner and contractor. Upon expiration or change of status of the contractor, the owner of the private sanitary lift station must notify the City of Winter Park Industrial Waste division within 72 hours of change.

(g) *Annual inspection.* For any property containing a privately owned lift station, the property owner shall obtain an annual inspection on such POLS, certifying that the POLS meets all mechanical, structural, and electrical requirements of the state, except those POLS exempted under subsection (h). Proof of such annual inspection shall be required to obtain an annual registration certificate from the city. Thereafter, the annual station inspection shall be performed within 60 days of the expiration of such registration certificate. The property owner must submit a report to the city certifying the POLS is in proper operating order meeting all state requirements and all needed maintenance/repairs have been completed. This certification of the results from each annual inspection shall be submitted to the city prior to the expiration of the annual registration certificate. Such inspections shall be conducted and certified by a State of Florida licensed Professional Engineer or a state licensed master plumber at the property owner's sole expense.

(j) *Sewage overflow or spill reporting.* The owner of a private sewage collection system shall be responsible for notifying the Orange County Environmental Protection Department and the Florida Department of Environmental Protection with copy of such notification to the city in the event that a sewage overflow or spill occurs within the owner's system within 36 hours of the event taking place. The owner shall take whatever measures are necessary to protect the public health and the environment from contamination as a result of a sewage overflow. The owner shall clean-up overflows or spills as soon as possible after their discovery.

(k) *Penalty.* Any property owner who does not obtain and maintain a registration certificate as required by this section shall be deemed to be in violation of the City Code. Any property owner violating this section or [section 102-94](#) may be subject to enforcement by the code compliance board and be subject to the rules and procedures of that board, including being subjected to a fine, in an amount as the code compliance board may determine. In addition to the above, any property owner failing to obtain the required annual inspection or failing to provide certification of compliance as required by this section, will be reported to the FDEP, OCHD, or any other governmental agency, deemed appropriate by the city manager or his/her designee. Further, if any violation of [section 102-94](#) or this section is not corrected within a reasonable period of time as prescribed by the city, the city may, after written notice to the property owner, cause the disconnection of the POLS from the city's wastewater system. Nothing herein shall limit the city's other rights and remedies afforded by law for a violation of [section 102-94](#) or this section.

OFFICIAL NOTICE OF VIOLATION

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

DATE: **April 9, 2026**

CASE # **PM-26-0045**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5564 89**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 102 Utilities: Article IV. – Sewers and Sewage Disposal; Sec. 102-87. – Scope; Sec. 102-88. – Penalties (a), (b), (c), (d), (e), (1); Sec. 102-93. – Use of public sewers required, (a), (b): Sec. 102.94. – Private sewage disposal (a), (b), (c), (d), (e), (f) and (g); Sec. 102-95. – Reporting and maintenance requirements for private lift stations (a) Purpose, (b) Definitions, (c) Registration, (d) Maintenance contractor, (g) Annual inspection and (j) Sewage overflow or spill reporting and (k) Penalty of the City of Winter Park Code of Ordinances.**

CODE OF ORDINANCES

On **January 20, 2026**, a Violation(s) was observed on your property. The violation(s) must be corrected by **April 24th, 2026**. 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: **WP-O-1**
Parcel ID#: **02-22-29-0004-00-001**
Violation **650 N. WYMORE ROAD**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **650 WYMORE PROFESSIONAL CENTER CONDOMINIUM ASSN, INC.**
Mailing Address: **1180 SPRING CENTRE SOUTH BLVD., STE. 102**
City/ State/ Zip: **ALTAMONTE SPRINGS, FL 32714-1954**
Description of Violation: **MULTIPLE SEWAGE OVERFLOWS FROM THE MANHOLE ON THE TANK FOR THE PROFESSIONAL BUILDING INTO THE SALON PARKING LOT AND TO DATE PERMANENT REPAIRS HAVE NOT BEEN MADE BY THE PROFESSIONAL OFFICE MANAGEMENT. THIS SITUATION IS A PUBLIC HEALTH ISSUE AND NEEDS TO BE CORRECTED IMMEDIATELY.**
Corrective action to be taken: **MAKE ALL NECESSARY REPAIRS IMMEDIATELY TO ELIMINATE ALL THE OVERFLOW OF SEWAGE INTO PRIVATE AND CITY PROPERTY.**

APPLY FOR ALL NECESSARY PERMITS. ALL REPAIRS SHALL BE MADE BY A LICENSED CONTRACTOR AND ACCORDING TO CURRENT BUILDING AND STATE REGULATIONS AND STANDARDS. CONTACT THE SAFETY AND CODE COMPLIANCE DIVISION MANAGER AT 407-599-3283 AND THE WASTEWATER DIRECTOR AT 407-599-3335 TO SHARE YOUR INTENTIONS ON RESOLVING THIS MATTER.

Officer Name: **PORRAS, SUSANNE (407)599-3283**
sporras@cityofwinterpark.org

Appeal Process

An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.

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

cc: Registered Agent – The Bywater Company – 1209 Edgewater Drive, Suite 100, Orlando, FL 32804

CODES CITED:

ARTICLE IV. - SEWERS AND SEWAGE DISPOSAL

Sec. 102-87. - Scope.

The intent of this article is to prescribe procedures for safe and sanitary collection and treatment of sanitary **sewage** and other liquid wastes and to provide for the fees and other charges required to finance such collection and treatment services. The provisions of this article are applicable within the corporate territorial limits of the city and within the limits of the sewer service area established by the city pursuant to F.S. § 180.02(3). Violations of this article are subject to appropriate penalties as prescribed by [sections 1-7](#) and [102-88](#) of this Code.

Sec. 102-88. - Penalties.

(a) Any person found to be violating any provision of this article, except [section 102-96](#), shall be served by the city with written notice stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. The offender shall, within the period of time stated in such notice, permanently cease all violations.

(b) Any person found to be in violation of any provision of this article shall be guilty of an offense and on conviction thereof shall be fined in the amount not exceeding \$500.00 for each violation. Each day in which any violation shall continue shall be deemed a separate offense. The violation of this article shall, in addition to the penalties prescribed in this section, be subject to abatement by injunction order of a court of competent jurisdiction.

(c) Any person violating any of the provisions of this article shall become liable to the city for any expense, loss or damage occasioned the city because of such violation. In addition, the city may recover reasonable attorneys' fees, court costs and other expenses of litigation by appropriate suit at law against the person found to have violated this article or the orders, rules, regulations or permit issued under this article.

(d) A surcharge may be imposed upon institutional, commercial or industrial users discharging abnormally high-strength **sewage** according to the following:

(1) The surcharge in dollars for fats, wax, grease, oil and solvent-soluble substances shall be computed as follows:

Total oil and grease above 100 mg/liter times the metered water used during the billing period in millions of gallons times a treatment surcharge factor.

(2) Billing will be monthly, based on monthly charges, payable within 30 days or be subject to a late penalty of 1½ percent per month or fraction of a month to be added.

(e) Sampling and analyses shall be conducted according to the following:

(1) Periodic sample collection will be practiced by city forces to include the discharge from sewer customers known or suspected of producing abnormal strength wastes. Such collection may include grab or composite sampling taken manually or by the use of special automatic sampling equipment. Institutional, commercial, multifamily and industrial customers may be required to install such suitable automatic sampling equipment at the discretion of the director, such installations to be accessible only to those designated employees of the city.

Sec. 102-93. - Use of public sewers required.

(a) It shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city or in any area under the jurisdiction of the city any human or animal excrement, garbage or other objectionable waste.

(b) It shall be unlawful to discharge to any natural outlet within the city or in any area under the jurisdiction of the city any **sewage** except where suitable treatment has been provided in accordance with the provisions of this article.

Sec. 102-94. - Private **sewage disposal.**

(a) Where a public sanitary sewer is not available under the provisions of [section 102-93\(d\)](#), the building sewer shall be connected to a private **sewage** disposal system complying with the provisions of this section and [section 102-95](#), if applicable, and no sewer fees and charges provided for in [sections 102-131](#) and [102-132](#) shall be imposed.

(b) The type, capacities, location and layout of a private **sewage** disposal system shall comply with all state and county requirements.

(c) Notwithstanding the provisions of [section 102-93](#), existing residences, places of business and other structures served by adequate private **sewage** disposal systems, including septic tanks, constructed prior to the construction and availability of a public sanitary sewer shall not be required to connect to the public sanitary sewer until such time as the private **sewage** disposal system requires maintenance or repair or is abandoned or is condemned by regulatory health authorities. When such private **sewage** disposal system becomes inoperative, requires maintenance or repair, is abandoned or is condemned by regulatory health authorities, connection with the public sanitary sewer shall be made within 15 days following notice by the city to the property owner. If such connection is not made, the city shall cause all water service thereto to be discontinued until such connection is provided and until all connection and reconnection charges are paid.

(d) The owner shall operate and maintain the private **sewage** disposal facilities in a sanitary manner at all times at no expense to the city.

(e) The owners of private sanitary sewer collection systems within the utility service area shall be responsible for the proper maintenance and operation of said systems. The owners shall be required to maintain said systems to minimize inflow and infiltration.

(f) Any person seeking a permit from the city for installation of a private collection system or owning a private sewer collection system on the effective date of this article shall record in the public records of Orange County a document delineating the private collection system and indicating the exact location of any and all lift stations included within the system. The owner shall provide a copy of the recorded document to the city utility department. The utility department will maintain

documents pertaining to private collection systems located within the utility service area.

(g) The owners of private collection systems shall be required to develop and follow a sewerage spill contingency plan for such systems addressing and remediating sewerage spills caused by but not limited to line failure, line collapse, line obstruction, surcharge, power failure and/or mechanical failure. A copy of this plan shall be provided to the utility department.

Sec. 102-95. - Reporting and maintenance requirements for private lift stations.

(a) *Purpose.* The purpose of this section is to monitor the use of privately owned lift stations within the city. Nothing contained herein is intended to replace or affect the jurisdiction and enforcement of the Florida Department of Environmental Protection or Orange County Health Department, or any other governmental agency charged with administering, regulating, or enforcing matters relating to the construction of wastewater collection and treatment facilities.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meaning ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Annual station inspection. The required yearly inspection and certification of all mechanical, structural, and electrical components of certain privately owned lift stations located within the city.

Dwelling, multifamily. A building designed for or occupied exclusively by three or more families.

Dwelling, one-family. A building designed for or occupied exclusively by one family.

Dwelling, two-family. A building designed for or occupied exclusively by two families.

Florida Department of Environmental Protection (FDEP). The State of Florida Department of Environmental Protection, or, where appropriate, the term may also be used as designation for the administrator or other duly authorized official of such state agency. The FDEP serves as the primary compliance and enforcement authority within the state for matters relating to the construction of wastewater collection and treatment facilities. Furthermore, the FDEP serves as the main investigation agency for all **sewage** spills within lands or waters of the state.

Health hazard. Any condition or action which creates, or may create, a danger to the health, safety, and welfare of the general public. For the purpose of this section, sanitary **sewage** spills from private lift station facilities onto lands within the city or

into waters in or bordering the city will constitute an imminent danger to public health and will be classified as a health hazard.

Orange County Health Department or OCHD. The state health department unit located within Orange County, or, where appropriate, the term may also be used as designation for the administrator or other duly authorized official of such state agency. The OCHD serves as the primary authority within the county for assessing and determining the appropriate level of public health risk for any accident, outbreak, catastrophe, or natural disaster.

Privately owned lift station or POLS. A mechanical apparatus owned and/or operated by a person or entity other than the city, and designed for the conveyance of sanitary **sewage** from its origin on private property to publicly owned infrastructure such as a gravity sewer main, **sewage** force main, lift station, or pumping station. Apparatus may be a package lift station, grinder pump system, or pump station, etc. located on nonpublic property within the corporate boundaries of the city.

(c) *Registration and registration certificate.* For any property containing an existing privately owned lift station, the property owner shall register with the city and obtain a registration certificate for such POLS on or before December 31, 2023. Property owners shall register and obtain a registration certificate for all new POLS within 90 days of installation. The property owner shall be required to renew the registration certificate each year. An administrative fee for such registration is authorized to be charged by the city, the amount of which shall be set by resolution and may be amended from time to time. Such registration fee shall include a late fee for any property owner who does not obtain or renew a POLS registration certificate within the time limits imposed by this division.

(d) *Maintenance contractor.* At the time of registration of a POLS, the property owner must provide the city with a copy of the contract with a reputable person or firm experienced in the operation, maintenance, and repairs of lift stations for review prior to committing to contract for service. The contractor must provide proof of a minimum of two years' experience in lift station operation and maintenance to include pump and electrical experience. The contractor must have access to equipment to pull and service pumps as well as well pumping and hauling lift station waste. The contractor must be able to have a 24-hour, seven-days-a-week response time and be able to respond to site within two hours after notification of spill or **overflow**. The owners of all private lift stations shall maintain a written maintenance record and shall make same available to the city in the enforcement of the provisions of this section. These records shall be maintained for a period of three years. Also, the city is to be provided a 24-hour emergency contact phone number of the property owner and contractor. Upon expiration or change of status of the contractor, the owner of the private sanitary lift station must notify the City of Winter Park Industrial Waste division within 72 hours of change.

