



Code Compliance Board Regular Meeting

Agenda

September 3, 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) 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**2. Swearing in of Witnesses****3. Consent Agenda**

- a. Minutes of August 6, 2026 4 Minutes

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

- a. CCB# PM-25-0204 514 Dunblane Dr., Winter Park, FL 32792-4617 10 Minutes

- b. CCB# N-26-0005 1695 Lee Rd., Unit D-104, Winter Park, FL 32789 10 Minutes

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

- a. LDC-26-0347 1009 Lake Bell Dr., Winter Park, FL 32789 (Trailer - In Compliance) 1 Minute

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

- a. PM-25-0130 209 Tyree Ln., Winter Park, FL 32792 (Property Maintenance) 1 Minute

- b. BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792 (Building - Illegal Fence) 1 Minute

agenda**estimated time**

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- | | | |
|----|--|----------|
| c. | TRP-2026-0119 151 N Orlando Ave., Winter Park, FL 32789 (Tree Appeal) | 1 Minute |
| d. | LDC-26-0342 2291 Glenwood Dr., Winter Park, FL 32792 (Tree Violation) | 1 Minute |
| e. | LDC-24-0039 961 Bonita Dr., Winter Park, FL 32789 (STR - Massey Hearing) | 1 Minute |

11. Adjournment



Code Compliance Board

agenda item 3.a

item type

Consent Agenda

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

Minutes of August 6, 2026

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

1. Draft Minutes CCB080626 - Revised & Amended by SRP



Code Compliance Board Regular Meeting Minutes

August 6, 2026, at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Wayne Johnson, Steve Heller, Paul Mandelkern, Kristen Matt, Carlos Diez-Arguelles

Absent

Melissa Blaney

Legal Representative for the City:

Assistant City Attorney Richard Geller

Others:

Zoron Wade, Digital Reporter for Esquire Deposition Solutions (for Case CCB#LDC-26-0006 only)

Staff Present

Building Official Gary Hiatt, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade, Sr. Public Works Inspector Jim Struckmeyer, Public Works Engineer Shannon Monahan, 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. Resignation of Position

Board Member Carlos Diez Arguelles offered his resignation as the Vice Chair, citing his inexperience. Board Member Steve Heller was nominated to replace him.

Resignation Vote:

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

Motion passed 5-0

Appointment of Steve Heller as Vice Chair:

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

Motion passed 5-0

3. Swearing in of Witnesses

Board Secretary Susan Pruchnicki swore in witnesses.

4. Consent Agenda

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

Wayne Johnson moved to approve the minutes as presented. Paul Mandelkern seconded the motion.

VOTE:

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

Motion passed 5-0.

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

None

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

a) CCB# BLDG-26-0006 2211 Azalea Place, Winter Park, FL 32789

Assistant City Attorney Richard Geller informed the Board that the attorney representing the Respondent was in attendance to request a continuance and should be heard before the case presentation.

Damon Chase, P.A., of 1525 International Parkway, Suite 4021, Lake Mary, FL 32746 approached the podium and identified himself as counsel for the Respondent, Joshua Katsur of 2211 Azalea Pl., Winter Park, FL 32789.

He stated that the notice instructed Mr. Katsur to contact the Building Department to apply for a permit for the Jet Ski lifts and confirmed that the permit application has been submitted and the owner is in the process of replacing the jet ski lifts with Davits. He requested a continuance until the work is complete.

Mr. Johnson asked the city if they had a position on the request. Mr. Geller replied that this request was made last minute, and Officer Porras added that she did not have an opportunity to discuss it with Mr. Geller. Mr. Geller left the decision up to the Board.

Mr. Chase offered documents supporting the permit application and drawings which will resolve the violation. These documents were provided to the recording secretary.

Building Official Gary Hiatt verified that the permit application is in process; however, the removal of the lifts does not require a permit. He stated this information was included in an email that was sent.

Mr. Chase stated that the current lifts were installed over 21 years ago as part of the original dock, which was permitted. He also stated that there are several boat docks nearby with jet ski lifts installed, and that none were permitted. He offered that he has photos, and that the lifts on this property were installed before Mr. Katsur purchased it. He stated that Dr. Chase, the complainant, was living there when the dock was built 21 years ago. He stated he had case law and that it was inappropriate for the city to approve something and then come back after two decades and say differently. He stated that Mr. Katsur is trying to fix it and can do so by doing exactly what was asked of him. The notice did not say "get a permit" before the hearing, but to "contact the Building Department to obtain a permit", which has been done. He reiterated that the current lifts will be replaced by Davits, which will be installed entirely on the dock. This will lift the jet skis onto the dock and is an upgrade to the current system. Mr. Chase again requested a continuance from the Board.

Mr. Johnson asked Mr. Chase to confirm that this was not for new work, but for work completed over 20 years ago. Mr. Chase stated that was correct and offered photographs to be entered for the record.

Ms. Matt expressed the desire to hear the city's case before reviewing any documentation offered by Mr. Chase.

Mr. Mandelkern asked Mr. Hiatt if he had an objection to a continuance until the permit application is resolved. Mr. Hiatt responded that he had no opinion, that it was up to the Board to decide. He added that the Board could hear the case or approve the continuance until September. Mr. Mandelkern made a motion to continue case BLDG-26-0006 until the respondent's application for the permit is approved or denied. The motion did not receive a second, so Mr. Johnson requested the city to present the case.

Officer Wade approached the podium and introduced himself. He then presented information on the owner, Joshua Katsur of 2211 Azalea Pl., Winter Park, FL 32789, as verified by Orange County official records. He stated the case was brought to the city by a citizen complaint.

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

Violation Description: Construction and/or alterations of jet ski lifts installed to the boat dock without a permit.

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 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 extensions of time or waive fees when justifiable cause has been demonstrated in writing.

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.

The initial inspection was conducted on March 12, 2026, where two lifts attached to the boat dock were observed.

