



Code Compliance Board Regular Meeting

Agenda

July 2, 2026 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

decorum

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

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

assistance & appeals

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

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

board member compliance

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

1. Call to Order

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|-------------------------------------|-----------|
| a. Roll Call | 1 Minute |
| b. Welcome and Statement of Purpose | 2 Minutes |

2. Report from Chief Volkerson**3. Board Elections**

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| a. Election of Chair and Vice Chair for 2026-2027 | 5 Minutes |
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4. Swearing in of Witnesses**5. Consent Agenda**

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|----------------------------|-----------|
| a. Minutes of June 4, 2026 | 2 Minutes |
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6. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**7. Public Hearings (Public participation and comment on these matters must be in person.)**

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|--|------------|
| a. CCB# LDC-26-0141 1960 Albert Lee Py., Winter Park, FL 32789 | 10 Minutes |
| b. CCB# LDC-26-0093 2218 Whitehall Dr., Winter Park, FL 32792 | 10 Minutes |
| c. CCB# LDC-26-0104 658 S Lakemont Ave., Winter Park, FL 32792 | 15 Minutes |

8. Staff Updates

- | | |
|---------|----------|
| a. None | 1 Minute |
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9. City Attorney Reports**10. Board Comments****11. Upcoming Agenda Items**

- | | |
|--|----------|
| a. BLDG-26-0010 1350 Place Vendome (Curb Construction w/o a Permit) | 1 Minute |
| b. LDC-26-0036 1820 Carrigan Ave., Winter Park, FL 32789 (Trailer)
MASSEY HEARING | 1 Minute |

12. Adjournment



Code Compliance Board

agenda item 3.a

item type

Board Elections

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Election of Chair and Vice Chair for 2026-2027

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

None



Code Compliance Board

agenda item 5.a

item type

Consent Agenda

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Minutes of June 4, 2026

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

1. Draft Minutes CCB060426 - sent to legal (KAR rev 6 15 26)



Code Compliance Board Regular Meeting Minutes

June 4, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Steve Heller, Wayne Johnson, Paul Mandelkern, Carlos Diez-Arguelles, Melissa Blaney

Absent

Kristen Matt

Legal Representative for the City:

Assistant City Attorney Katherine Ruiz

Staff Present

Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Christina Busch, 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 May 7, 2026

Steve Heller moved to approve the minutes as presented. Paul Mandelkern seconded the motion.

VOTE:

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

Motion passed unanimously 5-0.

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

None

5. Other Business

a) **LDC-25-0465** 2218 Whitehall Dr., Winter Park, FL 32792

Code Compliance Officer Christina Busch introduced herself and offered information on the previous hearings about this case and also a letter received from Jennifer White, an associate of the Respondent, Sean Duff, requesting that the Board Order of April 2, 2026, be reconsidered and the fine reduced or eliminated. Officer Busch allowed time for the Board to review the documents from the case.

Division Manager Susanne Porras introduced herself and reminded the Board that the case in question was adjudicated. Mr. Duff appeared before the Board for a Massey Hearing and was found in violation. The Order has been recorded with Orange County Records. She stated that the city is allowing Ms. White to express her concerns, but the case has been adjudicated, and fines were assessed.

Mr. Mandelkern requested guidance on the procedure when a hearing has been conducted and a fine imposed. Attorney Katherine Ruiz stated that because the order finding the Massey violation was already recorded, it has become a lien. The only entity that can negotiate a lien to release or modify the terms is the City Commission. It is beyond the Board's scope of authority.

Mr. Mandelkern responded that if that was said another way, it is final. The Massey Hearing was a final order. It was a final adjudication. Ms. Ruiz replied that the Board found a violation, a repeat violation, determined a fine amount, and that was recorded with Orange County official records. Mr. Mandelkern asked Ms. Ruiz if that meant that the Board does not have jurisdiction to vacate the recorded order. Ms. Ruiz replied that the decision would fall on the City Commission. Mr. Mandelkern thanked Ms. Ruiz.

Mr. Sean Duff, owner of 2218 Whitesell Dr., Winter Park, FL 32792, and Ms. Jennifer White approached the podium. Ms. White stated that she does not live at the subject property. She also told the Board that she was not appearing in a legal capacity, but that she was a Florida-licensed attorney and works for the State of Florida. Her appearance was a personal matter.

Ms. White stated it was her understanding that there was a hearing held in February where Mr. Duff was ordered to come into compliance with city codes about parking vehicles on the lawn and easement around his property. She stated he had come into compliance. There were four cited dates (February 16, 2026, February 23, 2026, March 9, 2026, and March 16, 2026) that she was made aware of after Mr. Duff was fined. Ms. White stated that each of those violations was for her vehicle having been parked on the lawn or easement. She stated it would be unfair for her not to try to get the fine waived or ask the Board to reconsider the order.

She stated that she disagreed with the city attorney regarding the Board's Authority. She referred to an order from the Attorney General issued on March 25, 1985. She said that before she told the Board what that order said, she stated that a Notice of Hearing was received for May 7, 2026. She believed that the notice was in response to her letter. She stated that it was their understanding that the notice was issued in error. She stated that they did come to the hearing and were told that they weren't supposed to appear until June. She said she did not know when the decision was made to reset the hearing and asked if it was in response to her letter. She thought the notice was a response because that was the matter today.

She then told the Board that the power still resides with them 30 days from the Massey Hearing, to decide whether or not to rehear the case. She stated that if the Board made that decision and sent the notice for May 7, 2026, they still have the power. She went on to say that even if the Board did not have the power to reconsider, under Chapter 162, 162.08, and 162.09 – Administrative fines, costs of repairs, and liens. Section 2 (c): An Enforcement Board may reduce the fine imposed pursuant to the section. She gave the document she was reading to Ms. Ruiz and was going to email the PDF she believed was an authority from the Attorney General, indicating that as long as the decision to re-hear the matter was made within 30 days, the Board does have the authority to re-hear it. Ms. White believed that since they were rescheduled for the May 7, 2026, hearing, the decision was made within the 30 days of the order. She said she couldn't, in good conscience, allow Mr. Duff to pay a \$400.00 fine for something that she made him do. He was fined for continuing violations that he did not commit.

She asked Ms. Ruiz if she had enough time to review the document and the Attorney General's order. She asked whether the Board had found that the decision to rehear the matter was not made within the 30 days; she also asked whether the Board would consider reducing the fine to a penny.

Mr. Johnson asked Ms. White if she had a personal relationship with Mr. Duff. She responded that they had been dating for approximately 15 months. Mr. Johnson then

confirmed with Ms. White her statement that she was the one who parked on the lawn, as opposed to the street.

Mr. Mandelkern asked Ms. White if it was her position that Mr. Duff did not know she was parking on the lawn. She responded yes, adding that when Mr. Duff told her about the \$400 fine assessed for the four times her vehicle was parked in the easement. Mr. Duff added that he was not aware of her parking there until he received the pictures from Officer Busch.

Ms. Blaney asked Officer Busch if, when she sees a violation, she notifies the property owner. Officer Busch stated yes, a Notice of Violation is sent, and if not corrected, a Notice of Hearing is sent. The Notice of Massey Hearing is sent when the property is not in compliance with the Board order. Ms. Blaney asked if a notice was sent each time she found a violation. Officer Busch replied that the re-inspections are marked as "failed" in the system used and are public record. Ms. Blaney requested further clarification about the number of notices sent. Officer Busch said notices are not mailed each time, and she was not sure if an electronic message may have been sent from the system. Mr. Duff responded that he spoke with Officer Busch. She told him that once a hearing is held, there are no second chances, that the Massey Hearing for violating the Board Order was the next step. He stated he called after receiving a \$40 invoice for filing a lien and then a \$400 invoice for violating the Board order. Ms. Blaney asked Mr. Duff if Ms. White's vehicle was included in the case before the Massey Hearing. Mr. Duff replied no. Ms. Blaney asked where Ms. White was parking before the first hearing. Mr. Duff replied in the grass or in the easement. Ms. White added that if Mr. Duff parked on the easement, then she would park in the driveway. Ms. Blaney asked Ms. White if Mr. Duff informed her about not parking on the grass or easement after the first hearing. Ms. White said no. Mr. Duff stated that he didn't know she was parking there. Ms. White stated that Mr. Duff did not mention going before the Board until closer to the hearing date. She said the February hearing predated all of her violations in February and March.

Mr. Johnson stated that two hearings were held, and the city presented photos. He remembered a discussion about the vehicles, one was a van for work, and the other was Mr. Duff's son's vehicle. He asked Mr. Duff if Ms. White's vehicle was pictured then, why he did not mention that one of the vehicles belonged to Ms. White. Mr. Duff responded that during the first hearing, all of the vehicles were his. He also brought up being told at the first hearing to park on the street, which he did, and received a ticket for it. Mr. Duff added that he would be coming before the Board again on July 2, 2026, for a commercial vehicle. Mr. Duff stated that after the February Hearing, the violations were caused by Ms. White's vehicle being parked on the easement.

Ms. White stated that the four dates that triggered the Massey Hearing, which Mr. Duff missed, were after the February hearing date. Ms. Blaney re-stated that Ms. White comes to the property on Sunday and leaves early on Monday, then asked Officer Busch what time she did her inspections. Officer Busch replied that it varies, but most of the time she left the office around 8:30 AM.

Mr. Duff asked if Officer Busch always started her route in his neighborhood or if it switched. He felt that over the past couple of years, it had been a witch hunt. Mr. Johnson replied that it was his understanding that the violations were reported to the city.

Mr. Johnson asked the Board if there were any more questions for Ms. White or Mr. Duff. There were none.

Ms. Ruiz requested to address Ms. White's position on Chapter 162. She stated that the Board does have the authority to lower the fine. The fines assessed stop being fines and become a lien upon being recorded. Therefore, the provision does not apply in this case. Ms. Ruiz stated that the period for appeal has passed. Because the fine has been converted to a lien, there is nothing the Board can do. Ms. Ruiz stated Mr. Duff could try presenting the grievance to the City Commission, which is the only one with the authority to take any action on the lien.

Mr. Mandelkern asked Ms. Ruiz, just to be clear for the record, that the Board does not have jurisdiction to do anything at this time because the Massey Order became final and became a lien when it was recorded, the time to appeal the order in court has expired, and the only remedy would be for the City Commission to reduce the fine or vacate the order. Ms. Ruiz confirmed. Ms. Ruiz added that to the best of her knowledge, this forum was provided as a convenience, and the only person who can bring the grievance is Mr. Duff, because Ms. White is not the property owner or the aggrieved person under the code.

Mr. Johnson asked Officer Busch to confirm that she had photographs to support the four dates listed in the Massey order. Officer Busch replied yes and offered to show them to the Board.

Mr. Mandelkern stated, per the advice of the city's legal counsel, that the Board had no jurisdiction regardless of the facts, or whose vehicle it was, or whether the property owner had responsibility. He asked if a motion should be made.

Ms. White and Mr. Duff returned to the podium. Ms. White stated that she could appreciate the Board relying on the city attorney's position. However, the statute is clear if you go by the plain meaning. She stated that is where the Board should go, not with case law or opinions. She stated that the statutes specifically state that "the Enforcement Board may reduce a fine imposed pursuant to the section." Ms. White reiterated that when they were noticed in February, the four violations that triggered the Massey Hearing had not yet occurred. The Massey Hearing was missed by Mr. Duff, for which she sent a letter requesting that the decision be reconsidered.

Mr. Mandelkern asked Ms. White about the letter she kept referring to. Mr. Johnson stated there was no letter; it was a response to the motion, located on page 329 in the packet. Mr. Mandelkern asked Ms. White if that was what she was referring to. Ms. White

responded yes. Ms. Blaney noted it was marked received on April 20, 2026.

Mr. Duff explained that he had an emergency on the date of the Massey Hearing. He told Ms. White that instead of appealing the decision, they should request another hearing, so she sent the letter. Mr. Duff stated that if another hearing wasn't possible, then they would appeal the decision. He stated that by the time the letter was mailed, the deadline had passed. He also stated that he could not find any information online indicating where the letter should be mailed. He then stated that he brought the letter to City Hall to deliver in person and was told no one from Code Compliance was available. The person he spoke with said the letter could be left with them, and they would see to it that the officer received it. He reiterated that he received a Notice of Hearing to appear on May 7, 2026, and thought he was getting another chance to be heard. He said it was his fault for not appealing the decision right away, and that Ms. White suggested he do so.

Mr. Mandelkern responded to Mr. Duff, saying that, unfortunately, there is a legal issue, as the Massey Hearing was held, the lien has been recorded, and the city attorney is saying that it takes the matter out of the Board's hands.

Mr. Johnson asked the city if there was supposed to be a May Hearing for this that was canceled. Officer Porras responded that the plan was to bring the business to the Board, not as a hearing, but to allow Mr. Duff and Ms. White the opportunity to speak to the Board based on Ms. White's submission.

BOARD DISCUSSION:

Mr. Johnson stated that to him, this was not his area of law, but he was confident that the Board did not have the authority to remove a lien; that decision is for the City Commission. Ms. Blaney agreed.

Ms. Ruiz said it was her understanding that the Board had no authority to modify a lien. She added that they did have inherent authority to reduce or increase fines assessed and imposed, so long as it doesn't contradict Chapter 162, but once it becomes a lien, it is out of this Board's hands.

Mr. Heller asked for confirmation that the fine became a lien because of the timeframe. Ms. Ruiz responded that the fine assessed in the final order at the Massey Hearing was imposed when the order was recorded with the county. Mr. Heller asked what the timeframe was between the order being issued and being recorded. Ms. Ruiz responded upon recording.

Mr. Johnson reminded the Board that the February hearing did not impose fines at that time, only the possibility of fines if Mr. Duff did not comply.

Ms. Ruiz offered for the record that Chapter 162.09 (3) reads: A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, which is the City Commission, and is why she said this was not the proper forum. It went on to say that only the local governing body can issue a satisfaction or release of a lien entered pursuant to the section. It is outside of this Board's jurisdiction. She asked the city when the order was imposed; Officer Porras said April 2, 2026. Ms. White said if the lien is imposed immediately, there is no logic in the rule that says it can be reduced. Ms. Ruiz then explained to Mr. Duff that the first hearing was because of the violation. Repeat violations resulted in the Massey Hearing which order is final and fines issued become a lien upon recording of the order.