(g) *Annual inspection.* For any property containing a privately owned lift station, the property owner shall obtain an annual inspection on such POLS, certifying that the

POLS meets all mechanical, structural, and electrical requirements of the state, except those POLS exempted under subsection (h). Proof of such annual inspection shall be required to obtain an annual registration certificate from the city. Thereafter, the annual station inspection shall be performed within 60 days of the expiration of such registration certificate. The property owner must submit a report to the city certifying the POLS is in proper operating order meeting all state requirements and all needed maintenance/repairs have been completed. This certification of the results from each annual inspection shall be submitted to the city prior to the expiration of the annual registration certificate. Such inspections shall be conducted and certified by a State of Florida licensed Professional Engineer or a state licensed master plumber at the property owner's sole expense.

(j) **Sewage overflow or spill reporting.** The owner of a private **sewage** collection system shall be responsible for notifying the Orange County Environmental Protection Department and the Florida Department of Environmental Protection with copy of such notification to the city in the event that a **sewage overflow** or spill occurs within the owner's system within 36 hours of the event taking place. The owner shall take whatever measures are necessary to protect the public health and the environment from contamination as a result of a **sewage overflow**. The owner shall clean-up **overflows** or spills as soon as possible after their discovery.

(k) *Penalty.* Any property owner who does not obtain and maintain a registration certificate as required by this section shall be deemed to be in violation of the City Code. Any property owner violating this section or [section 102-94](#) may be subject to enforcement by the code compliance board and be subject to the rules and procedures of that board, including being subjected to a fine, in an amount as the code compliance board may determine. In addition to the above, any property owner failing to obtain the required annual inspection or failing to provide certification of compliance as required by this section, will be reported to the FDEP, OCHD, or any other governmental agency, deemed appropriate by the city manager or his/her designee. Further, if any violation of [section 102-94](#) or this section is not corrected within a reasonable period of time as prescribed by the city, the city may, after written notice to the property owner, cause the disconnection of the POLS from the city's wastewater system. Nothing herein shall limit the city's other rights and remedies afforded by law for a violation of [section 102-94](#) or this section.

Susanne Porras

From: David L Zusi
Sent: Thursday, May 21, 2026 3:59 PM
To: Susanne Porras
Subject: Re: [EXTERNAL] overflow

Thank you Susanne!

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Thursday, May 21, 2026 3:53:58 PM
To: Jay Bywater <jay@bywater.com>; David L Zusi <Dzusi@cityofwinterpark.org>
Cc: Phillip Wade <pwade@cityofwinterpark.org>
Subject: RE: [EXTERNAL] overflow

Hi Jay,

I just sent an email with a copy of the Notice of Hearing. Let me know if you can at least submit a permit for the repairs and I will remove the case off the agenda.

Thank you,

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

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-----Original Message-----

From: Jay Bywater <jay@bywater.com>
Sent: Thursday, May 21, 2026 3:51 PM
To: Jay Bywater <jay@bywater.com>; David L Zusi <Dzusi@cityofwinterpark.org>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: Re: [EXTERNAL] overflow

Good afternoon!

Total Enviro Services received our check and we are just waiting on the new pumps that were ordered to

arrive. They expect we will have the pumps tomorrow and hopefully we can proceed with the repairs the same day or on Tuesday of next week.

All the best,

Jay Bywater
Property Manager

Phone : (407) 206-5737
Mobile : (407) 383-0374
Email : jay@bywater.com

1209 Edgewater Drive
Suite 100
Orlando, FL 32804

www.bywater.com

-----Original Message-----

From: Jay Bywater <jay@bywater.com>
Sent: Tuesday, May 19, 2026 6:07 PM
To: David L Zusi <Dzusi@cityofwinterpark.org>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: Re: overflow

Hey Dave,

I can understand that. I saw that you were included in a couple of the emails between the salon's attorney and the attorney for the professional center and assumed they had included you regarding the final agreement. I am shocked they did not. As I said, I was not included in that conversation and was only informed that we were moving forward with the repairs outlined in the quote I attached. They put me back in charge once they decided on the quote.

Sincerely,

Jay Bywater
Sent from my iPhone

> On May 19, 2026, at 5:35 PM, David L Zusi <Dzusi@cityofwinterpark.org> wrote:

>

> Jay, at least there is progress. My issue is the total lack of communication of any path forward until we called today. Also, the spill should be cleaned up and disinfected by a septic tank contractor or plumber.

>

>

> [cid:image003.jpg@01DCE7B5.ABF88500]

>

> City of Winter Park
> 1409 Howell Branch Road
> Building 10
> Winter Park, FL 32789

> cityofwinterpark.org<<http://cityofwinterpark.org>>
>
>
> David L Zusi
>
> Director of Water and Wastewater Utilities
>
> Water & WasteWater
>
>
>
> 407.599.3335
>
>
> [Title: Facebook]<<http://cityofwinterpark.org/facebook>> [Title: Twitter]
<<http://cityofwinterpark.org/twitter>> [cid:image010.png@01DCE7B5.ABF88500]
<<https://cityofwinterpark.org/instagram>> [Title: Vimeo] <<http://cityofwinterpark.org/vimeo>> [Title: YouTube]
<<http://cityofwinterpark.org/youtube>>
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>
>
> From: Jay Bywater <jay@bywater.com>
> Sent: Tuesday, May 19, 2026 5:28 PM
> To: Susanne Porras <SPorras@cityofwinterpark.org>
> Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
> Subject: Re: [EXTERNAL] overflow
>
> My maintenance team responded around 3:30pm and flipped the switch on the control panel to pump down the tanks.
>
> [cid:image011.png@01DCE7B5.D9B31000]
>
> Jay Bywater
> Property Manager
>
> Phone : (407) 206-5737
> Mobile : (407) 383-0374
> Email : jay@bywater.com<<mailto:jay@bywater.com>>
>
> 1209 Edgewater Drive
> Suite 100
> Orlando, FL 32804
>
> www.bywater.com<<http://www.bywater.com>>
>
>
>
>
> From: Susanne Porras <SPorras@cityofwinterpark.org<<mailto:SPorras@cityofwinterpark.org>>>

> Sent: Tuesday, May 19, 2026 5:26 PM
> To: Jay Bywater <jay@bywater.com<mailto:jay@bywater.com>>
> Cc: David L Zusi <Dzusi@cityofwinterpark.org<mailto:Dzusi@cityofwinterpark.org>>; Phillip Wade <pwade@cityofwinterpark.org<mailto:pwade@cityofwinterpark.org>>
> Subject: RE: overflow
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> Jay,
>
> Thank you for the update. Who is responding to take care of today's overflow?
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> Susanne R. Porras, cOSS
> Division Manager
> Safety & Code Compliance
> Phone: 407-599-3283
>
>
> [cid:image019.png@01DCE7B5.ABF88500]<http://www.facebook.com/WinterParkFla> [cid:image020.png@01DCE7B5.ABF88500]<http://twitter.com/WinterParkFla> [cid:image021.png@01DCE7B5.ABF88500]
> <<http://vimeo.com/winterparkfla>>
>
> NOTE: Florida law prohibits code enforcement officers from investigating potential code violations by way of an anonymous complaint. A person making a code violation complaint must provide their name and address. Providing your phone number and email is optional but recommended so we may contact you if needed an update.
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> From: Jay Bywater <jay@bywater.com<mailto:jay@bywater.com>>
> Sent: Tuesday, May 19, 2026 5:22 PM
> To: Susanne Porras <SPorras@cityofwinterpark.org<mailto:SPorras@cityofwinterpark.org>>
> Cc: David L Zusi <Dzusi@cityofwinterpark.org<mailto:Dzusi@cityofwinterpark.org>>; Phillip Wade <pwade@cityofwinterpark.org<mailto:pwade@cityofwinterpark.org>>
> Subject: Re: [EXTERNAL] overflow
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> Good afternoon, Susanne,
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> I was under the impression that somebody from the Wymore Professional Center or their legal team was keeping you informed on our actions! I got boxed out while discussions were had between our building and the salon.
>
> Please see the quote attached above that we are moving forward with. Pumps, floats, and the control panel are all being replaced. We sent Total Enviro Services Inc. their 50% deposit check on 5/12/26. I just called to see if they had received it and they haven't yet. As soon as they receive that check, we are scheduling the work outlined in the quote to repair the septic system.
>
> Please advise on next steps regarding the compliance board hearing.
>
> [cid:image011.png@01DCE7B5.D9B31000]
>
> Jay Bywater
> Property Manager
>

> Phone : (407) 206-5737
> Mobile : (407) 383-0374
> Email : jay@bywater.com<<mailto:jay@bywater.com>>
>
> 1209 Edgewater Drive
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> www.bywater.com<<http://www.bywater.com>>
>
>
>
>
> From: Susanne Porras <SPorras@cityofwinterpark.org<<mailto:SPorras@cityofwinterpark.org>>>
> Sent: Tuesday, May 19, 2026 4:49 PM
> To: Jay Bywater <jay@bywater.com<<mailto:jay@bywater.com>>>
> Cc: David L Zusi <Dzusi@cityofwinterpark.org<<mailto:Dzusi@cityofwinterpark.org>>>; Susanne Porras <SPorras@cityofwinterpark.org<<mailto:SPorras@cityofwinterpark.org>>>; Phillip Wade <pwade@cityofwinterpark.org<<mailto:pwade@cityofwinterpark.org>>>
> Subject: RE: overflow
> Importance: High
>
> Jay,
>
> Please see attached photos of today's overflow. A Notice of Hearing will be issued for the June 4th, 2026, Code Compliance Board Hearing since this issue has not been resolved.
>
>
> Regards,
>
> Susanne R. Porras, cOSS
> Division Manager
> Safety & Code Compliance
> Phone: 407-599-3283
>
>
> [cid:image019.png@01DCE7B5.ABF88500]<<http://www.facebook.com/WinterParkFla>> [cid:image020.png@01DCE7B5.ABF88500]<<http://twitter.com/WinterParkFla>> [cid:image021.png@01DCE7B5.ABF88500]
> <<http://vimeo.com/winterparkfla>>
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>
> From: Jay Bywater <jay@bywater.com<<mailto:jay@bywater.com>>>
> Sent: Thursday, April 16, 2026 5:00 PM
> To: Susanne Porras <SPorras@cityofwinterpark.org<<mailto:SPorras@cityofwinterpark.org>>>
> Subject: Re: [EXTERNAL] Sewer overflow

>
> Hi Susanne,
>
> One of my maintenance engineers is en route to the property to pump down the septic tank. That has typically worked to stop the overflow. Should be resolved within the hour.
>
> [cid:image013.png@01DCE7B5.D9B31000]
>
> Jay Bywater
> Property Manager
>
> Phone : (407) 206-5737
> Mobile : (407) 383-0374
> Email : jay@bywater.com<<mailto:jay@bywater.com>>
>
> 1209 Edgewater Drive
> Suite 100
> Orlando, FL 32804
>
> www.bywater.com<<http://www.bywater.com>>
>
>
>
>
> From: Susanne Porras <SPorras@cityofwinterpark.org<<mailto:SPorras@cityofwinterpark.org>>>
> Sent: Thursday, April 16, 2026 4:55 PM
> To: Jay Bywater <jay@bywater.com<<mailto:jay@bywater.com>>>
> Cc: Susanne Porras <SPorras@cityofwinterpark.org<<mailto:SPorras@cityofwinterpark.org>>>
> Subject: FW: Sewer overflow
>
> Good afternoon,
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> One of my code officers responded to your property this afternoon. Please see attached photos and email me back with your intentions on resolving and or containing the illicit discharge.
>
> Thank you,
>
> Susanne R. Porras, cOSS
> Division Manager
> Safety & Code Compliance
> Phone: 407-599-3283
>
>
> [cid:image019.png@01DCE7B5.ABF88500]<<http://www.facebook.com/WinterParkFla>> [cid:image020.png@01DCE7B5.ABF88500]<<http://twitter.com/WinterParkFla>> [cid:image021.png@01DCE7B5.ABF88500]
> <<http://vimeo.com/winterparkfla>>
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>

>

>

> From: Arlene Webber <arlene@salonciseaux.com<mailto:arlene@salonciseaux.com>>

> Sent: Thursday, April 16, 2026 4:16 PM

> To: Gideon J. Lewis <glewis2874@gmail.com<mailto:glewis2874@gmail.com>>

> Cc: Catherine Imbesi Imbesi <catherineimbesi@gmail.com<mailto:catherineimbesi@gmail.com>>; David L Zusi <Dzusi@cityofwinterpark.org<mailto:Dzusi@cityofwinterpark.org>>

> Subject:

>

>

> [cid:image022.jpg@01DCE7B5.ABF88500]

>

> [cid:image023.jpg@01DCE7B5.ABF88500]

>

> Arlene Webber

> Salon Ciseaux

Susanne Porras

From: Susanne Porras
Sent: Thursday, May 21, 2026 3:53 PM
To: Jay Bywater
Cc: David L Zusi; Phillip Wade; Susanne Porras
Subject: RE: [EXTERNAL] overflow
Attachments: PM-26-0045-NOH June 4th 2026 (SRP) Final_(Signed Copy).pdf

Importance: High

Good afternoon Jay,

Please find the attached Notice of Hearing for the upcoming Code Compliance Board Meeting on June 4th, 2026, at 3:00pm. I will be willing to remove the case off the agenda if an application for a permit is submitted prior to the hearing date.