Officer Wade then provided an email from Mr. Hiatt dated April 30, 2026, instructing him to proceed with issuing a citation to the owner. The complaint was sent to Mr. Hiatt for review because no permit was found for the lifts.

The Notice of Violation was issued and posted on May 22, 2026. A follow-up inspection was conducted on July 13, 2026, and no changes were observed. The Notice of Hearing was issued and posted on July 14, 2026. A follow-up inspection was conducted on August 6, 2026, before today's hearing; photos confirmed the lifts were still in use.

Officer Wade displayed a screenshot of the permit applied for. He stated for the record that per Gloria Eby, Director of the Lakes Department, the lifts do not meet the setback and require a variance from the Lakes Division Board. He provided a copy of the survey showing the location of the lifts.

Officer Wade informed the Board that an amended recommended motion was placed in the Board packets. He asked the Board if there were any questions.

Mr. Mandelkern asked Officer Wade to clarify if this was an existing lift or a new one. Officer Wade responded that no permits were found on file for the existing lifts, so there was no knowledge of when they were installed. Mr. Mandelkern then asked if it was the city's position that a permit is required for the lifts. Officer Wade responded yes. Mr. Mandelkern then inquired about the amended recommended motion that addresses the need for a variance, which is separate from a permit. Officer Wade confirmed that was correct and the variance would have to be issued by the Lakes Division Board.

Mr. Johnson asked where in the packet the permit information could be found. Officer Wade responded that this was not included in the packet because the variance has not been applied for. The permit application was submitted to the Building Department and is still in review.

Mr. Heller asked if the permit applied for was completely different and did not address the existing lifts. Officer Wade confirmed this, adding that a variance is required for the proposed modifications because they do not meet the setbacks.

Ms. Matt requested that Officer Wade display the permit screenshot again, which he did.

Mr. Johnson asked about the violation, citing "work commencing before permit issuance." Officer Wade responded that the jet ski lifts were installed on the boat dock without a permit. A permit has just applied for and is currently under review by the Building Department but also needs to be reviewed by the Lakes Board for approval of the variance for the new Davits, per Gloria Eby, the Director of the Lakes Division.

Mr. Heller stated that the only item in the Board's purview is to decide if the lifts were built without a permit and nothing else. Mr. Mandelkern added that is what was confusing. The city is requiring a permit application to be submitted, and it has been completed. Officer Wade confirmed this. Mr. Mandelkern asked again about the required variance and if it was included in the case. Officer Wade responded that was correct and that the variance was necessary to approve the permit application. Mr. Heller asked Officer Wade to confirm if the permitting was for the existing lifts, or something new. Officer Wade replied it was for something new.

Building Official Gary Hiatt addressed the Board, reminding them that they are only to consider the existing boat lifts. He stated that part of the scope of the permit the Respondent applied for is the removal of the lifts, which is the simple part of the case. He reiterated that a permit is not required to remove the existing lifts because they were not permitted to start with. Mr. Heller asked Mr. Hiatt if the current lifts were removed, the violation would be resolved. Mr. Hiatt replied yes, noting the current permit application will continue to move through the process.

Mr. Mandelkern again asked what the code violation was. Mr. Hiatt replied the jet ski lifts were installed without a permit being issued. Mr. Mandelkern asked about the variance; Mr. Hiatt responded it was not a part of the case being heard. Mr. Mandelkern questioned why the variance is included in the amended recommended motion.

Mr. Geller stated that he saw the amended motion just before the meeting started. He agreed that the wording in the motion was incorrect, that it should say "removal of the jet ski lifts". Mr. Johnson confirmed that no permit is required to do that. Mr. Geller stated that is what the Building Official said. Mr. Johnson stated that if the Respondent built the lift without a permit, the Board code impose a fine, but the argument is that the lifts existed when the Respondent purchased the property. Mr. Geller responded that it is up to the Board to decide whether there is a violation of the code. Mr. Mandelkern asked Mr. Geller what the code violation was. Mr. Johnson responded, "commencing work without a permit." Mr. Mandelkern stated that the code cited does not require a variance. Mr. Geller agreed and read the code aloud. Mr. Mandelkern argued about the wording of the recommended motion, and why the Board should consider the variance. Mr. Geller responded that the suggestion of the variance could be included in the order, but that it is up to the Board. Mr. Mandelkern countered that the motion required a permit, and the variance is part of the permit application, and questioned the Board's authority to order anything other than the permit.

Ms. Matt recommended changing the language in the recommended motion to remove the lifts within so many days of the hearing date. She felt that the jet ski lifts violate the code. Mr. Heller disagreed, offering that the lifts being installed to meet code was not in question, only that they were installed without a permit.

Mr. Chase returned to the podium and introduced himself again. He presented documents showing that the docks and lifts were installed before any homes were built. He stated that all of the docks built were inspected and passed with the jet ski lifts installed. He stated that the complainant had the same lifts installed on his dock and only recently replaced them. Mr. Chase stated that arguments between the two property owners instigated the complaint.

Mr. Chase presented the information on the new installation, noting that the existing lifts were antiquated. He informed the Board that he was retained two days before the hearing. He recognized the contractor for the new installation was present and brought details of the work to be approved with him. Mr. Chase stated that the new installation will not require a variance, as the Davits installed will be on the deck, not in the water. He added that once the new construction is approved, the existing lifts will be removed.

Mr. Chase displayed documents via the ELMO. Mr. Geller reminded Mr. Chase that all documents presented must be given to the recording secretary. He displayed the permit and drawings for Dr. Chase's dock, noting that no electrical or lifts were included. He then displayed the permit documents for the dock at 2211 Azalea Place, which included an application for electrical work. He displayed photographs of the dock with the installed lifts taken in 2005.

Mr. Chase retrieved his copy of the Notice of Hearing from the board secretary and displayed it for the Board. He read the description of the violation, "Construction or alterations of jet ski lifts mounted to the boat dock without a permit." He added that the respondent was at a disadvantage because of the lack of records.