Mr. Mandelkern made a motion to dismiss the matter based on the lack of jurisdiction. Ms. Blaney seconded the motion.

ROLL CALL VOTE:

Steve Heller	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Melissa Blaney	Yes
Carlos Diez-Arguelles	Yes

Motion passed 5-0.

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

- a) **BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792**
- b) **PM-25-0130 209 Tyree Ln., Winter Park, FL 32792**

Officer Porras informed the Board that the property owner had retained an attorney and stated that the city received notice yesterday afternoon. She said the attorney was here and that applications for the required permits were submitted. She requested that the cases be tabled based on intentions and stated that the property will be monitored.

Mr. Johnson made a motion to table case BLDG-25-0017 and case PM-25-0130, 209 Tyree Ln., Winter Park, FL 32792 until the city finds a time more appropriate. Mr. Heller seconded.

ROLL CALL VOTE:

Mr. Heller	Yes
Mr. Johnson	Yes
Mr. Mandelkern	Yes
Ms. Blaney	Yes
Mr. Diez-Arguelles	Yes

Motion passed 5-0.

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

Officer Porras introduced herself and let the Board know that the recommended motion was amended, and distributed copies to the members.

Officer Porras provided the location and property owner's information per Orange County official records. She stated that the Notice of Hearing was issued on April 20, 2026.

Codes Cited: 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.

VIOLATION DESCRIPTION: Noise disturbance reports from WPPD related to loud music coming from a residence, creating public nuisance conditions for all neighboring properties within the residential zoning district.

COMPLIANCE REQUIREMENTS: Cease all illegal noise disturbances and comply with and adhere to the City of Winter Park noise disturbance regulations.

Ms. Porras stated that the initial Notice of Violation was issued to the tenant, Alexander Maria Meyerblohm, who resided at the property, on June 20, 2025. The Notice of Violation was sent via regular and certified U.S. mail to the tenant as required by the Florida State Statutes. A copy of the notice was issued to the owner of record Julie K. Kahn Revocable Living Trust at 1776 S. Chickasaw Trail, Orlando, FL 32825-8242. All notices were posted on the property and at City Hall and sent via regular and certified U.S. mail per Chapter 162 due process requirements. Ms. Porras presented the USPS tracking receipt for the original violation. The Notice of Hearing was issued on April 20, 2026, and posted on the property and at City Hall.

Ms. Porras presented a list of multiple CAD Reports. These reports are calls that were made to the Winter Park Police Department related to noise disturbances. The dates and case numbers were read, and she informed the Board that copies of the reports were included in the packets:

- 02/02/2025 at 02:03 hours 20250330214
- 02/02/2025 at 02:43 hours 20250330285
- 02/07/2025 at 23:11 hours 20250383010
- 02/09/2025 at 03:25 hours 20250400269
- 02/09/2025 at 04:18 hours 20250400316
- 02/14/2025 at 03:43 hours **(CC EVENT REPORT 2025CE000293)**
- 05/09/2025 at 04:08 hours 20251290370
- 08/24/2025 at 01:28 hours 20252360169
- 08/30/2025 at 22:09 hours 20252422320
- 09/04/2025 at 23:18 hours 20252473165
- 09/12/2025 at 22:22 hours 20252552728
- 09/19/2025 at 14:14 hours 20252621649
- 09/19/2025 at 21:21 hours 20252622582
- 09/20/2025 at 03:05 hours 20252630297
- 10/05/2025 at 00:55 hours 20252780111
- 10/17/2025 at 15:02 hours 20252901677 **(CC Event Report 2025CE002446)**
- 11/01/2025 at 22:42 hours 20253052126
- 03/29/2026 at 01:46 hours 20260880176
- 04/15/2026 at 08:53 hours 20261050989 **(CC Event Report 2026CE00619)**

Ms. Porras stated that three Event Reports were created for Code Compliance as noted above, and that copies of these reports were in their packets. The last one issued on 4/15/26 prompted the Notice of Hearing.

Ms. Porras stated that the Respondent, Julie K. Khan, emailed and called her, stating that she was in receipt of the notices for the hearing, and also shared some of the addendum paperwork and copies of the lease for the students who were currently living in the house. Ms. Khan stated that all students have moved out of the house since then, and it was her intention not to renew their lease.

Ms. Porras then displayed the amended Recommended Motion for everyone's benefit. She informed the Board that several neighbors were present at the meeting, as well as the property owner. She asked the Board if they had any questions.

Ms. Blaney asked if this was the first time this case was presented to the Board. Ms. Porras said yes.

Mr. Mandelkern asked what prompted the hearing now instead of in 2025. Ms. Porras responded that the first violation notice was sent when the first Event Report was received. She stated that the calls continued, but that most of the Officers were able to resolve the issues upon arrival, hence no event reports were issued. When she received the other Event Reports, she took action immediately.

Mr. Mandelkern asked Ms. Porras if what she was saying was that it is dependent upon the Police Officer submitting a CE Incident Report. Ms. Porras replied yes.

Mr. Heller asked if the responding Police Officer(s) notified the landlord about all of the violations. Ms. Porras said that would be a question for the Officers present to respond to. Mr. Heller referred to the addendum to the lease, which said the tenant would typically be evicted. He asked if the landlord isn't aware of the violations, how would they prevent it from happening? He wanted to understand the processes. Ms. Porras referred to the initial Notice of Violation in 2025, which was sent after the first CE Event Report was received. She pointed out that the owner was copied on the notice.

Ms. Porras told the Board that the house is currently vacant, and the owner intends to consider renting only to Seniors and females. She stated Ms. Khan is present and has new information to provide to the Board.

Winter Park Police Officers K. O'Hara, K. Noyes, and P. Newman approached the podium and introduced themselves. Mr. Johnson asked if the homeowner is notified when they respond to a call. Officer O'Hara replied no, they do not notify owners or landlords. They assess the situation. She stated that typically, when she responded, she spoke with one of the fraternity brothers or the President who lived there. She stated he was respectful and said he would turn down the music. It was "Fox Day," and everyone was gathering to get on buses. Officer O'Hara stated that they don't always do a CE Event Report.

Officer Noyes stated that it was alarming to see the large number of cases that did not result in a CE Event Report being written. Only that report goes to Code Compliance. All of the other calls were handled nicely; none resulted in an infraction that needed to be enforced. He said they needed to do a better job of writing reports that go to Code Compliance. He identified himself as the author of the final CE Event Report on "Fox Day," when a clear violation was observed.

Officer Newman stated that when he responded, a large party was taking place at the residence. At the time, a CE Event Report was not generated due to known violations that were previously reported. There were 50–100 people at the party who were cleared out, and the issue was resolved.

Ms. Blaney asked if the system showed a history of the property when a report was submitted. Officer O'Hara replied that they do not receive a history with a call for service; they would have to look for it. She stated that there are so many officers and not all addresses are familiar. She stated that if addresses are flagged for safety reasons, Dispatch will inform the responding officer.

Mr. Johnson asked if these situations were reported, vs. an officer being on patrol and observing them. Officer O'Hara responded yes. She noted that the violation had to be observed before making contact with the resident. Typically, the resident turns off the music.

Ms. Blaney stated that, based on Officer Ohara's response, a call appears as a new occurrence each time unless the same officer has responded multiple times. Officer Noyes replied yes, due to the rotation between day and night shift, and two squads on each shift. He noted that the April 2026 incident was the first time that he and Officer O'Hara had responded. Ms. Blaney asked if there was a procedure to check addresses for previous activity, given that the College Quarter is notorious for noise disturbances. Officer Noyes stated that they do not often review previous calls for service, nor do they have access to a database to contact owners or landlords. Ms. Blaney asked if there were multiple calls for the same address; why did that not trigger writing a report? Officer O'Hara responded that they cannot make that assumption, as tenants come and go. Ms. Blaney said that was her point, that if a report was written, Officer Porras could look in the system. If it is determined to be a continuous violation by a landlord, she can reach out to them.

Officer Noyes reiterated that he was surprised at the number of calls to this property. He added that he would have preferred that more CE reports were sent to Officer Porras during the time frame of the violations.

Public Comments:

The Respondent, Ms. Julie Khan, owner of 471 Holt Ave., Winter Park, FL 32789, introduced herself. Ms. Kahn stated that she was unaware of any of the calls and that the police did not contact her. She stated that the immediate neighbors had her phone number, and she has always told them to let her know if there are problems.

She stated that she purchased the property seven years ago, intending it to be her retirement home. She stated that the notice in her hand was the first she received. She reached out to Officer Porras, discussed the situation, and provided all documentation for leasing the property. She took a moment to apologize to the neighbors present, acknowledging that she had previously been involved with the Neighborhood Association and received communications. She wished that other residents had reached out to her when these disturbances occurred. She stated there was nothing she could do if she was unaware of the incidents. She stated she was embarrassed to see the number of visits made to the property. She said the students who lived there were wonderful, polite, and always nice whenever she checked on things. She stated that she asked the tenants to leave immediately after she was informed of the disturbances. She stated that she plans to sell the property because Rollins College is making it difficult to rent with additional dorms

under construction. She stated that she has retired and no longer intends to live in that house.

Mr. Johnson asked if the property was currently vacant. Ms. Khan replied yes.

Mr. Heller asked if Ms. Khan received the Notice sent on June 20, 2025. She replied no and pointed out that the street name was wrong on the letter displayed, that it was South Chickasaw Trail, not Chickasaw Trail. Mr. Arguelles asked if it was sent via certified mail. Officer Porras replied no, that copies are only sent via regular mail.

Mr. Grant Eddy of 479 Holt Ave., Winter Park, FL 32789, approached the podium and introduced himself. He stated that he and his family have lived in the neighborhood for five years, and during that time, have repeatedly witnessed the behavior that brought him to the hearing. He stated that they have experienced loud music coming from the property, often accompanied by large crowds gathering for parties. He stated the noise level was not at a reasonable volume, and they could feel vibrations from it in their home. He said the music seemed to be played through a concert-quality sound system, not a standard household speaker, and is so loud they felt as if they were attending a concert in their own home. He said the music was obstructive, intrusive, and impossible to ignore.

Mr. Eddy stated that, in addition to the noise, other activities contribute to an unsafe environment, i.e., what appeared to be underage drinking and large crowds gathering in public roadways, blocking access. These were not isolated incidents; they are ongoing and occur at all hours. He stated that the pattern of activity had created a significant disruption to their safety and the neighborhood, which should be a quiet residential community.

Mr. Heller asked Mr. Eddy if he had Ms. Khan's contact information and had reached out to her at any time. Mr. Eddy replied no.

Mr. Johnson asked Mr. Eddy if he had placed any calls to report the incidents. Mr. Eddy replied yes and stated that he always asked the responding officer to generate a Code Event Report.

Ms. Nancy Galyean of 746 McIntyre Ave., Winter Park, FL 32789, approached the podium and identified herself. Ms. Gaylean stated that her home is very near the intersection at Holt Ave., and the property being discussed is three doors away from her. She stated that she often heard loud music and young people shouting while playing beer games.

Ms. Galyean stated that 741 Holt Ave. was purchased by Ms. Khan in 2004. Ms. Galyean stated that she began reporting complaints to Code Compliance for property problems in 2010, other than the noise. She stated she has records of all the complaints, including a wrecked vehicle and garbage all over the front lawn. Ms. Galyean understands that kids will be kids, adding that the root problem is continuing to rent to college students but not requiring them to behave.

Ms. Galyean recognized what she felt was another problem: Code Compliance is only open during regular business hours. The only recourse after hours is to call the Police. If the officer chooses not to write a report, then the neighborhood is left holding the bag. She understood that the Police Department was not under the purview of the Code Board; however, she recognized a failure in the system. Ms. Gaylean added that she did not feel it was the responsibility of a resident to contact a property owner to complain.

Mr. Johnson asked Ms. Galyean if she had contacted Ms. Khan at any time. Ms. Gaylean responded no, that she did not have her phone number.

Ms. Melinda Wright of 737 Maryland Ave., Winter Park, FL 32789, approached the podium and identified herself. She stated that she was the organizer of a neighborhood advocacy group formed in response to the concerns before the Board. She stated that 471 Holt Ave. is commonly known as "the Blue Party House" because of the frequent loud parties often held outdoors. She stated her group identified the property as one of the two most persistent in its disturbances of the peace.

Ms. Wright stated that her home was ½ a block away from the subject property, but she could still attest to the ongoing noise problem. She stated that if she lived next door to the property, as Mr. and Mrs. Eddy do with an infant, she would find it very difficult to cope with the noise. She added that having to call the police repeatedly at 3:00 AM, and whether or not the police decide that the violation has been resolved, puts undue pressure on the residents.

Ms. Wright went on to complain about litter on Holt Ave. being a chronic problem, stating the highest concentration of trash is located in front of 471 Holt Ave., especially after parties. She stated she knew this because her husband was one of the residents who cleaned it up. She stated that without enforcement, it encourages the same behavior throughout the neighborhood and degrades the quality of life. She stated there are times when she feels unsafe, and they look to Code Compliance for assistance.

Mr. Arguelles asked Ms. Wright if she was aware of any neighbors who had Ms. Khan's phone number to contact her. Ms. Wright said no.

Board Discussion:

Ms. Ruiz informed the Board of an apparent defect in the notice. She explained that the original notice of violation issued on June 20, 2025, treated only the tenant as the violator, not the property owner, and that the notice to the property owner was not sent by certified mail. Mr. Arguelles asked about subsequent notices. Officer Porras responded that the Notice of Hearing was sent to the owner by both regular and certified mail. She stated that it was not sent to the tenants because they were moving out.

Mr. Mandelkern asked for clarification. Ms. Ruiz responded that the Notice of Hearing was sent to the property owner and posted on the property. The original Notice of Violation was not provided to the owner via certified mail. Ms. Ruiz responded that the Notice of Hearing was sent to the property owner and posted on the property, and that the original Notice of Violation had not been served on the property owner by certified mail. Mr. Mandelkern observed that this did not make the hearing notice defective. Ms. Ruiz agreed, but explained that for the finding of violation there remained a deficiency in providing the property owner, who was being treated as the violator, with notice of the alleged violation. Mr. Mandelkern asked Ms. Ruiz what the ramifications would be. Ms. Ruiz replied that it would be a decision for the Board to make; they could table the case or continue. She added that the property is vacant. Mr. Mandelkern and Mr. Heller raised the subject of multiple violations occurring after the initial one, none of which the Respondent was notified of. Officer Porras acknowledged. Mr. Mandelkern asked whether, after the initial violation notice was issued, that notice was required to be sent via certified mail to the property owner for each subsequent violation. Officer Porras replied yes.

