



Code Compliance Board Regular Meeting

Agenda

August 6, 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

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

2. City Clerk Presentation

- a. Board Orientation 30 Minutes

3. Swearing in of Witnesses**4. Consent Agenda**

- a. Minutes of July 2, 2026 3 Minutes

5. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**6. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. CCB BLDG-26-0006 2211 Azalea Pl., Winter Park, FL 32789 5 Minutes
- b. CCB BLDG-26-0010 1350 Place Vendome, Winter Park, FL 32789 5 Minutes

7. Non-Action Items**8. Staff Updates**

- a. None 1 Minute

9. City Attorney Reports**10. Board Comments****11. Upcoming Agenda Items**

- a. PM-26-0026 2440 Whitehall Cir., Winter Park, FL 32792 (Property Maintenance) 1 Minute
- b. PM-26-0204 514 Dunblane Dr., Winter Park, FL 32792 (Property Maintenance) 1 Minute

12. Adjournment



Code Compliance Board

agenda item 2.a

item type

City Clerk Presentation

meeting date

August 6, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Board Orientation

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

None



Code Compliance Board

agenda item 4.a

item type

Consent Agenda

meeting date

August 6, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Minutes of July 2, 2026

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

1. Draft Minutes CCB070226 - (Revised by SRP)



Code Compliance Board Regular Meeting Minutes

July 2, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Steve Heller, Kristen Matt

Legal Representative for the City:

Assistant City Attorney Richard Geller

Staff Present

Code Compliance Division Manager Susanne Porras, WPPD Chief Tim Volkerson, Code Compliance Officer Christina Busch, Code Compliance Officer Phillip Wade, Urban Forestry Superintendent Jorden Henrichsen, and 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. Report from WPPD Chief Tim Volkerson

Chief Volkerson approached the podium, introduced himself, and thanked the Board for the opportunity to speak with them. He wished to address concerns that arose during a noise violation case (N-25-0005, 471 Holt Ave., Winter Park, FL 32789) at the June 4, 2026, Code Compliance Board meeting.

Chief Volkerson stated that he was contacted by a neighborhood group about repeated parties and noise violations, looking for a solution and peace. He met with the group several times and exchanged emails. Through these meetings and exchanges, it was determined that several houses were repeat violators and that several calls were made to complain about the noise, so the residents did not understand why this was happening. He stated that during meetings with the neighbors, it was made clear that for the Police Department to investigate a code violation, state law requires a complainant. If a call is made anonymously, it cannot be investigated.

After these discussions and the neighbors gaining an understanding, when a large party takes place or gets out of hand, and they want something done, they have to be willing to meet with the Police Department.

Chief Volkerson stated that most complaints come at night when Code Compliance is unavailable, so the police serve as an agent for Code during those hours. He confirmed that several calls received for the June case could not be investigated because no one was willing to meet.

Chief Volkerson felt that the meetings were productive, noting that over the next several months the Police Department found several documented violations where a resident was willing to meet as a complainant. As a result, two cases were brought against houses in the area for the Code Compliance Board to hear. He added that the neighborhood was far more patient than he might have been, and they were a great group of people who just want respect from the age groups responsible for the violations.

Chief Volkerson offered to answer any questions the Board might have. Mr. Johnson asked what triggered a report being filed, noting that some cases heard had more CAD reports than Code Enforcement Reports. Chief Volkerson responded that Code Enforcement Reports are created for noise, lighting, etc., unless it results in an arrest. A Code Enforcement Report can only be generated when a citizen is willing to meet as a complainant on the call.

He added that since the recent noise cases, creating a Code Enforcement report for all noise complaints in the College Quarter has been discussed for documentation purposes, but the officers do have limitations in that they cannot approach a house or ask for identification if there is no complainant. While more reports may be generated, it will provide better information in moving forward with any violations, unless no complainant is willing to meet with the officer.

Mr. Johnson asked about the difference between a CAD Report and a Code Enforcement Report. Chief Volkerson offered that a CAD (Computer-Aided Dispatch) Report is generated for every call made to the Police Department. A Code Compliance Report can only be generated if there is a willing complainant.

3. Board Elections

Mr. Mandelkern asked if it was possible to table the Election until the missing Board members were present. Mr. Geller responded that the city code requires the election to be held no later than the July meeting each year. Division Manager Susanne Porras stated that she confirmed with the City Clerk when only four Board members were confirmed for this meeting and was told it didn't matter as long as there was a quorum.

Mr. Mandelkern stated that a replacement for Doug Bond has not been selected yet and those absent weren't there to accept a nomination. Ms. Porras told Mr. Mandelkern that Commissioner Russell is working to find a replacement for Mr. Bond, and they would be appointed in the next week or two.

Melissa Blaney nominated Mr. Johnson to continue in the position of Chair. Mr. Mandelkern seconded. Mr. Johnson accepted.

Mr. Johnson nominated Paul Mandelkern for Vice Chair. Mr. Mandelkern declined the nomination for personal reasons. Ms. Blaney nominated Mr. Diaz-Arguelles for Vice Chair. Mr. Johnson seconded the motion. Mr. Diaz-Arguelles accepted the nomination.

A vote passed 4-0 to confirm.

4. Swearing in of Witnesses

Board Secretary Susan Pruchnicki swore in witnesses.

5. Consent Agenda

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

Paul Mandelkern moved to approve the minutes as presented. Melissa Blaney seconded the motion.

VOTE:

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

Motion passed unanimously 4-0.

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

None

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

a) CCB# LDC-26-0141 1960 Albert Lee Parkway, Winter Park, FL 32789

Officer Wade approached the podium and introduced himself. He then presented information on the owner, Anthony C. Ngo, and location, 1960 Albert Lee Parkway, Winter Park, FL 32789, as verified by Orange County official records.

Notices were mailed via regular and certified mail and also posted on the property and at City Hall to meet Florida Statute 162 due process requirements.

Violation Description: Accessory structure (storage container) stored on the property in plain view from the public right of way.

Code Cited: Chapter 58, Section 58-71. (h) (1) (8)- General provisions for residential zoning districts.

(h) Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones of the Winter Park Land Development Code.

(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.

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.

The violation, a POD storage container on the driveway in plain view of the right of way and adjacent properties, was self-observed on March 4, 2026.

Follow-up inspections were conducted as follows: March 12, 2026, March 13, 2026, March 16, 2026 (Courtesy Notice issued), March 30, 2026, April 9, 2026, April 13, 2026 (Notice of Violation issued and posted on the property), April 20, 2026, April 22, 2026 (the owner was contacted and he said the container would be removed), May 5, 2026, May 8, 2026 (Notice of Hearing Issued and posted on the property) May 13, 2026, May 18, 2026, June 1, 2026, June 12, 2026, June 15, 2026, June 22, 2026, June 25, 2026, and July 2, 2026. The storage POD remains on the property.

Officer Wade advised the Board that the same violation occurred in 2022, case LDC-22-0017. The POD was first observed in October 2022 and not removed until April 2023.

Mr. Johnson asked if a permit was required for the POD. Officer Wade responded that it depends; it can remain if stored out of plain view. Mr. Mandelkern asked if any work was being performed at the property. Officer Wade said no and confirmed that issued permits had expired. Mr. Mandelkern stated that when driving around the city, POD containers are visible. He asked at what point it becomes a violation. Division Manager Susanne Porras responded that typically a resident will call for permission, and they are granted seven days. She added that sometimes they are granted longer periods of time for emergency situations. Mr. Mandelkern said he was struggling with Subsection 1, which mentions a detached accessory structure. Code Compliance Division Manager Susanne Porras responded yes that the storage POD is considered such, and the violation is the length of time it has been on the property. Mr. Mandelkern then referenced Subsection 8, which says the accessory structure cannot be within five feet of the building, asking if the POD was within that parameter. Officer Wade responded that it is within five feet of the building. Mr. Mandelkern stated it is hard to tell from the photographs. Officer Wade responded that it would be hard due to the angles of the photographs.

Ms. Blaney asked if the only option for compliance was to remove the POD. Officer Wade said no, that it could be relocated to meet the five-foot requirement and to be out of plain view.

Mr. Diaz-Arguelles asked if there were fines associated with the violation that occurred in 2022. Officer Wade responded no, that the case was closed and did not come before the Board.

Mr. Johnson asked Mr. Geller about the codes Mr. Mandelkern was discussing, if they were separate, as he saw no "and" or "or". Ms. Blaney questioned the code used, as a POD is not a permissible structure. She thought that it should be treated like a trailer. Ms. Porras explained that the POD has been there for some time and is not attached to the building. Mr. Geller noted the wording in the code, "no detached accessory use", noting that the POD fits the description, and also that it can be considered a structure in that it has four walls, a roof, and has an attached structure of sorts that is sitting on the driveway. Ms. Blaney thanked Mr. Geller.

Mr. Johnson asked Mr. Geller if a violation could be found under (h) (1) and not under (h) (8). Mr. Geller said yes, noting that in the photograph the POD does not appear to be five feet from the building, but that it is located in the front yard and on a corner lot. In addition, (h) (1) refers to storage sheds, and deferred to Ms. Blaney. Ms. Blaney stated that a storage shed can be permitted, but this is not a permissible structure. She added that there is a safety concern if the container is empty with hurricane season approaching.

Mr. Mandelkern offered that the struggle is fitting the facts with the language in the city code, specifically a definition of an accessory structure. Mr. Geller said to give it an ordinary meaning; that is what should be done. Is the POD an accessory use to the house? Mr. Mandelkern argued that it is not a storage shed, which the code specifically refers to. Mr. Geller responded that it was up to the Board to decide.

No one appeared on behalf of the respondent.

Board Discussion

Ms. Blaney stated the POD could be considered an accessory building and that it had been there too long, as the city ordinance provides a seven-day allowance. It is stored on the front of the property and is being used for storage.

Mr. Johnson asked for a timeframe for removal. Ms. Blaney replied that there must be a contract for use of the POD, and that once contacted, there would be a set amount of time for it to be picked up, but she did not know what that might be. She offered that seven days seemed reasonable for moving it out of plain view or having it removed, as he has had plenty of time to respond to the notices provided.

Mr. Mandelkern stated there was a violation of Section (h)(1); however, Section (8) was unfair because the city does not have the right to enter the property and make measurements, and from the photographs provided, the five-foot distance or it being higher than the roofline could not be confirmed. For this reason, he stated that Section (8) should not be applicable. Mr. Johnson agreed.

Ms. Blaney questioned why paragraphs (a) and (h) were included in the codes cited, but not (b), (c), (d), and (e). Mr. Mandelkern noted that (a) was not included in the presentation and recommended motion, only (h) (1) and (8), so the others should not be considered. Mr. Johnson responded that (8) could be stricken. Ms. Blaney offered that in that instance, Section (a) should apply. Mr. Geller stated that paragraph (a) could be added if the Board agreed that it applied, and that the recommended motion may be modified so long as it is included in the Notice of Violation, which it is. Mr. Johnson responded that he would have a hard time applying (a).

Mr. Mandelkern noted that paragraph (a) had to do with a building permit. Mr. Geller stated that after reading the Notice of Violation, paragraph (a) was attached, but when reading what the violation was identified as, only Section 58.71 (h) (1) and (8) were applied. As a matter of due process, he stated that only paragraph (h) (1) should be considered.

Ms. Blaney asked Officer Wade if he knew what the height of the POD was. He responded that he did not.

Paul Mandelkern made the following motion:

From the evidence presented today, I move to find the Respondent, Anthony C. Ngo, Compliance Board Case #LDC-26-0141, owner of 1960 Albert Lee Parkway, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (h) (1), Accessory building, structures, air conditioning equipment and other accessory uses in residential zones of the City of Winter Park Land Development Code

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

The Respondent is ordered to cease 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 within seven days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by July 10, 2026.

Mr. Geller offered that because this was a repeat violation, the fine could be as much as \$500.00 per day. Mr. Mandelkern questioned this because the previous case did not come before the Board; Mr. Geller said that didn't matter because there was clear evidence provided of a repeat violation. Mr. Mandelkern declined to change the motion.

Melissa Blaney seconded the motion.

VOTE:

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

Motion passed unanimously 4-0.

b) CCB# LDC-26-0093 2218 Whitehall Drive, Winter Park, FL 32792

Officer Christina Busch approached the podium and identified herself. She presented documentation of the property owner Sean Michael Duff, and the address of 2218 Whitehall Dr., Winter Park, FL 32792, as verified per Orange County official records.

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

VIOLATION DESCRIPTION: Commercial vehicle parked in a residential district.

CODES CITED: Chapter 58, Section 58-71 (d) Parking of commercial vehicles in residential districts of the City of Winter Park Land Development Code.

CORRECTIVE ACTION REQUIRED: Parking and/or storage of commercial vehicles in a residential zoning district is not allowed. Remove the commercial vehicle.