He then read the compliance requirements, specifically "Contact the Building Department to obtain all required permits." He stated that the Building Department was contacted, and the permit applications have been submitted. He requested time for the permitting process and the new installation to be completed.

Finally, he presented CASTRO v. MIAMI-DADE COUNTY CODE ENFORCEMENT, 967 So.2d 230 (2007) for the record, which he felt was necessary to protect his client.

Mr. Johnson asked Mr. Chase when the Respondent acquired the property. Mr. Chase responded September 2005, as an LLC with his father. Mr. Heller asked for the date the dock was constructed. Mr. Chase replied May 2005. Mr. Mandelkern asked Mr. Chase to clarify that the description of the violation that the property owner received, "Construction and/or Alteration of jet ski lifts installed to the dock without a permit," is referring back to 2005 when the original dock was constructed and received a permit, but the city is now saying 21 years later that it is a code violation, and that this case doesn't relate to the planned modifications. Mr. Chase confirmed this.

Ms. Matt asked Mr. Chase for the date the permit was applied for. Mr. Chase responded July 21, 2026. Officer Porras confirmed this. Ms. Matt asked if the Respondent had begun removing the lifts. Mr. Chase responded no; that doing so would mess up the legal fight if this hearing goes the wrong way. He stated that if they are removed, they abandon the fight, and the Respondent should not have to abandon one right to pursue another. He stated that the lifts are not bothering anyone; they do not pose a health risk or a hazard and have been there for 21 years. He added again that the Respondent and the Complainant do not get along.

Mr. Mandelkern asked Mr. Chase if his position would be that, since July 21, 2026, his client has been in compliance. Mr. Chase responded yes.

Mr. Diez-Arguelles asked if the type of lifts installed is illegal in Winter Park. Mr. Hiatt responded that they are not generally illegal, provided they go through the review process and are permitted. Mr. Diez-Arguelles then asked if this type of lift could be installed today. Mr. Hiatt responded that any permit would go through the applicable departments for review.

Dr. Charles Chase of 2065 Venetian Way, Winter Park, FL 32789 approached the podium and introduced himself. He stated that his appearance was to support the city's case to remove the jet ski lifts. He stated that earlier this year he had a survey done showing that the jet ski lifts were installed at 2211 Azalea Place within 1 ½ feet of his property. He stated that because of ongoing issues with Mr. Katsur, he informed the city that it wasn't the first time Mr. Katsur did not apply for a permit for construction on his property. He stated he informed the city that there was a violation with the proximity of the jet ski lifts and the entire dock, which is within five feet of his property line.

Dr. Chase stated that there was a permit for the boat dock, but a letter of no objection was obtained, which is a requirement when building less than 10 feet from an adjacent property line.

Dr. Chase stated that he removed his jet ski lifts when he filed the complaint because he was not sure if his were compliant. He based his complaint on the permit application for 2211 Azalea Place, which did not include the jet ski lifts, and implied that they were installed much later.

He addressed the need for his permission for the dock and jet skis to be built within five feet of his property line, stating that if there was a conversation between himself and the previous owner of 2211 Azalea Place in 2003, nothing was put in writing. He stated he never gave permission to Mr. Katsur or the LLC that purchased the property in 2005 to install the dock or lifts within five feet of his property. He stated that he requested Officer Wade to search city records for a letter of objection from him, but none was found.

Dr. Chase stated that he felt he was being reasonable in only complaining about the jet ski lifts, given that the entire dock is located within 5 feet of his property. He stated that when Mr. Katsur found out about the complaint, he began sending threatening messages to neighbors, including himself. He informed the Board that he had copies of the messages and began to read them. Mr. Johnson interjected to remind Dr. Chase of the rules of the hearing to limit comments to the matter being discussed and refrain from personal attacks. Dr. Chase explained that there has been documented retribution from the Respondent for registering this complaint.

Mr. Johnson asked Dr. Chase to confirm that he was the property owner in 2003, and the Realtor, Mr. McNight, never approached him or asked for permission. Dr. Chase stated yes.

Dr. Elena Holak, 2065 Venetian Way, Winter Park, FL 32789, approached the podium and identified herself as Dr. Charles Chase's wife. She stated that she has never met Mr. Katsur, but he has sent her text messages containing derogatory comments about her and the city. Mr. Johnson reminded her of the meeting rules that only facts pertinent to the case will be heard. Dr. Holak felt the messages were relevant as there was content against the city. Ms. Matt suggested that if Dr. Holak wished to share this information with the public, she do so at the next City Commission meeting. Dr. Holak continued to speak about other violations and property damage allegedly caused by Mr. Katsur. Mr. Geller interjected, stating that prior violations would only be material and relevant if a violation was found and fines were assessed. He advised that at this stage it was not material. Mr. Johnson agreed, noting it would have to be the same matter. Dr. Holak responded that her testimony may not be material but felt it applied to the Respondent's character.

Mr. Hiatt addressed the Board, asking them to focus only on the violation involving the jet ski lifts. He stated the dock itself is not in question. Mr. Johnson stated that the Respondent's attorney could not locate the permit for the lifts, and asked Mr. Hiatt if it may have been lost or not imaged. Mr. Hiatt responded that the city has the same records as Mr. Chase. Those records do not indicate the lifts, only the boat dock, and there was a final inspection on it. Mr. Heller asked if the lifts were not there then, or if no one knew. Mr. Hiatt responded that the city has no records of the lifts.

BOARD DISCUSSION

Mr. Mandelkern reviewed the notice provided to the Respondent, and the compliance requirement is to contact the Building Department to obtain all required permits. He felt that testimony allowed the hearing to get off track with variances, estoppel, etc. He offered that in his view the Respondent has met the requirements of the notice.