Ms. Blaney reminded everyone that technically, the police were called out many times, but most were not considered code violations. The recent code violation in April is what triggered the hearing.

Mr. Mandelkern stated that the revised recommended motion does not ask the Board to fine the property owner for the violations, only to prevent future violations, so it is not critical that the notices were not received. Ms. Ruiz responded that it was her understanding that there had to be a violation to trigger the Board's involvement. Mr. Mandelkern asked if that meant the Board did not have jurisdiction. Ms. Ruiz replied that the Board had jurisdiction, but also a notice issue with respect to the individual treated as the violator during the hearing, which was the property owner. Ms. Blaney asked if it was a due process issue, because the April notice was the first received, a second notice would be necessary for a hearing. Ms. Ruiz answered yes to the due process concern.

Mr. Arguelles asked if there were not three CE Events. Officer Porras responded that she received the first one from June 2025 and the last one from April. 2026. She did not receive the report from October 2025. Mr. Arguelles asked if the reports were to be sent to her. Officer Porras responded yes. Mr. Arguelles asked what happened. Ms. Porras did not know.

Mr. Heller asked if this was something that should be addressed by the City Commission, as it seemed to be happening a lot. He felt that the Board's hands were tied, that there was no doubt about what was happening. He added that the Board had nothing on the

homeowner, that they couldn't prove she knew what was happening, or that she didn't receive any notices until April. Mr. Arguelles stated that the City Commission needed to address what was occurring in the neighborhood, not just at this house but in College Quarter, and that the homeowners should not have to deal with it. He added that the Board has been presented with this type of violation at every other meeting. He agreed that the Board's hands were tied, thus they were not doing what they should be doing for the homeowners. Mr. Heller added that there needed to be a procedure, that calling the police, and then the responding officer having the discretion of writing a CE report. He said this was the same as the last case for the area. Mr. Arguelles stated that people who buy homes in the neighborhood know they can rent them for a high price to wealthy college students, so they make money but do not take responsibility when things go wrong.

Building Official Gary Hiatt addressed Mr. Johnson. He stated that, seeing and understanding the frustrations, the initiative would be taken to meet with the Police Department and any other departments involved to close some of the gaps in the future. We will provide the findings of the meeting to you if desired at the next hearing. Mr. Johnson thanked Mr. Hiatt.

Mr. Heller did not think the Board could proceed much further with the case. Mr. Johnson responded that a motion could be made, whether to dismiss, find no violation, etc.

Ms. Blaney did not think the case should be dismissed. She suggested a motion based on the respondent receiving a first notice, and that she needs to remain in compliance to avoid a Massey Hearing. She offered the following motion:

To consider the first Notice of Hearing to the Respondent, Julie Khan Revocable Living Trust, regarding a violation at the property at 471 Holt Ave., Winter Park, FL 32789, which is now in compliance. If compliance is not maintained, a second Notice of Hearing will be provided.

Mr. Mandelkern questioned whether two violations were required to have a hearing. Ms. Ruiz responded no, but the Respondent is entitled to adequate notice, and the Statutes and the city code provide for certified mail service. She explained that this is separate from the actual act, for which notice has to be provided. Mr. Mandelkern said the notice for the hearing specified when the violations occurred. Ms. Ruiz responded that because the Notice was sent for violations that the respondent was not aware of or provided the opportunity to correct, it is not proper to impose a fine.

Officer Porras stated that the issue, as she understood it, is that the notice sent on June 20, 2025, was not sent via certified mail. She stated that she did nothing wrong, that the Statute allows a notice to be sent to a tenant if they are in violation of the code by regular and certified mail. The property owner is copied by regular mail, but she did not send it via certified mail in this case. She stated that she had proof that the tenant received the notice and that he called and spoke with her. Ms. Porras assumed that the tenant did not notify Ms. Khan of the notice, but she had no control over that.

Ms. Ruiz is stating that because the copy was not sent by certified mail, the notice requirements were not met.

Mr. Mandelkern said that the property owner stated she did not receive the notice and asked if that was because the address was wrong. Officer Porras said the address listed is missing the "South" designation.

Ms. Blaney asked if the statute specified how many notices were required and how much time was given to correct a violation. Officer Porras said it talks about the violator, who could be the person occupying the residence or the property owner. It is vague in a sense that it does not define who is a "violator", but it also includes certified and regular mail and posting the property, which was done for the Notice of Hearing, but not the Notice of Violation. Ms. Blaney said Ms. Khan stated she received only one notice and that she is in compliance. She added that typically, the Board would issue an order to stay in compliance to avoid a second hearing.

Mr. Heller stated that Ms. Khan received one notice and then became compliant. Mr. Mandelkern stated that a case with the same violation was heard by the Board recently, and an order was issued. Mr. Heller stated that the decision here would be easier to make if all violations were reported as code violations. Ms. Porras stated that the conversation that Mr. Hiatt will have with the Police Department on streamlining the process moving forward will address this. Mr. Heller stated that after speaking with the officers, creating CE Reports appeared to be discretionary. Ms. Porras agreed and believed without a doubt that they meant well. The officers responded to the site, took control of the situation, and resolved the call. In their mind, there is no reason to create a CE Event Report. It was agreed that this is an educational process, and a procedure needs to be established. Ms. Blaney brought up the fact that the ordinance is between 10:00 PM and 8:00 AM, and that some of the calls were made in the afternoon.

Mr. Mandelkern asked if the Board had the choice to table the case or issue an order. Mr. Johnson added that the Respondent only received one notice in April. Ms. Porras confirmed the date of the notice and the conversations she had with Ms. Khan shortly thereafter.

Ms. Blaney agreed with Mr. Mandelkern's argument that there were several violations, but the owner is now in compliance, so the Board should issue the order recognizing compliance with the stipulation to remain so to avoid another hearing.

Ms. Melinda Wright returned to the podium. She stated that her advocacy group has met with the Chief of Police about the subject, and one of the things he advised them to do was to make sure the responding officer writes a report.

Mr. Heller stated that he manages several properties that he owns and rents out. He noted that he cannot be everywhere at once and relies on neighbors and tenants to address problems. He stated it is hard for him to take responsibility for what a tenant does if he isn't aware.

Wayne Johnson made the following motion:

From the evidence presented today, I move to find the Respondent, Julie K. Khan Revocable Living Trust, in compliance for Compliance Board Case #N-25-05, owner of 471 Holt Avenue, Winter Park, FL 32789 regarding 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.

The Respondent has been properly notified per regular and certified mail of today’s hearing, June 4, 2026.

The respondent has been in compliance since May 10, 2026.

Mr. Mandelkern suggested that an amendment be made to the order as follows:

The respondent is ordered to take any reasonable measures to ensure that its tenants comply with the City of Winter Park Noise Disturbance codes, including, without limitation, ensuring that future tenants do not engage in prohibited conduct that violates the City of Winter Park Noise Disturbance code while on the subject’s property.

Mr. Heller seconded the suggested amendment. Ms. Blaney asked if the amended order let Ms. Khan off the hook. Mr. Johnson said no, it says that if compliance is not maintained, then this case can be referenced in a future hearing. Ms. Ruiz clarified that any new violation would have to be of the same code(s) within five years. Ms. Porras added that it had to be the same violator. Mr. Heller asked if that would be the tenant or the property owner. Ms. Ruiz responded that it depends on who is cited as the violator.

Ms. Khan approached the podium again. She stated that one of the neighbors testifying had a better date for when the home was purchased. At that time, there was a Homeowners’ Association, and she participated in some activities. She stated the association knew that the property was slated to be her retirement home. Mr. Johnson steered Ms. Khan back on the topic at hand about her phone number being known to neighbors. She stated that she did not recognize Mr. Eddy at first, but she had more contact with his wife. She stated that Mrs. Eddy had her phone number, that she spoke with Mrs. Eddy often when at the property. She stated she found out about a noise complaint against a previous tenant from a new tenant and told Mrs. Eddy to call her if it happened again. Mrs. Eddy said that she would rather enjoy the music. Ms. Ruiz requested that Mr. Mandelkern to please repeat the suggested amendment; he did so.

VOTE – AMENDMENT:

Steve Heller	Yes
Wayne Johnson	Yes
Paul Mandelkern	Yes
Melissa Blaney	Yes
Kristen Matt	Absent
Carlos Diez-Arguelles	No

Code Compliance
Board Minutes
June 4, 2026
Motion carried 4-1.
Ms. Blaney seconded the motion as amended.

VOTE:

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

Motion carried 5-0.

6. Non-Action Items

None

7. Staff Updates

- a) N-25-0010 455 Huntington Ave., Winter Park, FL 32789. The Board assessed fine has been paid.
- b) CCB# PM-26-0045 650 N. Wymore Rd., Winter Park, FL 32789. This case was scheduled for today's hearing. However, the property came into compliance as of May 28, 2026.

8. City Attorney Reports

None

9. Board Comments:

None

10. Upcoming Agenda Items

- a. LDC-26-0141 1960 Albert Lee Parkway, Winter Park, FL 32789 (Storage Pod)
- b. LDC-26-0093 2218 Whitehall Dr., Winter Park, FL 32792 (Commercial Vehicle).
Ms. Porras confirmed that this case was a different violation than the one previously heard.
- c. LDC-26-0104 658 S. Lakemont Ave., Winter Park, FL 32792 (Tree Appeal)

11. Adjournment

Steve Heller made a motion to adjourn. Paul Mandelkern seconded.

Code Compliance

Board Minutes

June 4, 2026

VOTE:

Steve Heller Yes

Paul Mandelkern Yes

Kristen Matt Absent

Carlos Diaz-Arguelles Yes

Melissa Blaney Yes

Wayne Johnson Yes

Motion passed unanimously, 5-0.

ATTEST:

Approved by the board on

/s/ Susan Pruchnicki, Board Secretary

DRAFT



Code Compliance Board

agenda item 7.a

item type

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

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# LDC-26-0141 1960 Albert Lee Py., Winter Park, FL 32789

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

1. LDC-26-0141 Agenda Packet

Print Date: 05/20/2026 System Refresh Date: 05/19/2026

1960 Albert Lee Pkwy 01-22-29-0060-04-050**Name(s):**

NGO ANTHONY C

Physical Street Address:

1960 Albert Lee Pkwy

Property Use:

0103 - Single Fam Class III

Mailing Address On File:1960 Albert Lee Pkwy
Winter Park, FL 32789-1810**Postal City and Zip:**

Winter Park, FL 32789

Municipality:

Winter Park

[Incorrect Mailing Address?](#)

1960 ALBERT LEE PKWY WINTER PARK, FL 32789 10/22/2015 8:22 AM

[Upload Photos](#)[View 2025 Property Record Card](#)**i** [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**

ALBERT LEE RIDGE T/147 LOT 5 BLK D

Total Land Area7,563 sqft (+/-) | 0.17 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...

«« «  » »»

Page 1 of 1 (Total Records: 1)

Building[View Winter Park Permits](#)[More Details](#)**Model Code:**

1 - Single Fam Residence

Actual Year Built:

1956

Gross Area:

2176 sqft

Type Code:

0103 - Single Fam Class Iii

Beds:

3

Living Area:

1860 sqft

Building Value:

Working Value...

Baths:

3

Exterior Wall:

Conc/Cindr

Estimated New Cost:

Working Value...

Floors:

1

Interior Wall:

Plastered



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

NGO ANTHONY C
1960 ALBERT LEE PKWY
WINTER PARK, FL 32789-1810

Account Number: 168397
Assessed Value: 234,164
Millage Code: 6 WP
Parcel Number: 01-22-29-0060-04050
Address: 1960 ALBERT LEE PKWY, Winter Park, FL 32789
Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	234,164	25,000	209,164	3.2010	669.53
CAPITAL OUTLAY	234,164	25,000	209,164	1.5000	313.75
CRITICAL OPERATING	234,164	25,000	209,164	1.0000	209.16
DISCRETIONARY OPERATING	234,164	25,000	209,164	0.7480	156.45
CNTY-CAPITAL PROJECT	234,164	50,722	183,442	0.2250	41.27
CNTY-GENERAL REVENUE	234,164	50,722	183,442	4.0441	741.86
CNTY-PARKS & RECREAT	234,164	50,722	183,442	0.1656	30.38
CITY OF WINTER PARK	234,164	50,722	183,442	4.0923	750.70
WINTER PARK DEBT 2017	234,164	50,722	183,442	0.2062	37.83
ST JOHNS RIVER WTR MGMT DIST	234,164	50,722	183,442	0.1793	32.89

Total Millage: 15.3615 Subtotal: \$2,983.82

NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	187.52			
					Subtotal: \$187.52

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments: **\$3,171.34**

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.

168397
1960 ALBERT LEE PKWY

ALBERT LEE RIDGE T/147 LOT 5 BLK
01-22-29-0060-04050

CITIZENS

Make checks payable to:
Scott Randolph, Tax Collector

NGO ANTHONY C
1960 ALBERT LEE PKWY
WINTER PARK, FL 32789-1810

Paid By CITIZENS
Receipt # EEX-26-0028029€ 11/27/2025 \$3,044.49

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$0.00

PO Box 545100
Orlando FL 32854-5100



2025 Paid Real Estate

Prepared by and return to:
Shannon Sammons
The Closing Agent, LLC
11 N. Summerlin Ave., Ste. 100
Orlando, FL 32801

File Number: 1615356

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15th day of July, 2016, between Ryan S. Fleming, a single person and Margaret L. Sumner, a single person, whose post office address is 3736 S. Lake Orlando Parkway, Orlando, FL 32808, grantor, to Anthony C Ngo, a single person, whose post office address is 1960 Albert Lee Parkway, Winter Park, FL 32789, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Orange County, Florida, to-wit:

Lot 5, Block D, Albert Lee Ridge, according to the plat thereof recorded at Plat Book T, Page 147, in the Public Records of Orange County, Florida.

Parcel Identification Number: 01-22-29-0060-04-050

SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

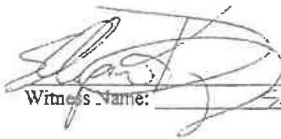
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Ellyson Kennedy

 7-15-16
Ryan S. Fleming


Witness Name: Rahul Parikh

 7/15/16
Margaret L. Sumner

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 15th day of July, 2016 by
Ryan S. Fleming and Margaret L. Sumner, who ☐ are personally known to me or ☒ have produced Driver's License
as identification.