Officer Busch provided the definition of a commercial vehicle from the code used for the Board's information. She added that when speaking with the Respondent by phone, he mentioned that it was a work vehicle. She then provided a visual of similar vehicles. The Service Body modification is for organizing tools and storage of equipment. The Truck Topper is for enclosing the bed of a regular pickup truck to protect cargo. The service Body modification is most often used by contractors, electricians, plumbers, and mechanics.

The initial inspection was conducted on January 30, 2026. Follow-up inspections were conducted on March 10, 2026, April 1, 2026 (Notice of Violation posted), April 30, 2026, May 5, 2026, May 19, 2026, June 2, 2026, June 17, 2026, June 18, 2026 (Notice of Hearing posted), June 24, 2026, and July 2, 2026. The vehicle remains parked on the property.

Mr. Mandelkern asked Officer Busch if complaints from the neighbors were received about the vehicle. Officer Busch responded that this case was generated from her routine inspection of the area; however, complaints were received for a previous case. Mr. Mandelkern recognized that this was the second case to come before the Board for the same property, but the prior case did not involve this vehicle. He asked Officer Busch if complaints were received about the parking situation or specifically the truck. Officer Busch responded that different complaints were received for the previous case, but not for this specific violation on the property. Mr. Mandelkern then asked if it was the city's position that this is a commercial vehicle based on comparisons presented. Officer Busch replied yes, that based on the comparisons this vehicle had been modified for contracting work. Mr. Mandelkern stated that the code section said it is either a commercial vehicle or a vehicle used for commercial purposes. He asked Officer Busch if she had knowledge of what purposes Mr. Duff uses the vehicle for. Officer Busch responded that she did not have specific knowledge of what the vehicle was used for, but Mr. Duff mentioned on a phone call that it was a work vehicle, and Mr. Duff is a contractor.

Mr. Mandelkern pointed out the code section has an exception for a vehicle that is parked entirely inside a garage and not visible from the street. He asked Officer Busch if Mr. Duff were able to park the truck in his garage, would that be acceptable as an exception. Officer Busch responded yes.

Mr. Johnson stated that he did not know this was a code violation, as he has seen commercial vehicles parked in driveways in his neighborhood all the time. Mr. Geller agreed, noting that he used to live in Winter Park, and his former neighbor who did landscaping had his truck parked in the front yard, adding that it didn't bother him. He then stated that the code says what it says.

Mr. Johnson asked Officer Busch if she checked for a business license or anything regarding commercial use. Officer Busch replied that there was a SunBiz license linked to the property address for "All Custom Electric, Inc." She stated that the license is currently inactive.

Ms. Blaney asked if permits were available for parking. Division Manager Susanne Porras responded that the property owner can store it out of plain view; that code cannot cite what they cannot see. If the vehicle could be stored in the backyard or within a garage or carport, that would be acceptable, but not in the driveway.

Mr. Johnson asked if vehicles can be registered as commercial. Officer Busch stated she did not think the vehicle was registered for commercial use. Division Manager Porras added that the tag was not run through the DMV records to determine that.

Sean Duff of 2218 Whitehall Dr., Winter Park, FL 32792 approached the podium and identified himself. He stated he found it interesting that Officer Busch stated that he told her that he was a contractor, that he never told her that. He stated that he has not worked in over 1 ½ years. He also disputed her statement that he told her the vehicle was primarily for commercial use. He stated that over a year ago, when he was first cited for the vehicle, he called questioning the violation and was told it was because the truck has ladders on top of it. Officer Busch provided the statute, and he acknowledged that Section (d)(1) refers to building materials, but he argued that did not apply to ladders, that they are a tool used to perform work. He acknowledged the Service Topper, stating he bought it to have a place to store his tools and ladders. He removed the ladders and heard nothing else until the last hearing for vehicles being parked on the grass. He stated the very next day he received the notice about the commercial vehicle. He stated that he called Officer Busch and noted that the ladders had been removed as requested. He stated Officer Busch told him that if he removed the caution strobe light on the top and the reflectors that are built into the back doors, he would be in compliance. He stated that he proceeded to remove the items with a hammer and chisel, noting that this defaced and destroyed the topper. He called Officer Busch again to tell her the light was gone and was having a hard time removing the reflectors. He stated the Officer Busch then told him not to worry, that she had spoken with her boss and the topper was the issue. He noted again that many people have toppers on their trucks, and that he used it for tool storage and because it improved his gas mileage.

He did not see anything in the code that referred to having the truck topper or what defines it as a commercial vehicle. He stated he found Ordinance 3195-21 that amends the definition for a commercial vehicle, and that it reverts to Florida State Law, which defines a commercial vehicle as weighing 10,000 lbs. or more. He went on to read the amendment "a commercial vehicle means every vehicle designed, maintained, or used primarily for the transportation of property and which displays the lettering thereon advertising the owner of the vehicle." He pointed out that there is no lettering on his vehicle.

He stated that he doesn't understand why he is being bothered about the truck again if it hasn't been an issue for over a year. He addressed the question about permitting the vehicle and pointed out an exemption in the code. "Exceptions for this provision. This provision in this section does not apply if the property where construction is underway, in which a current and valid building permit has been issued by the city." He stated that he does have a building permit to expand the parking surface. He stated he does not know what else he can do to resolve the issue. Mr. Duff stated that he did try to store the truck in the garage, but it is too tall. He stated he has his trailer stored in the backyard, and his motorcycles stored in the garage, and is running out of space.

Mr. Johnson asked Mr. Duff if he had been injured before he stopped working. Mr. Duff replied yes, that he had a motorcycle accident that damaged his knee. Mr. Johnson then asked if a neighbor had talked to him about the truck. He said that several had commented about the number of vehicles he had and thought one might have mentioned the commercial vehicle. He thought perhaps that was the reason for this violation being issued. Mr. Johnson asked about the expired listing on SunBiz. Mr. Duff said he had an electrical company for almost 30 years but has not worked for over a year and a half. Mr. Johnson asked Mr. Duff how often he drove the truck. Mr. Duff answered almost never; it is full of tools that used to be stored in his garage.

Mr. Diaz-Arguelles asked the city if he backed the truck into the driveway as a resolution. Ms. Porras said that would be okay as long as he didn't attach any ladders, etc. Mr. Duff asked if anyone could buy a topper, not just a contractor. Code Compliance Division Manager Susanne Porras said she did not know how to answer that question. Mr. Johnson told Mr. Duff not to address the city, only the Board.

Mr. Diaz-Arguelles asked Mr. Duff if he could back the truck into the driveway. Mr. Duff stated that the last time he drove the truck, it was into a parking garage that indicated there was enough clearance for him to do so. He got stuck on the third floor because of water lines installed overhead. He stated he put the truck in reverse to try to get out from under the pipes and tore out the gear.

Mr. Duff said he would continue to work on removing the reflectors if that is what it took.

Mr. Diaz-Arguelles asked Mr. Duff if he moved the vehicle or not. Mr. Duff stated yes and that he parks on an incline and uses neutral to roll the vehicle out to a flat surface and is mindful of where he parks. Mr. Diaz-Arguelles asked the city if Mr. Duff could paint over the reflectors. Mr. Duff thought that was a good idea. Mr. Geller responded that the city could not tell him what to do with his vehicle.

Officer Busch stated for the record that the permit Mr. Duff mentioned has not been issued yet and shows a fees due status. The permit number is BLDG-2026-0046.

BOARD DISCUSSION

Ms. Blaney asked where the city got the definition of a commercial vehicle. Mr. Geller responded that the citation by Mr. Duff was in the micromobility ordinance, but that he was not cited under that. He was cited under Section 58-71 (d) (1) (the zoning code) and the definition there says, "vehicles used primarily for commercial purposes." Mr. Mandelkern stated that there is no definition of a commercial vehicle in the code. Mr. Geller responded that it includes "trucks rated over one Ton, semi-trailers, truck trailers, or any combination thereof, or any other truck or special mobile equipment or heavy equipment, building materials, other similar materials are not permitted." Mr. Mandelkern questioned where Mr. Duff's vehicle fit in.

Mr. Duff returned to the podium, stating that there is a police car parked a few doors down, but Officer Busch told him that was not a commercial vehicle. He felt that it was. He also offered from the document he had "wherever any words and phrases used in these chapters are not defined in this section, but are defined in state laws regulating the operation, the vehicles, and any such definition in state law shall be deemed to apply to such words and phrases used in this chapter."

Mr. Mandelkern offered, in his view, that if the neighbors haven't complained about the vehicle, it is not obvious that it is a commercial vehicle, or from the current conversation, it is like arguing how many angels are on the head of a pin. He did find a preponderance of the evidence that the truck is a commercial vehicle and would vote not to impose any violation or fine.

Ms. Blaney presented Statute 320.01, General definition that is under motor vehicles, Title 23, and did not think the truck fell under this definition. Mr. Duff has stated that he is not using it for commercial purposes; it doesn't have outside lettering, it is not a rated capacity over one Ton, or any combination of a tractor, truck tractor, or semi-trailer.

Mr. Johnson agreed with Mr. Mandelkern that if the neighbors are not complaining, and there are other un-lettered vehicles, such as the white van, being used for commercial purposes, every vehicle could be cited.

Mr. Johnson called for a motion. Mr. Mandelkern made the following motion:

From the evidence presented today, I move to find that the Respondent, Sean Michael Duff Compliance Board Case #LDC-26-0093, owner of 2218 Whitehall Dr., Winter Park, FL 32792, is not 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.

Ms. Blaney seconded the motion.

VOTE:

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

Motion passed unanimously 4-0.

c) CCB# LDC-26-0104 658 S. Lakemont Avenue, Winter Park, FL 32792

Jorden Hinrichsen, Superintendent of Urban Forestry, approached the podium and introduced herself. She presented that Mr. Joseph Lynch and Ms. Diane Young are the owners of 658 S. Lakemont Ave., Winter Park, FL 32792, as verified by Orange County official records.

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.

Ms. Hinrichsen presented a Google Street View of the two trees from June 2024. She then presented photographs of the trees after a prune done in November 2025. She noted that both trees were severely denuded.

VIOLATION: Live Oak of 22" and Live Oak of 21" were pruned excessively and inappropriately.

Code Compliance Division Manager Susanne Porras presented a Notice of Violation that was issued to the homeowner on February 17, 2026. After receiving correspondence from the property owner, an Amended Notice of Violation was issued on April 16, 2026, to the property owner and the contractor, Blaze Tree Service, Inc., 805 Settlers Loop, Geneva, FL 32732.

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

The Notice of Hearing was mailed to the property owner and the contractor, posted on the property and at City Hall on June 22, 2026, and emailed to the contractor.

Ms. Hinrichsen resumed her presentation.

Codes 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.

Compliance requirements: Obtain an after-the-fact tree removal permit and pay \$4,730.00 into the Tree Trust Fund. Ms. Hinrichsen explained that the fine was reduced by 50% because the trees were not completely removed. The fee was calculated by multiplying 110 by the total of caliper inches.

Ms. Hinrichsen stated that the permit was applied for on April 17, 2026, and issued on April 30, 2026. A request to appeal the code violation was formally received on April 27, 2026.

Mr. Diaz-Arguelles asked to see the before and after images of the trees; Ms. Hinrichsen obliged. Mr. Diaz-Arguelles asked which trees in the before image had been pruned. She pointed out the trees, noting that it was difficult to see one of them in the photo, but it was marked with a red arrow.

Mr. Johnson noted there were pictures from June 2026 in the agenda packet, and asked Ms. Hinrichsen to display them on the screens. Ms. Hinrichsen apologized that she did not have those photos in the presentation. Code Compliance Division Manager Susanne Porras approached the podium with an agenda packet and displayed the photos via an overhead projector.

Ms. Blaney confirmed that the permit had been applied for. Ms. Hinrichsen said yes and also issued. Ms. Blaney then asked what standard is used to determine over-pruning. Ms. Hinrichsen stated that it is not written in the code, but professional standards have been widely accepted as 30% of living tissue and modified to 20% - 25%. If a cut appears to be more than 30%, it is considered excessive. Ms. Blaney asked if this information was in the Tree Risk Assessment book. Ms. Hinrichsen said no, the referenced book does not pertain to pruning unless the prune was related to a very specific defect.

Mr. Mandelkern asked about the code section cited for improper pruning, if the fine is enhanced because of major damage, and if improper pruning is visible on the two trees. Ms. Hinrichsen stated the improper pruning is the amount of material removed as evidenced by the number of cuts. She added that the city Arborist, J. J. Torres-Rodriguez, saw the trees on site and apologized for not having more photos. She did point out in the photos she had that most of the brush was at the end of the branch. She said this is referred to as "Lion's Tailing" and is considered an improper practice. She explained that the inner growth contributes to how it responds to wind, gravity, or gravity caused by rainfall. This lessens the effect of the wind, causing it to reverberate less and allowing the tree to form reaction wood over seasons. Ms. Hinrichsen offered the example of the Live Oak tree at City Hall, that the root flare is caused by the forces traveling down the trunk and the tree adapting over time. She added that not all trees form reaction wood, but all trees respond to gravity and wounding. Live Oaks do have response or reaction wood.