Ms. Matt stated that she was in partial agreement with Mr. Mandelkern. She stated that if the application was made on July 21, 2026, and appeared in the permitting system with a date of July 29, 2026, that the Respondent was within the compliance date to avoid a hearing. Mr. Hiatt responded that the date on the application was when it was notarized. Ms. Matt thanked Mr. Hiatt for the clarification, stating that it would change her opinion because the application was submitted after the compliance date, and that due process was fair. She added that, in her opinion, the Board should not allow grandfather-type exceptions to code violations as it sets a bad precedent. She stated that other properties that may be in violation for the same issue could be brought to the city's attention, and also complaints about the dock should be presented in a separate case.

Mr. Geller asked the Board for permission to address the Estoppel case presented by the Respondent's attorney. He stated that Estoppel is when the government has stopped enforcing something because the other party has relied on, to its detriment, something the city had said or done. The Doctrine of Estoppel is only applied in exceptional circumstances. He added that Estoppel applied to governments is that it cannot be used to do something unlawful. He offered an example of development that is inconsistent with a future land use plan or zoning. He stated that if this case were found in violation, Estoppel could not be used to arrive at an illegal end.

Mr. Mandelkern asked if Estoppel was a defense or an argument for the respondent. Mr. Geller stated that he was only responding to the Estoppel argument presented by Mr. Chase. He stated that if the Board finds that the lifts were illegally built, an Estoppel does not get around an illegality.

Paul Mandelkern made the following motion:

From the evidence presented today, I move to find the Respondent, Joshua R. Katsur, Compliance Board Case #BLDG-26-0006, owner of 2211 Azalea Place, Winter Park, FL 32789, in compliance with the notice of violation presented to him by the city.

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 has applied to the City Building Department for a permit within the time frame required by the notice presented to him.

Mr. Johnson seconded the motion.

VOTE:

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

Motion passed 5-0.

Mr. Mandelkern offered an observation that, unfortunately, the Board was confined by the notice the city sent to the Respondent. He asked if there were other violations, if the case could be reconsidered. Mr. Geller responded that the Respondent must be advised of what the city wants them to do. He added that the case may have had a different outcome had the notice stated, "remove the jet ski lifts", but it didn't. Mr. Mandelkern clarified that if the city wished to pursue the case for a different violation or a different remedy, would it be brought as a new case, or would the Board reconsider this case? Mr. Geller responded that any Board member could vote to reconsider later today or at the next meeting. He said the permitting process will proceed, and we will see how things turn out. Mr. Heller thought the owner would likely apply for the variance and leave things the way they are; Mr. Geller agreed. Mr. Mandelkern stated that it is the Lakes Department and the Board of Adjustments' decision to grant the variance.

Mr. Diez-Arguelles asked why removing the lifts was not in the city order. Officer Wade said it was. Mr. Geller noted that the order did not specifically say "remove the jet ski lifts", only "remove and/or apply for a variance with the Lakes Division Board." He added that the notice itself made no reference to removing the lifts. Mr. Johnson reminded Mr. Diez-Arguelles that the Respondent does not know what the motion is until the hearing.

Mr. Heller addressed Dr. Chase, telling him that this case is not done. He felt it would come back before the Board, and the outcome would be different.

b) CCB# BLDG-26-0010 1350 PLACE VENDOME, WINTER PARK, FL 32789

Officer Wade returned to the podium and reintroduced himself. He presented information that AMC03 LLC, 1350 Place Vendome, Winter Park, FL 32789, was the property owner, as verified per Orange County records. He displayed screenshots from the Orange County Property Appraisers website and from SunBiz that contained the registered agent information.

He stated the violation was brought to Code Compliance by Jim Struckmeyer, Sr., Public Works Inspector for the City of Winter Park.

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

VIOLATION DESCRIPTION: Construction and/or alterations, specifically building a curb on the right-of-way without a permit.

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 Land Development 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 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 extensions of time or waive fees when justifiable cause has been demonstrated in writing.

CORRECTIVE ACTION REQUIRED: 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.

Officer Wade stated the initial inspection was conducted April 26, 2026. A white concrete curb was installed along the right-of-way. A follow-up inspection was conducted on May 5, 2026; the curb was still present, and no permit application was submitted. A Notice of Violation was posted on the property. A Notice of Hearing was posted on June 8, 2026.

Follow-up inspections were conducted on June 29, 2026, July 2, 2026, July 8, 2026, July 21, 2026, July 28, 2026, and August 6, 2026. The curb remained on the right-of-way.

Officer Wade displayed a screenshot from the Permitting Self-Service Portal confirming that no permit application had been submitted or approved.

Mr. Heller asked for clarification that it was the entire curb, not just the segmented portion. Officer Wade responded yes and introduced Mr. Struckmeyer from Public Works to provide additional information.

Jim Struckmeyer introduced himself as the Senior Engineering Inspector in Public Works for the City of Winter Park. He stated that he has dealt with the resident of the property on other permitted issues on her site. He stated that he informed them that the curb would not be allowed before it was installed. He explained to the Board that there is no drainage, that there are no structures, and very little conveyance in the road. He stated he could understand why someone would want a curb, but it causes problems for other properties by displacing water. He stated there was not a permit application received and it would not have been approved.

Mr. Heller asked Mr. Struckmeyer if they wanted the curb removed. He responded that it has to be removed. No one on the street has curbs. He stated that because of this, he received a request for a curb from another resident.

Ms. Margaret Leavitt of 1350 Place Vendome, Winter Park, FL 32789 approached the podium and identified herself as the resident of the property. She stated that when she purchased the home in November 2024, there were stacked railroad ties along the street so the water would continue to flow down. She stated that water puddles in front of her house and in the driveway if it rains and when the neighbors irrigate their lawn. She stated she has to walk through water to get her mail. She offered pictures of what was installed prior to her purchasing the property. She stated that the railroad ties were rotted and infested with insects, so she had them removed. She stated she had Middlesex Asphalt come out to inspect the street to see what could be done to fix the water pooling in front of her property. They said that because there was no drainage, there was no solution, as she was in a low-lying area.