Notary Public

Printed Name: RAHUL PARIKH

My Commission Expires: 06/21/2020





FACT SHEET

July

Case No: LDC-26-0141

Respondent:

ANTHONY C. NGO
1960 ALBERT LEE PARKWAY
WINTER PARK FL 32789

1. Address where violation exists: **1960 Albert Lee Parkway, Winter Park, FL 32789**
2. Parcel I.D. No.: **01-22-29-0060-04-050**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **3/4/2026, 3/12/2026, 3/13/2026, 3/30/2026, 4/9/2026, 4/13/2026, 4/20/2026, 5/5/2026, 5/8/2026, 5/13/2026, 5/18/2026, 6/1/2026, 6/12/2026, 6/15/2026, 6/22/2026.**
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: Accessory structure (storage container) stored on the property in plain view from the public right of way.	CORRECTIVE ACTION REQUIRED: Cease the storing of an accessory structure (storage container) on the property or store it out of the view of public right-of-way and/or adjacent neighboring properties. Contact the safety and code compliance officer with your intentions.	CODES CITED: Chapter 58, Section 58-71. - General provisions for residential zoning districts. (a) Suitability of buildings. Any proposed building shall be considered as to its suitability of design and type of construction in relation to the district and to the immediate neighborhood site, and if such design or construction is markedly incongruous with the character of such neighborhood as to be detrimental to the value of adjacent or nearby properties,
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		then the code enforcement director shall deny the application for a building permit. (h) Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones. (1) No detached accessory use or structure shall be permitted in the required front yard. On double frontage lots or corner lots, no detached accessory use or structure shall be permitted in the required yards fronting on the streets. In addition, no storage sheds shall be permitted in the area between the building line of the main structure and street or streets unless screened by an opaque fence or wall. (8) An accessory building or structure shall not be located within five feet of any other building. the building height of any accessory building shall not exceed the building height of the main building or principal residence on the property.
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CODES CITED

CHAPTER 58, SECTION 58-71. - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS.

(a) SUITABILITY OF BUILDINGS. ANY PROPOSED BUILDING SHALL BE CONSIDERED AS TO ITS SUITABILITY OF DESIGN AND TYPE OF CONSTRUCTION IN RELATION TO THE DISTRICT AND TO THE IMMEDIATE NEIGHBORHOOD SITE, AND IF SUCH DESIGN OR CONSTRUCTION IS MARKEDLY INCONGRUOUS WITH THE CHARACTER OF SUCH NEIGHBORHOOD AS TO BE DETRIMENTAL TO THE VALUE OF ADJACENT OR NEARBY PROPERTIES, THEN THE CODE ENFORCEMENT DIRECTOR SHALL DENY THE APPLICATION FOR A BUILDING PERMIT.

(h) ACCESSORY BUILDINGS, STRUCTURES, AIR-CONDITIONING EQUIPMENT AND OTHER ACCESSORY USES IN RESIDENTIAL ZONES.

(1) NO DETACHED ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED IN THE REQUIRED FRONT YARD. ON DOUBLE FRONTAGE LOTS OR CORNER LOTS, NO DETACHED ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED IN THE REQUIRED YARDS FRONTING ON THE STREETS. IN ADDITION, NO STORAGE SHEDS SHALL BE PERMITTED IN THE AREA BETWEEN THE BUILDING LINE OF THE MAIN STRUCTURE AND STREET OR STREETS UNLESS SCREENED BY AN OPAQUE FENCE OR WALL.

(8) AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE LOCATED WITHIN FIVE FEET OF ANY OTHER BUILDING. THE BUILDING HEIGHT OF ANY ACCESSORY BUILDING SHALL NOT EXCEED THE BUILDING HEIGHT OF THE MAIN BUILDING OR PRINCIPAL RESIDENCE ON THE PROPERTY.

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...



FAQs >

Tracking Number:

Remove X

9489009000276752126803

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 10:57 am on June 3, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®



Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789
June 3, 2026 10:57 AM



Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
June 2, 2026 7:31 PM



Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
June 2, 2026 5:56 AM



Arrived at USPS Facility

FORT MYERS FL DISTRIBUTION CENTER
May 31, 2026 12:55 AM



Unclaimed/Being Returned to Sender

WINTER PARK, FL 32789

Feedback

- May 27, 2026 3:42 PM
- Reminder to Schedule Redelivery of your item
May 16, 2026
- Notice Left (Receptacle Full/Item Oversized)
WINTER PARK, FL 32789
May 11, 2026 2:27 PM
- Arrived at USPS Facility
LAKE MARY FL DISTRIBUTION CENTER
May 10, 2026 12:12 AM
- Arrived at USPS Facility
ORLANDO FL DISTRIBUTION CENTER
May 8, 2026 9:07 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.

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

CASE NO.: **LDC-26-0141**

City of Winter Park
Petitioner,

vs.

NGO, ANTHONY
1960 ALBERT LEE PARKWAY
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

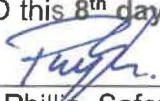
STATE OF FLORIDA
COUNTY OF ORANGE

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 July 2, 2026, on the property located at 1960 ALBERT LEE PARKWAY on this **8th day of May 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **8th day of May 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **8th 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.


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



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

Case No: LDC-26-0141

CITY OF WINTER PARK
Petitioner,

vs.

NGO, ANTHONY
1960 ALBERT LEE PARKWAY
WINTER PARK, FL 32789
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, July 2, 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 58, Section 58-71 (h) (1), (8) Accessory Building, Structures, Air Conditioning equipment and other accessory uses in residential zones of the City of Winter Park Land Development Code
2. Address where violation(s) exists: 1960 ALBERT LEE PARKWAY, WINTER PARK, FL 32789.

05/08/2026 14:19



05/08/2026 14:19

**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: LDC-26-0141

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Petitioner,

vs.

NGO, ANTHONY
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Respondents,

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1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (h) (1), (8) Accessory Building, Structures, Air Conditioning equipment and other accessory uses in residential zones of the City of Winter Park Land Development Code**
2. Address where violation(s) exists: **1960 ALBERT LEE PARKWAY, WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **01-22-29-0060-04-050**
4. Property Zone: **WP-R-1A**
5. Legal Description: **ALBERT LEE RIDGE T/147 LOT 5 BLK D**
6. Names and address of owner/person in charge of location where violation exists: **Ngo, Anthony— 1960 Albert Lee Parkway, Winter Park, FL 32789**
7. Description of Violation: **Accessory structure (storage container) stored on the property in plain view from the public right of way.**
8. Compliance Requirements: **Cease the storing of an accessory structure (storage container) on the property or store it out of the view of public right-of-way and/or adjacent neighboring properties. Contact the safety and code compliance officer with your intentions.**

Compliance Date to avoid hearing: **May 22nd, 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 **July 2nd, 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.

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.

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

Dated this: 8th 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: **NGO, ANTHONY- 1960 ALBERT LEE PARKWAY, WINTER PARK, FL 32789**

Certified Mail: 9489 0090 0027 6752 1268 03


Phillip Wade
Safety & Code Compliance Officer

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

CODES CITED

VIOLATION DETAIL

CHAPTER 58, SECTION 58-71. - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS.

(A) SUITABILITY OF BUILDINGS. ANY PROPOSED BUILDING SHALL BE CONSIDERED AS TO ITS SUITABILITY OF DESIGN AND TYPE OF CONSTRUCTION IN RELATION TO THE DISTRICT AND TO THE IMMEDIATE NEIGHBORHOOD SITE, AND IF SUCH DESIGN OR CONSTRUCTION IS MARKEDLY INCONGRUOUS WITH THE CHARACTER OF SUCH NEIGHBORHOOD AS TO BE DETRIMENTAL TO THE VALUE OF ADJACENT OR NEARBY PROPERTIES, THEN THE CODE ENFORCEMENT DIRECTOR SHALL DENY THE APPLICATION FOR A BUILDING PERMIT.

(H) ACCESSORY BUILDINGS, STRUCTURES, AIR-CONDITIONING EQUIPMENT AND OTHER ACCESSORY USES IN RESIDENTIAL ZONES.

(1) NO DETACHED ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED IN THE REQUIRED FRONT YARD. ON DOUBLE FRONTAGE LOTS OR CORNER LOTS, NO DETACHED ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED IN THE REQUIRED YARDS FRONTING ON THE STREETS. IN ADDITION, NO STORAGE SHEDS SHALL BE PERMITTED IN THE AREA BETWEEN THE BUILDING LINE OF THE MAIN STRUCTURE AND STREET OR STREETS UNLESS SCREENED BY AN OPAQUE FENCE OR WALL.

(8) AN ACCESSORY BUILDING OR STRUCTURE SHALL NOT BE LOCATED WITHIN FIVE FEET OF ANY OTHER BUILDING. THE BUILDING HEIGHT OF ANY ACCESSORY BUILDING SHALL NOT EXCEED THE BUILDING HEIGHT OF THE MAIN BUILDING OR PRINCIPAL RESIDENCE ON THE PROPERTY.

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276752126544

Copy Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:38 am on May 4, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Front Desk/Reception/Mail Room

WINTER PARK, FL 32789
May 4, 2026 10:38 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
May 2, 2026 9:42 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
May 2, 2026 2:47 PM

Arrived at USPS Facility

FORT MYERS FL DISTRIBUTION CENTER
April 30, 2026 3:15 PM

Unclaimed/Being Returned to Sender

WINTER PARK, FL 32789

- April 28, 2026 8:58 AM
- **Reminder to Schedule Redelivery of your item**
April 7, 2026
- **Notice Left (No Authorized Recipient Available)**
WINTER PARK, FL 32789
April 2, 2026 2:03 PM
- **Arrived at USPS Facility**
LAKE MARY FL DISTRIBUTION CENTER
April 2, 2026 12:36 AM
- **Arrived at USPS Facility**
ORLANDO FL DISTRIBUTION CENTER
March 31, 2026 7:59 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.

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

CASE NO.: **LDC-26-0141**

City of Winter Park
Petitioner,

vs.

NGO ANTHONY C
1960 ALBERT LEE PARKWAY
WINTER PARK, FL 32789
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 Violation on the property located at 1960 ALBERT LEE PARKWAY on this **13th day of April 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **17th day of April 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **17th day of April 2026**, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



OFFICIAL NOTICE OF VIOLATION

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

DATE: **March 31, 2026**

CASE # **LDC-26-0141**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6752 1265 44**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (h) (1),(8) Accessory Building, Structures, Air Conditioning equipment and other accessory uses in residential zones of the City of Winter Park Land Development Code.**

ZONING/OTHER CITY ORDINANCES

On **March 4, 2026**, a Violation(s) was observed on your property. The violation(s) must be corrected by **April 8, 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-R-1A**
Parcel ID#: **01-22-29-0060-04-050**
Violation: **1960 ALBERT LEE PARKWAY**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **NGO ANTHONY**
Mailing Address: **1960 ALBERT LEE PARKWAY**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **ACCESSORY STRUCTURE (STORAGE CONTAINER) STORED ON THE PROPERTY IN PLAIN VIEW FROM THE PUBLIC RIGHT OF WAY.**
Corrective action to be taken: **CEASE THE STORING OF AN ACCESSORY STRUCTURE (STORAGE CONTAINER) ON THE PROPERTY OR STORE IT OUT OF THE VIEW OF PUBLIC RIGHT-OF-WAY AND/OR ADJACENT NEIGHBORING PROPERTIES. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICE WITH YOUR INTENTIONS.**

Officer Name: **P. WADE (407)599-3465**
pwade@cityofwinterpark.org

04/13/2026 14:54



OFFICIAL NOTICE OF VIOLATION

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

DATE: **March 31, 2026**

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Officer Name: **P. WADE (407)599-3465**

pwade@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.

Violation Detail

00010 RES DIST SEC 58-71 RES GENERAL PROV

Location: Driveway

Violation Description

Sec. 58-71. General Provisions for Residential Zoning Districts.

(a) Suitability Of Buildings. Any proposed building shall be

Considered as to its suitability of design and type of construction in relation to the district and to the immediate neighborhood site, and if such design or construction is markedly incongruous with the character of such neighborhood as to be detrimental to the value of adjacent or nearby properties, then the code enforcement director shall deny the application for a building permit.

(h) Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones.

(1) No detached accessory use or structure shall be permitted in the required front yard. On double frontage lots or corner lots, no detached accessory use or structure shall be permitted in the required yards fronting on the streets. In addition, no storage sheds shall be permitted in the area between the building line of the main structure and street or streets unless screened by an opaque fence or wall.

(8) An accessory building or structure shall not be located within five feet of any other building. The building height of any accessory building shall not exceed the building height of the main building or principal residence on the property.

Violation Corrective Action

Remove accessory structure from the property and/or screen from the public right-of-way and adjacent neighboring properties.



SAFETY & CODE compliance

407-599-3600 • code_compliance@cityofwinterpark.org

COURTESY NOTICE OF VIOLATION

Date 3/16/26 Case # LDC-26-141
Location 1960 Albert Lee Pkwy, Winter Park, FL 32789

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 Ch. 58, Sec. 58-71; Accessory structure (Pod storage) stored in the driveway.

Officer P. Wade
Phone 407-599-3465



06/01/2026 13:28





06/01/2026 13:28



05/18/2026 15:12



05/18/2026 15:12



05/18/2026 15:12



05/13/2026 14:40





05/08/2026 14:19



05/08/2026 14:19



05/08/2026 14:19

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

Case No: LDC-26-0141

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vs.

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2. Address where violation(s) exists: 1960 ALBERT LEE PARKWAY, WINTER PARK, FL 32789.