Best regards,

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



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Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: Re: [EXTERNAL] overflow

My maintenance team responded around 3:30pm and flipped the switch on the control panel to pump down the tanks.



Jay Bywater

Property Manager

Phone : (407) 206-5737

Mobile : (407) 383-0374

Email : jay@bywater.com

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Suite 100

Orlando, FL 32804

www.bywater.com

From: Susanne Porras <SPorras@cityofwinterpark.org>

Sent: Tuesday, May 19, 2026 5:26 PM

To: Jay Bywater <jay@bywater.com>

Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>

Subject: RE: overflow

Jay,

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Susanne R. Porras, COSS

Division Manager

Safety & Code Compliance

Phone: 407-599-3283



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Please advise on next steps regarding the compliance board hearing.

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Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Susanne Porras <SPorras@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: RE: overflow
Importance: High

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To: Gideon J. Lewis <glewis2874@gmail.com>

Cc: Catherine Imbesi Imbesi <catherineimbesi@gmail.com>; David L Zusi <Dzusi@cityofwinterpark.org>

Subject:

Susanne Porras

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Sent: Thursday, May 21, 2026 3:54 PM
To: Susanne Porras
Cc: David L Zusi; Phillip Wade
Subject: Re: [EXTERNAL] overflow

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Susanne! We should be able to get that done.



Jay Bywater

Property Manager

Phone : (407) 206-5737

Mobile : (407) 383-0374

Email : jay@bywater.com

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Email : jay@bywater.com
1209 Edgewater Drive
Suite 100
Orlando, FL 32804
www.bywater.com

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Sent: Tuesday, May 19, 2026 4:49 PM
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Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Susanne Porras <SPorras@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: RE: overflow
Importance: High

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Susanne R. Porras, COSS
Division Manager
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Phone: 407-599-3283



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City of Winter Park
1409 Howell Branch Road
Building 10
Winter Park, FL 32789
cityofwinterpark.org

David L Zusi
Director of Water and
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407.599.3335



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Subject:

Susanne Porras

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Sent: Tuesday, May 19, 2026 5:31 PM
To: Jay Bywater
Cc: David L Zusi; Phillip Wade; Susanne Porras
Subject: RE: [EXTERNAL] overflow

Ok, thank you!

I will send a copy of the Notice of Hearing via email and USPS regular and certified mail. The notice will have all the details about time and location for that hearing.

Best regards,

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Subject:

Susanne Porras

From: Jay Bywater <jay@bywater.com>
Sent: Tuesday, May 19, 2026 6:07 PM
To: David L Zusi
Cc: Susanne Porras; Phillip Wade
Subject: Re: [EXTERNAL] overflow

Hey Dave,

I can understand that. I saw that you were included in a couple of the emails between the salon's attorney and the attorney for the professional center and assumed they had included you regarding the final agreement. I am shocked they did not. As I said, I was not included in that conversation and was only informed that we were moving forward with the repairs outlined in the quote I attached. They put me back in charge once they decided on the quote.

Sincerely,

Jay Bywater
Sent from my iPhone

> On May 19, 2026, at 5:35 PM, David L Zusi <Dzusi@cityofwinterpark.org> wrote:

>

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> [cid:image003.jpg@01DCE7B5.ABF88500]

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> City of Winter Park

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> cityofwinterpark.org<<http://cityofwinterpark.org>>

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> [Title: Facebook]<<http://cityofwinterpark.org/facebook>> [Title: Twitter] <<http://cityofwinterpark.org/twitter>>

> [cid:image010.png@01DCE7B5.ABF88500] <<https://cityofwinterpark.org/instagram>> [Title: Vimeo]

> <<http://cityofwinterpark.org/vimeo>> [Title: YouTube] <<http://cityofwinterpark.org/youtube>>

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> [cid:image011.png@01DCE7B5.D9B31000]

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> Salon Ciseaux

Terms and Conditions

WHAT'S NOT COVERED UNDER THIS CONTRACT

Customer, at his / her sole expense is responsible for and must accommodate the company in providing the proper access. Customer must arrange for movement of fences, sprinkler systems, and obtaining neighbor's permission if necessary to have access to job site. Total Enviro Services Inc. d/b/a Total Septic Services is not responsible for any damages to fences, sprinkler systems, trees, plants, sod, shrubs, driveways, sidewalks, walkways or any attachable / detachable structures, septic tank lids/plugs, or any appurtenance. We are also not responsible for any underground utilities.

AUTHORITY TO EXECUTE-CONTRACT AGREEMENT

Customer warrants and represents that he/she has authority to enter into this Contract Agreement and that the person signing this agreement has been duly authorized to execute this agreement on behalf of the property owner.

TRANSFERABILITY

This contract is void upon sale of property and is non-transferable.

DELAYS

The company shall be excused of any delays, in completion of the contract caused by acts of God, acts of owner or owner's agents, stormy weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of owner to make payments promptly or other contingencies unforeseen beyond reasonable control of contractor.

PAYMENT / DEPOSIT

Claims- unless otherwise agreed in writing, all contracts require 50% percent down on contract price before commencement of work will begin. Customer agrees to remit payment in full as agreed on front of this agreement. Remaining balance is due upon completion as agreed on front of this contract agreement. Customer is responsible for timely payments and will be liable for any and all collection fees associated with collecting any balance due, including but not limited to attorney fees, collections agency, and any fees necessary for collecting monies owed. Interest will accrue on any unpaid balances at 1.5 % per month (18% per annum). Payments returned for any reason are subject to a service fee of \$30.00. No retainer shall be held whatsoever, unless agreed to by our office. If any payment is not made within 15 days of billing date, the amount due shall bear interest at the highest rate allowed by law.

Customer agrees not to initiate a credit card chargeback proceeding without first contacting Total Enviro Service, Inc. in writing to discuss refund and/or dispute.

VENUE IN LITIGATION:

The company shall not be liable for any liabilities, claims, demands, expenses, or losses incurred by the customer or other parties as a result of any claim, suit or proceeding based on [1] changes in applicable laws or regulations after the services are completed. [2] Acts or occurrences outside the scope of the service. [3] Failure of the customer to obtain required permits, licenses, or approvals. [4] Customer acknowledges that all ultimate billing, account receivables and credit functions are processed through company's headquarters located in Orlando, Florida in the county of Orange. Venue for any reason shall lie exclusively in Orange County, Florida. The prevailing party in any litigation shall be entitled to reasonable fees to include attorney's fees, court cost and any fees associated with such action.

CANCELLATION POLICY

All cancellations must be received by us in writing within 72 hours of signing contract. After we receive the notice in writing, you will be entitled to full refund for services not performed after your payment has cleared our bank. If you want to cancel after 72 hours, you will be

charged pro-rata for services performed plus a cancellation fee of 10% of the total contract price. Total Enviro Services Inc., may cancel only for fraud, material misrepresentation, non-payment, or if required to do so by governmental authority. If Total Enviro Services Inc., d/b/a Total Septic Services cancels this contract for any of those reasons it shall be entitled to pro-rata payment for work performed plus a cancellation fee of 10% of the total contract price.

EXTRA WORK

If during the performance of its obligation under this agreement TOTAL ENVIRO SERVICES INC. discovers conditions that were not readily observable at the time of execution of this agreement which would require additional labor and/or materials not reasonably contemplated by Total Enviro Services Inc. time of execution hereof, Total Enviro Services Inc. shall be entitled to supply that additional labor and materials/ labor without additional consent or approval of the customer, and customer agrees to pay Total Enviro Services Inc. a reasonable additional charge for those additional materials / labor. It's not uncommon for a governmental agency to require more work than originally proposed. For instance, the Health Department may determine that due to the current water table the drain field must be elevated. Such changes result in additional cost. Total Enviro Services Inc. d/b/a Total Septic Services will complete the job with such changes and customer shall be responsible for paying Total Enviro Services Inc. d/b/a Total Septic Services the additional resulting additional cost. Any damage to our equipment or tools caused by customer's piping will be at the expense of the customer. This customer expense includes removal, repair and/or retrieval of tools/equipment.

LIMITED WARRANTY INFORMATION

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OF ANY NATURE, INCLUDING IMPLIED WARRANTIES FOR USE OR FITNESS OF PURPOSE. IF ANY GOVERNMENTAL AUTHORITY REQUIRES ANY CHANGES TO WORK, AS PROPOSED BY COMPANY, OR IF THE SYSTEM WAS DESIGNED BY A THIRD PARTY, THERE IS NO WARRANTY AS TO DESIGN.

ANY CUSTOMER ON A WELL, WARRANTY WILL ONLY APPLY IF A METER IS INSTALLED ON THE WELL.

All work performed shall be in compliance with all local, state and federal laws, regulations, guidelines and conformance with the scope of work. Total Enviro Services Inc., dba Total Septic Services guarantees owner that the construction performed on or upon that certain structure located at the address located on reverse side of the agreement to be free from defects in material and workmanship for a period of one year from the date of commencement of use, substantial completion or date of notice of completion, whichever is the first to occur. The standard limited warranty applies and is limited as follows: [1] To property only as long as it remains in the possession of the original owner named on reverse side of this contract. [2] To construction work that has not been subject to accident, misused or abused. [3] To the construction work that has been modified, altered, defaced and/or had repairs made or attempted by others. [4] That the contractor be immediately notified in writing within 10 days of first knowledge of defect by owner or his/her agents. [5] That contractor shall be given first opportunity to make any repairs, replacements and/or corrections to the defective construction. [6] Under no circumstances shall the contractor be liable by virtue of this warrant or otherwise for damages to a person or property whatsoever for any special, secondary or consequential damages of any nature however arising out the use or inability to use because of the construction defect. [7] Excluded from this warranty are materials and workmanship covered by other manufacturers warranties.

Initial

Susanne Porras

From: Jay Bywater <jay@bywater.com>
Sent: Tuesday, May 19, 2026 5:28 PM
To: Susanne Porras
Cc: David L Zusi; Phillip Wade
Subject: Re: [EXTERNAL] overflow

My maintenance team responded around 3:30pm and flipped the switch on the control panel to pump down the tanks.



Jay Bywater
Property Manager
Phone : (407) 206-5737
Mobile : (407) 383-0374
Email : jay@bywater.com
1209 Edgewater Drive
Suite 100
Orlando, FL 32804
www.bywater.com

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Tuesday, May 19, 2026 5:26 PM
To: Jay Bywater <jay@bywater.com>
Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: RE: overflow

Jay,

Thank you for the update. Who is responding to take care of today's overflow?

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



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

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

From: Jay Bywater <jay@bywater.com>
Sent: Tuesday, May 19, 2026 5:22 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: Re: [EXTERNAL] overflow

Good afternoon, Susanne,

I was under the impression that somebody from the Wymore Professional Center or their legal team was keeping you informed on our actions! I got boxed out while discussions were had between our building and the salon.

Please see the quote attached above that we are moving forward with. Pumps, floats, and the control panel are all being replaced. We sent Total Enviro Services Inc. their 50% deposit check on 5/12/26. I just called to see if they had received it and they haven't yet. As soon as they receive that check, we are scheduling the work outlined in the quote to repair the septic system.

Please advise on next steps regarding the compliance board hearing.

Jay Bywater
Property Manager
Phone : (407) 206-5737
Mobile : (407) 383-0374
Email : jay@bywater.com
1209 Edgewater Drive
Suite 100
Orlando, FL 32804
www.bywater.com

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Tuesday, May 19, 2026 4:49 PM
To: Jay Bywater <jay@bywater.com>
Cc: David L Zusi <Dzusi@cityofwinterpark.org>; Susanne Porras <SPorras@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: RE: overflow
Importance: High

Jay,

Please see attached photos of today's overflow. A Notice of Hearing will be issued for the June 4th, 2026, Code Compliance Board Hearing since this issue has not been resolved.

Regards,

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



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

From: Jay Bywater <jay@bywater.com>
Sent: Thursday, April 16, 2026 5:00 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: Re: [EXTERNAL] Sewer overflow

Hi Susanne,

One of my maintenance engineers is en route to the property to pump down the septic tank. That has typically worked to stop the overflow. Should be resolved within the hour.