She stated that she wanted to do the right thing, so she contacted the city, Commissioners, and City Manager Randy Knight. She stated that they sent a surveyor who also told her she is in a low-lying area, which is why the water pools. She stated someone was to get back with her, but no one has in over a month, so she doesn't know what else to do. She wants to do the right thing, but because of the water pooling, she can't get her mail or walk her dog without getting her feet wet.

Mr. Struckmeyer responded, stating that the city is still surveying to see what can be done to get water moving down the street, adding that the installed curb does nothing to move the water east or west. The water needs to go west, and the curb doesn't allow that. He stated that until the asphalt is reworked, if it can be done, the problem will continue.

Mr. Heller asked Mr. Struckmeyer if Public Works is actively working on the street. Mr. Struckmeyer replied yes, that a determination has not been made yet.

Mr. Diaz-Arguelles asked Ms. Leavitt if she was aware of the low-lying area when she purchased the home. She replied yes. He stated that he had seen French drains installed. Mr. Struckmeyer said the low-lying area is in the asphalt. Mr. Diez-Arguelles asked Ms. Leavitt whether the water entered her driveway; she said yes. Mr. Struckmeyer stated somewhat, but that the driveway is very low, was installed that way, and is much lower than it should be.

Mr. Heller asked about the pad being repoured. Mr. Struckmeyer stated it is brick pavers, and that she could go in 15-20 feet and raise it. Ms. Leavitt responded that even if she did that, the engineers told her the water would still be at the base of the driveway. Mr. Struckmeyer responded that it would keep the water out of her driveway, but it would still be in the street. He stated the asphalt needs to be reworked to get the water moving away from her property. He stated that the city needs to get the water to move all the way to Temple Drive; however, work is needed on Temple Drive to receive more water.

Mr. Mandelkern asked if the Respondent were to apply for a permit, if it would be denied. Mr. Struckmeyer said yes. Ms. Leavitt stated that the way the previous owner had the railroad ties installed, water moved down the street some, and without the installed curb, it would flood her entire front yard. Mr. Heller responded that this is what is supposed to happen. Mr. Struckmeyer confirmed this, stating that that was how it was designed. He explained that there is a crown in the road, and it was designed so that water would flow into the grass slowly, so it didn't cause problems for the homeowners. Installing the curb doesn't solve the problem; it only forces the water to flow somewhere else instead of being absorbed.

Ms. Leavitt stated that the streets around her all have curbs on both sides, and that there is a median in the middle of Place Vendome. She stated that the water is causing her driveway to sink. Mr. Johnson observed that if curbs were installed, they could cause the street to flood. Mr. Struckmeyer stated that there has to be a continuous fall to Temple Drive.

Shannon Monahan, a Stormwater Management Engineer for the city, introduced herself. She stated that two conversations were happening. One is the violation of performing work in the right-of-way without a permit, and the work was done for the reasons Ms. Leavitt described. If a permit was applied for, it would be denied for the reasons Mr. Struckmeyer described. Ms. Monahan stated that if Ms. Leavitt approached the city with a proposal that was acceptable to the City Engineer and Public Works to resolve the issue, it would be something that could be discussed. As it is, the vertical curb is not an appropriate resolution.

Ms. Monahan addressed recommending French drains to lower the water table. She said that would definitely help. Installing a ribbon curb to grade the water from that area of the right-of-way into a swale could work. Revising the grade on her apron where the puddling is would also work. She stated at the end of the day, because of the grading on the entire road, Ms. Leavitt is in a low spot. The water would need to get into the yard and seep into the ground to be the ultimate resolution.

Ms. Leavitt responded that she has spoken with engineers about doing the French drains, and they said that wouldn't work, that the pooling would still occur because of the crown in the road. She stated that Mr. Struckmeyer told her the same.

Ms. Monahan stated the water needed to flow either into the driveway and then into the curb line where it could potentially be regraded into a swale back onto the property, or it would need to flow in front of the neighbor's property. Moving the water downstream, which the vertical curb does, is not acceptable.

Mr. Heller asked if the city had performed a study on the street to see what they could do to alleviate the problem. Ms. Monahan said yes, and that nothing has been concluded yet. She said the drainage in the area flows east to west, so everything goes toward Temple Dr. She added that flash flooding notoriously occurs on Temple Dr. when it rains. She stated that it is undersized and under capacity, and the city has this in their five-year CIP to redo all of the drainage on Temple Dr. She stated she is hesitant to do anything to improve drainage upstream, adding that Temple Dr. couldn't take more water than it currently does.

Ms. Leavitt stated there are no drains on Place Vendome. Ms. Monahan responded that water currently "sheet flows" to Temple Dr., and installing a vertical curb would increase the speed and the amount of water flowing to Temple Dr.

BOARD DISCUSSION

Mr. Mandelkern stated that the city is asking for the Respondent to contact the Public Works Department to obtain all required permits, and the Board has heard testimony that a permit application would be denied. There is nothing in the motion that says removal of the installed curb. He asked Mr. Geller if the Board could go beyond what the notice of violation contains. Mr. Geller responded that it would be much clearer for the record if the notice required the removal of the curb; however, under Chapter 162, the Board is empowered to enter whatever order is necessary to bring the property into compliance since there was due process in the sense that the notice says the curb was installed without a permit. He offered that putting the two together - that she received notice of what the violation was, and the Board's inherent authority under Chapter 162 to enter an order that affects code compliance. He stated this is not like the last case where a permit was actually applied for.

Mr. Johnson allowed Ms. Leavitt to speak. She stated that she asked the person who installed the curb if a permit had to be pulled, and they told her no. Mr. Johnson replied that happens, but as the property owner, she was responsible.

Ms. Matt made the following motion:

From the evidence presented today, I move to find the Respondent, AMC03 LLC, Compliance Board Case #BLDG-26-0010, owner of 1350 Place Vendome, Winter Park, FL 32789, 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.

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 remove the vertical curb on the right-of-way within 45 days of this hearing. 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 September 20, 2026.