05/08/2026 14:19





PODS
PODS.com 800-776-PODS
Moving & Storage

05/05/2026 14:34



04/20/2026 15:08



04/20/2026 15:08





OFFICIAL NOTICE OF VIOLATION

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

DATE: **March 31, 2026**

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Officer Name: **P. WADE (407)599-3465**
pwade@cityofwinterpark.org

04/13/2026 14:54





04/09/2026 14:01



04/09/2026 14:01





03/30/2026 14:10



03/30/2026 14:10



03/13/2026 13:25









03/13/2026 13:25



03/12/2026 14:39







03/12/2026 14:38



03/12/2026 14:38

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Moving & Storage

03/12/2026 14:38



03/04/2026 14:28





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PODS.com 800-776-PODS
Moving & Storage

03/04/2026 14:28



03/04/2026 14:28



[Login or Register](#) ⓘ

Welcome to the Permitting Self-Service Portal

Public Information

Search

All

 for

1960 ALBERT LEE

Exact Phrase ☒

Search

Reset

Export

Found 35 results

Filter Results

- All 35
- Permit 1
- Inspection 31
- Code Case 3

Sort

Relevance

[Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)

Permit Number

ELEC-2025-0345

Type

Residential Electric Permit

Project Name

Status Expired

Main Parcel

292201006004050

Address

1960 ALBERT LEE PKWY WINTER PARK, FL 32789--181

Description

Install 200amp service Rewiring Kitchen and bathroom Install couple outlets and switches

Applied Date

05/01/2025

Issued Date

05/19/2025

Expiration Date

11/15/2025

Finalized Date



Results per page

10

 1 - 1 of 1 << < 1 > >>







06/15/2026 14:41



06/12/2026 13:48



06/12/2026 13:48







Code Compliance Board

agenda item 7.b

item type

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

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# LDC-26-0093 2218 Whitehall Dr., Winter Park, FL 32792

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

1. LDC-26-0093 Agenda Packet

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
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



[Upload Photos](#)

[View 2025 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

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

[View Plat](#)

Property Description

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...



Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

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

There are no extra features associated to this parcel.

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #09-22-30-0944-02040

Owner:
DUFF SEAN MICHAEL

Situs:
2218 WHITEHALL DR
Winter Park 32792

[Parcel details](#)
[Property Appraiser Details](#)



[Get Bills By Email](#)
[Sign up](#)

2025 Annual Bill

ORANGE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2025 Annual Bill	\$0.00

PAID

Tax Deed Application #2026000583
Date 04/23/2026
Bidder 2578009

If received by:
Tax Deed (see 2023)

Please pay:
Paid Off

Combined taxes and assessments: \$7,046.29

PAYMENTS MUST BE MADE IN US FUNDS.

Ad Valorem Taxes

MILLAGE

15.3615

\$6,683.33

TAX**Non-Ad Valorem Assessments****AMOUNT**

\$362.96

Parcel Details**Owner:**

DUFF SEAN MICHAEL

Owner Address:2218 WHITEHALL DR
WINTER PARK, FL 32792-4761**Situs:**2218 WHITEHALL DR
Winter Park 32792**Account**

09-22-30-0944-02040

Alternate Key

287753

Millage code

6 WP - 6 WP-WINTER PARK SJWM

Millage rate

15.3615

Assessed value:

\$435,070

School assessed value:

\$435,070

2025 TAX AMOUNTS**Ad valorem:**

\$6,683.33

Non-ad valorem:

\$362.96

Total Discountable:

\$7,046.29

Total tax:

\$7,046.29

LEGAL DESCRIPTION

BROOKSHIRE HEIGHTS 4TH ADDITION UNIT NO 1 Z/27 LOT 4 BLK B

LOCATION

Block: 09

Lot: 4402

Use code: 100

Tax Deed Application #2026000583

This parcel has a paid off deed application spanning 2023, 2024, and 2025.

Applicant: Bidder number 2578009
PO BOX 67513
NEWARK, NJ 07101-800

Application date: 04/23/2026

Orange County Tax Collector

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.



FACT SHEET

July 2, 2026.

Case No: LDC-26-0093

Respondents:

SEAN MICHAEL DUFF
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761

1. Address where violation exists: **2218 Whitehall Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-0944-02-040**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **01/30/2026, 03/10/2026, 04/01/2026, 04/30/2026, 05/05/2026, 05/19/2026, 06/02/2026, 06/10/2026, 06/17/2026, 6/18/2026**
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: Commercial vehicle parked in a residential district.	CORRECTIVE ACTION REQUIRED: Parking and or storage of commercial vehicles on a residential zoning district is not allowed. Remove the commercial vehicle.	CODES CITED: Chapter 58, Section 58-71 (d) Parking of commercial vehicles in residential districts of the City of Winter Park Land Development Code.
--	--	---

CODES CITED

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

(d) Parking of commercial vehicles in residential districts.

(1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi-trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other similar materials is not permitted within the residential zoning districts (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD). In all other zoning districts, the parking of commercial vehicles and storage equipment and materials is only allowed where specifically permitted under the uses of that zoning district.

(2) Exceptions. The provision of this section shall not apply to:

- a. Property where construction is underway for which a current and valid building permit has been issued by the city, as to those vehicles and equipment actively engaged in such construction;
- b. Those vehicles and equipment being used to perform lawful work upon the premises where the vehicle is parked, including immediate pick-up or delivery service;
- c. Any vehicle, with a capacity rating under 10,000 pounds that is parked entirely inside a garage and not visible from the street or from surrounding properties;
- d. Political signage on vehicles as otherwise permitted by the sign regulations.

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

CASE NO.: **PM-26-0093**

City of Winter Park
Petitioner,

vs.

DUFF, SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
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 Notice of Hearing, scheduled for July 02, 2026, at City Hall for the property located at 2218 WHITEHALL DR. on this 22nd day of June 2026.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

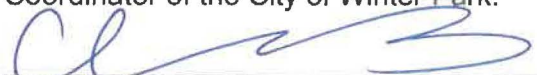
DATED this 23rd day of June 2026



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of June 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



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

CASE NO.: **LDC-26-0093**

City of Winter Park
Petitioner,

vs.

DUFF SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
Respondents, _____ /

AFFIDAVIT OF POSTING

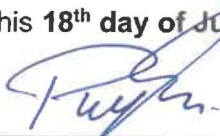
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Hearing, scheduled for July 02, 2026, on the property located at **2218 WHITEHALL DRIVE**. on this **18th day of June 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **18th day of June 2026**



Phillip Wade, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **18th day of June 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: LDC-26-0093

CITY OF WINTER PARK,

Petitioner,

vs.

DUFF, SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761

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, July 2, 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 58-71 (d) Parking of commercial vehicles in residential districts 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

06/18/2026 08:13

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...

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FAQs >

Tracking Number:

Remove X

9489009000276751612895

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Latest Update

Your item was delivered to an individual at the address at 9:21 am on May 22, 2026 in WINTER PARK, FL 32792.

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Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
May 22, 2026 9:21 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
May 21, 2026 10:53 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
May 20, 2026 9:14 PM

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FAQs

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

Case No: LDC-26-0093

CITY OF WINTER PARK,

Petitioner,

vs.

DUFF, SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761

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, July 2, 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 58-71 (d) Parking of commercial vehicles in residential districts 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: **COMMERCIAL VEHICLE PARKED IN A RESIDENTIAL DISTRICT.**
8. Compliance Requirements: **PARKING AND OR STORAGE OF COMMERCIAL VEHICLES ON A RESIDENTIAL ZONING DISTRICT IS NOT ALLOWED. REMOVE THE COMMERCIAL VEHICLE.**

Compliance Date to avoid hearing: **May 30, 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 **July 2, 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: 19th 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 6128 95


Christina Busch
Code Compliance Officer

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

CODES CITED

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

(d) Parking of commercial vehicles in residential districts.

(1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi-trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other similar materials is not permitted within the residential zoning districts (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD). In all other zoning districts, the parking of commercial vehicles and storage equipment and materials is only allowed where specifically permitted under the uses of that zoning district.

(2) Exceptions. The provision of this section shall not apply to:

a. Property where construction is underway for which a current and valid building permit has been issued by the city, as to those vehicles and equipment actively engaged in such construction;

b. Those vehicles and equipment being used to perform lawful work upon the premises where the vehicle is parked, including immediate pick-up or delivery service;

c. Any vehicle, with a capacity rating under 10,000 pounds that is parked entirely inside a garage and not visible from the street or from surrounding properties;

d. Political signage on vehicles as otherwise permitted by the sign regulations.

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

CASE NO.: **LDC-26-0093**

City of Winter Park
Petitioner,

vs.

DUFF SEAN MICHAEL
2218 WHITEHALL DR.
WINTER PARK, FL 32792-4761
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 Notice of Violation on the property located at 2218 WHITEHALL DR. on this **1st of April 2026**.
3. That the attached picture document is proof of the posting.

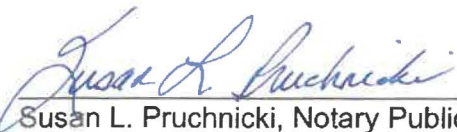
FURTHER AFFIANT SAYETH NOT

DATED this **17th day of June 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **17th day of June 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



Page 119 of 177

CITY OF WINTER HAVEN
 1000 W. WINTER HAVEN BLVD.
 WINTER HAVEN, FL 33884
 813-939-1234

DATE: September 17, 2026
 COUNTY: LAC LA PIERRE
 COUNTY CLERK: JENNIFER L. HARRIS
 9489 0026 0027 4751 5912 30

through 31.12.28, a reduction of 10m entered on your ledger. The vouchers issued by March 2.10.26. 7 days to comply with regulations can only be issued if a notice is shown before the Cash Entry Form is sent and the date of issue is 31.12.28 (see 1926 for details).

[illegible]

Journal of Clinical Pharmacy and Therapeutics, 2005, 30, 1-10

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...

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FAQs >

Tracking Number:

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Latest Update

Your item was delivered to an individual at the address at 9:36 am on February 23, 2026 in WINTER PARK, FL 32792.

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Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792
February 23, 2026 9:36 AM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
February 21, 2026 11:42 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
February 18, 2026 9:43 PM

Departed Post Office

WINTER PARK, FL 32789
February 18, 2026 5:55 PM

USPS in possession of item

WINTER PARK, FL 32789

February 18, 2026 4:08 |

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FAQs

OFFICIAL NOTICE OF VIOLATION

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

DATE: **February 17, 2026**

CASE # **LDC-25-0097**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5913 36**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (d) Parking of commercial vehicles in residential districts of the City of Winter Park Land Development Code.**

On **January 30, 2026** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 2, 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-R-1A**
Parcel ID#: **09-22-30-0944-02-040**
Violation: **2218 WHITEHALL DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **DUFF, SEAN MICHAEL**
Mailing Address: **2218 WHITEHALL DR.**
City/ State/ Zip: **WINTER PARK, FL 32792-4761**
Description of Violation: **COMMERCIAL VEHICLE PARKED IN A RESIDENTIAL DISTRICT.**
Corrective action to be taken: **PARKING AND OR STORAGE OF COMMERCIAL VEHICLES ON A RESIDENTIAL ZONING DISTRICT IS NOT ALLOWED. REMOVE THE COMMERCIAL VEHICLE. CONTACT THE SAFETY AND CODE OFFICER WITH UPDATED INTENTIONS.**

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

cbusch@cityofwinterpark.org

Appeal Process

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

not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.

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

Violation Description

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

(d) Parking of commercial vehicles in residential districts.

(1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi-trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other similar materials is not permitted within the residential zoning districts (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD). In all other zoning districts, the parking of commercial vehicles and storage equipment and materials is only allowed where specifically permitted under the uses of that zoning district.

(2) Exceptions. The provision of this section shall not apply to:

- a. Property where construction is underway for which a current and valid building permit has been issued by the city, as to those vehicles and equipment actively engaged in such construction;
- b. Those vehicles and equipment being used to perform lawful work upon the premises where the vehicle is parked, including immediate pick-up or delivery service;
- c. Any vehicle, with a capacity rating under 10,000 pounds that is parked entirely inside a garage and not visible from the street or from surrounding properties;
- d. Political signage on vehicles as otherwise permitted by the sign regulations.

SAFETY & CODE compliance

407-599-3600 • code_compliance@cityofwinterpark.org

COURTESY NOTICE OF VIOLATION

Date 2-4-20 Case # CD-26-93
Location 2218 Whithenall Drive

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

Officer C. Busch
Phone 407-599-3382



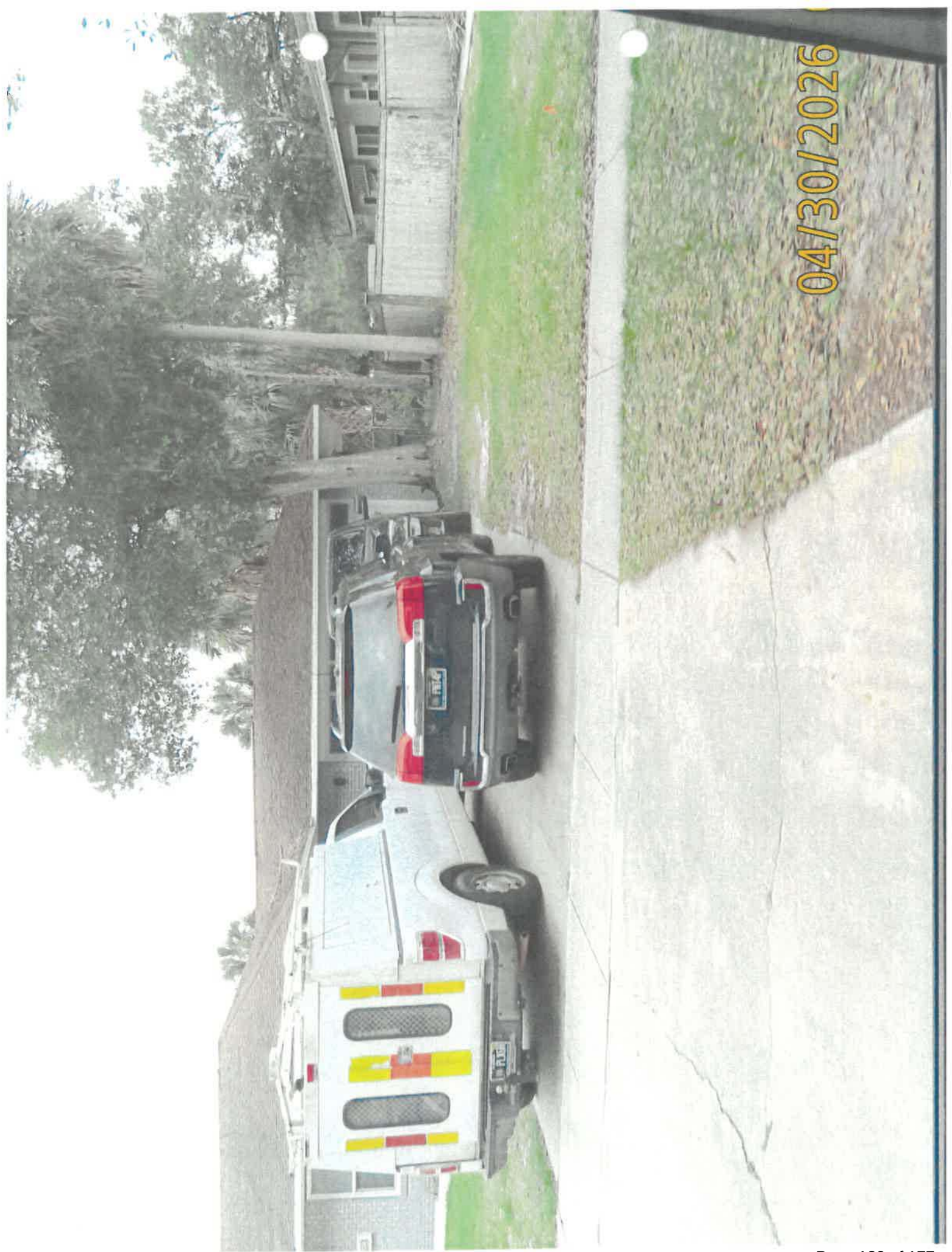


06/17/2026













01/30/2026

PREMIER TRUCK CENTER

(<https://premiertruckbodies.com/>)