Jay Bywater
Property Manager
Phone : (407) 206-5737
Mobile : (407) 383-0374
Email : jay@bywater.com
1209 Edgewater Drive
Suite 100
Orlando, FL 32804
www.bywater.com

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Thursday, April 16, 2026 4:55 PM
To: Jay Bywater <jay@bywater.com>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: FW: Sewer overflow

Good afternoon,

One of my code officers responded to your property this afternoon. Please see attached photos and **email me back with your intentions on resolving and or containing the illicit discharge.**

Thank you,

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



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From: Arlene Webber <arlene@salonciseaux.com>

Sent: Thursday, April 16, 2026 4:16 PM

To: Gideon J. Lewis <glewis2874@gmail.com>

Cc: Catherine Imbesi Imbesi <catherineimbesi@gmail.com>; David L Zusi <Dzusi@cityofwinterpark.org>

Subject:

<jriegler@cityofwinterpark.org>

Subject: RE: Does either 8am on Wednesday 4/22/26 or 8am on Thursday 4/23/26 work for Modern Plumbing's field manager, Craig Glick, to access and inspect Salon Ciseaux's lift station and related piping?

Raymer-

Wednesday 4/22 at 8 am works for my client.

Chris Cathcart

Board Certified Real Estate Lawyer

Cathcart Law Group, P.A.

225 S. Westmonte Dr., Suite 1160

Altamonte Springs, FL 32714

Direct Phone: (321) 397-2975

Tel.: (407) 629-2484, ext. 125

Fax: (407) 629-4429

www.LawCCC.com

chris@LawCCC.com

From: Raymer Maguire <Raymer@maguire-eminentdomain.com>

Sent: Monday, April 20, 2026 9:45 AM

To: Chris Cathcart <Chris@lawccc.com>

Cc: dzusi@cityofwinterpark.org; cglick@modernpi.com; Joseph Oldeack <joldeack@modernpi.com>; Jay Bywater <jay@bywater.com>; Susanne Porras <SPorras@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>

Subject: Does either 8am on Wednesday 4/22/26 or 8am on Thursday 4/23/26 work for Modern Plumbing's field manager, Craig Glick, to access and inspect Salon Ciseaux's lift station and related piping?

Chris,

Good morning. As we have discussed, I represent Dr. Gideon Lewis.

Does either 8am on Wednesday 4/22/26 or 8am on Thursday 4/23/26 work for Modern Plumbing's field manager, Craig Glick, to access and inspect Salon Ciseaux's lift station and related piping?

In particular, Modern Plumbing will seek verify the various factual statements below by **David Zusi (Director of Water and Wastewater Utilities)** and advise from an engineering design perspective an economical way to separate Salon Ciseaux's sewage disposal needs from Dr. Lewis' sewage disposal needs.

Thanks and best regards,

Raymer F. Maguire, III, Managing Partner

Below is a correspondence from the City of Winter Park (David Zusi- Director of Water and Wastewater Utilities) with Bywater (650 Wymore- Property Management Company)

From: David L Zusi <Dzusi@cityofwinterpark.org>
Sent: Thursday, February 26, 2026 4:40 PM
To: Jay Bywater <jay@bywater.com>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>
Subject: 650 Wymore Rd Professional Building

Jay, this is the background you requested for the sanitary issues occurring intermittently at the above referenced property. The professional office building and the salon to the north were originally under single ownership. The property was split in 1998 and an easement agreement was used to account for the sanitary sewer for the professional building and salon sharing a common tank located in the parking lot of the salon. At some point the salon constructed their own tank and separated from the shared tank. At this time there are two separate tanks, one used exclusively by the salon, and one used exclusively by the professional building. The original shared tank was filled and abandoned in place. The City has dye tested the salon and confirmed that they are using only the tank closest to the salon, therefore the other tank is the sole responsibility of the professional building.

The easement agreement allows the professional building to have facilities located in the salon parking lot, but does not absolve them from proper maintenance and repairs. The current situation is that there are repairs required to the pumps or controls for the facilities that exclusively serve the professional building. There have been multiple sewage overflows from the manhole on the tank for the professional building into the salon parking lot and to date permanent repairs have not been made by the professional office management. This ongoing situation is a public health issue and needs to be corrected immediately. I am copying our Safety and Code Compliance Division and they will be monitoring the situation. If this is not corrected as soon as possible code enforcement action may be forthcoming.

I appreciate your prompt response to my call yesterday and look forward to a rapid resolution to the problem. Please let me know what actions you plan to take and when they will be scheduled. Thank you again for your prompt attention to this matter.

Sincerely,



David L Zusi
Director of Water and
Wastewater Utilities

Water & WasteWater

City of Winter Park
1409 Howell Branch Road

Building 10

Winter Park, FL 32789
cityofwinterpark.org

407.599.3335



--

Susanne Porras

From: Chris Cathcart <Chris@lawccc.com>
Sent: Monday, April 20, 2026 1:06 PM
To: Raymer Maguire
Cc: David L Zusi; cglick@modernpi.com; Joseph Oldeack; Jay Bywater; Susanne Porras; Gary Hiatt; Jason Riegler
Subject: Re: [EXTERNAL] Does either 8am on Wednesday 4/22/26 or 8am on Thursday 4/23/26 work for Modern Plumbing's field manager, Craig Glick, to access and inspect Salon Ciseaux's lift station and related piping?

Raymer-
Wednesday 4/22 at 8 am works for my client.

Chris Cathcart
Board Certified Real Estate Lawyer
Cathcart Law Group, P.A.
225 S. Westmonte Dr., Suite 1160
Altamonte Springs, FL 32714
Direct Phone: (321) 397-2975
Tel.: (407) 629-2484, ext. 125
Fax: (407) 629-4429
www.LawCCC.com
chris@LawCCC.com

From: Raymer Maguire <Raymer@maguire-eminentdomain.com>
Sent: Monday, April 20, 2026 9:45 AM
To: Chris Cathcart <Chris@lawccc.com>
Cc: dzusi@cityofwinterpark.org; cglick@modernpi.com; Joseph Oldeack <joldeack@modernpi.com>; Jay Bywater <jay@bywater.com>; Susanne Porras <SPorras@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>
Subject: Does either 8am on Wednesday 4/22/26 or 8am on Thursday 4/23/26 work for Modern Plumbing's field manager, Craig Glick, to access and inspect Salon Ciseaux's lift station and related piping?

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From: David L Zusi <Dzusi@cityofwinterpark.org>
Sent: Thursday, February 26, 2026 4:40 PM
To: Jay Bywater <jay@bywater.com>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>
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Sincerely,



David L Zusi
Director of Water and
Wastewater Utilities

Water & WasteWater

City of Winter Park
1409 Howell Branch Road

Building 10

Winter Park, FL 32789
cityofwinterpark.org

407.599.3335



--

Susanne Porras

From: Raymer Maguire <Raymer@maguire-eminentdomain.com>
Sent: Thursday, April 30, 2026 10:24 AM
To: Gideon J. Lewis
Cc: Chris Cathcart; Jay Bywater; David L Zusi; Susanne Porras; Gary Hiatt; Jason Riegler
Subject: [EXTERNAL] Engineer that I'm going to contact for the new septic tank lift station alternative that Kevin Wade estimates would cost \$65-\$75, 000

Dr. Lewis,

Total Septic owner Kevin Wade, www.totalseptic.com inspected your septic system today including with permission from Atty Chris Cathcart for Kevin to go on the Solange property to take pictures. Kevin will be giving us an estimate for what it would cost to repair the septic system that is the subject of your joint venture agreement. I hope that that his repair estimate is for less than \$10,000 and only involves a new pump and electrical panel with a minimum life of 10 years for you.

Solange Dao PE is the engineer that I'm going to contact for the new septic tank lift station alternative (exclusively on your property) that Kevin Wade estimates would cost \$65,000-\$75,000.

<https://sunshine811.com/associate-member-list#!biz/id/62322b0b2b11d104a8510455>

Solange Dao PE

1110 E Marks Street Orlando FL 32803, US

[4078986872](tel:4078986872)

Thanks and best regards,

Raymer F. Maguire, III, Managing Partner



MAGUIRE EMINENT DOMAIN, P.A.

545 DELANEY AVE., STE. 5

ORLANDO, FLORIDA 32801

OFFICE: 407.228.9522

www.MAGUIRE-EMINENTDOMAIN.com



Raymer F. Maguire, III

PLEASE DO NOT REPLY TO THIS MESSAGE FROM EXCEPT AS THIS MESSAGE IS SPECIFICALLY DESIGNATED AND REQUESTED BY
MAGUIRE & ASSOCIATES, P.C. IN RESPONSE TO YOUR USE OF THE "REPLY" BUTTON. ANY REPLY TO THIS MESSAGE WILL BE
CONSIDERED AN ACCEPTED RESPONSE TO YOUR REQUEST. PLEASE DO NOT REPLY TO THIS MESSAGE UNLESS YOU ARE
DIRECTLY INVOLVED IN THE MATTER. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY
BY REPLYING TO THE ORIGINAL REPLY ADDRESS FROM WHICH THIS MESSAGE WAS SENT. THANK YOU.

 Please don't print or email unless you really need to do so.

Susanne Porras

From: Jay Bywater <jay@bywater.com>
Sent: Thursday, February 26, 2026 4:57 PM
To: David L Zusi
Cc: Susanne Porras; Gary Hiatt; Jason Riegler
Subject: Re: [EXTERNAL] 650 Wymore Rd Professional Building

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Dave,

Thanks for your email! The background info was very informative since I am just getting involved here. I will pass this along to the association members first thing in the morning. I will keep you in the loop on our plan of action once they have deliberated.

All the best,



Jay Bywater
Property Manager
Phone : (407) 206-5737
Mobile : (407) 383-0374
Email : jay@bywater.com
1209 Edgewater Drive
Suite 100
Orlando, FL 32804
www.bywater.com

From: David L Zusi <Dzusi@cityofwinterpark.org>
Sent: Thursday, February 26, 2026 4:40 PM
To: Jay Bywater <jay@bywater.com>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>
Subject: 650 Wymore Rd Professional Building

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required to the pumps or controls for the facilities that exclusively serve the professional building. There have been multiple sewage overflows from the manhole on the tank for the professional building into the salon parking lot and to date permanent repairs have not been made by the professional office management. This ongoing situation is a public health issue and needs to be corrected immediately. I am copying our Safety and Code Compliance Division and they will be monitoring the situation. If this is not corrected as soon as possible code enforcement action may be forthcoming.

I appreciate your prompt response to my call yesterday and look forward to a rapid resolution to the problem. Please let me know what actions you plan to take and when they will be scheduled. Thank you gain for your prompt attention to this matter.

Sincerely,



David L Zusi
Director of Water and
Wastewater Utilities
Water & WasteWater

City of Winter Park
1409 Howell Branch Road
Building 10
Winter Park, FL 32789
cityofwinterpark.org

407.599.3335



under Florida law, all e-mails sent by the City of Winter Park are public records and must be made available to the public and accessible to any requester. If you do not want your e-mail address to be public, please contact our office by phone.

Susanne Porras

From: Susanne Porras
Sent: Thursday, February 26, 2026 4:47 PM
To: Phillip Wade
Subject: FW: 650 Wymore Rd Professional Building

Phillip,

They tested and confirmed that the overflow is coming from the professional building and not the salon. David just spoke with the maintenance person and put them on notice to make all necessary corrections to their tank, or we will send an official notice for the violation. Please keep an eye on the location and take a photo if you notice any overflow again.

Thank you,

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



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

From: David L Zusi <Dzusi@cityofwinterpark.org>
Sent: Thursday, February 26, 2026 4:40 PM
To: jay@bywater.com
Cc: Susanne Porras <SPorras@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Jason Riegler <jriegler@cityofwinterpark.org>
Subject: 650 Wymore Rd Professional Building

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Sincerely,



City of Winter Park
1409 Howell Branch Road
Building 10
Winter Park, FL 32789
cityofwinterpark.org

David L Zusi
Director of Water and
Wastewater Utilities
Water & WasteWater

407.599.3335



Under Florida law, any e-mail address e-mail and any other information sent to the city by e-mail is public record and must be made available to the public and is subject to the provisions of Florida's public records law. If you do not want your e-mail address to be public record, please do not e-mail the city by e-mail.

Susanne Porras

From: Susanne Porras
Sent: Tuesday, January 20, 2026 3:05 PM
To: Phillip Wade
Subject: Re: [EXTERNAL] Voice Message Attached from David Zusi 3335

Just called you.

Get [Outlook for iOS](#)

From: Phillip Wade <pwade@cityofwinterpark.org>
Sent: Tuesday, January 20, 2026 2:50:10 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from David Zusi 3335

Ms. Sue can you give me a call before I send the report to David.

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Tuesday, January 20, 2026 2:36 PM
To: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: Re: [EXTERNAL] Voice Message Attached from David Zusi 3335

Please send an update to David Suzi and cc me.

Get [Outlook for iOS](#)

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Tuesday, January 20, 2026 1:26:04 PM
To: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: Re: [EXTERNAL] Voice Message Attached from David Zusi 3335

Ok, thanks for the update.

Get [Outlook for iOS](#)

From: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>
Sent: Tuesday, January 20, 2026 1:21:17 PM
To: Susanne Porras <SPorras@cityofwinterpark.org>; Phillip Wade <pwade@cityofwinterpark.org>
Subject: RE: [EXTERNAL] Voice Message Attached from David Zusi 3335

Dave called the complaint line. It's a sewage tank on an easement between a Dr.'s office and a Hair salon on Lee Rd that's overflowing.