Mr. Mandelkern noted the code section states that major damage must be determined by the City Arborist, and if it will result in a significantly reduced life span or death. He asked Ms. Hinrichsen if she was saying that the improper pruning would result in a significantly reduced life span or death to the two trees. She responded that if it had been a different species of tree, it would, but Live Oaks are very tough and can recover; however, it will take many seasons to recover from the pruning. Mr. Mandelkern went on to read that pruning, root damage, mechanical damage, poisoning, or any other irreparable harm inflicted upon a tree as determined by a City Arborist will result in a significantly reduced life span or death. He said he was assuming that the last part applies to all the things listed above, so a finding of a significantly reduced lifespan or death is necessary, and asked Ms. Hinrichsen if she could say that.

She replied it was hard to say that about the tree at its age. She said it would take decades to see the full effects and have the knowledge that this pruning happened. She continued that the effects of things that have happened to trees are long, and arborists were not thinking about that 10 – 20 years ago. She stated that is why she keeps notes in her inventory so years from now it will show. Mr. Mandelkern asked if she had a written report from a City Arborist that this pruning would cause a significantly reduced life span or death, to determine a violation of the code and also for the enhanced monetary compensation. Finally, he noted the fine is twice the requirements of Section 58-286, and he questioned the calculation. Ms. Hinrichsen responded that the fine was not doubled since the trees will live but will struggle to recover from the damage done. Mr. Mandelkern asked her about her authority to decide what monetary damages are applied per a formula, and if she was not following the formula. She replied yes, and apologized that she did not have the formula on a slide to display. She said the calculus for that is the caliper inch fee, which is \$110.00, and that it is meant to replace every caliper inch. One of the trees is 21 inches, and the other is 22 inches. These are added, then multiplied by 110 to get a standard removal mitigation, and in this case they left it at that instead of doubling it. Mr. Mandelkern thanked her for the explanation.

Mr. Johnson asked about the fresh cut and asked if the branch was growing back. She replied that there were several cuts, and they will shoot multiple sprouts, and over time they will get bigger than the others. She added that depending on what the homeowners do, they might decide to prune the excess off and let the others grow. She added it is growing season so there will be response growth.

The Respondent, Diane Young of 658 S. Lakemont Ave., Winter Park, FL 32792, approached the podium and identified herself. She stated that she has lived on the property since 2016, that they moved for her son to attend school. She stated they have lived through a few hurricanes in that time. She stated when they first moved in, the tree on the front of the property had just been planted by the city. She stated the trees on the right side of the property border the home of the Whittaker's, grew substantially. After living through the storms, she was scared about the tree on the right, noting that her home is small, and that the tree might fall on it. She mentioned a magnolia tree that is very close to her house and another Live Oak in the back of the property.

She stated that the neighbors approached her expressing their fear about the proximity of the trees to their home after the storms. The neighbor asked if they could get three quotes to trim the trees to make them hurricane-proof. She stated that she did meet with all three companies and felt that Blaze Tree Service was very knowledgeable. She admitted that she knew very little about trees, only that she didn't want one causing injury. She felt the responsible thing to do was to cut back the trees and took the advice of Blaze Tree Service because initially she wanted the Magnolia tree removed. She said the permit was denied, but Blaze told her they would trim and shape it. She wanted the two Live Oaks to be hurricane-proof; that it was the objective of hiring the service.

She said it was quite expensive for them at the time, \$1,700.00, after the permit was denied for the Magnolia tree. The neighbors offered to help with the cost. She stated that the trees have come back and are green. She stated she was only trying to do the right thing.

Ms. Blaney asked Ms. Young if Blaze provided her with any documents from an arborist or landscape architect. Ms. Young replied no. She stated that she received three notices from the city, but she felt there was an error. The first notice was only sent to her and her husband. She called and spoke with J.J. Torres-Rodriguez, the city Arborist, on many occasions, and he told her not to worry. The second notice was to Blaze Tree Service, noting her name wasn't on it. The third came about two weeks ago, addressed to Blaze Tree Service and her and her husband.

Mr. Diaz-Arguelles welcomed Ms. Young to Florida and hurricanes. He told her that Live Oaks are named such because they rarely fail during a hurricane. He felt that she had more to worry about than the pruning on the tree.

Ms. Hinrichsen interrupted to clarify that once they obtained the information that Blaze Tree Service performed the service, Urban Forestry wanted to put the onus on them to respond to the code violation.

Ms. Young questioned how the picture in the back garden was taken because there is no access. Ms. Hinrichsen responded that City Arborist J.J. Torres-Rodriguez observed it and believed it was taken when he was there to assess the Magnolia tree for the requested permit to remove it. She apologized for not obtaining more recent pictures.

Mr. Johnson noted the pictures provided were from April 2024 and November 2025 after the pruning occurred, and one from June 2026, when it appeared that some branches and leaves have grown back. He asked Ms. Young to describe how the trees are doing since they were pruned. Ms. Young responded that she knows nothing about trees, but that they look really nice and healthy, and that her neighbors seem really happy. She added that they provide shade, and she no longer felt they might fall on her house during a storm. She didn't wish to say anything negative about Blaze Tree Service, only that they seemed very professional.

Mr. Diaz-Arguelles stated that he had seen a lot of pruning in Winter Park, and this was one of the worst he had ever seen. He stated it looked like the trees had been butchered, not trimmed.

Mariana Bond, Vice-President of Blaze Tree Service, LLC, located at 805 Settlers Loop, Geneva, FL 32732, approached the podium and identified herself. She stated she wished to clarify that the trees were not removed as previously discussed. She stated that the company had performed work in Winter Park for over 10 years and throughout that time had made every effort to operate in compliance with city regulations, including routinely obtaining permits for tree removals and adhering to local standards. She stated they had the utmost respect for the city code and do their best not to do anything against it.

Ms. Bond stated that Blaze Tree Service, LLC respectfully disagrees with the classification of this trimming as a violation at the level described; they take the city's standards seriously and will ensure even greater attention to specific pruning requirements in Winter Park moving forward. She stated an after-the-fact permit application was submitted for compliance purposes.

Ms. Blaney asked Ms. Bond if she had a certified arborist or a registered landscape architect on staff. Ms. Bond replied yes. Ms. Blaney asked if there was one that they regularly consulted with. Ms. Bond replied no, that they retired about a year ago. Ms. Blaney confirmed with Ms. Bond that in this case no arborist or landscape architect was consulted.

Mr. Johnson asked about the permit application to remove the Magnolia tree and if the landscape architect visited the property. Ms. Bond said no.

Ms. Hinrichsen returned to the podium. She stated that she didn't know if it would matter, but there were two removal permits applied for; one for the Magnolia Tree which was denied, and the other for compliance with the code violation to document it. Mr. Johnson confirmed that one was the after-the-fact permit that was issued. Ms. Hinrichsen stated she understood it was confusing, but there are regular tree removal permits. For a code violation, the language of the code uses the portal to create a paper trail for compliance and also creates a place to invoice the fee. It is not conceding that the removal can happen.

Mr. Mandelkern understood that this was an appeal of a decision made by the city, so the property owner has to show by a preponderance of the evidence that the Urban Forestry Department was in error. He noted the code cited and felt that the testimony offered was confusing. The city's position is that there was improper pruning, and he had not heard from the property owner or the company that did the work what they thought was contrary to the city's position. For that reason, he did not feel there was a preponderance of evidence to show the city was in error.

Mr. Diaz-Arguelles asked Ms. Hinrichsen to display the photo of the pruned tree again.

Ms. Blaney stated the city has certified arborists and she did not feel that the homeowner or Blaze Tree Service LLC came back with that level of expertise to say it was not improperly pruned. She noted if the threshold is 30% by industry standards, she felt the tree had been pruned excessively.

Mr. Diaz-Arguelles confirmed with Ms. Hinrichsen that the fine goes into the city tree fund. Ms. Blaney asked what the purpose of the fund was. Ms. Hinrichsen replied that it is used to plant new trees in the city.

Mr. Mandelkern stated that the Board must rely on the testimony and evidence as presented by the city. He said as a layperson he could not look at the photo of the tree and know if it was properly pruned or not. He stated that neither the property owner nor the company provided anything to refute the city's determination of improper pruning. He took the position that the appeal should be denied.

Mr. Johnson agreed with Mr. Mandelkern's perspective on tree pruning knowledge, and that the city provided an expert where the Respondent did not.

Ms. Blaney mentioned the fine calculated. Mr. Diaz-Arguelles asked about the city only fining 50%, thinking the fine would be reduced. Ms. Hinrichsen clarified that the fine was not reduced but calculated and not doubled since the trees were not removed.

Mr. Geller offered that the fine could be less than the calculated amount; that is a decision the Board could make. He suggested the Board make a finding of major damage under the codes cited.

Ms. Young approached the podium again, stating that she thought she was doing the right thing by hiring a licensed company. Mr. Johnson asked how much Ms. Young paid for the service. She replied almost \$2,000.00; her final cost was reduced to \$1,700.00. She stated that her neighbors paid almost \$1,300.00 to cover the total cost.

Ms. Blaney stated the responsibility falls on the homeowner. Mr. Johnson did not agree. Mr. Diaz-Arguelles offered the responsibility lay with the party that contributed the most to the pruning.

Mr. Johnson asked Mr. Geller about Blaze Tree Service being notified and being responsible for the fines. Mr. Geller confirmed.

Ms. Blaney questioned the shortened lifespan described. She felt the current fine would be a hardship to place on the homeowner.

Mr. Mandelkern said he was confused because there were two respondents on the violation notice, and the recommended motion states that they are jointly and severally responsible for paying the determined fine. He asked Mr. Geller if it was between the respondents to decide. Mr. Geller said yes, adding that if the fine was not paid, then the city could file a lien against the homeowner's property and any personal or real property owned by the business. Mr. Mandelkern asked if that could be enforced; Mr. Geller said it could if the city wished. Mr. Mandelkern noted that the homeowner hired a tree company, and the city says the tree company ruined the tree, but the property owner and the tree company are both jointly and severally liable, so they would have to work that out between themselves. Mr. Geller said that was correct. Mr. Johnson offered that the Board could separate that if they chose to, or leave it as written, and it could be settled by an insurance company.

Mr. Johnson asked the Board what they thought the appropriate amount of the fine would be. Mr. Diaz-Arguelles asked if the fine is imposed and paid to the tree fund, if they would be fining the homeowner or the company. Mr. Johnson responded either/or, or both, asking Mr. Geller if that was correct.

Mr. Mandelkern asked why the fine should be reduced. Mr. Johnson said they would not decrease the fine but could increase it. He said if it was just the homeowner, it could be just what she paid Blaze Tree Service. Mr. Mandelkern asked if the Board has the authority to require Blaze Tree Service to pay anything back to the homeowner, only to the city's tree fund. Mr. Johnson said that was true.

Mr. Diaz-Arguelles stated that the city spends a lot of money replacing trees, such as the old water Oaks that are dying or failed during Hurricane Charlie, and they are being replaced with nice trees. He felt that the homeowner was at fault, that they moved here and thought that the trees were more vulnerable if a hurricane came, that the remaining limbs were more likely to snap than when a full canopy was present. He also thought that Blaze Tree Service should have known better.

Mr. Geller answered Mr. Johnson's question about who could be fined, quoting Chapter 58, Section 289: "Any property owner or their agent or representative, including and without limitation, any contractor, consultant, or other entity who applies for a tree removal permit on behalf of the property owner or on behalf of a property owner removes a tree or otherwise violates this division of the code without proper permits, the approval or proper documentation complying with state statutes is jointly and severally liable with the property owner for resulting costs, fees, or fines. The city may pursue at its sole discretion one or more liable parties to cover said costs, fees, and fines," so the code says there is joint and severally liability. Once a fine is imposed and the city wants to enforce it, they can pursue one, the other, or both. Mr. Geller did not think under this statute that the Board could parcel out the fine. Mr. Mandelkern stated that as a general rule of law, you can go after either party, which is the danger of joint and severally liability.

Ms. Blaney asked if once a fine was imposed, it was up to the city if they only wanted to go after Blaze Tree Service. Mr. Geller said they could. Mr. Mandelkern added that they could also choose to pursue only the property owner. Mr. Geller confirmed this.

Mr. Diaz-Arguelles asked if the Board could advise the city to pursue one or the other. Mr. Geller responded that they could make any recommendations they want.

Mr. Mandelkern said they should stay with the recommended fine and let the homeowner and the company work out who pays it. He also questioned Ms. Bond being personally named in the motion. Mr. Geller agreed.

Ms. Blaney asked Ms. Hinrichsen about the after-the-fact permit. Ms. Hinrichsen responded that it had been issued but not invoiced because of the appeal.