941-729-2196 or 941-729-2196

Service / Utility Bodies

Home (<https://premiertruckbodies.com/>)

/ Truck Bodies (<https://premiertruckbodies.com/truck-bodies/>) / Service / Utility Bodies



The Service or Utility Body is one of the most popular work truck bodies on the planet. The reason is simple: storage. It has a number of sturdy, lockable compartments that people can put tools, parts and other things in to keep them out of sight, safe, and out of the weather. Many Service Bodies also have optional open top lids on each side which have dividers making it a great place to put small parts, nuts, bolts, etc., or remove the dividers to store extra-long tools or equipment. Closed top lids offer the flexibility of mounting compressors, generators, and other equipment on the top of the compartment to make the best use of those tools in addition to allowing a bit more space in the compartment.

Many different types of businesses and organizations use Service Bodies, such as, gas utility companies, agriculture, construction, concrete, plumbing/HVAC, electricians, delivery services, fire suppression, road construction, emergency and government agencies, landscaping, tree services, building maintenance, telephone and cable companies. In fact, the reason Service Bodies are so popular is that there are very few businesses that cannot make good use of a Service Body!

The most popular Service Body is an 8' unit that typically goes on a 3/4-ton or single-rear-wheel 1-ton chassis. The other common lengths are 9' and 11'. Longer units can be built if needed. The standard height of the Service Body is designed to allow an unobstructed view through the rear window. Other models and options such as gas bottle storage or cross boxes will solve a great deal of storage needs. The choice of some of these options could sacrifice visibility through the rear window. Most installations will or should include a back-up camera which allows visibility while backing up.

In addition to the usefulness of the Service Body, there is a myriad of options that will make the Service Body even more useful. In addition to the flip top, some of these include, cargo bed enclosure, transverse compartments, different height compartments, cranes, liftgates, master lock systems and many more.

Talk with our team today at 941-729-8196 about how a Service Body can help you get your work done efficiently and effectively.



For over 80 years Warner Bodies has been the industry leader in building the toughest, most versatile utility bodies in the United States. Warner Bodies utilizes the latest, state-of-the-art technologies to go beyond the cookie-cutter approach to manufacturing. It is the pride of true craftsmen that adds the fit, finish, the quality and value—making Warner Bodies the best service bodies in America.

Premier Truck Bodies is proud to be a distributor for Warner Truck Bodies.



<https://premiertruckbodies.com/wp-content/uploads/2022/08/Service-Bodies-Options-1.jpg>



<https://premiertruckbodies.com/wp-content/uploads/2022/08/Service-Bodies-Options-2.jpg>

Home

Categories



Service Body Vs. Utility Bed: What's The Difference?

Posted on [July 11, 2023](#) by [tgadmin](#)

When it comes to [optimizing your work truck](#) for various tasks and professions, two popular options are service bodies and utility beds. Both of these truck bed configurations provide additional storage space and functionality, but they serve different purposes. Knowing the key differences between service bodies and utility beds can help you make better choices when selecting the right option for your specific requirements.

This publication delves into a detailed service body vs. utility bed comparison, exploring their distinct features, advantages, and suitable applications.

What is a Service Body?

A service body, also known as a contractor body, is a specialized truck bed designed to accommodate a wide range of tools, equipment, and materials. These bodies are typically made from durable materials like steel or aluminum and consist of multiple compartments and drawers. Service bodies are widely used by service technicians, contractors, and other professionals who need easy access to their tools and equipment while on the job.

What is a Utility Bed?

A utility bed, often referred to as a flatbed or stake bed, is a more straightforward truck bed configuration. Unlike service bodies, utility beds do not come with built-in compartments or storage areas. They consist of a flat, open surface that provides ample space to transport large and

bulky items, making them ideal for hauling construction materials, landscaping supplies, or even vehicles.

Service Body vs. Utility Bed: Key Differences

Storage and Organization

Service Body: The primary advantage of a service body lies in its exceptional storage and organization capabilities. With multiple compartments, drawers, and shelves, professionals can keep their tools and equipment neatly organized and easily accessible. This is especially beneficial for technicians who need to carry a wide array of small and medium-sized items regularly.

Utility Bed: While utility beds lack the organized storage features of service bodies, they offer unrestricted space. This makes them an excellent choice for carrying larger and irregularly shaped items like lumber, pipes, and heavy machinery. If you require open space to transport your equipment, a utility bed may be the better option.

Payload Capacity

Service Body: Due to the added weight of compartments and storage features, service bodies tend to have a lower payload capacity compared to utility beds. It's crucial to consider the weight of your tools and equipment to ensure you stay within the truck's payload rating when opting for a service body.

Utility Bed: Utility beds typically have a higher payload capacity since they are more straightforward in design and do not have the extra weight of built-in compartments. If your work demands hauling heavy materials, a utility bed might be the more suitable choice.

Versatility

Service Body: Service bodies are versatile and can be customized with various add-ons like ladder racks, work lights, and winches. The multiple storage options make them perfect for technicians who require access to a diverse range of tools and equipment during their workday.

Utility Bed: While utility beds may not have as many customization options, their open design allows for easy adaptation. You can install side panels, toolboxes, or even dividers to create segmented storage areas as needed.

Time to Make the Right Call

The choice between a service body and a utility bed depends on your specific work requirements and preferences. If you need a well-organized and secure storage solution for a diverse range of tools and equipment, a service body is the way to go. On the other hand, if you primarily haul large and bulky items, and prefer an open and adaptable space, a utility bed may better suit your needs.

Consider the nature of your work, payload capacity, security concerns, and budget to make the right decision. Whichever option you choose, both service bodies and utility beds can enhance the functionality and versatility of your [work truck](#), making your daily tasks more efficient and productive.

This entry was posted in [Trailers, Truck Bodies & Van Bodies](#) and tagged . Bookmark the [permalink](#).

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[5 Biggest Challenges In The Transportation Industry](#)



Code Compliance Board

agenda item 7.c

item type

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

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# LDC-26-0104 658 S Lakemont Ave., Winter Park, FL 32792

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

1. LDC-26-0104 Agenda Packet

City of Winter Park Tree Risk Assessment Reporting Standards

Tree risk assessment reporting shall be completed following a tree assessment and provided to the property owner, manager, client, or authorized designee for the purpose of evaluating and managing tree-related risk on private and public property. Reports shall be scientifically accurate, professionally prepared, and written in a manner that is understandable to the intended recipient.

In accordance with Florida Statute 163.045, supporting documentation for tree removal on covered residential property must be in the possession of the property owner and the person or entity removing the tree at the time of removal. Upon request, the report shall be provided within 10 calendar days.

The City of Winter Park Urban Forestry Division requires that all contractor-submitted tree risk assessment documentation conform to applicable professional standards, City code, and Florida statutes, and include the following minimum elements:

- ☐ The name, business address, telephone number, credentials, and certification signature of the professional who prepared the assessment.
- ☐ A clear and thorough description of the scope of work.
- ☐ The location and identification of each tree assessed.
- ☐ The level of inspection performed and the methods used.
- ☐ Site factors and relevant history considered during the assessment.
- ☐ A description of each observed defect and the likelihood of failure associated with each defect.
- ☐ Identification of all potential targets, occupancy rates for each target, and the likelihood of impact.
- ☐ The potential consequences of failure for each target.
- ☐ The risk rating for each specific failure mode and target combination.
- ☐ All options and recommendations for risk remediation.
- ☐ Residual risk information for each remedial action, including any recommendation for reassessment.
- ☐ The limitations of the assessment.

This requirement is not a scoring rubric or checklist for determining report quality. Full reporting expectations are governed by F.S. 163.045 and outlined in the ISA Best Management Practices: Tree Risk Assessment, which remains the controlling professional reference for report content and method.

Contractor Standard

Contractors performing tree work within the City shall ensure that any risk-based removal documentation is complete, current, and available for inspection when required. Contractors remain responsible for maintaining records sufficient to demonstrate compliance with the applicable statutory and municipal requirements.

658 S Lakemont Ave 09-22-30-4131-01-080

Name(s):
LYNCH JOSEPH
YOUNG DIANE

Physical Street Address:
658 S Lakemont Ave

Property Use:
0100 - Single Family

Mailing Address On File:
658 S Lakemont Ave
Winter Park, FL 32792-4645
[Incorrect Mailing Address?](#)

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



658 S LAKEMONT AVE WINTER PARK FL 32792 12/13/2017 2:14 PM

[Upload Photos](#)

[View 2025 Property Record Card](#)

i 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	\$265,000	\$90,130	\$18,000	\$373,130	1.1%	\$253,958	2.9%
2024	\$265,000	\$85,921	\$18,000	\$368,921	6.8%	\$246,801	3.0%
2023	\$240,000	\$86,864	\$18,500	\$345,364	8.6%	\$239,613	3.0%
2022	\$220,000	\$79,077	\$19,000	\$318,077	N/A	\$232,634	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
2025	\$25,000	\$25,722	\$0	\$119,172	\$2,444
2024	\$25,000	\$25,000	\$0	\$122,120	\$2,488
2023	\$25,000	\$25,000	\$0	\$105,751	\$2,233
2022	\$25,000	\$25,000	\$0	\$85,443	\$1,931

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)	\$253,958	\$25,000	\$228,958	3.2010	-0.5%	\$732.89	22%
Public Schools: By Local Board	\$253,958	\$25,000	\$228,958	3.2480	0.0%	\$743.66	23%
General County	\$253,958	\$50,722	\$203,236	4.4347	0.0%	\$901.29	27%
City Of Winter Park	\$253,958	\$50,722	\$203,236	4.0923	0.0%	\$831.70	25%
City Of Winter Park Debt 2017 & 2020	\$253,958	\$50,722	\$203,236	0.2062	-6.6%	\$41.91	1%
St Johns Water Management District	\$253,958	\$50,722	\$203,236	0.1793	0.0%	\$36.44	1%
Totals				15.3615		\$3,287.89	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
WINTER PARK STORMWATER	WINTER PARK STO - STMWTR - (407)599-3381	308.88	1.00	\$308.88
				\$308.88

2025 Gross Tax Total: \$3,596.77

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$5,731.84

Your ad-valorem tax with exemptions is: - \$3,287.89

Providing You A Savings Of: = \$2,443.95

BOND, MARIANA
805 Settlers Loop
Geneva, FL 32732

Annual Reports

Report Year	Filed Date
2024	01/03/2024
2025	02/03/2025
2026	01/26/2026

Document Images

01/26/2026 -- ANNUAL REPORT	View image in PDF format
02/03/2025 -- ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
01/10/2023 -- ANNUAL REPORT	View image in PDF format
01/17/2022 -- ANNUAL REPORT	View image in PDF format
01/18/2021 -- ANNUAL REPORT	View image in PDF format
01/27/2020 -- ANNUAL REPORT	View image in PDF format
01/31/2019 -- ANNUAL REPORT	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
01/24/2017 -- ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
06/11/2015 -- Domestic Profit	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation
BLAZE TREE SERVICE INC

Filing Information

Document Number	P15000051307
FEI/EIN Number	47-4237929
Date Filed	06/11/2015
Effective Date	06/10/2015
State	FL
Status	ACTIVE