Steve Heller seconded the motion.

VOTE:

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

Motion passed 5-0.

Ms. Porras informed Ms. Leavitt that she would receive the written order in the mail.

6. Non-Action Items

None

7. Staff Updates

None

8. City Attorney Reports

None

9. Board Comments:

None

10. Upcoming Agenda Items

Officer Porras informed the Board that there are currently four cases for next month; one is a Tree Appeal.

Mr. Johnson asked Officer Porras if there was any news on the new Board Member; Officer Porras said no, that the City Clerk would make that decision. Mr. Geller suggested waiting on the training video until a new Board Member is chosen. Officer Porras stated that per the City Clerk, it had to be done today because it had already been pushed back once.

Mr. Johnson requested a five-minute break before the training.

11. City Clerk Board Training Video

The training video was presented to attending Board Members. There were technical issues while playing the entire video. Officer Porras told the Board that she would send the link to everyone.

12. Adjournment

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

VOTE:

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

Motion passed, 5-0. The meeting was adjourned at 5:01 PM.

ATTEST:

Approved by the board on September 3, 2026.

/s/ Susan Pruchnicki, Board Secretary



Code Compliance Board

agenda item 5.a

item type

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

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance Manager

subject

CCB# PM-25-0204 514 Dunblane Dr., Winter Park, FL 32792-4617

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

1. PM-25-0204 Agenda Packet

514 Dunblane Dr 09-22-30-4130-03-140

Name(s):
SMITH JUNE H LIFE ESTATE
REM: LEE ALLEN PEACOCK

Physical Street Address:
514 Dunblane Dr

Property Use:
0100 - Single Family

Mailing Address On File:
514 Dunblane Dr
Winter Park, FL 32792-4617

Postal City and Zip:
Winter Park, FL 32792

Municipality:
Winter Park



514 DUNBLANE DR, WINTER PARK, FL 32792 4/26/2024 11:25 AM

[Incorrect Mailing Address?](#)

[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

KENILWORTH SHORES SECTION THREE U/27 LOT 14 BLK C

Total Land Area

9,754 sqft (+/-) | 0.22 acres
(+/-)

GIS Calculated

Notice

Land

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

« « » »

Page 1 of 1 (Total Records: 1)

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:
1 - Single Fam Residence
Actual Year Built:
1956
Gross Area:
1936 sqft
Type Code:
0103 - Single Fam Class Iii
Beds:
3
Living Area:
1558 sqft
Building Value:
Working Value...
Baths:
2.5
Exterior Wall:
Conc/Cindr
Estimated New Cost:
Working Value...
Floors:
1
Interior Wall:
Plastered

Extra Features

Description	Date Built	Units	Xfob Value
Shed - Null	01/01/1956	1 Unit(s)	Working Value...

SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

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

SMITH JUNE H LIFE ESTATE
REM: LEE ALLEN PEACOCK
514 DUNBLANE DR
WINTER PARK, FL 32792-4617

Account Number: 287927

Assessed Value: 156,579

Millage Code: 6 WP

Parcel Number: 09-22-30-4130-03140

Address: 514 DUNBLANE DR, □ Winter Park, □ 32792

Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD, LIM

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	156,579	30,000	126,579	3.2010	405.18
CAPITAL OUTLAY	156,579	30,000	126,579	1.5000	189.87
CRITICAL OPERATING	156,579	30,000	126,579	1.0000	126.58
DISCRETIONARY OPERATING	156,579	30,000	126,579	0.7480	94.68
CNTY-CAPITAL PROJECT	156,579	105,722	50,857	0.2250	11.44
CNTY-GENERAL REVENUE	156,579	105,722	50,857	4.0441	205.68
CNTY-PARKS & RECREAT	156,579	105,722	50,857	0.1656	8.42
CITY OF WINTER PARK	156,579	105,722	50,857	4.0923	208.12
WINTER PARK DEBT 2017	156,579	55,722	100,857	0.2062	20.80
ST JOHNS RIVER WTR MGMT DIST	156,579	55,722	100,857	0.1793	18.08

Total Millage:	15,3615	Subtotal:	\$1,288.85
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NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Total Amount Due:
5110 WINTER PARK STM	407-599-3381	183.12	
			Subtotal: \$183.12

Subtotal:	\$183.12
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Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:	\$1,471.97
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Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com.

Payments not received by March 31st are delinquent

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

287927

514 DUNBLANE DR

KENILWORTH SHORES SECTION

09-22-30-4130-03140

Make checks payable to:
Scott Randolph, Tax Collector

SMITH JUNE H LIFE ESTATE
REM: LEE ALLEN PEACOCK
514 DUNBLANE DR
WINTER PARK, FL 32792-4617

Paid By LEE ALLEN PEACOCK
Receipt # 1012-26-0095816: 05/19/2026

\$1,561.13

PO Box 545100
Orlando FL 32854-5100

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



Prepared by:
Eric A. Lanigan, Esq.
831 W. Morse Blvd.
Winter Park, FL 32789

Return to:
June H. Smith
514 Dunblane Dr.
Winter Park, FL 32792

Parcel Identification No. 09-22-30-4130-03-140

DOC# 20200546897
10/20/2020 09:37:41 AM Page 1 of 1
Rec Fee: \$10.00
Deed Doc Tax: \$0.70
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: LANIGAN LANIGAN PL



WARRANTY DEED OF REMAINDER INTEREST

This Warranty Deed, executed the 30th day of September, 2020, by June H. Smith, a single woman, hereinafter called the grantor, to Lee Allen Peacock, whose post office address is 514 Dunblane Drive, Winter Park, FL 32792, hereinafter called grantee.

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

Witnesseth, that the grantor retains ownership unto herself of all of the below-described real property for so long as she shall be alive and, for and in consideration of the sum of \$10.00, and other good consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and conveys unto the grantee all of the remainder interest in and to all that certain land situate in the Orange County, Florida, viz:

Lot 14, Block C, KENILWORTH SHORES SECTION THREE, according to the Plat thereof, as recorded in Plat Book U, Page 27, of the Public Records of Orange County, Florida.