Phillip sent Earnest to take pictures. Phillip is at lunch, he'll update you when he gets back.

Susan

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Tuesday, January 20, 2026 1:10 PM
To: Phillip Wade <pwade@cityofwinterpark.org>; Susan Pruchnicki <spruchnicki@cityofwinterpark.org>
Subject: Fw: [EXTERNAL] Voice Message Attached from David Zusi 3335

Please call David so that one of you can meet with them at the restaurant.
Thank you,
Susanne

Get [Outlook for iOS](#)

From: webex_comm@webex.com <postmaster@vmail01-us.bclld.webex.com>
Sent: Tuesday, January 20, 2026 11:26:04 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: [EXTERNAL] Voice Message Attached from David Zusi 3335



You have a new voicemail

Time: Tuesday, January 20, 2026 11:25 AM Eastern Standard Time
From: David Zusi 3335
To: Susanne Porras 3283
Duration: 00:36

Voice message transcription

Hey Susanne, this is Dave Zucy. If you could give me a call we've got a, a business that is overflowing, but we think it's in their parking lot, but we think it's coming from another business that has a, a tank in their parking lot. Anyway, I'm just trying to find out We we have one of our wasteware guys heading out that way, but I'm trying to figure out how we can get this, whoever's at fault in compliance. Just give me a call when you get a chance, please. Thank you. 321-303-5191

To listen to this message, open the attachment.

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

Need help? [Go to Help center](#)

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Susanne Porras

From: David L Zusi
Sent: Friday, January 30, 2026 1:13 PM
To: Susanne Porras
Subject: Re: 658 N Wymore Ave

My concern is that while the parties work out their issues there is a public health risk when the manhole overflows. My understanding is that the tank that overflows is coming from the doctors office. I think the doctors should be responsible for insuring that does not happen again while the issue is resolved. Can the businesses be shut down if it is a reoccurring problem?

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Friday, January 30, 2026 12:41:26 PM
To: David L Zusi <Dzusi@cityofwinterpark.org>
Subject: FW: 658 N Wymore Ave

David,

Please see attached photos. I instructed Phillip to go out today to confirm that the issue has been resolved. I will forward todays photos to you after his re-inspection later on.

Thank you,

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



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

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

From: Phillip Wade <pwade@cityofwinterpark.org>
Sent: Friday, January 30, 2026 9:24 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: Fw: 658 N Wymore Ave

Phillip Wade Jr

Safety & Code Compliance Officer

Phone: 407-599-3465



City of Winter Park
401 Park Ave. South

Winter Park, FL. 32789
cityofwinterpark.org

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

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

From: Phillip Wade
Sent: Tuesday, January 20, 2026 4:04 PM
To: David L Zusi <Dzusi@cityofwinterpark.org>
Cc: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: 658 N Wymore Ave

Good Day, David,

I spoke with Susanne regarding the property at 658 N Wymore Rd, which has a sewage overflow in the parking lot of the hair salon. We had an officer go to the property and observed a couple of water spots in the parking lot, but could not test the water. While on site, the Property Manager (Robbin Richardson) for the property at 650 N Wymore Rd came on site and informed us that the sanitary drain was shared and maintained by both properties, and was agreed upon when the hair salon purchased the property. The hair salon disconnected from the shared sanitary drain and installed its own tank. She also stated that

both parties' attorneys are currently trying to find a solution for how they will pay for the maintenance of the drain. Susanne stated that neither Code Compliance nor the City should get involved in civil disputes between property owners and that both parties are going through a legal battle with their attorneys, but would like to know what you would like to do. Please see attached photos.
Robbin Richardson (Property Manager) # 407-383-0374

Best Regards,

Phillip Wade Jr

Safety & Code Compliance Officer

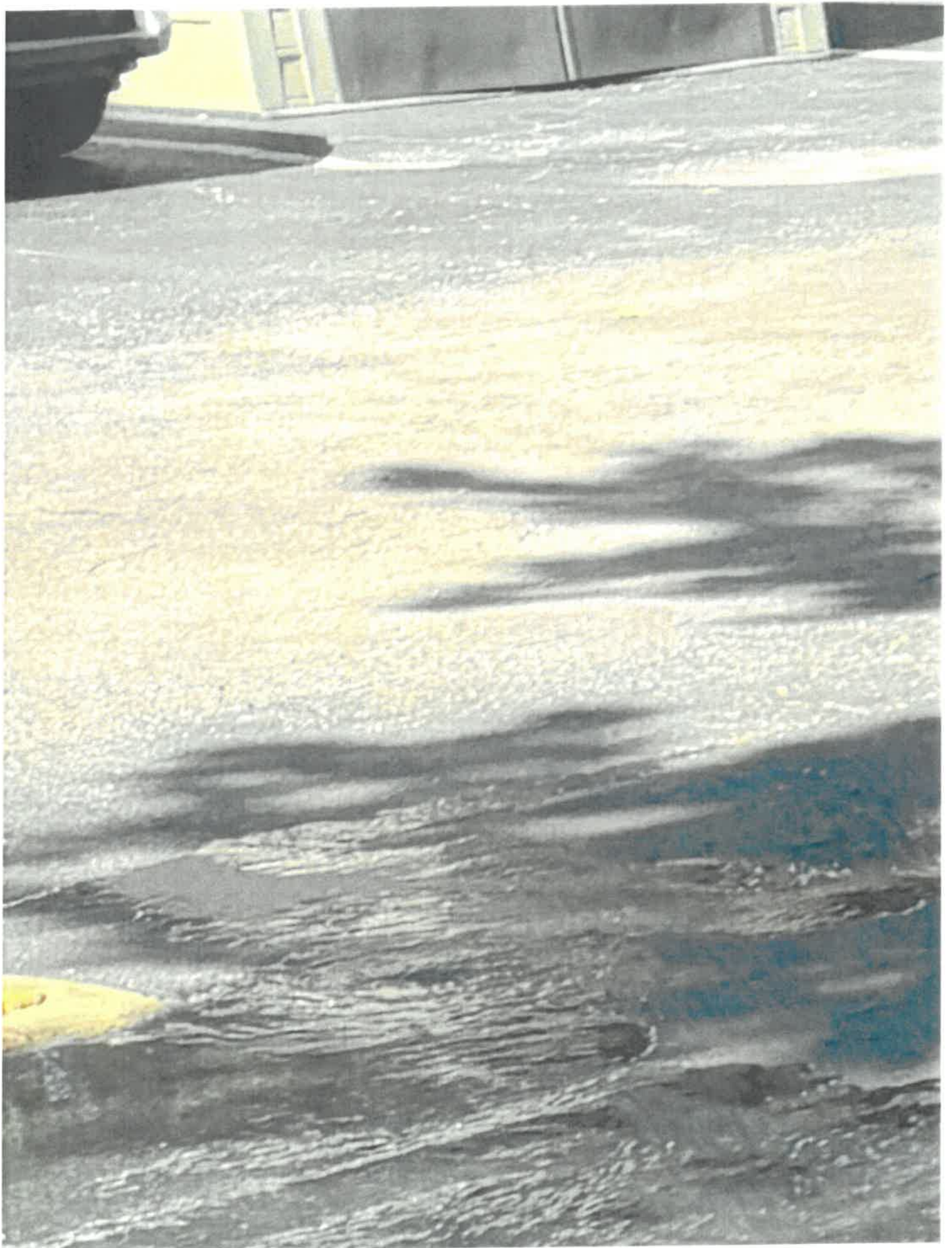
Phone: 407-599-3465



City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

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

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





01/20/2026 16:02

05/19/2026 16:11



05/19/2026 16:11



05/19/2026 16:11

05/19/2026 16:11

05/19/2026 16:11



05/19/2026 16:10

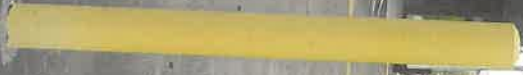


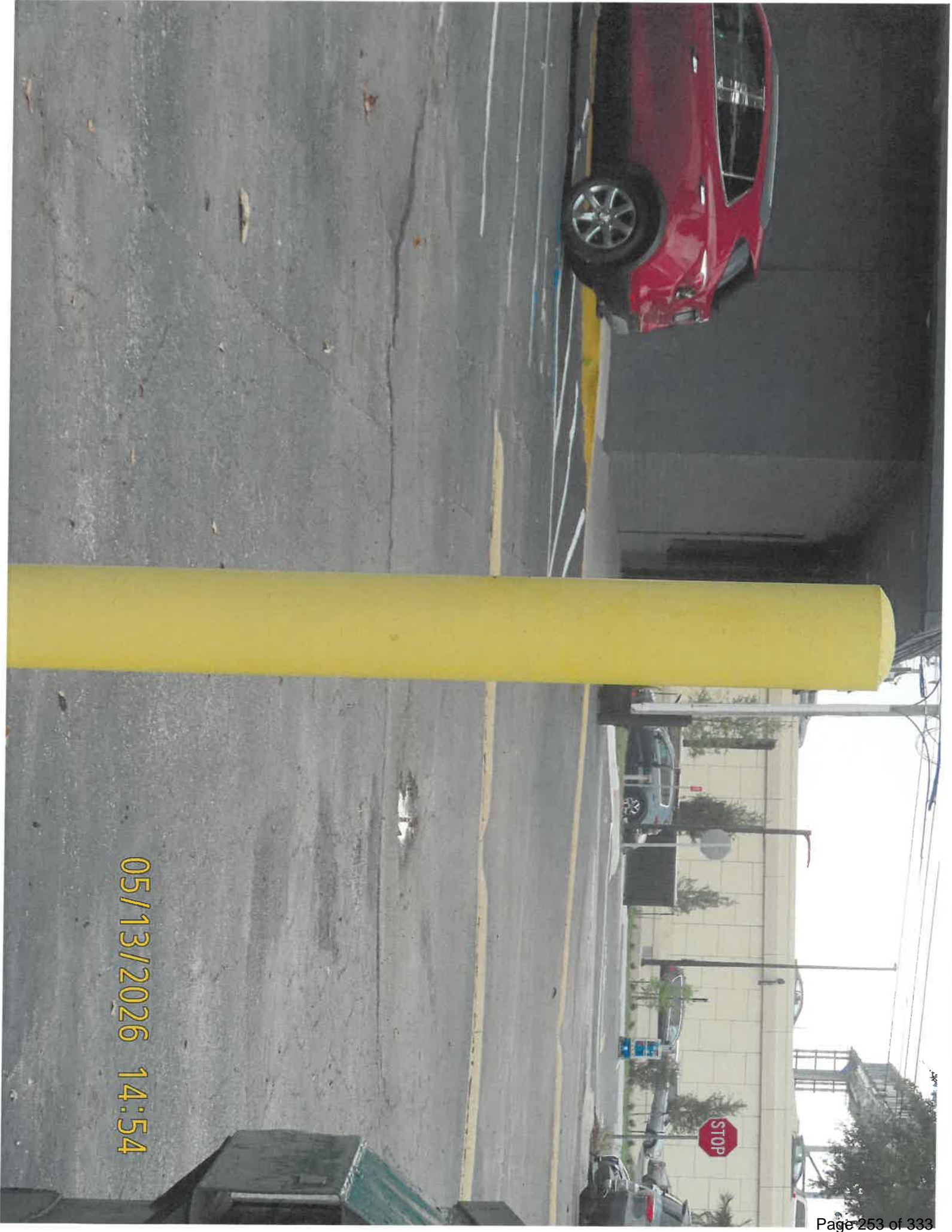
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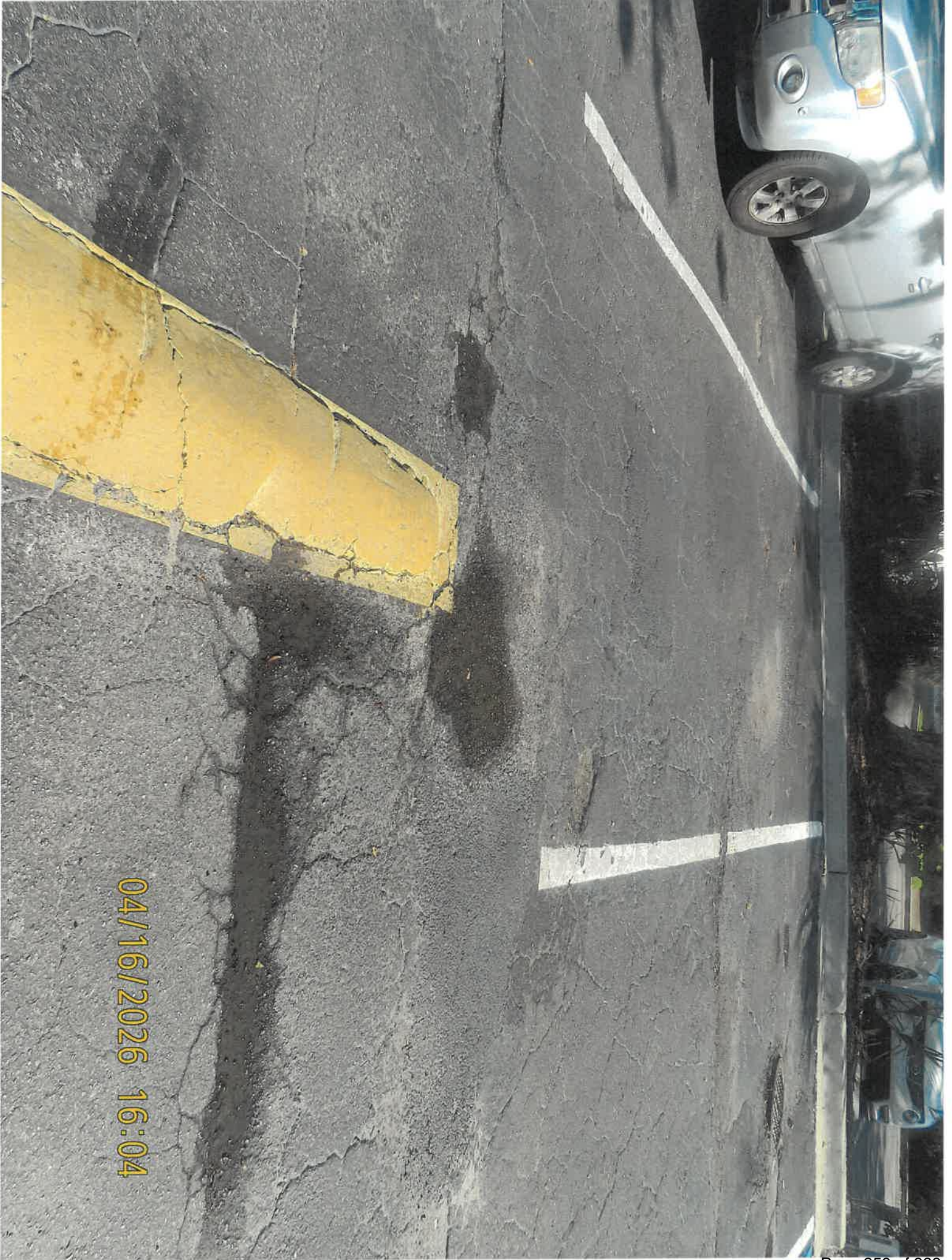