Principal Address

805 Settlers Loop
Geneva, FL 32732

Changed: 03/27/2018

Mailing Address

805 Settlers Loop
Geneva, FL 32732

Changed: 03/27/2018

Registered Agent Name & Address

Koltun, Jeffrey M.
150 Spartan Drive
Maitland, FL 32751

Name Changed: 03/27/2018

Address Changed: 03/27/2018

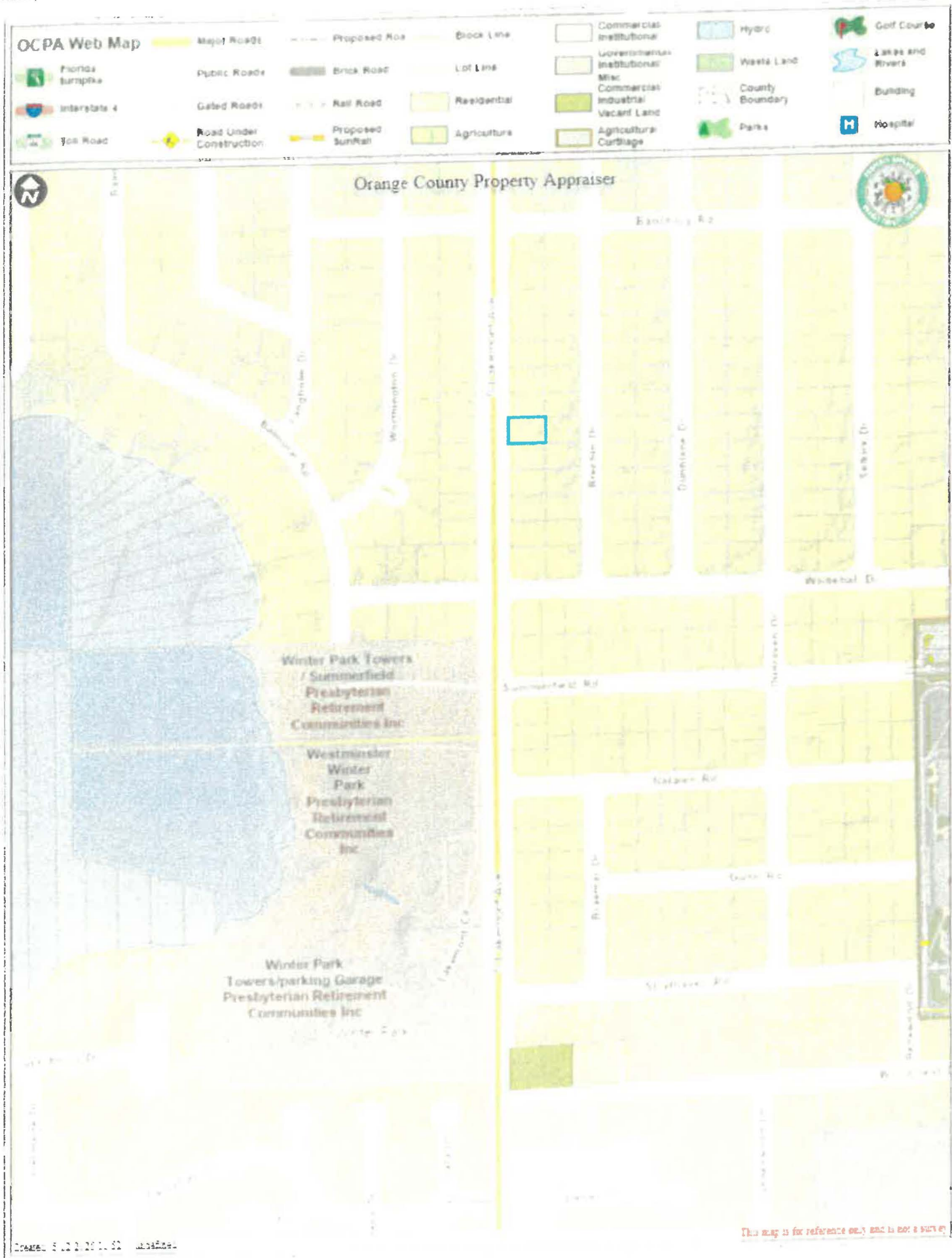
Officer/Director Detail

Name & Address

Title P, T

BOND, BRANDON
805 Settlers Loop
Geneva, FL 32732

Title VP, S



Prepared by and Return To:
Carolyn O'Brien
Fidelity National Title of Florida, Inc.
9885 Lake Nona Village Place, Suite 203
Orlando, FL 32827

Order No.: 30-16-0208

For Documentary Stamp Tax purposes the
consideration is \$218,000.00

DOC# 28168189728
04/05/2016 12:58:37 PM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$1,526.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
EX - Ret To: FIDELITY NATIONAL - LK NO



APN/Parcel ID(s): 09-22-30-4131-01080

WARRANTY DEED

THIS WARRANTY DEED dated March 28, 2016, by Soeglarto, a married man, hereinafter called the grantor, to Joseph Lynch and Diane Young, husband and wife, whose post office address is 658 S Lakemont Ave, Winter Park, FL 32792, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of Winter Park, County of Orange, State of Florida, to wit:

Lot 8, Block A, Kenilworth Shores Section Four, according to the map or plat thereof, as recorded in Plat Book Y, Page(s) 71, of the Public Records of Orange County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

WARRANTY DEED (continued)



Witness #1 Signature
Ferry Irawan

Print Name
Ferry

Witness #2 Signature
Edo Kurniawan

Print Name



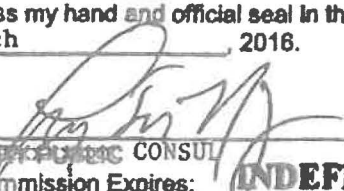
Soegiarto

Address: Mirasa Bakery - Jl. Dr. Wahidin 66-68
Yogyakarta 55222 Indonesia

REPUBLIC OF INDONESIA
CITY OF JAKARTA
State of EMBASSY OF THE UNITED STATES
Country of OF AMERICA }

The foregoing instrument was acknowledged before me this 24th day of March 2016, by Soegiarto to me known to be the person(s) described in or who has/have produced Passports and KTPs identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 24th day of March, 2016.



NOTARY PUBLIC CONSUL

My Commission Expires:

INDEFINITELY

(SEAL)

Long T. Nguyen
Consul
United States of America



LYNCH JOSEPH
YOUNG DIANE
658 S LAKEMONT AVE
WINTER PARK, FL 32792-4645

Account Number: 287967
Assessed Value: 253,958
Millage Code: 6 WP
Parcel Number: 09-22-30-4131-01080
Address: 658 S LAKEMONT AVE, □ Winter Park, □ 32792
Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	253,958	25,000	228,958	3.2010	732.89
CAPITAL OUTLAY	253,958	25,000	228,958	1.5000	343.44
CRITICAL OPERATING	253,958	25,000	228,958	1.0000	228.96
DISCRETIONARY OPERATING	253,958	25,000	228,958	0.7480	171.26
CNTY-CAPITAL PROJECT	253,958	50,722	203,236	0.2250	45.73
CNTY-GENERAL REVENUE	253,958	50,722	203,236	4.0441	821.91
CNTY-PARKS & RECREAT	253,958	50,722	203,236	0.1656	33.65
CITY OF WINTER PARK	253,958	50,722	203,236	4.0923	831.70
WINTER PARK DEBT 2017	253,958	50,722	203,236	0.2062	41.91
ST JOHNS RIVER WTR MGMT DIST	253,958	50,722	203,236	0.1793	36.44

Total Millage:	15.3615	Subtotal:	\$3,287.89
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Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
5110 WINTER PARK STM	407-599-3381	308.88			
			Subtotal: \$308.88		

Subtotal:	\$308.88
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Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:	\$3,596.77
--	-------------------

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.

287967
658 S LAKEMONT AVE
KENILWORTH SHORES SECTION
09-22-30-4131-01080

**Make checks payable to:
Scott Randolph, Tax Collector**

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$0.00

LYNCH JOSEPH
YOUNG DIANE
658 S LAKEMONT AVE
WINTER PARK, FL 32792-4645

Paid By Joseph Lynch

Receipt # INT-26-00149821	11/10/2025	\$3,452.90
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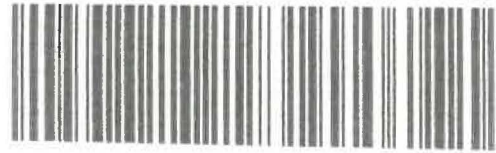
**PO Box 545100
Orlando FL 32854-5100**





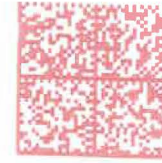
SAFETY & CODE
compliance

401 S. Park Ave. Winter Park, FL 32789



9489 0090 0027 6751 5562 74

FIRST CLASS
Label 880-PB Oct. 21
Pitney Bowes



US POSTAGESM PITNEY BOWES



ZIP 32789 \$ 006.04⁰
02 7W
0008028979 JUN 22 2026

Blaze Tree Service, Inc.
ATTN: Mariana Bond
805 Settlers Loop
Geneva, FL 32732



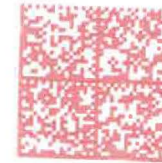
SAFETY & CODE
compliance

401 S. Park Ave. Winter Park, FL 32789



9489 0090 0027 6751 5553 07

FIRST CLASS
Label 880-PB Oct. 2015
Pitney Bowes



US POSTAGESM PITNEY BOWES



ZIP 32789 \$ 006.04⁰
02 7W
0008028979 JUN 22 2026

Joseph Lynch
Liane Young
658 S. Lakemont Avenue
Winter Park, FL 32792-4645

please remember to recycle

please remember to recycle



SAFETY & CODE
compliance

401 S. Park Ave. Winter Park, FL 32789

please remember to recycle

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 32789 \$ 000.74⁰
02 7W
0008028979 JUN 22 2026

Joseph Lynch
Kline Young
658 S. Lakemont Avenue
Winter Park, FL 32792-4645

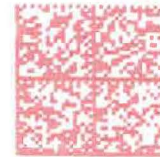


SAFETY & CODE
compliance

401 S. Park Ave. Winter Park, FL 32789

please remember to recycle

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 32789 \$ 000.74⁰
02 7W
0008028979 JUN 22 2026

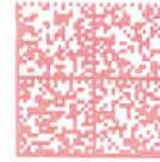
Blaze Tree Service, Inc.
ATTN: Marian Bond
805 Settlers Loop
Geneva, FL 32732



SAFETY & CODE
compliance

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 32789 \$ 000.74⁰
02 JUN
0008028979 JUN 22 2026

Registered Agent
c/o

Jeffrey M. Kottum
150 Spartan Drive
Maitland, FL 32751

please, re-use, rather than, recycle

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

Case No: LDC-26-0104

CITY OF WINTER PARK
Petitioner,

9489 0090 0027 6751 5562 74

vs.

9489 0090 0027 6751 5553 07

BLAZE TREE SERVICE, INC.
ATTN: MARIANA BOND, VP
805 SETTLERS LOOP
GENEVA, FL 32732
&
JOSEPH LYNCH
DIANE YOUNG
658 S LAKEMONT AVE.
WINTER PARK, FL 32792-4645
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, July 2, 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 58, Land Development Code, Article V. – Environmental Protection Regulations, Division 6. – Tree Preservation and Protection; Sec. 58-284. Tree Removal Permits and Sec. 58-290. Penalties for Tree Removal Without Required Permit**

or for Tree Damage of the City of Winter Park Land Development Code.

2. Address where violation(s) exists: **658 S. LAKEMONT AVENUE, WINTER PARK, FL 32792-4645.**
3. Parcel I.D. No.: **09-22-30-4131—01-080**
4. Property Zone: **WP-R-1A**
5. Legal Description: **KENILWORTH SHORES SECTION FOUR Y/71 LOT 8 BLK A**
6. Names and address of owner/person in charge of location where violation exists: **Blaze Tree Service, Inc., Attn: Mariana Bond – VP, – 805 Settlers Loop, Geneva, FL 32732 (contractor) and Joseph Lynch and Diane Young – 658 S. Lakemont Avenue, Winter Park, FL 32792-4645 (property owners).**
7. Description of Violation: **Live oak 22" and Live oak 21" were pruned excessively.**
8. Compliance Requirements: **Submit an after-the-fact tree removal permit application. Pay \$4,730.00 into the Tree Trust Fund.**

Compliance Date to avoid hearing: **June 30th, 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 **July 2nd, 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.

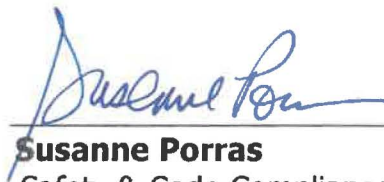
ACCOMMODATIONS FOR DISABILITIES: In accordance with Florida Statutes § 286.26(1): Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk (407-599-3277), 48 hours prior to the meeting.

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

Dated this: 22nd day of June 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: **Blaze Tree Service, Inc., Attn: Mariana Bond – VP, – 805 Settlers Loop, Geneva, FL 32732 (contractor) and Joseph Lynch and Diane Young – 658 S. Lakemont Avenue, Winter Park, FL 32792-4645 (property owners).**

**Certified Mail: 9489 0090 0027 6751 5562 74 (CONTRACTOR)
9489 0090 0027 6751 5553 07 (PROPERTY OWNERS)**



Susanne Porras
Safety & Code Compliance Officer
Division Manager

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

CODES CITED

Chapter 58, Land Development Code, Article V. – Environmental Protection Regulations, Division 6. – Tree Preservation and Protection

Sec. 58-284. Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

(a) Any protected tree removed without a permit or destroyed or having received major damage in violation of this division shall be replaced and/or compensated at the rate of twice the requirements of section 58-286.

cc: Registered Agent – Jeffrey M. Koltun – 150 S0artan Drive, Maitland, FL 32751.

CODES CITED

Chapter 58, Land Development Code, Article V. – Environmental Protection Regulations, Division 6. – Tree Preservation and Protection

Sec. 58-284. Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

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

CASE NO.: **LDC-26-0104**

City of Winter Park
Petitioner,

vs.

BLAZE TREE SERVICE, INC.
ATTN: MARIANA BOND, VP
805 SETTLERS LOOP
GENEVA, FL 32732
&
JOSEPH LYNCH
DIANE YOUNG
658 S LAKEMONT AVE.
WINTER PARK, FL 32792-4645
Respondents, _____ /

AFFIDAVIT OF POSTING

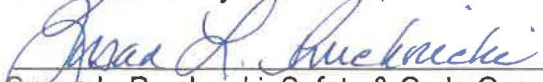
STATE OF FLORIDA
COUNTY OF ORANGE

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 Notice of Hearing, scheduled for July 2, 2026, at City Hall for the property located at 658 S. Lakemont Avenue on this 22nd day of June 22, 2026.
3. That the attached picture document is proof of the posting.

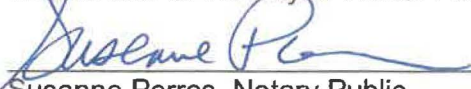
FURTHER AFFIANT SAYETH NOT

DATED 22nd day of June 22, 2026.


Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21st day of February 2024, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Susanne Porras, Notary Public
My Commission Expires November 1, 2026
Commission #HH283677



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

CASE NO.: **LDC-26-0104**

City of Winter Park
Petitioner,

vs.

LYNCH JOSEPH
YOUNG DIANE
65 LAKEMONT AVENUE
WINTER PARK, FL 32789
Respondent.

AFFIDAVIT OF POSTING

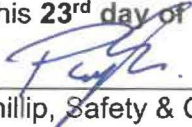
STATE OF FLORIDA
COUNTY OF ORANGE

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 July 2, 2026, on the property located at 658 S LAKEMONT AVENUE on this **22nd day of June 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **23rd day of June 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **23rd day of June 2026**, by Phillip Wade, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.


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



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

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

Case No: LDC-26-0104

CITY OF WINTER PARK
Petitioner,

vs.

