



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 Porras 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 Porras 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. Porras 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 Porras 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 Porras 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 Porras 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 Porras 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 Jorden 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.

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 June 4, 2026

Susan Pruchnicki

/s/ Susan Pruchnicki, Board Secretary