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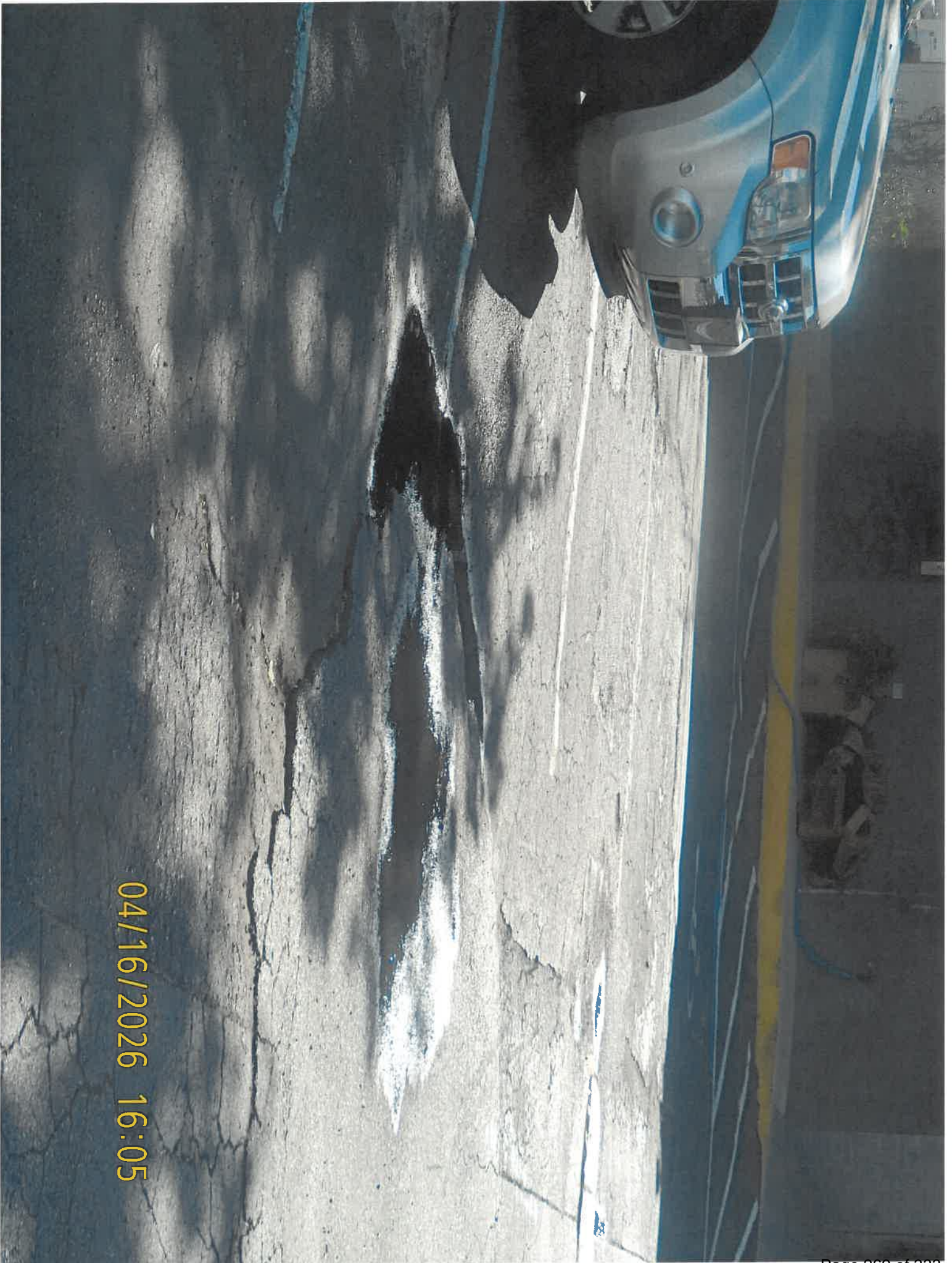
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04/09/2026 14:15



04/09/2026 14:16



EMPLOYEE
OF
THE MONTH

1355 PINE
4 1/2 HOURS

04/09/2026 14:16



04/09/2026 14:16



EMPLOYEE
OF

1250 PINE
ST
PARKING
PERMIT
REQUIRED
IN THIS AREA

04/09/2026 14:16



04/09/2026 14:16



03/17/2026 15:17

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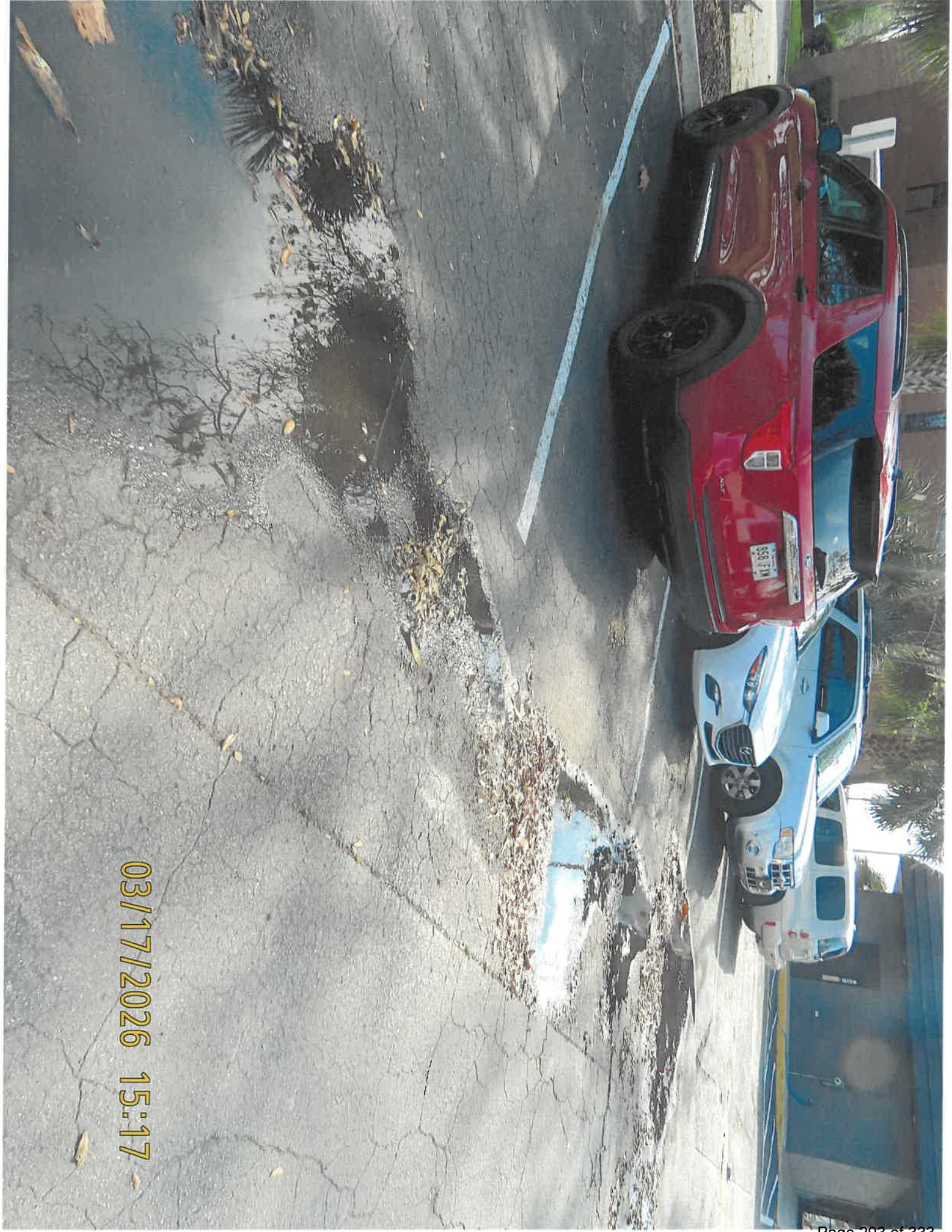