Mr. Johnson made the following motion:

From the evidence presented today, I move to find the Respondents, Blaze Tree Service, Inc., 805 Settlers Loop, Geneva, Florida 32732 (contractor), and Joseph Lynch and Diane Young, 658 S. Lakemont Avenue, Winter Park, FL 32792, Compliance Board Case #LDC-26-0104, in violation of Chapter 58 (Land Development), Article V. (Environmental Protection Regulations), Division 6. (Tree Preservation and Protection), Section 58-284 (Tree Removal Permits) and Section 58-290, Penalties for Tree Removal Without Required Permit of the City of Winter Park Land Development Code.

The Respondents have been properly notified per regular and certified mail and posting at the subject property and at City Hall to satisfy Florida Statutes chapter 162 and City Code section 2-109 due process requirements.

The Code Compliance Board affirms the decision of the Urban Forestry Division as follows: The Respondents jointly and severally are ordered to pay a total of \$4,700.00 into the Tree Trust Fund within 30 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondents are further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken to comply with this Order by August 1, 2026.

The motion was amended "to pay a total of \$4,730.00," correcting the amount of the fine and clarifying that the fine was jointly applied.

Ms. Blaney seconded the amended motion.

VOTE:

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

Motion passed unanimously 4-0.

6. Non-Action Items

None

7. Staff Updates

None

8. City Attorney Reports

None

9. Board Comments:

Mr. Diaz-Arguelles asked Mr. Geller about the motion and the responsibility to pay the fine. Mr. Geller explained it again. Ms. Blaney commented that the frustration was not having the industry standards used by Urban Forestry as a reference. Mr. Geller said he would address the city about adding them to the city code. He also felt that not having more current photos provided by the city, the homeowner, or the contractor made the decision more difficult.

Ms. Blaney noted that the contractor could have hired an arborist to say the pruning was within the standards. Mr. Geller agreed.

Mr. Arguelles added that the city spends a lot of money contracting with Davey Tree Company to trim the trees along the rights-of-way, and that he had never seen them trim a tree so poorly.

Ms. Blaney thought the more arbitrary stuff should be in the codes. Mr. Geller replied that nothing should be arbitrary, that there is due process, and that if the code can be made more precise it benefits everyone.

Mr. Mandelkern told Mr. Geller while he was addressing changes to the codes that the definition of a commercial vehicle should be added. Ms. Porras replied that they needed to talk to the Planning & Zoning Official, that she writes the code.

10. Upcoming Agenda Items

- a. BLDG-26-0010 1350 Place Vendome, Winter Park, FL 32789 (Curb Construction without a permit)
- b. LDC-26-0036 1820 Carrigan Avenue, Winter Park, FL 32789 (Trailer) MASSEY HEARING. Code Compliance Division Manager Susanne Porras stated that Officer Wade was working with the property owner; as such, it has been removed from the agenda pending compliance.

11. Adjournment

Mr. Johnson made a motion to adjourn. Mr. Mandelkern seconded.

VOTE:

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

Motion passed, 4-0.

ATTEST:

Approved by the board on August 6, 2026

/s/ Susan Pruchnicki, Board Secretary



Code Compliance Board

agenda item 6.a

item type

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

meeting date

August 6, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB BLDG-26-0006 2211 Azalea Pl., Winter Park, FL 32789

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

1. CCB BLDG-26-0006 PACKET

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

2211 Azalea Pl 32-21-30-5476-04-010**Name(s):**

KATSUR JOSHUA R

Physical Street Address:

2211 Azalea Pl

Property Use:

0105 - Single Fam Class V

Mailing Address On File:

2211 Azalea Pl

Winter Park, FL 32789-1201

[Incorrect Mailing Address?](#)**Postal City and Zip:**

Winter Park, FL 32789

Municipality:

Winter Park



2211 AZALEA PL, WINTER PARK, FL 32789 7/28/2021 9:05 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**

MAITLAND SHORES R/150 LOT 1 & E 30 FT OF LOT 2 BLK D & BEG NE COR OF SW1/4 OF NW1/4 OF SEC 32-21-30 TH RUN W 557.48 FT S 30 FT TO POB N 45 DEG W 165.7 FT N 56 DEG W 96.7 FT S 26 DEG W 30.34 FT S 56 DEG E 92.9 FT S 45 DEG E 136.3 FT E 42.3 FT TO POB

Total Land Area

29,058 sqft (+/-) | 0.67 acres
(+/-)

[GIS Calculated](#)**Notice****Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0131 - Sfr - Canal Front	WP-R-1AA	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:

2008

Gross Area:

9166 sqft

Type Code:

0105 - Single Fam Class V

Beds:

5

Living Area:

6403 sqft

Building Value:

Working Value...

Baths:

6.5

Exterior Wall:

Cb.Stucco

Estimated New Cost:

Working Value...

Floors:

2

Interior Wall:

Drywall

«« « » »»

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Bc3 - Null	01/01/2005	1 Unit(s)	Working Value...
Bd3 - Null	01/01/1996	1 Unit(s)	Working Value...
Fpl3 - Null	01/01/2008	1 Unit(s)	Working Value...
Fpl3 - Null	01/01/2008	1 Unit(s)	Working Value...
Pl3 - Null	01/01/2008	1 Unit(s)	Working Value...

«« « 2 » »»

Page 1 of 2 (Total Records: 9)

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Nancy S. Freeman, Esquire
Nancy S. Freeman, P.A.
2461 West State Road 426
Suite 1001
Oviedo, FL 32765

DOCH 20210250477
04/26/2021 02:01:18 PM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$0.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
SA - Ret To: NANCY S. FREEMAN P.A.



TAX PARCEL ID. NO. 32-21-30-5476-04-010

WARRANTY DEED

THIS WARRANTY DEED is made and executed on 4/15/2021, 2021
by 2211 AZALEA PLACE, LLC, a Florida limited liability company ("Grantor"), to and in favor
of JOSHUA R. KATSUR, an unmarried man ("Grantee"). The mailing address of Grantor is 926
Great Pond Drive, Suite 2003, Altamonte Springs, Florida 32714. The mailing address of Grantee
is 2211 Azalea Place, Winter Park, Florida 32789.

WITNESSETH:

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

**Lot 1 and East 30 feet of Lot 2, Block D, of Maitland Shores, according to the
plat thereof as recorded in Plat Book R, Page 150, Public Records of Orange
County, Florida, and**

**From the NE corner of the SW 1/4 of NW 1/4 of Section 32, Township 21, South,
Range 30 East, run West along the North line of said SW 1/4 a distance of
557.48 feet to a point, thence South 30.0 feet to the point of the beginning;
thence North 45 degrees 00 minutes West 165.7 feet to a point at the waters edge
of a small lake, thence into the water of said small lake North 56 degrees 21
minutes 96.70 feet to a point in said lake, thence South 26 degrees 25 minutes
West 30.34 feet to a point, thence South 56 degrees 21 minutes East 92.9 feet,
thence leaving the waters of said small lake, South 45 degrees East 136.3 feet to
a point, thence East 42.3 feet to the point of beginning.**

The street address of the Real Property is 2211 Azalea Place, Winter Park, Florida 32789.

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

AND GRANTOR does hereby covenant with and warrant to Grantee and Grantee's successors and assigns that the Grantor is the owner of fee simple title to the Real Property; that the Real Property is free and clear of and from any encumbrances; that the Grantor has lawful authority to sell and convey the Real Property; and that Grantor warrants and will defend the title to said Real Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons whomsoever.

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

NOTE TO RECORDER: This Deed effects a transfer of unencumbered property from Grantor to Grantee, which Grantee is the sole owner of Grantor, and is therefore subject to only nominal documentary stamp tax.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as on the day and year first above written.

Signed, sealed and delivered
in the presence of:

2211 AZALEA PLACE, LLC,
a Florida limited liability company

Bonnie Ottaway
Witness
Print Name: Bonnie Ottaway

By:

Joshua R. Katsur, Manager

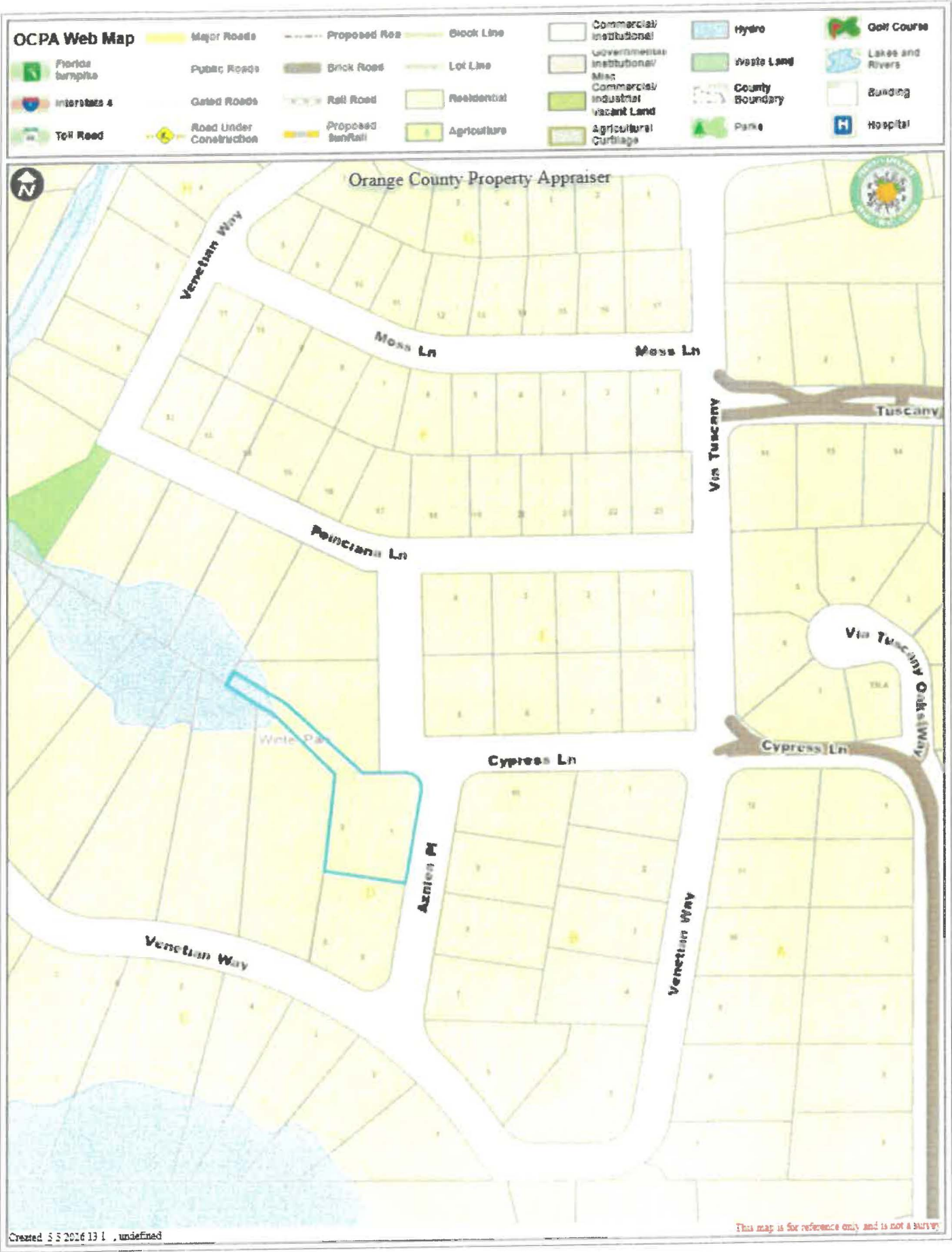
Donna L. Burress
Witness
Print Name: Donna L. Burress

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of physical presence, this 15th day of April, 2021, by Joshua R. Katsur, as Manager of 2211 Azalea Place, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



Notary Public



ALERT: IMPACTS FROM WILDFIRES IN THE PACIFIC NORTHWEST, ...IMPACTS FROM A POWER ...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489009000276751589708

[Copy](#)[Add to Informed Delivery](#)

Latest Update

Your item was delivered to an individual at the address at 2:07 pm on July 17, 2026 in WINTER PARK, FL 32789.

[Get More Out of USPS Tracking:](#)[USPS Tracking Plus®](#)

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789

July 17, 2026 2:07 PM

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)[Text & Email Updates](#)[USPS Tracking Plus®](#)[Product Information](#)[See Less ^](#)

Feedback

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

CASE NO.: **BLDG-26-0006**

City of Winter Park
Petitioner,

vs.

KATSUR JOSHUA R
211 AZALEA PLACE
WINTER PARK, FL 32789
Respondent /

AFFIDAVIT OF POSTING

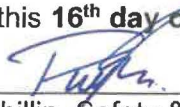
STATE OF FLORIDA
COUNTY OF ORANGE

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 August 6, 2026, on the property located at 2211 AZALEA PLACE on this **13th day of July 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **16th day of July 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **16th day of July 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: BLDG-26-0006

CITY OF WINTER PARK
Petitioner,

vs.