BLAZE TREE SERVICE, INC.
ATTN: MARIANA BOND, VP
805 SETTLERS LOOP
GENEVA, FL 32732

&

JOSEPH LYNCH
DIANE YOUNG
658 S LAKEMONT AVE.
WINTER PARK, FL 32792-4645

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, July 2, 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:

Violation of City Code: Chapter/Section: Chapter 58, Land Development
Code, Article V. - Environmental Protection Regulations; Division 6. -
Tree Preservation and Protection; Sec. 58-284. Tree Removal Permits
and Sec. 58-290. Penalties For Tree Removal Without Required Permit

06/22/2026 15:35



06/22/2026 15:36

Susanne Porras

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@cityofwinterpark.org>
To: blazetreeservice@gmail.com
Sent: Monday, June 22, 2026 12:28 PM
Subject: Relayed: LDC-26-0104 (658 S Lakemont Avenue) NOH

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

blazetreeservice@gmail.com (blazetreeservice@gmail.com)

Subject: LDC-26-0104 (658 S Lakemont Avenue) NOH



LDC-26-0104 (658
S Lakemont Av...

From: [Susanne Porras](#)
To: blazetreeservice@gmail.com
Cc: [Jordan Hinrichsen](#); [Susanne Porras](#)
Subject: LDC-26-0104 (658 S Lakemont Avenue) NOH
Date: Monday, June 22, 2026 12:27:32 PM
Attachments: [LDC-26-0104 \(658 S Lakemont Avenue\) NOH.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
Importance: High

Good afternoon,

Please find the attached Notice of Hearing for the upcoming July 2nd, 2026, Code Compliance Board Hearing. Please notice that this is a different notice from the one that was previously emailed to you.

Feel free to contact me if you have any questions or concerns about the document shared in this email or the hearing.

Best regards,

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



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

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

Blaze Tree Service Inc
805 Settlers Loop
Geneva, FL 32732
blazetreeservice@gmail.com

INTENT TO APPEAL

Property Address: 658 S Lakemont Ave, Winter Park, Florida 32792
Parcel ID #: 09-22-30-4131-01-080

To Whom It May Concern,

I am submitting this formal appeal regarding the Amended Notice of Violation dated April 21, 2026, for the property located at 658 S Lakemont Avenue, Winter Park, Florida.

The trees referenced in the notice (a 22" Live Oak tree and a 21" Live Oak tree) were not removed, destroyed, or structurally compromised. There is no visible evidence of decline, dieback, or structural compromise that would be consistent with "major damage" as contemplated by Sec. 58-290. At present, both trees remain alive, healthy, and continue to grow. Their condition does not reflect damage consistent with a tree that has been removed, destroyed, or significantly damaged.

We have been performing work within the City of Winter Park for over 10 years. Throughout that time, we have made every effort to operate in compliance with City regulations, including routinely pulling permits for tree removals and adhering to local standards. We do not cut corners and we have the utmost respect for the City's code.

While we respectfully disagree with the classification of this trimming as a violation at the level described, we take the City's standards seriously and will ensure even greater attention to specific pruning requirements within Winter Park moving forward. An after-the-fact permit application was submitted in good faith for compliance purposes.

Thank you for your time and consideration. We respectfully request that this appeal be forwarded to Code Enforcement for review and scheduling.

Sincerely,

Mariana Bond, Vice President

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVENUE
WINTER PARK, FLORIDA 32789
(407) 599-3600

City of Winter Park
Petitioner,

vs.

Blaze Tree Service
805 Settlers Loop
Geneva, FL 32732

Respondents, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Jorden Hinrichsen, Superintendent for the City of Winter Park Urban Forestry Division, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation at the property located at 658 S Lakemont Ave Winter Park, FL. on this April 16, 2026.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

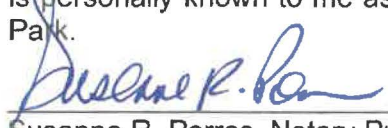
DATED this 04/16/2026

Jorden Hinrichsen

Jorden Hinrichsen, Superintendent of Urban Forestry

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this, by Jorden Hinrichsen, who is personally known to me as a Superintendent of Urban Forestry for the City of Winter Park.


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



NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: 02/17/2026

CERTIFIED TRACKING NUMBER: 9589 0710 5270 0575 5720 77

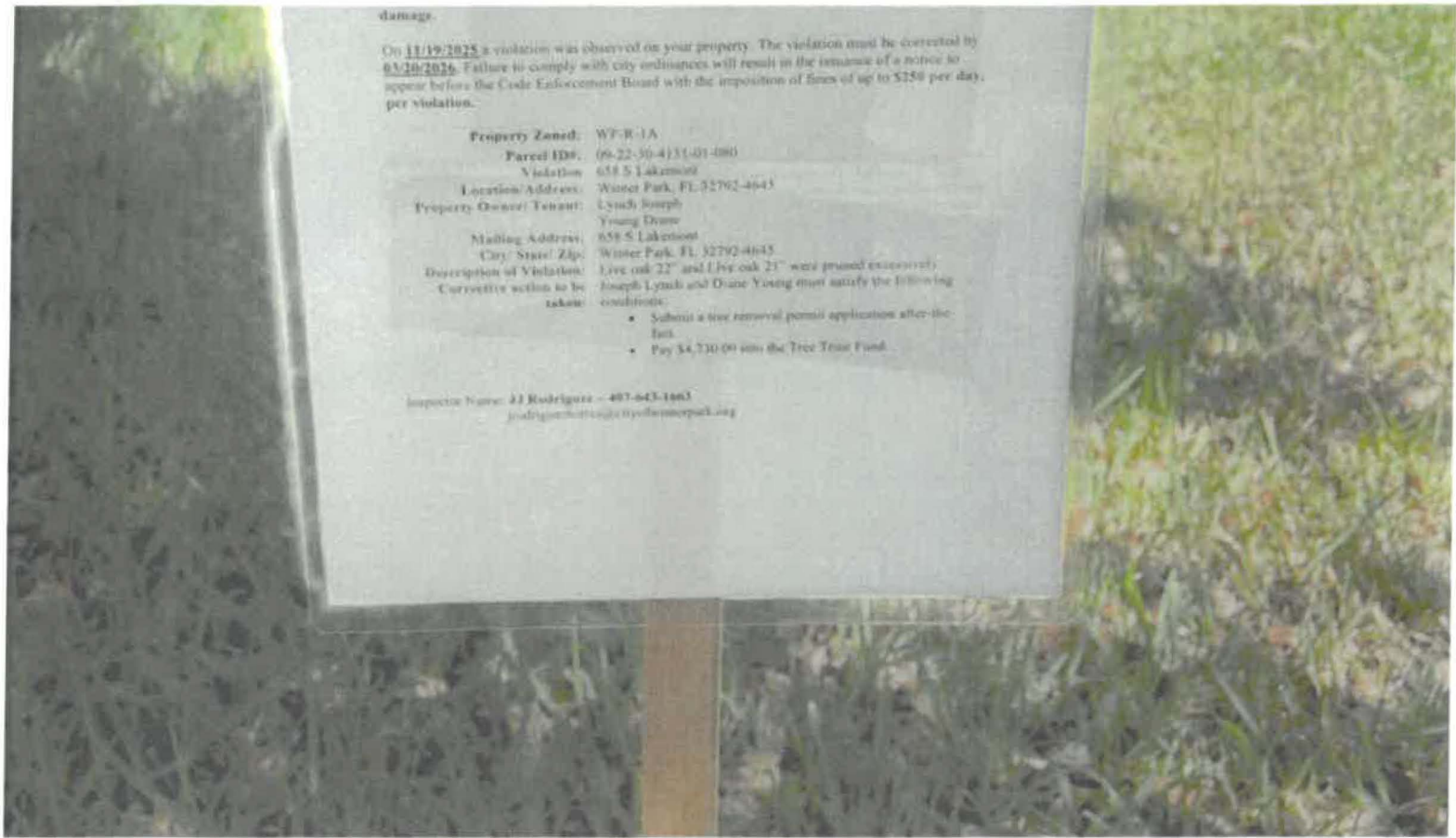
You are hereby notified that the below stated property has been inspected and found to be in violation of Sec. 58-290, - Penalties for tree removal without required permit or for tree damage.

On 11/19/2025 a violation was observed on your property. The violation must be corrected by 03/26/2026. 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-R-1A
Parcel ID#: 09-22-20-4131-01-080
Violation: 658 S Lakemont
Location/Address: Winter Park, FL 32792-4645
Property Owner/ Tenant: Lynch Joseph
Young Deann
Mailing Address: 658 S Lakemont
City/ State/ Zip: Winter Park, FL 32792-4645
Description of Violation: Live oak 22" and Live oak 21" were pruned excessively
Corrective action to be taken: Joseph Lynch and Deann Young must satisfy the following conditions:

- Submit a tree removal permit application after-the-fact.
- Pay \$4,750.00 into the Tree Trust Fund.

Inspector Name: JJ Rodriguez - 407-643-1663
jrodriguez@cityofwinterpark.org



Add a Caption

Thursday • Apr 16, 2026 • 2:35 PM

Adjust

IMG_1634

Apple iPhone 12

JPEG

Wide Camera — 26 mm *f*1.6
12 MP • 3024 × 4032 • 3.7 MB

ISO 32 26 mm 0 ev *f*1.6 1/1082 s





Add a Caption

Thursday • Apr 16, 2026 • 2:36 PM

[Adjust](#)

 IMG_1635

Apple iPhone 12

JPEG

Ultra Wide Camera — 13 mm $f2.4$

12 MP • 4032 × 3024 • 6.9 MB

ISO 25

14 mm

0 ev

$f2.4$

1/551 s



9589 0710 5270 0575 5721 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Certified Mail Fee
Extra Services & Fees (see A box, add fee)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Restricted Delivery
Postage

Total Postage and Fees

Sent To
Blaze Tree Services
Street and Apt. No., or PO Box No.
805 Schlers Loop
City, State ZIP+4®
Geneva, FL 32732

WINTER PARK FL 32789
APR 21 2025
Postmark Here

See Reverse for instructions

AMENDED NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: **04/21/2026**

CERTIFIED TRACKING NUMBER: 9589 0710 5270 0575 5721 14

You are hereby notified that the below stated property has been inspected and found to be in violation of **Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.**

On **11/19/2025** a violation was observed on your property. The violation must be corrected by **05/18/2026**. 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-R-1A
Parcel ID#: 09-22-30-4131-01-080
Violation 658 S Lakemont
Location/Address: Winter Park, FL 32792-4645
Property Owner/ Tenant: Blaze Tree Service
Mailing Address: 805 Settlers Loop
City/ State/ Zip: Geneva, FL 32732
Description of Violation: Live oak 22" and Live oak 21" were pruned excessively.
Corrective action to be taken: Joseph Lynch, Diane Young, and Blaze Tree Service must satisfy the following conditions:

- Submit an after-the-fact tree removal permit application
- Pay \$4,730.00 into the Tree Trust Fund.

Inspector Name: **JJ Rodriguez – 407-643-1663**
jrodrigueztorres@cityofwinterpark.org

CODE CITED

Sec. 580-284. Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

(a) Any protected tree removed without a permit or destroyed or having received major damage in violation of this division shall be replaced and/or compensated at the rate of twice the requirements of section 58-286.

BE ADVISED

The requirement for submitting a tree removal permit application is for documentation of resolution, not for permission to have the trees removed.

Appeal Process

You have a right to appeal this notice and order by filing a written application for appeal with the City of Winter Park. The application for appeal must be filed within twenty (20) days after the day this notice is served upon you. The appeal shall be based on a claim that the true intent of the code or the rules legally adopted there under have been incorrectly interpreted, the provisions of the code do not fully apply, or the requirements of the code are adequately satisfied by other means.

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 the Urban Forestry Division at 407-599-3325.

cc: Property Owners - Joseph Lynch and Diane Young – 658 S. Lakemont Avenue, Winter Park, FL 32792

9589 0710 5270 0575 5721 21

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, add \$)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$

Total Postage and Fees \$

Sent To

Joseph Lynch & Daugherty, Inc.

Street and Apt. No., or PO Box No.

658 S. Lakemont Ave

City, State, ZIP+4®

Winter Park, FL 32792-4645



PS Form 3800, January 2012 (with PSN 7530-02-000-9001) See Reverse for Instructions

AMENDED NOTICE OF VIOLATION

CITY OF WINTER PARK
URBAN FORESTRY DIVISION
721 W NEW ENGLAND AVE
WINTER PARK, FLORIDA 32789

DATE: 04/21/2026

CERTIFIED TRACKING NUMBER: 9589 0710 5270 0575 5721 21

You are hereby notified that the below stated property has been inspected and found to be in violation of **Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.**

On **11/19/2025** a violation was observed on your property. The violation must be corrected by **05/18/2026**. 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-R-1A
Parcel ID#: 09-22-30-4131-01-080
Violation 658 S Lakemont
Location/Address: Winter Park, FL 32792-4645
Property Owner/ Tenant: Blaze Tree Service
Mailing Address: 805 Settlers Loop
City/ State/ Zip: Geneva, FL 32732
Description of Violation: Live oak 22" and Live oak 21" were pruned excessively.
Corrective action to be taken: Joseph Lynch, Diane Young, and Blaze Tree Service must satisfy the following conditions:

- Submit an after-the-fact tree removal permit application
- Pay \$4,730.00 into the Tree Trust Fund.

Inspector Name: **JJ Rodriguez – 407-643-1663**
jrodrigueztorres@cityofwinterpark.org

CODE CITED

Sec. 580-284. Tree removal permits.

(b) Unless preempted by Florida statutes, it shall be unlawful to authorize or undertake the removal, destruction, improper pruning, moving, or damaging of major roots of any protected tree within the city, without prior issuance by the city of a tree removal permit approving the act(s), or as otherwise authorized by the city, as further described in this division.

Sec. 58-290. - Penalties for tree removal without required permit or for tree damage.

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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 the Urban Forestry Division at 407-599-3325.

cc: Property Owners - Joseph Lynch and Diane Young – 658 S. Lakemont Avenue, Winter Park, FL 32792



Code Compliance Board

agenda item 8.a

item type

Staff Updates

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

None

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

None



Code Compliance Board

agenda item 11.a

item type

Upcoming Agenda Items

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

BLDG-26-0010 1350 Place Vendome (Curb Construction w/o a Permit)

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

None



Code Compliance Board

agenda item 11.b

item type

Upcoming Agenda Items

meeting date

July 2, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0036 1820 Carrigan Ave., Winter Park, FL 32789 (Trailer) MASSEY HEARING

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

None