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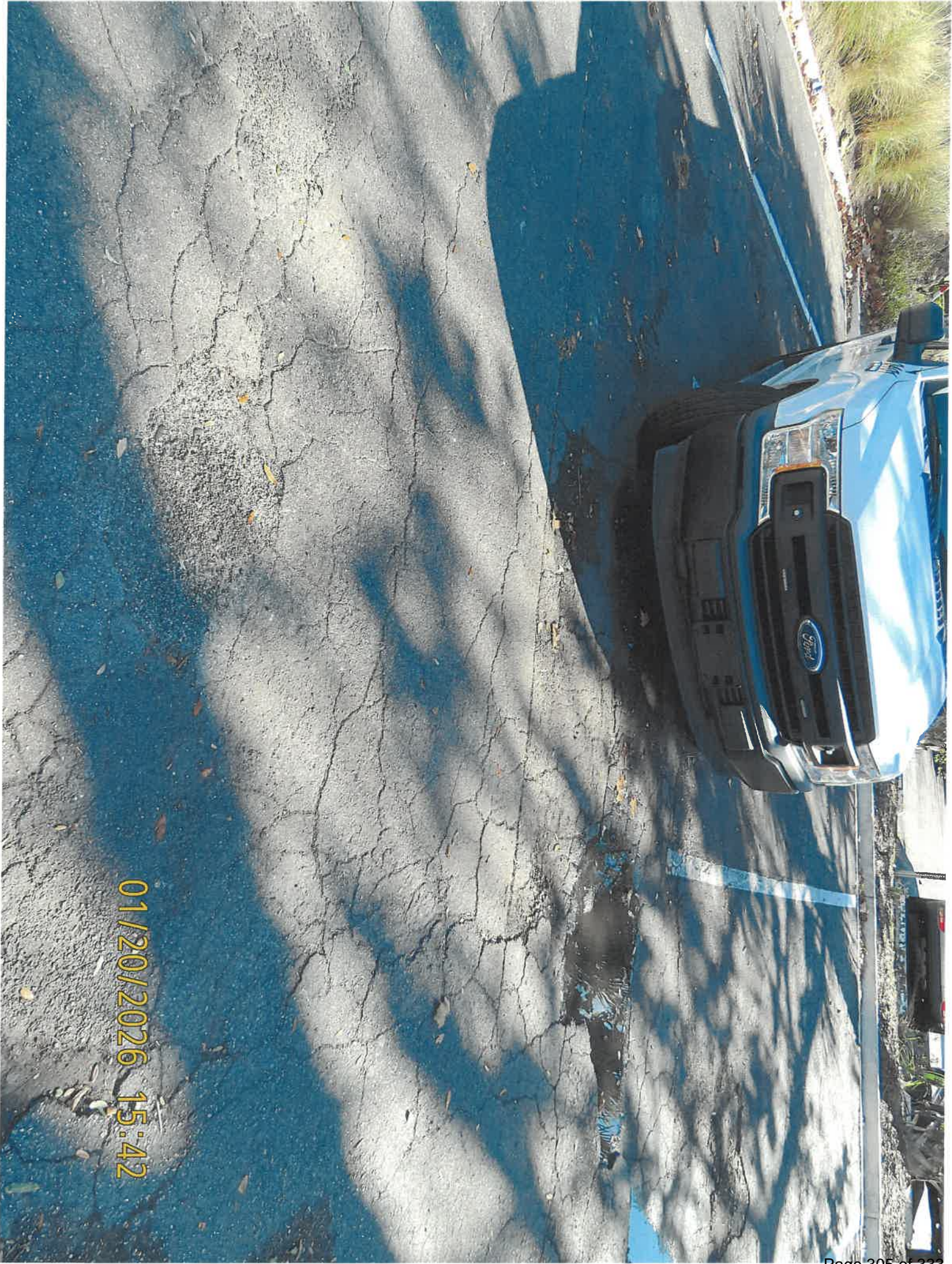
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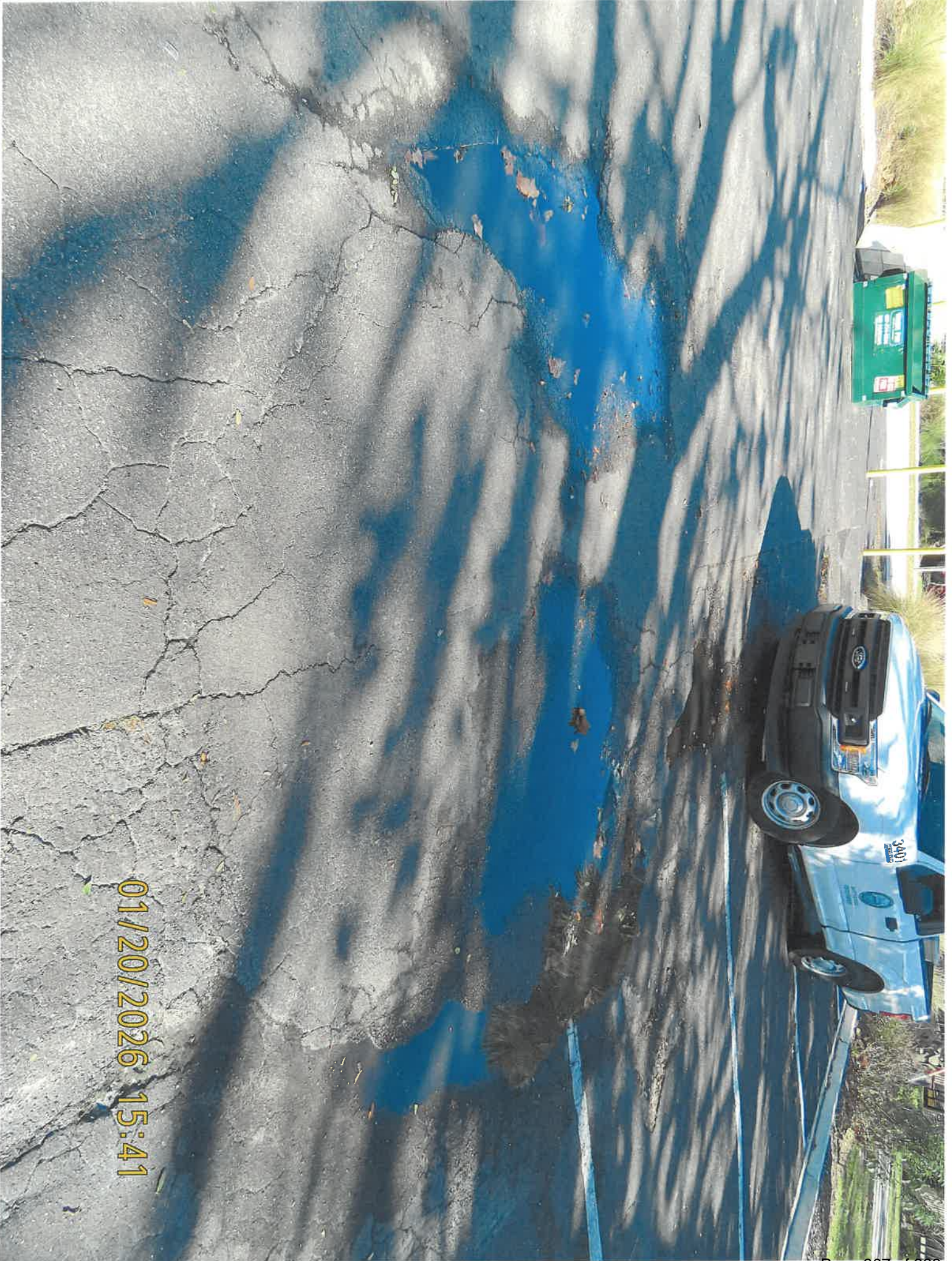
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Code Compliance Board

agenda item 7.a

item type

Other Business

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

LDC-25-0465 2218 Whitehall Dr., Winter Park, FL 32792

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

1. LDC-25-0465 Support Docs

2218 Whitehall Dr 09-22-30-0944-02-040

Name(s):
DUFF SEAN MICHAEL

Physical Street Address:
2218 Whitehall Dr

Property Use:
0100 - Single Family

Mailing Address On File:
2218 Whitehall Dr
Winter Park, FL 32792-4761

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park

[Incorrect Mailing Address?](#)



2218 WHITEHALL DR, WINTER PARK, FL 32792 2/11/2019 12:04 PM

[Upload Photos](#)

[View 2025 Property Record Card](#)



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

[View Plat](#)

Property Description

BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B

Total Land Area

11,710 sqft (+/-) | 0.27 acres
(+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WP-R-1A	1 Code Undefined	Working Value...	Working Value...	Working Value...	Working Value...

«« « 1 »»

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



Model Code:
1 - Single Fam Residence
Actual Year Built:
1964
Gross Area:
2250 sqft
Type Code:
0103 - Single Fam Class Iii
Beds:
3
Living Area:
1767 sqft
Building Value:
Working Value...
Baths:
2
Exterior Wall:
Com.Brick
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Drywall

Extra Features

Description	Date Built	Units	Xfob Value
PI2 - Null	01/01/1964	1 Unit(s)	Working Value...
Scr2 - Null	01/01/1990	1 Unit(s)	Working Value...



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

2022 Paid Real Estate

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

DUFF SEAN MICHAEL
 1508 REGAN AVE
 ORLANDO, FL 32807-8317

Account Number: 287753
 Assessed Value: 387,924
 Millage Code: 6 WP
 Parcel Number: 09-22-30-0944-02040
 Address: 2218 WHITEHALL DR, WINTER PARK, 32792
 Exemptions:

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
BY STATE LAW (RLE)	387,924	0	387,924	3.2140	1,246.79	
CAPITAL OUTLAY	387,924	0	387,924	1.5000	581.89	
CRITICAL OPERATING	387,924	0	387,924	1.0000	387.92	
DISCRETIONARY OPERATING	387,924	0	387,924	0.7480	290.17	
CNTY-CAPITAL PROJECT	387,924	0	387,924	0.2250	87.28	
CNTY-GENERAL REVENUE	387,924	0	387,924	4.0441	1,568.81	
CNTY-PARKS & RECREAT	387,924	0	387,924	0.1656	64.24	
CITY OF WINTER PARK	387,924	0	387,924	4.0923	1,587.50	
WINTER PARK DEBT 2017	387,924	0	387,924	0.2647	102.68	
ST JOHNS RIVER WTR MGMT DIST	387,924	0	387,924	0.1974	76.58	
				Total Millage:	15.4511	Subtotal: \$5,993.86
NON-AD VALOREM ASSESSMENTS						
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount	
						Subtotal: \$0.00
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:						\$5,993.86

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

Payments not received by March 31st are delinquent

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

287753
 2218 WHITEHALL DR

BROOKSHIRE HEIGHTS 4TH
 09-22-30-0944-02040

Make checks payable to:
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Mar 31, 2023	\$0.00

DUFF SEAN MICHAEL
 1508 REGAN AVE
 ORLANDO, FL 32807-8317

Paid By See Account Note
 Receipt # 0098-00760360 03/31/2023 \$5,993.86

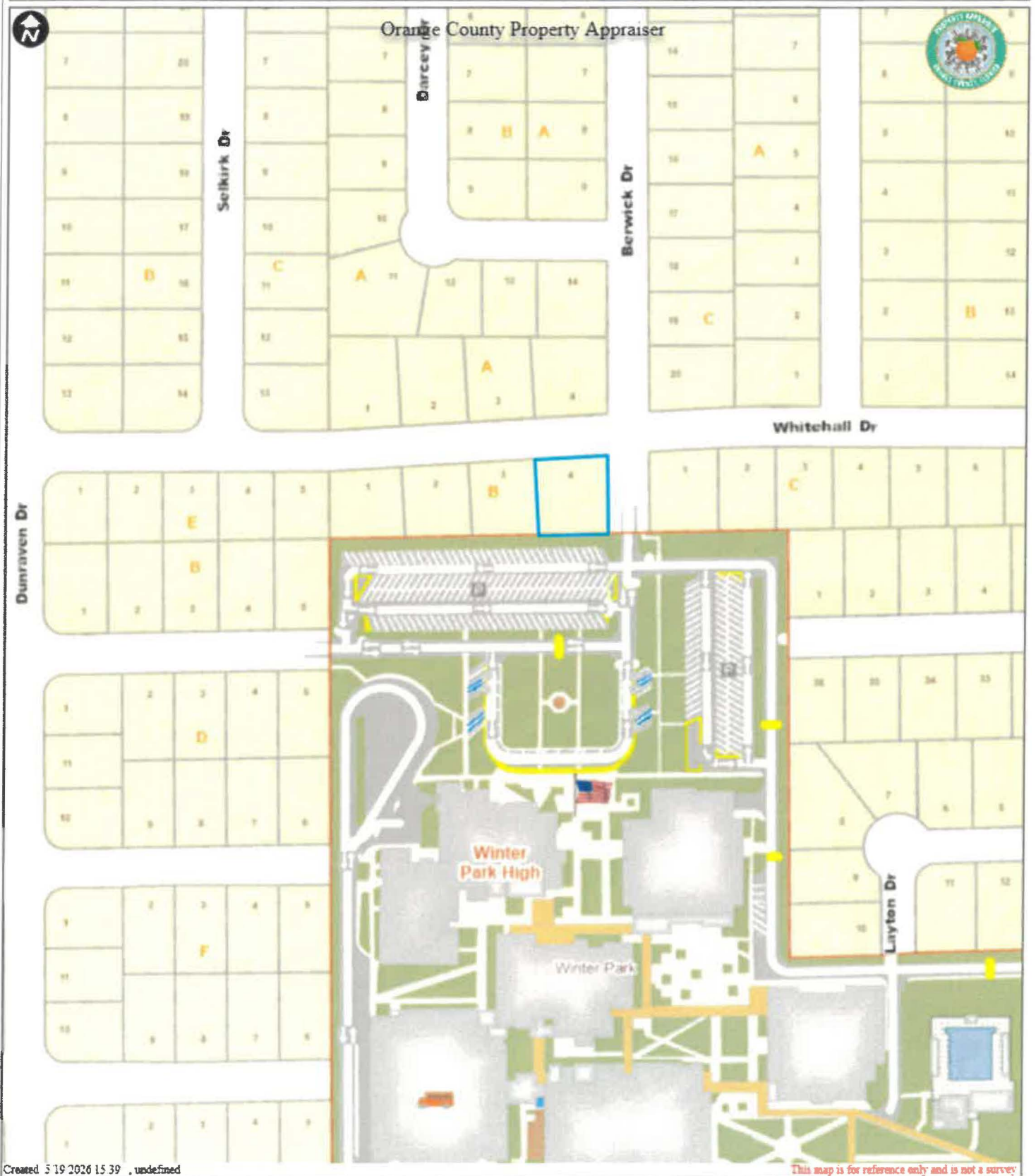
PO Box 545100
 Orlando FL 32854-5100



2022 Paid Real Estate

OCPA Web Map

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



Created 5/19/2026 15:39, undefined

This map is for reference only and is not a survey.

This Instrument Prepared By:

BETHANY C. SZEWCZYK, ESQ.

BCS Legal, PLLC

PO Box 678183

Orlando, Florida 32867

(321) 234-5288

FL Bar Number: 91673

Quitclaim Deed

THIS QUITCLAIM DEED, Executed this 23 day of July, 2020, by **DAVID MARVIN DUFF, JR.**, whose address is 1919 Loch Berry Road, Winter Park, FL 32792, and whose social security number is [REDACTED] and with date of birth 07/27/1937, hereinafter called "First Party" to **SEAN MICHAEL DUFF** whose mailing address is 1508 Regan Ave, Orlando, FL 32807, hereinafter called "Second Party".