JOSHUA R. KATSUR
2211 AZALEA PLACE
WINTER PARK, FL 32789-1201
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, August 6, 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: **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2211 AZALEA PLACE, WINTER PARK, FL 32789.**

07/14/2026 15:35



07/14/2026 15:35

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: BLDG-26-0006

CITY OF WINTER PARK
Petitioner,

9489 0090 0027 6751 5897 08

vs.

JOSHUA R. KATSUR
2211 AZALEA PLACE
WINTER PARK, FL 32789-1201
Respondent,

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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1. Violation of City Code Chapter/Section: **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **2211 AZALEA PLACE, WINTER PARK, FL 32789.**

3. Parcel I.D. No.: **32-21-30-5476-04-010**
4. Property Zone: **WP-R-1AA**
5. Legal Description: **MAITLAND SHORES R/150 LOT 1 & E 30 FT OF LOT 2 BLK D & BEG NE COR OF SW1/4 OF NW1/4 OF SEC 32-21-30 TH RUN W 557.48 FT S 30 FT TO POB N 45 DEG W 165.7 FT N 56 DEG W 96.7 FT S 26 DEG W 30.34 FT S 56 DEG E 92.9 FT S 45 DEG E 136.3 FT E 42.3 FT TO POB**
6. Names and address of owner/person in charge of location where violation exists: **Joshua R. Katsur - 2211 Azalea Place, Winter Park, FL 32789-1201**
7. Description of Violation: **Construction and or alterations of jet ski lifts installed to the boat dock without a permit.**
8. Compliance Requirements: **Contact the Building Department at 407-599-3237 to obtain all required permits. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple basic permit fee. contact the safety and code compliance officer with your intentions.**

Compliance Date to avoid hearing: **July 24, 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 **August 6th, 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: 13th day of July 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: **JOSHUA R. KATSUR – 2211 AZALEA PLACE, WINTER PARK, FL 32789**

Certified Mail: 9489 0090 0027 6751 5897 08



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

CODES CITED:

VIOLATION DETAIL -

ARTICLE II. – BUILDING CODE; SEC.22-26. SHORT TITLE.; SEC. 22-27. – CODES ADOPTED BY REFERENCE.; - SEC.109-4 WORK COMMENCING BEFORE PERMIT ISSUANCE OF THE CITY OF WINTER PARK BUILDING CODE.

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

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

USPS Tracking®

FAQs >

Tracking Number:

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9489009000276752126735

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Latest Update

Your item was delivered to an individual at the address at 3:28 pm on May 8, 2026 in WINTER PARK, FL 32789.

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USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32789
May 8, 2026 3:28 PM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER
May 7, 2026 10:30 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER
May 6, 2026 9:02 PM

Hide Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



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

CASE NO.: **BLDG-26-0006**

City of Winter Park
Petitioner,

vs.

KATSUR JOSHUA R
2211 AZALEA PLACE
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

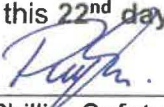
STATE OF FLORIDA
COUNTY OF ORANGE

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 2211 AZALEA PLACE on this **22nd day of May 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

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



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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



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



OFFICIAL NOTICE OF VIOLATION

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

DATE: May 5, 2026
CASE # BLDG-26-0006
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6752 1267 35

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

BUILDING CODE

On March 12, 2026, a Violation(s) was observed on your property. The violation(s) must be corrected by May 15, 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#: 32-21-30-5476-04-010
Violation: 2211 AZALEA PLACE
Location/Address: WINTER PARK, FL 32789
Property Owner/ Tenant: KATSUR JOSHUA R
Mailing Address: 2211 AZALEA PLACE
City/ State/ Zip: WINTER PARK, FL 32789
Description of Violation: CONSTRUCTION AND OR ALTERATIONS OF JETSKI LIFTS INSTALLED TO THE BOAT DOCK WITHOUT A PERMIT.
Corrective action to be taken: CONTACT THE BUILDING DEPARTMENT AT 407-599-3237 TO OBTAIN ALL REQUIRED PERMITS. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

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

05/22/2026 12:18

05/22/2026 12:18



OFFICIAL NOTICE OF VIOLATION

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

9489 0090 0027 6752 1267 35

DATE: **May 5, 2026**

CASE # **BLDG-26-0006**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6752 1267 35**

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Property Zoned: **WP-R-1A**
Parcel ID#: **32-21-30-5476-04-010**
Violation **2211 AZALEA PLACE**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **KATSUR JOSHUA R**
Mailing Address: **2211 AZALEA PLACE**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **CONSTRUCTION AND OR ALTERATIONS OF JETSKI LIFTS INSTALLED TO THE BOAT DOCK WITHOUT A PERMIT.**
Corrective action to be taken: **CONTACT THE BUILDING DEPARTMENT AT 407-599-3237 TO OBTAIN ALL REQUIRED PERMITS. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

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

Appeal Process

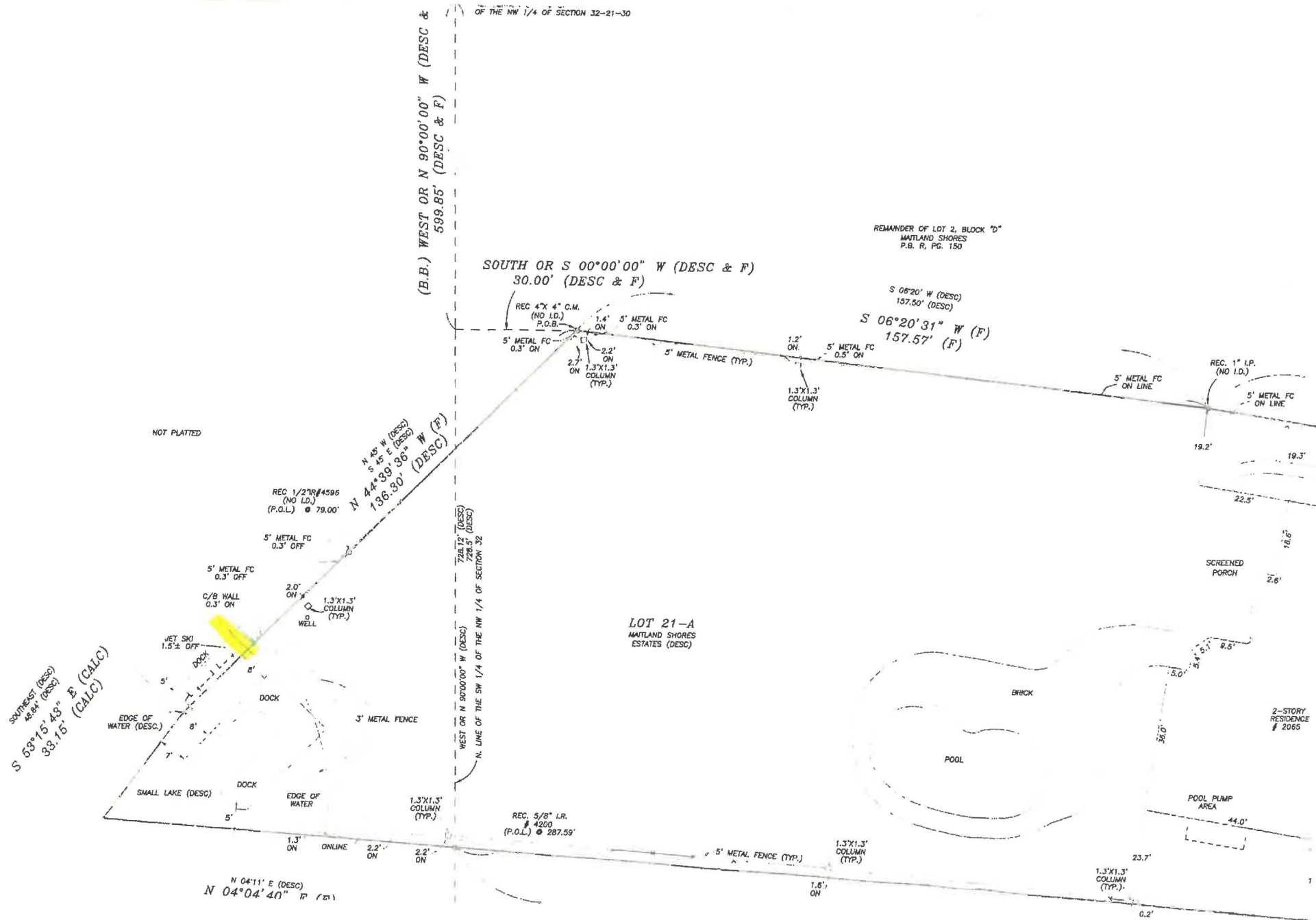
An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review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

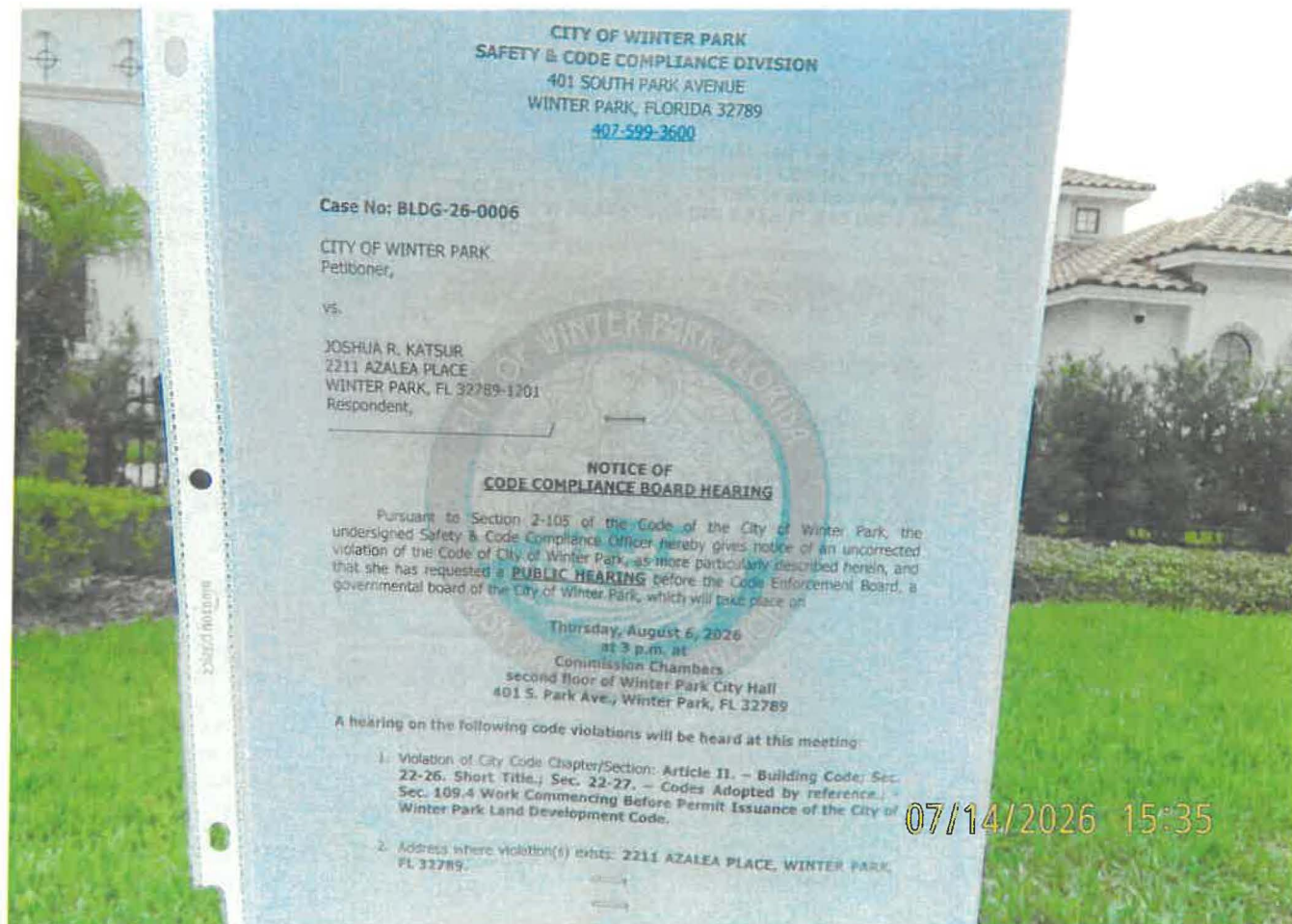
If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact Safety & Code Compliance at (407) 599-3600.

CODES CITED

ARTICLE II. – BUILDING CODE; SEC.22-26. SHORT TITLE.; SEC. 22-27. – CODES ADOPTED BY REFERENCE.; - SEC.109-4 WORK COMMENCING BEFORE PERMIT ISSUANCE OF THE CITY OF WINTER PARK BUILDING CODE.