Subject to all easements, restrictions and reservations of record, if any, the mention of which herein shall not operate to reimpose the same.

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 the remainder interest in 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.

In Witness Whereof, the grantor has signed and sealed these presents the day and year first above written.

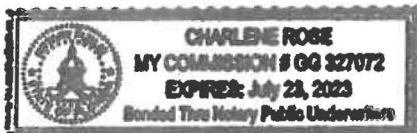
Signed, sealed and delivered in the presence of:

Print Name: ERIC A. LANIGAN

Print Name: Charlene Rose

STATE OF FLORIDA
COUNTY OF ORANGE

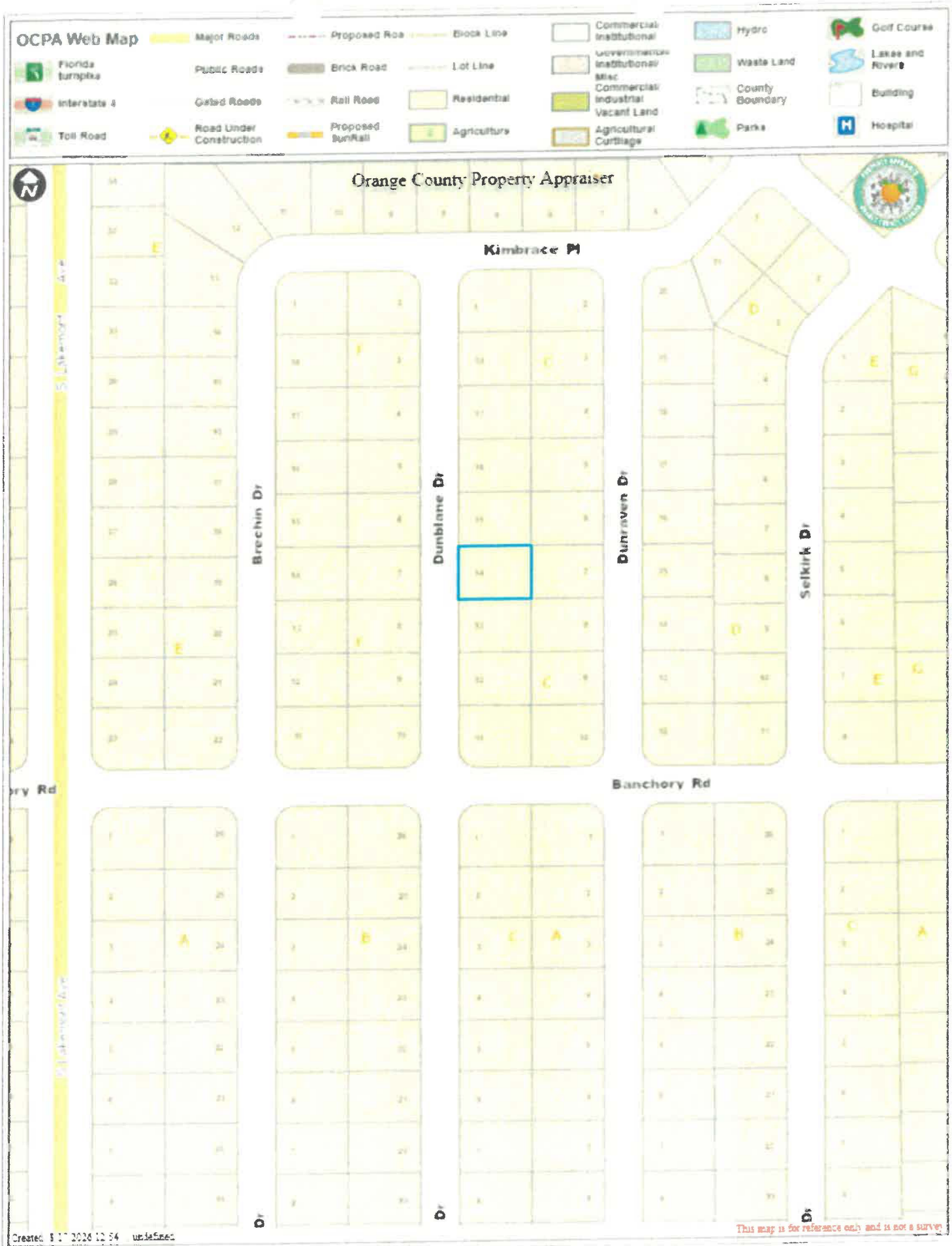
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 30 day of September 2020, by June H. Smith, [] who is personally known to me or [] who produced the following identification: FLA. DR. LIC., and an oath was not taken.



June H. Smith

June H. Smith
514 Dunblane Dr.
Winter Park, FL 32792

Charlene Rose
Print Name: Charlene Rose
Notary Public



FACT SHEET

September 3, 2026

Case No: PM-25-0204

Respondents:

JUNE H. SMITH LIFE ESTATE
REM: LEE ALLEN PEACOCK
514 DUNBLANE DR.
WINTER PARK, FL 32792-4617

1. Address where violation exists: **514 Dunblane Drive, Winter Park, FL 32792**
2. Parcel I.D. No.: **09-22-30-4130-03-140**
3. Property Zone: **WP-R-1A**
4. Inspection(s): **10/09/2025, 12/02/2025, 12/19/2025, 01/08/2026, 01/21/2026, 02/16/2026, 02/25/2026, 03/12/2026, 03/27/2026, 04/08/2026, 04/23/2026, 05/27/2026, 06/10/2026, 06/30/2026, 07/09/2026, 07/23/2026, 08/07/2026, 08/17/2026, 08/24/2026.**
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
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION: Open storage of materials such as: discarded tarps, cardboard, plastic storage containers, plastic water jug, ladders, trolleys, old lumber, plastic bags, and other discarded articles. Staining from the elements on the fascia. The front gutter on the carport is loose and not securely attached to the structure. Mildew staining on the fascia.	CORRECTIVE ACTION REQUIRED: Remove all items from plain view. All exterior property and premises shall be maintained in clean, safe and sanitary condition. Remove staining from the fascia apply protective treatment. The front gutter on the carport must be properly re-secured to the building using appropriate fasteners.	CODES CITED: Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, Sec 304.2 Protective Treatment, And Sec 304.7 Roofs and Drainage of the International Property Maintenance Code.
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CODES CITED

Violation Detail

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

Violation Detail

SEC 302.1 SANITATION & STORAGE

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, discarded refrigerators, stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of

such person for a period of more than five days.