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said First Party, for and in valuable consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has, in and to the following described lot, piece or parcel land, situate, lying and being in Winter Park, in Orange County, State of Florida, to wit:

Real Property located at 2218 Whitehall Drive, Winter Park, Florida 32792 with specific description being Lot 4, Block B, BROOKSHIRE HEIGHTS, FOURTH ADDITION, UNIT ONE, according to the plat thereof as recorded in Plat Book Z, Page 27, Public Records of Orange County, Florida. Subject to easements and restrictions of record.

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

Case No: LDC-25-0465

CITY OF WINTER PARK,

Petitioner,

vs.

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761

Respondent.



**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

**Thursday, June 04, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789**

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

1. Violations of City Code Chapter/Section: **Chapter 58; Section 58-86 (c), (2), b Parking – Off Street Parking of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2218 WHITEHALL Drive, Winter Park, FL 32792.**
2. Parcel I.D. No.: **09-22-30-0944-02-040**

4. Property Zone: **WP-R-1A**
5. Legal Description: **BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B**
6. Names and address of owner/person in charge of location where violation exists: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**
7. Description of Violations: **ILLEGAL PARKING OF A MOTOR VEHICLE ON THE GRASS AREA OF THE FRONT LAWN.**
8. Compliance Requirements: **MOTORIZED VEHICLES SHALL NOT BE PARKED ON THE GRASS, LAWN, LANDSCAPED, UNLANDSCAPED (EXCLUDING APPROVED DRIVEWAY SURFACES) ALONG ANY STREET FRONTAGE, AND VISIBLE FROM THE STREET. PARKING MUST BE PROVIDED WITHIN AN AREA WHOSE SURFACE IS SPECIFICALLY PREPARED FOR PARKING AND SURFACED WITH CONCRETE, ASPHALT, BRICK, OR SIMILAR APPROVED MATERIAL DELINEATING SUCH PARKING SPACE AND MUST COMPLY WITH THE ALLOWABLE IMPERVIOUS AREA FOR THE PROPERTY.**

Unless Respondent(s) corrects the violation described herein by the date set forth above and contacts the undersigned Code Inspector to verify compliance with City Code/Sections 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 **June 04, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

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

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY 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. It is the sole responsibility of the appealing party 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 hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

Dated this: 7th day of May, 2026

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **Sean Michael Duff – 2218 Whitehall Drive, Winter Park, FL 32792-4761**

Certified Mail: 9489 0090 0027 6751 6127 72



Christina Busch
Code Compliance Officer

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

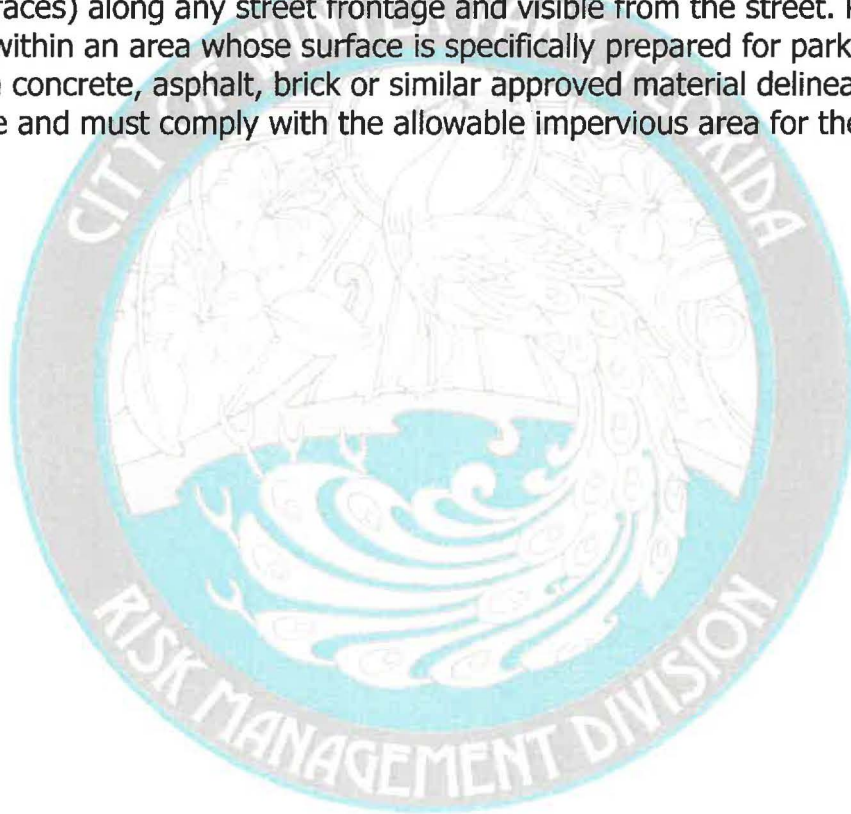
CODES CITED

SEC 58-86 (c), (2), b PARKING.

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

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



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

CITY OF WINTER PARK,

Petitioner,

vs.

Case No: LDC-25-0465

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761,

Respondent.

_____ /

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

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Code Compliance Officer hereby gives Notice of a Massey Hearing for Determination of Non-Compliance with Code Compliance Board Order and to Impose Fines and Lien, to the Respondent, **Sean Michael Duff, 2218 Whitehall Drive, Winter Park, FL 32792-4761**. The Code Compliance Board will hear, discuss, and decide whether Respondent remains in violation of the Winter Park Code and fines should be assessed. This Notice is intended to give Respondent an opportunity to appear before the Board before any fines are imposed, in accordance with *Massey v. Charlotte County*, 842 So. 2d 142 (Fla. 2d DCA 2003). The hearing will take place on:

Thursday, April 02, 2026, at 3 p.m.
at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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

1. Violation of City Code Chapter/Section and Order: **On February 05, 2026, the Code Compliance Board determined that Respondent was in violation of Chapter 58, Section 58-86 (c), (2) and b Parking – Off Street Parking of the City of Winter Park Land Development Code.**

At the hearing, and in the attached Findings of Fact, Conclusions of Law and Order (executed on February 06, 2026), the Respondents were **ORDERED** as follows:

The Respondent is **ORDERED** to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within 7 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by February 12, 2026, to comply.

2. Address where violation exists: **2218 Whitehall Dr., WINTER PARK, FL 32792.**
3. Parcel I.D. No.: **09-22-30-0944-02-040**
4. Property Zone: **WP-R-1A**
5. Legal Description: **BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B per Orange County records.**
6. Respondent/Names and address of owner/person in charge of location where violation exists: **SEAN MICHAEL DUFF - 2218 WHITEHALL DR., WINTER PARK, FL 32792-4761.**
7. Description of Violation: **Illegal parking of a motor vehicle on the grass area of the front lawn.**
8. Item to be Heard: The City's **Request for Determination of Non-Compliance with Code Compliance Board Order and Assessment of Fines and Lien.**

NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU. Even if you do not attend this hearing, the Code Compliance Board will consider the City's Request for Determination of Non-Compliance with Code Compliance Board Order and to Impose

Fines, and may assess fines, which, when recorded in the public records will become a lien on your real and personal property, or take other actions which will affect your rights.

If you feel that you have come into compliance with the terms of the Order signed on **February 06, 2026** prior to the **April 02, 2026** hearing, it is your responsibility to contact the City's Safety & Code Compliance Division and provide evidence of compliance.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Dated: **March 09, 2026**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **SEAN MICHAEL DUFF – 2218 WHITEHALL DRIVE, WINTER PARK, FL 32792-4761.**

Certified Mail # 9489 0090 0027 6751 5911 90



Christina Busch
Safety & Code Compliance Officer

Appeal Process

Respondent is hereby notified that Respondent or the City of Winter Park, who may be aggrieved by an Order of the Code Compliance Board, has the right to appeal an Order of the Code Compliance Board to the Circuit Court in and for Orange County, Florida within thirty (30) calendar days of the rendition of the Order, as set forth in Florida Statutes § 162.11. The party bringing the appeal has the responsibility of ensuring that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, for the reviewing court.

Disabilities

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

CODE CITED:

CHAPTER 58

SEC 58-86 (c)(2)b PARKING

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

(c) General provisions for off-street parking.

(2) Minimum distance and setbacks.

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

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

Case No: LDC-25-0465

DOC # 20260174682
03/26/2026 09:13 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CITY OF WINTER PARK,

Petitioner,

vs.

Sean Michael Duff
2218 Whitehall Dr.
Winter Park, FL 32792-4761,

9489 0090 0027 6751 5539 14

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CASE came for a public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Board"), on the 5th day of February 2026, after due notice to the Respondent, Sean Michael Duff, 2218 Whitehall Dr., Winter Park, FL 32792-4761. Having heard sworn testimony and argument and received evidence into the record, the Board thereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT

The Board makes the following findings of fact:

- A. Address, Ownership and Possessory Interest: The property at issue is located at 2218 Whitehall Dr., Winter Park, FL 32792 (the "Subject Property")
- B. Legal Description: BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B

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

Case # LDC-25-0465

Dated: 2/6/26 By: Beni Cronin
City Clerk - Deputy Clerk



Page 1 of 4

C. Parcel I.D.: # 09-22-30-0944-02-040

D. Notice: The City gave notice of this hearing to the Respondent by posting at the Property and at City Hall and by United States certified mail.

Description of Violation: Illegal parking of a motor vehicle on the grass area of the front lawn.

II. CONCLUSIONS OF LAW

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

A. The city complied with the procedures and notice requirements of Sections 2-109 of the Winter Park Code of Ordinances and of Florida Statutes, Chapter 162.

B. The Respondent, Sean Michael Duff, Compliance Board Case #LDC-25-0465, owner of 2218 Whitehall Dr., Winter Park, FL 32792-4761 (the "Subject Property") was in violation of Chapter 58, Section 58-86 (c) (2) b Parking – Off Street Parking of the City of Winter Park Land Development Code by parking motor vehicles on the lawn at the Subject Property.

III. ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and upon a motion made by Wayne Johnson, seconded by Paul Mandelkern, and agreed to in a 4-3 vote by the Board:

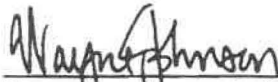
The Respondent is **ORDERED** to cease illegal parking of any motorized vehicle on the lawn of the Subject Property within 7 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by February 12, 2026, to comply.

NOTICE OF RIGHT TO APPEAL

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

DONE AND ORDERED, effective February 5, 2026, at Winter Park, Florida.

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



Wayne Johnson, Chair

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO and subscribed before me, by means of physical presence or online notarization, this 6 day of February, 2026, by Wayne Johnson, Chair, who is personally known to me.

Notary Public: 



CERTIFICATE OF SERVICE

A true and correct copy of the above and aforementioned Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to:

Sean Michael Duff
2218 Whitehall Dr.
Winter Park, FL 32792-4761



Code Officer

CODE COMPLIANCE BOARD OF THE
CITY OF WINTER PARK, FLORIDA

RECEIVED

APR 20 2026

Handwritten signature

Case No: LDC-25-0465

Sean Michael Duff
2218 Whitehall Dr
Winter Park, FL 32792-4761

V.

CITY OF WINTER PARK

**RESPONSE TO CITY OF WINTER PARK
ORDER IMPOSING FINES AND LIEN**

It has recently been brought to my attention that the City of Winter Park has imposed fines and a lien for a vehicle parked at the above-mentioned address.

The vehicle in question, a 2015 Nissan Rogue license plate 82BWNN belongs to and is driven exclusively by me, Jenifer White.

The property owner Sean Michael Duff does not drive my vehicle and has never parked it in any of the referenced locations on his property.

The dates provided in the order are Mondays. I cannot guarantee but can state it is likely I arrived at his property the night before leaving the day of the notice prior to Mr. Duff waking up and seeing my vehicles parked improperly.

I have never received notice of my vehicle being parked illegally or against city code.

Going forward I agree not to park my vehicle on the lawn or easement in front of the property.

Should my vehicle be parked in any way that violates the city code, it will not be intentional. Please leave notice on my vehicle so I can ensure it is not parked there again.

This letter is not intended as a formal appeal of the board's decision. At this time, respectfully, I ask for the city to dismiss the order and associated fees dated April 13th, 2026.

Jenifer Lynn White

Florida Bar No. 1054123
1509 Casey Lane
Port Orange, FL 32129
Cell (386)-631-0861
Jeniferlynnwhite1@gmail.com



Code Compliance Board

agenda item 8.a

item type

Staff Updates

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

N-25-0010 455 Huntington Ave., Winter Park, FL 32789 (Board Fine Paid)

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

None



Code Compliance Board

agenda item 11.a

item type

Upcoming Agenda Items

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0141 1960 Albert Lee Pkwy., Winter Park, FL 32789 (Storage Pod)

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

None



Code Compliance Board

agenda item 11.b

item type

Upcoming Agenda Items

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

LDC-26-0093 2218 Whitehall Dr., Winter Park, FL 32792 (Commercial Vehicle)

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

None



Code Compliance Board

agenda item 11.c

item type

Upcoming Agenda Items

meeting date

June 4, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0104 658 S. Lakemont Ave., Winter Park, FL 32792 (Tree Appeal)

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

None