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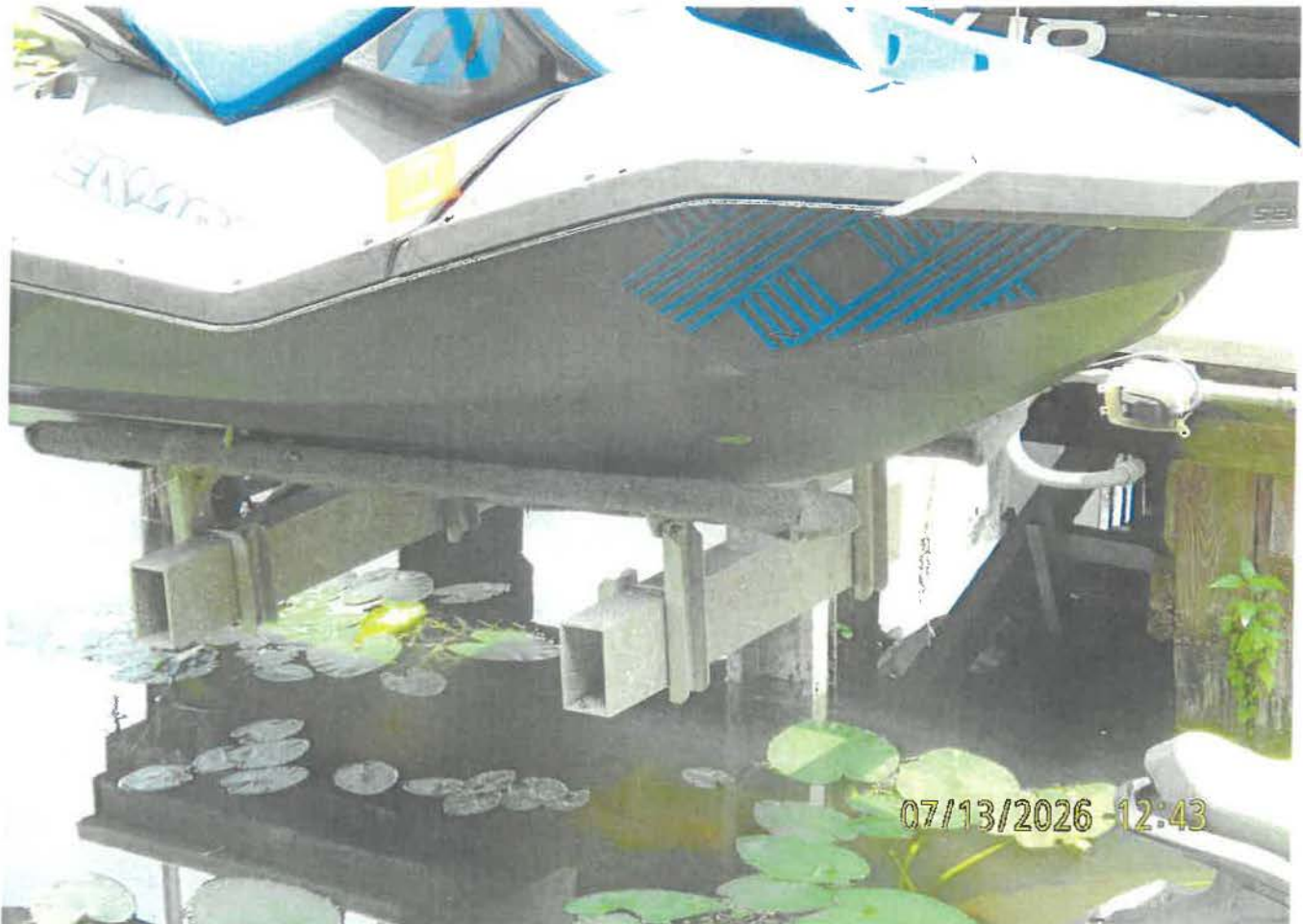


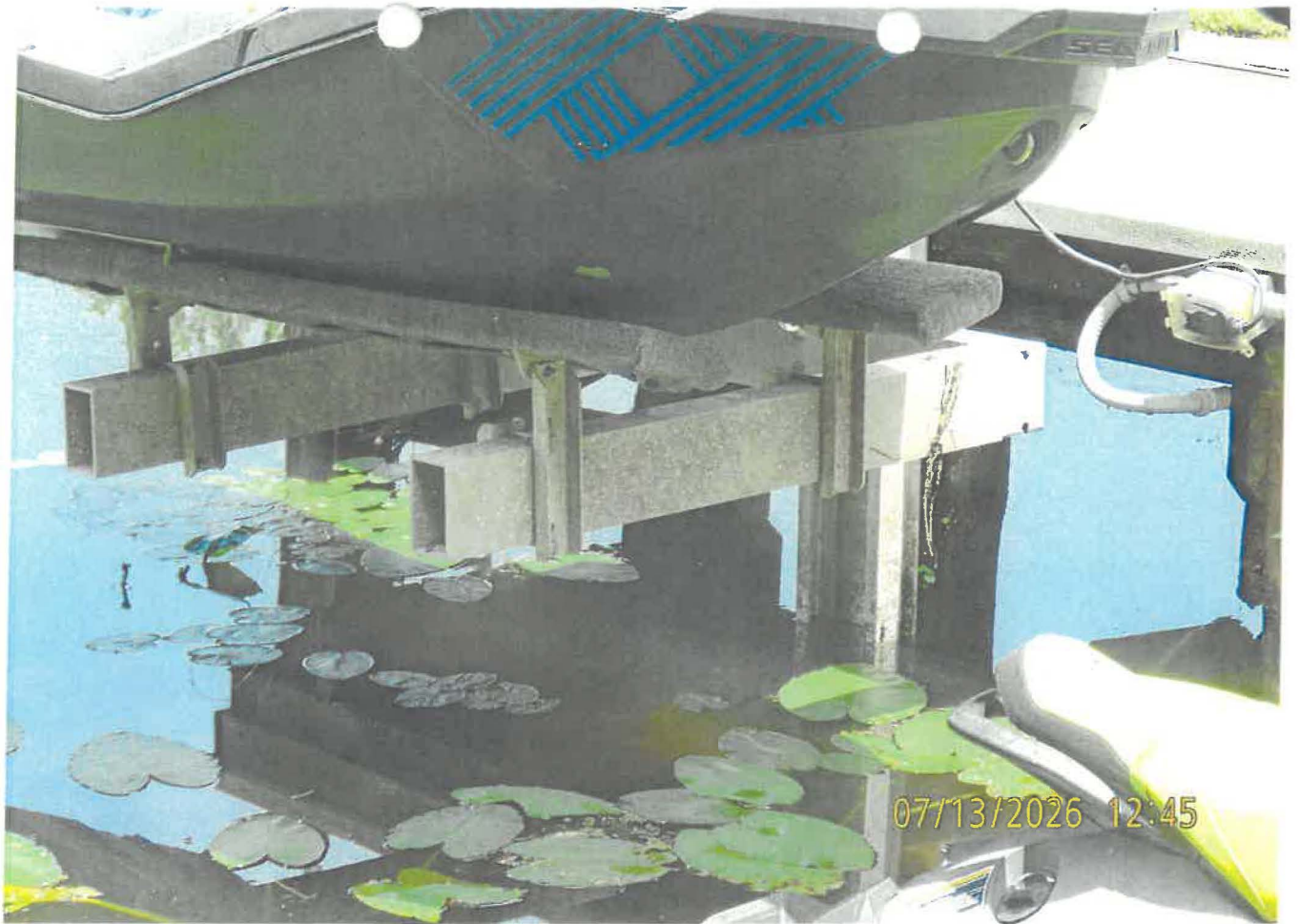












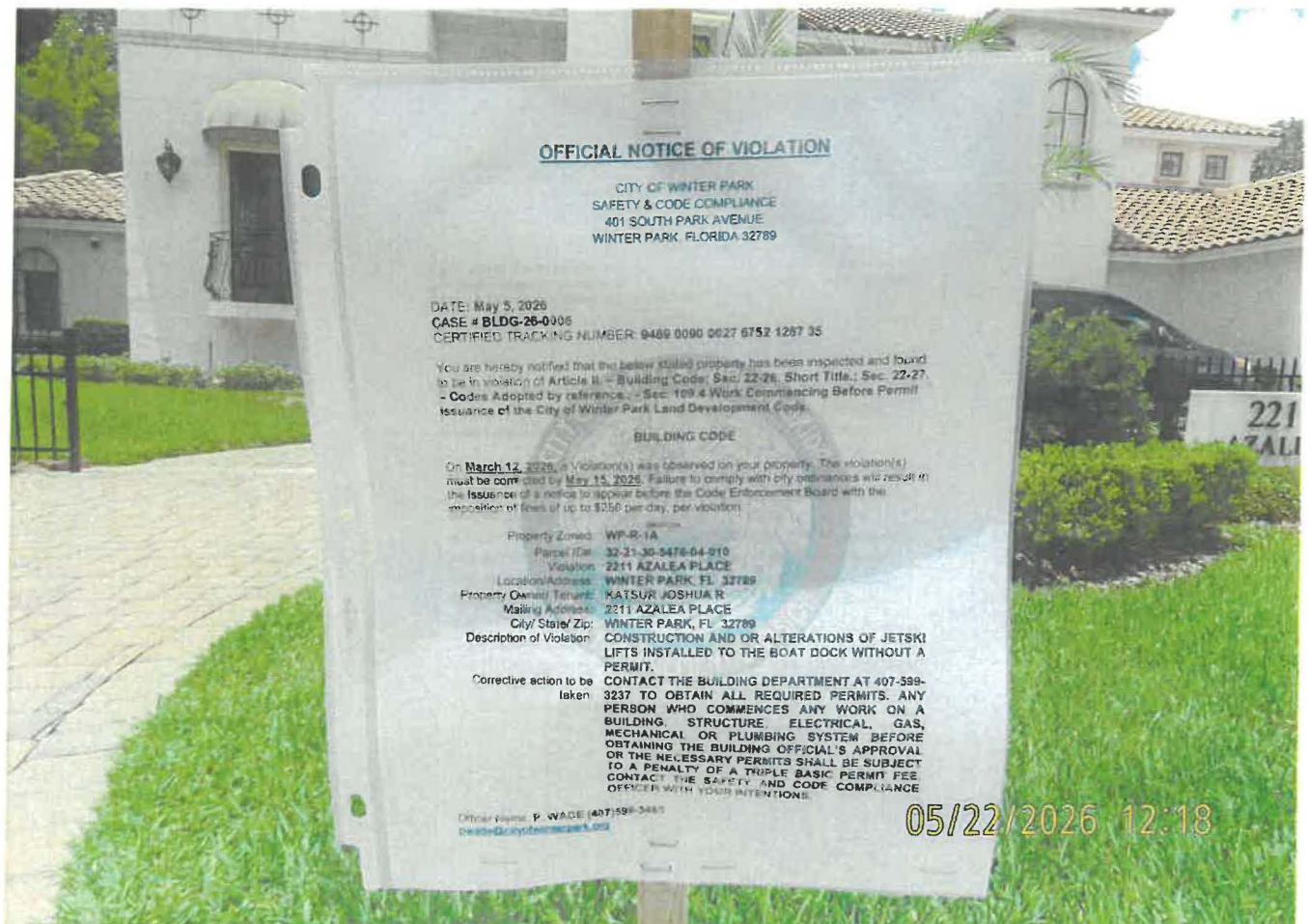












OFFICIAL NOTICE OF VIOLATION

CITY OF WINTER PARK
SAFETY & CODE COMPLIANCE
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32780

DATE: May 5, 2026
CASE # BLDG-26-0006
CERTIFIED TRACKING NUMBER 0486 0090 0627 5752 1267 35

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

BUILDING CODE

On ~~March 12, 2026~~, a Violation(s) was observed on your property. The violation(s) must be corrected by ~~May 15, 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#: 33 21 30 5478 04 010
Violation: 2211 AZALEA PLACE
Location/Address: WINTER PARK, FL 32789
Property Owner/Tenant: KATSIUR JOSHUA R
Mailing Address: 2211 AZALEA PLACE
City/State/Zip: WINTER PARK, FL 32789
Description of Violation: CONSTRUCTION AND OR ALTERATIONS OF JETSKI LIFTS INSTALLED TO THE BOAT DOCK WITHOUT A PERMIT.
Corrective action to be taken: CONTACT THE BUILDING DEPARTMENT AT 407-589-3237 TO OBTAIN ALL REQUIRED PERMITS. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Officer Name: P. WADE (407) 599-3488
pcw@cityofwinterpark.org

05/22/2026 12:18











FACT SHEET

August 6, 2026

Case No: BLDG.-26-0006

Respondent:

JOSHUA R. KATSUR
2211 AZALEA PLACE
WINTER PARK FL 32789

1. Address where violation exists: **2211 Azalea Place, Winter Park, FL 32789**
2. Parcel I.D. No.: **32-21-30-5476-04-010**
3. Property Zone: **WP-R-1AA**
4. Inspection(s): **3/12/2026, 5/22/2026, 7/13/2026, 7/14/2026.**
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: Construction and/or alterations of jetski lifts installed to the boat dock without a permit.	CORRECTIVE ACTION REQUIRED: Contact the building department at 407-599-3237 to obtain all required permits. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple basic permit fee. Contact the safety and code compliance officer with your intentions.	CODES CITED: Article II. – Building Code; Sec.22-26. Short Title.; Sec. 22-27. – Codes Adopted by Reference.; - Sec.109-4 Work Commencing Before Permit Issuance of The City of Winter Park Building Code. Sec. 109.4 Work commencing before permit issuance any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple the basic fee. This provision does not apply if the building official determines that due to emergency
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		work a delay would clearly have placed life or property in imminent danger. The payment of a triple fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.
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CODES CITED

ARTICLE II. – BUILDING CODE; SEC.22-26. SHORT TITLE.; SEC. 22-27. – CODES ADOPTED BY REFERENCE.; - SEC.109-4 WORK COMMENCING BEFORE PERMIT ISSUANCE OF THE CITY OF WINTER PARK BUILDING CODE.

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Code Compliance Board

agenda item 6.b

item type

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

meeting date

August 6, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB BLDG-26-0010 1350 Place Vendome, Winter Park, FL 32789

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

1. CCB BLDG-26-0010 PACKET

1350 Place Vendome 32-21-30-2820-01-130

Name(s):
AMC03 LLC

Physical Street Address:
1350 Place Vendome

Property Use:
0104 - Single Fam Class IV

Mailing Address On File:
1350 Place Vendome
Winter Park, FL 32789-1350

Postal City and Zip:
Winter Park, FL 32789

Municipality:
Winter Park

[Incorrect Mailing Address?](#)



1350 PLACE VENDOME, WINTER PARK, FL 32789 5/2/2024 11:18 AM

[Upload Photos](#)

[View 2025 Property Record Card](#)

PROPERTY FEATURES

VALUES, EXEMPTIONS AND TAXES

SALES

MARKET STATS

LOCATION

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

[View Plat](#)

Property Description

FONTAINEBLEAU L/127 LOT 13 & W1/2 OF LOT 14 BLK A

Total Land Area

11,247 sqft (+/-) | 0.26 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:

2006

Gross Area:

4641 sqft

Type Code:

0104 - Single Fam Class Iv

Beds:

4

Living Area:

3721 sqft

Building Value:

Working Value...

Baths:

3.5

Exterior Wall:

Cb.Stucco

Estimated New Cost:

Working Value...

Floors:

2

Interior Wall:

Drywall

Prepared by and return to:
Douglas Allshouse
The Closing Agent, Inc.
11 N. Summerlin Ave., Ste. 100
Orlando, FL 32801

File Number: 2143105

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of November, 2024, between Anthony J. Picciano and Kathleen A. Picciano, Individually as Husband and Wife and as Trustees of the Picciano Family 2003 Trust, whose address is 120 North Mount Pleasant Rd., Collierville, TN 38017, grantor, to AMC03, LLC, a Florida Limited Liability Company, whose address is 1350 Place Vendome, 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 13 and the West 1/2 of Lot 14, Block A, FONTAINEBLEAU, according to the plat thereof recorded in Plat Book L, Page 127, Public Records of Orange County, Florida.

Parcel Identification Number: 32-21-30-2820-01-130

SUBJECT TO TAXES FOR THE YEAR 2024 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, 2023.

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

ALERT: IMPACTS FROM WILDFIRES IN THE PACIFIC NORTHWEST, IMPACTS FROM A POWER ...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

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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

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Feedback

ALERT: IMPACTS FROM WILDFIRES IN THE PACIFIC NORTHWEST, IMPACTS FROM A POWER ...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276752126933

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 2:57 pm on June 10, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

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Detail by Entity Name

Florida Limited Liability Company
AMC03,LLC

Filing Information

Document Number	L24000460073
FEI/EIN Number	N/A
Date Filed	10/31/2024
Effective Date	10/27/2024
State	FL
Status	ACTIVE

Principal Address

7901 4TH STREET NORTH,
SUITE 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH STREET NORTH,
SUITE 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

ROBERTS, DAVID
7901 4TH STREET NORTH
SUITE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

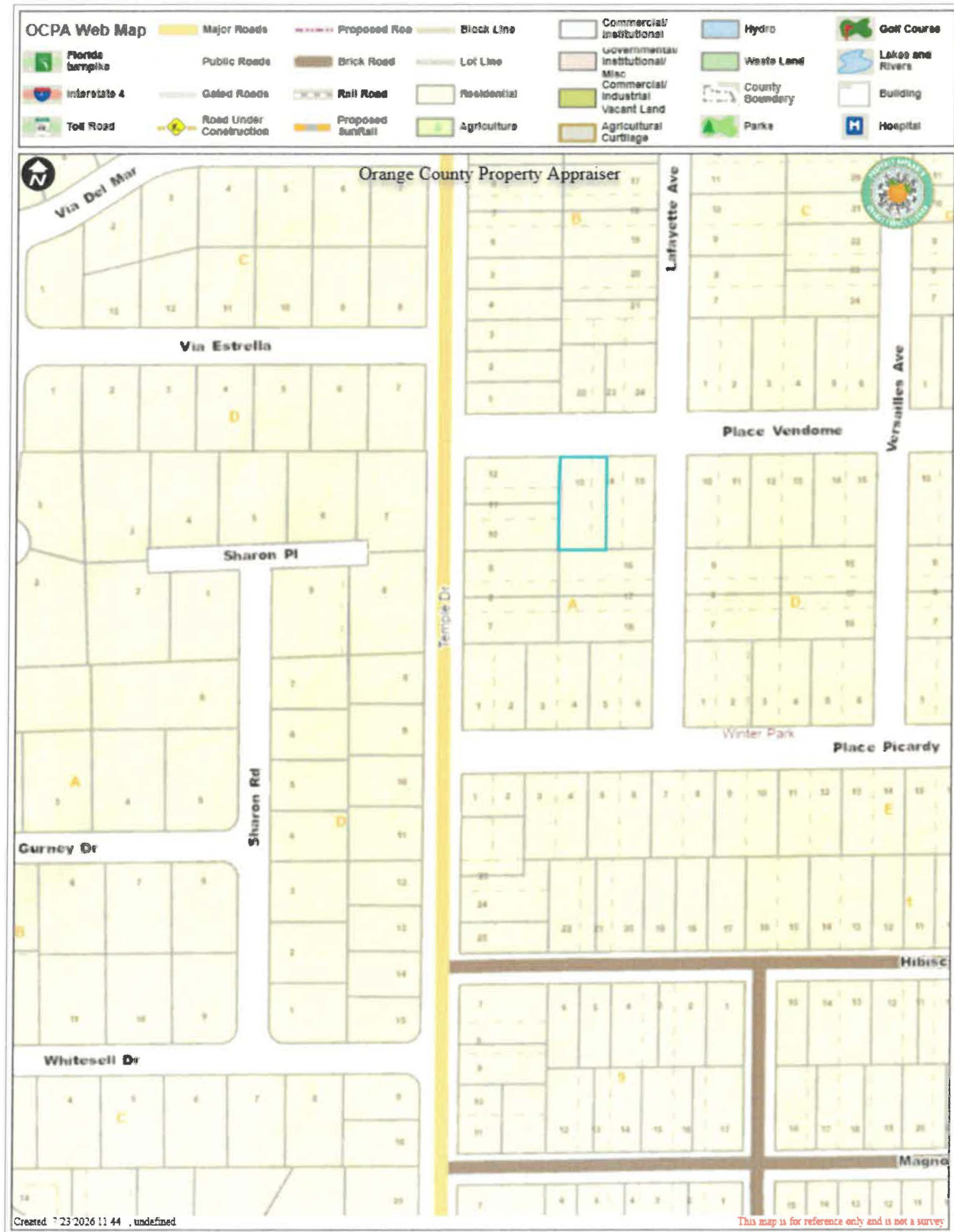
Name & Address

Title MGR

LEVITT, MARGARET
7901 4TH STREET NORTH,
SUITE 300
ST. PETERSBURG, FL 33702

Annual Reports

Report Year	Filed Date
2025	03/13/2025



ALERT: IMPACTS FROM WILDFIRES IN THE PACIFIC NORTHWEST, IMPACTS FROM A POWER ...

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Tracking Number:

Remove X

9489009000276752126933

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Latest Update

Your item was delivered to an individual at the address at 2:57 pm on June 10, 2026 in WINTER PARK, FL 32789.

Get More Out of USPS Tracking:

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Feedback

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

Case No: BLDG-26-0010

CITY OF WINTER PARK
Petitioner,

vs.

AMC03, LLC
1350 PLACE VENDOME
WINTER PARK, FL 32789-1350
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, August 6, 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: **Article II. – Building Code; Sec. 22-26. Short Title; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1350 PLACE VENDOME, WINTER PARK, FL 32789-1350.**
3. Parcel I.D. No.: **32-21-30-2820-01-130**

06/08/2026 14:06

06/08/2026 14:06



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

CASE NO.: **BLDG-26-0010**

City of Winter Park
Petitioner,

vs.

AMC03 LLC
1350 PLACE VENDOME
WINTER PARK, FL 32789
Respondent, _____ /

AFFIDAVIT OF POSTING

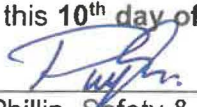
STATE OF FLORIDA
COUNTY OF ORANGE

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 August 6, 2026, on the property located at 1350 PLACE VENDOME on this **8th day of June 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **10th day of June 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **10th 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](tel:407-599-3600)**

Case No: BLDG-26-0010

CITY OF WINTER PARK
Petitioner,

9489 0090 0027 6752 1269 33

vs.

AMC03, LLC
1350 PLACE VENDOME
WINTER PARK, FL 32789-1350
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, August 6, 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: **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **1350 PLACE VENDOME, WINTER PARK, FL 32789-1350.**
3. Parcel I.D. No.: **32-21-30-2820-01-130**

4. Property Zone: **WP-R-1A**
5. Legal Description: **FONTAINEBLEAU L/127 LOT 13 & W1/2 OF LOT 14 BLK A**
6. Names and address of owner/person in charge of location where violation exists: **AMC03, LLC– 1350 Place Vendome, Winter Park, FL 32789**
7. Description of Violation: **Construction and/ or alterations of installing a curb on the right-of-way without a permit.**
8. Compliance Requirements: **Contact the Public Works Department at 407-599-3233 to obtain all required permits. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple basic permit fee. Contact the Safety and Code Compliance Officer with your intentions.**

Compliance Date to avoid hearing: **June 24th, 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 **August 6th, 2026, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2nd Floor (Commission Chambers).

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

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

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

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

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

Dated this: 8th 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: **AMC03, LLC – 1350 PLACE VENDOME, WINTER PARK, FL 32789-1350**

Certified Mail: 9489 0090 0027 6752 1269 33



Phillip Wade
Safety & Code Compliance Officer

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

CODES CITED:

VIOLATION DETAIL

ARTICLE II. – BUILDING CODE; SEC.22-26. SHORT TITLE.; SEC. 22-27. – CODES ADOPTED BY REFERENCE.; - SEC.109-4 WORK COMMENCING BEFORE PERMIT ISSUANCE OF THE CITY OF WINTER PARK BUILDING CODE.

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

ALERT: IMPACTS FROM WILDFIRES IN THE PACIFIC NORTHWEST, IMPACTS FROM A POWER ...

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Tracking Number:

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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.

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Delivered, Left with Individual

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

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USPS Tracking Plus®



Product Information



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OFFICIAL NOTICE OF VIOLATION

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

DATE: April 22, 2026
CASE # BLDG-26-0010
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6752 1266 98

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

BUILDING CODE

On **April 16, 2026**, a Violation(s) was observed on your property. The violation(s) must be corrected by **April 30, 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#: **32-21-30-2820-01-130**
Violation: **1350 PLACE VENDOME**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **AMC03 LLC**
Mailing Address: **1350 PLACE VENDOME**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **CONSTRUCTION AND/ OR ALTERATIONS OF INSTALLING A CURB ON THE RIGHT-OF-WAY WITHOUT A PERMIT.**
Corrective action to be taken: **CONTACT THE PUBLIC WORK DEPARTMENT AT 407-599-3233 TO OBTAIN ALL REQUIRED PERMITS. ANY PERSON WHO COMMENCES ANY WORK ON A BUILDING, STRUCTURE, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM BEFORE OBTAINING THE BUILDING OFFICIAL'S APPROVAL OR THE NECESSARY PERMITS SHALL BE SUBJECT TO A PENALTY OF A TRIPLE BASIC PERMIT FEE. CONTACT THE SAFETY AND CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

05/05/2026 13:34



05/05/2026 13:34

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

CASE NO.: **BLDG-26-0010**

City of Winter Park
Petitioner,

vs.

AMC03 LLC
1350 PLACE VENDOME
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 1350 PLACE VENDOME on this **5th day of May 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

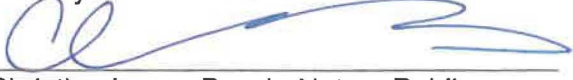
DATED this **6th day of May 2026**



Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **6th 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



OFFICIAL NOTICE OF VIOLATION

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

DATE: **April 22, 2026**

9489 0090 0027 6752 1266 98

CASE # **BLDG-26-0010**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6752 1266 98**

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

BUILDING CODE

On **April 16, 2026**, a Violation(s) was observed on your property. The violation(s) must be corrected by **April 30, 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#: **32-21-30-2820-01-130**
Violation **1350 PLACE VENDOME**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **AMC03 LLC**
Mailing Address: **1350 PLACE VENDOME**
City/ State/ Zip: **WINTER PARK, FL 32789**
Description of Violation: **CONSTRUCTION AND/ OR ALTERATIONS OF
INSTALLING A CURB ON THE RIGHT-OF-WAY
WITHOUT A PERMIT.**
Corrective action to be
taken: **CONTACT THE PUBLIC WORK DEPARTMENT AT
407-599-3233 TO OBTAIN ALL REQUIRED
PERMITS. ANY PERSON WHO COMMENCES ANY
WORK ON A BUILDING, STRUCTURE, ELECTRICAL,
GAS, MECHANICAL OR PLUMBING SYSTEM
BEFORE OBTAINING THE BUILDING OFFICIAL'S
APPROVAL OR THE NECESSARY PERMITS SHALL
BE SUBJECT TO A PENALTY OF A TRIPLE BASIC
PERMIT FEE. CONTACT THE SAFETY AND CODE
COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **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.

CODES CITED

ARTICLE II. – BUILDING CODE; SEC.22-26. SHORT TITLE.; SEC. 22-27. – CODES ADOPTED BY REFERENCE.; - SEC.109-4 WORK COMMENCING BEFORE PERMIT ISSUANCE OF THE CITY OF WINTER PARK BUILDING CODE.

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



07/21/2026 15:31

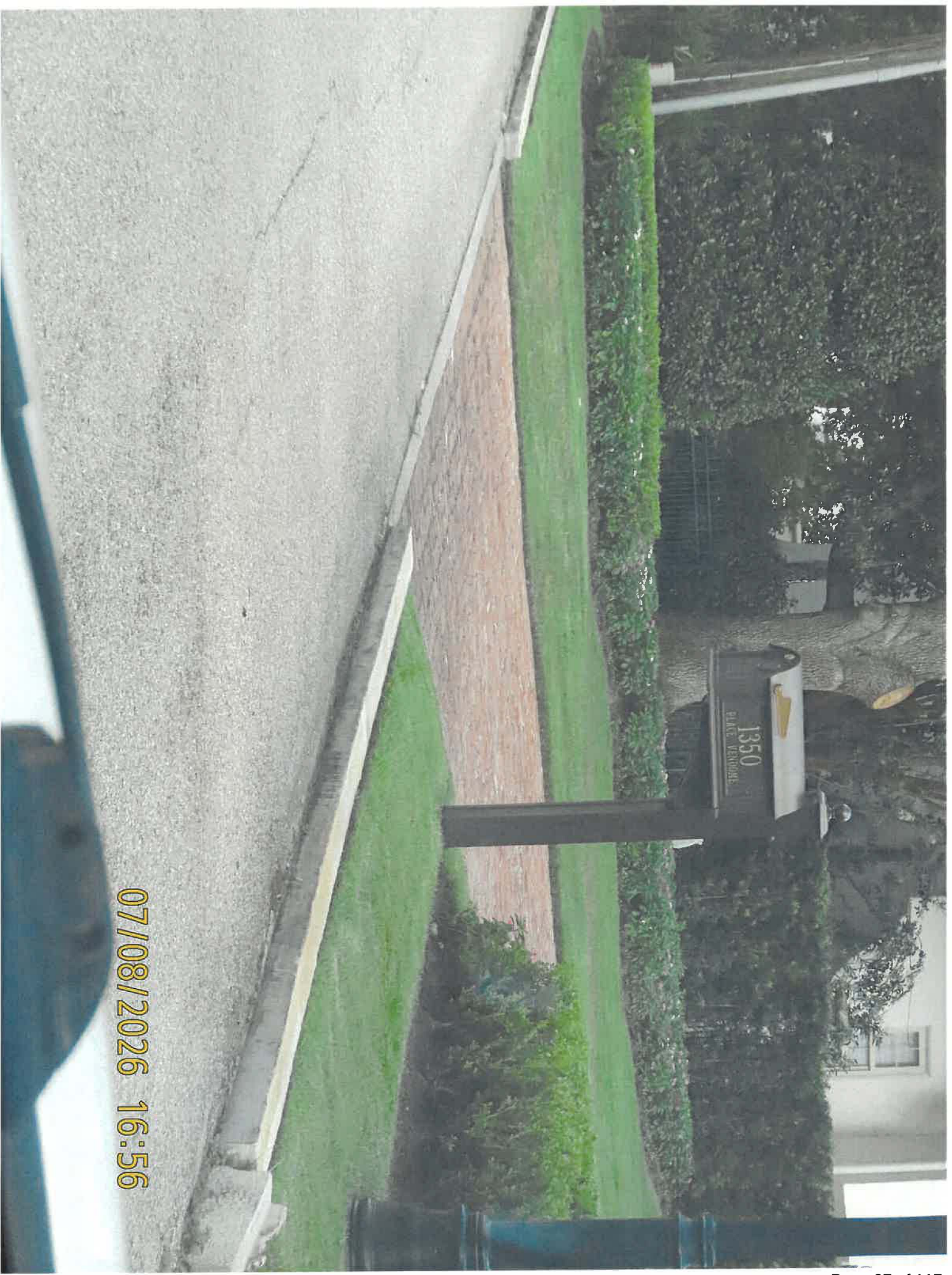




07/14/2026 15:50



07/14/2026 15:50





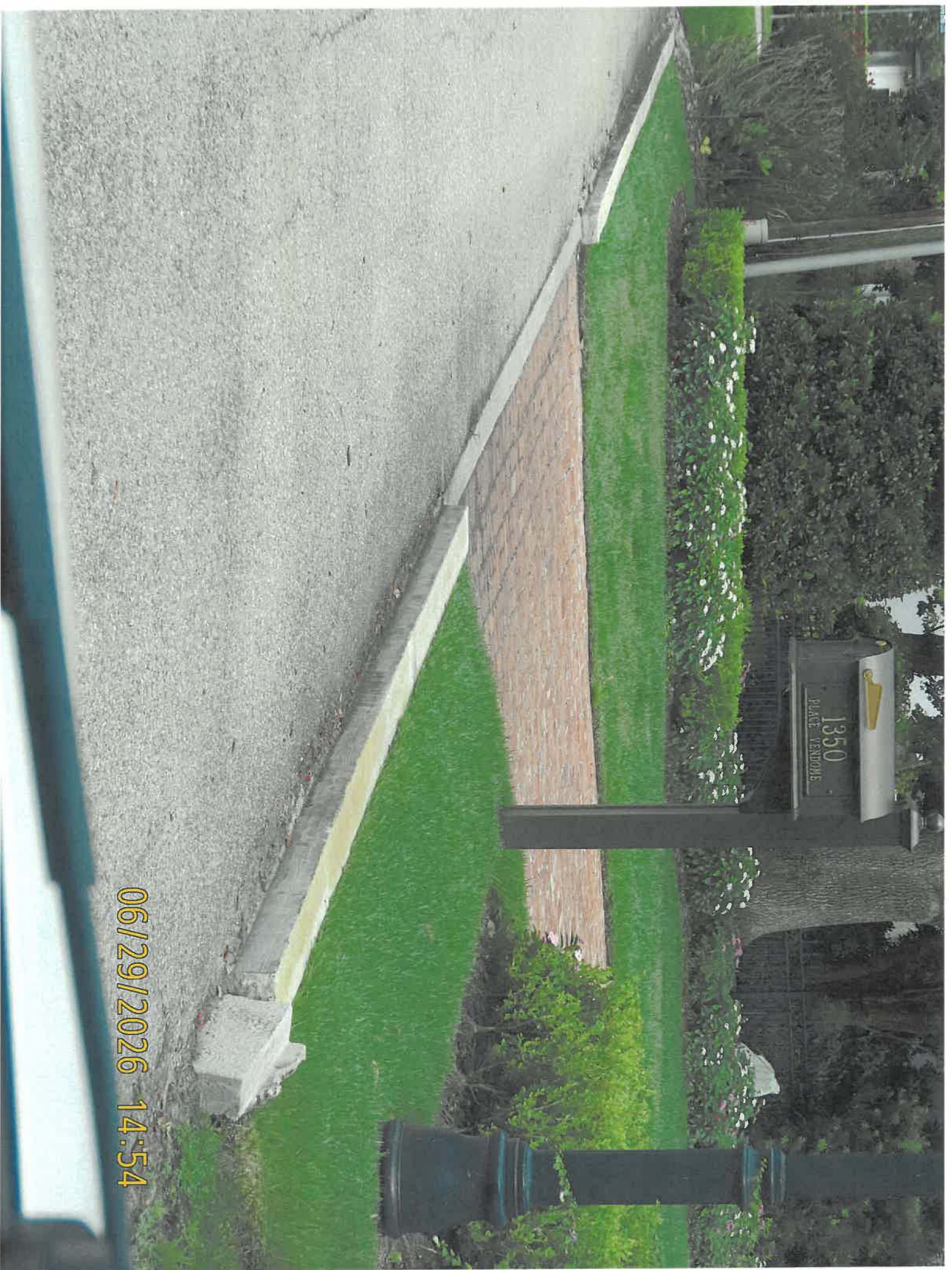
07/08/2026 16:56

102218



07/02/2026 13:09





06/29/2026 14:54



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

Case No: BLDG-26-0010

CITY OF WINTER PARK
Petitioner,

vs.

AMC03, LLC
1350 PLACE VENDOME
WINTER PARK, FL 32789-1350
Respondents,

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CODE COMPLIANCE BOARD HEARING**

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Thursday, August 6, 2026
at 3 p.m. at
Commission Chambers
second floor of Winter Park City Hall
401 S. Park Ave., Winter Park, FL 32789

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1. Violation of City Code Chapter/Section: **Article II. – Building Code; Sec. 22-26. Short Title.; Sec. 22-27. – Codes Adopted by reference.; - Sec. 109.4 Work Commencing Before Permit Issuance of the City of Winter Park Land Development Code.**

2. Address where violation(s) exists: **1350 PLACE VENDOME, WINTER PARK, FL 32789-1350.**

3. Parcel I.D. No.: **32-21-30-2820-01-130**

06/08/2026 14:06



06/08/2026 14:06





06/08/2026 14:06

OFFICIAL NOTICE OF VIOLATION

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

DATE: April 22, 2026
CASE # BLDG-26-0010
CERTIFIED TRACKING NUMBER: 9489 0090 0027 6752 1266 98

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Parcel ID #: **32-21-30-2820-01-130**
Violation: **1350 PLACE VENDOME**
Location/Address: **WINTER PARK, FL 32789**
Property Owner/ Tenant: **AMC03 LLC**
Mailing Address: **1350 PLACE VENDOME**
City/ State/ Zip: **WINTER PARK, FL 32789**
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05/05/2026 13:34



05/05/2026 13:34





05/05/2026 13:35



04/21/2026 14:33



FACT SHEET

August 6, 2026

Case No: BLDG.-26-0010

Respondent:

AMC03 LLC
1350 PLACE VENDOME
WINTER PARK FL 32789

1. Address where violation exists: **1350 Place Vendome, Winter Park, FL 32789**
2. Parcel I.D. No.: **32-21-30-2820-01-130**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **4/21/2026, 5/5/2026, 6/8/2026, 6/29/2026, 7/2/2026, 7/8/2026, 7/14/2026, 7/21/2026.**
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: Construction and/ or alterations of installing a curb on the right-of-way without a permit.	CORRECTIVE ACTION REQUIRED: Contact the Public Work Department at 407-599-3233 to obtain all required permits. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple basic permit fee. Contact the safety and code	CODES CITED: Article ii. – Building Code; Sec.22-26. Short title.; Sec. 22-27. – Codes Adopted by Reference.; - Sec.109-4 Work commencing before permit issuance of the City of Winter Park building code. Sec. 109.4 work commencing before permit issuance any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of a triple the basic fee. This provision does not apply if the building
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	compliance officer with your intentions.	official determines that due to emergency work a delay would clearly have placed life or property in imminent danger. The payment of a triple fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extentions of time or waive fees when justifiable cause has been demonstrated in writing.
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Code Compliance Board

agenda item 8.a

item type

Staff Updates

meeting date

August 6, 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

August 6, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-26-0026 2440 Whitehall Cir., Winter Park, FL 32792 (Property Maintenance)

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

None



Code Compliance Board

agenda item 11.b

item type

Upcoming Agenda Items

meeting date

August 6, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-26-0204 514 Dunblane Dr., Winter Park, FL 32792 (Property Maintenance)

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

None