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.

Violation Detail

SEC 304.2 PROTECTIVE TREATMENT

Violation Description

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Violation Detail

SEC 304.7 ROOFS AND DRAINAGE.

Violation Description

SEC. 304.7 Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free of obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

CASE NO.: **PM-26-0204**

City of Winter Park
Petitioner,

vs.

SMITH JUNE H LIFE ESTATE
REM: LEE ALLEN PEACOCK
514 DUNBLANE DR.
WINTER PARK, FL 32792-4617
Respondents, _____ /

AFFIDAVIT OF POSTING

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Hearing, scheduled for September 3, 2026, on the property located at **514 DUNBLANE DR.** on this **17th day of August 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

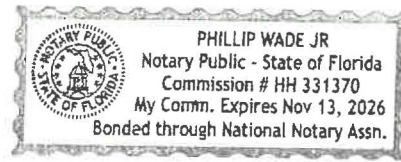
DATED this **17th day of August 2026**


Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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


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





ALERT: HURRICANE LALA IN HAWAII, SEVERE WEATHER IN THE UPPER MIDWEST AND OHIO ...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9489009000276818422672

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

Latest Update

Your item was delivered to an individual at the address at 1:18 pm on August 13, 2026 in WINTER PARK, FL 32792.

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

Feedback

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

August 13, 2026 1:18 PM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER

August 12, 2026 10:09 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER

August 11, 2026 9:33 PM

[Hide Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)[Text & Email Updates](#)

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

Case No: PM-25-0204

CITY OF WINTER PARK,

Petitioner,

vs.

JUNE H. SMITH LIFE ESTATE
REM: LEE ALLEN PEACOCK
514 DUNBLANE DR.
WINTER PARK, FL 32792-4617

Respondents.

**AMENDED NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violations of City Code Chapter/Section: **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, Sec 304.2 Protective Treatment, And Sec 304.7 Roofs and Drainage of the International Property Maintenance Code.**
2. Address where violation(s) exists: **514 Dunblane Drive, Winter Park, FL 32792.**

3. Parcel I.D. No.: **09-22-30-4130-03-140**
4. Property Zone: **WP-R-1A**
5. Legal Description: **KENILWORTH SHORES SECTION THREE U/27 LOT 14 BLK C**
6. Names and address of owner/person in charge of location where violation exists: **June H. Smith Life Estate REM: Lee Allen Peacock– 514 Dunblane Drive, Winter Park, FL 32792-4617**
7. Description of Violations: **OPEN STORAGE OF MATERIALS SUCH AS: DISCARDED TARPS, CARDBOARD, PLASTIC STORAGE CONTAINERS, PLASTIC WATER JUG, LADDERS, TROLLEYS, OLD LUMBER, PLASTIC BAGS, AND OTHER DISCARDED ARTICLES. STAINING FROM THE ELEMENTS ON THE FASCIA. THE FRONT GUTTER ON THE CARPORT IS LOOSE AND NOT SECURELY ATTACHED TO THE STRUCTURE. MILDEW STAINING ON THE FASCIA.**
8. Compliance Requirements: **REMOVE ALL ITEMS FROM PLAIN VIEW. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN CLEAN, SAFE AND SANITARY CONDITION. REMOVE STAINING FROM THE FASCIA APPLY PROTECTIVE TREATMENT. THE FRONT GUTTER ON THE CARPORT MUST BE PROPERLY RE-SECURED TO THE BUILDING USING APPROPRIATE FASTENERS.**

Compliance Date to avoid hearing: **August 17, 2026**

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

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

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

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

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

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

Dated this: 10th day of August 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: **June H. Smith Life Estate REM: Lee Allen Peacock – 514 Dunblane Drive, Winter Park, FL 32792-4617**

Certified Mail: 9489 0090 0027 6818 4226 72



Christina Busch
Code Compliance Officer

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

CODES CITED

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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

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

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, discarded refrigerators, stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five days.

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep

the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.

SEC 304.2 PROTECTIVE TREATMENT

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

SEC 304.7 ROOFS AND DRAINAGE.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free of obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

CASE NO.: **PM-25-0204**

City of Winter Park
Petitioner,

vs.

SMITH JUNE H LIFE ESTATE
REM: LEE ALLEN PEACOCK
514 DUNBLANE DR.
WINTER PARK, FL 32792-4617
Respondent, _____ /

AFFIDAVIT OF POSTING

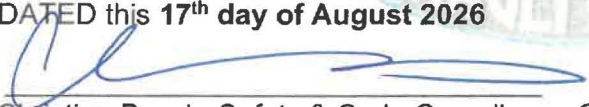
STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Violation on the property located at 514 DUNBLANE DR. on this **3rd day of June 2026**.
3. That the attached picture document is proof of the posting.

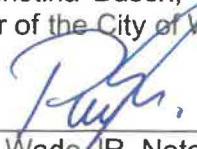
FURTHER AFFIANT SAYETH NOT

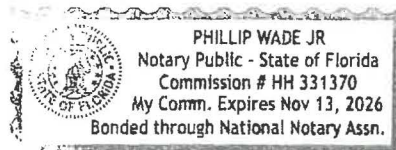
DATED this **17th day of August 2026**

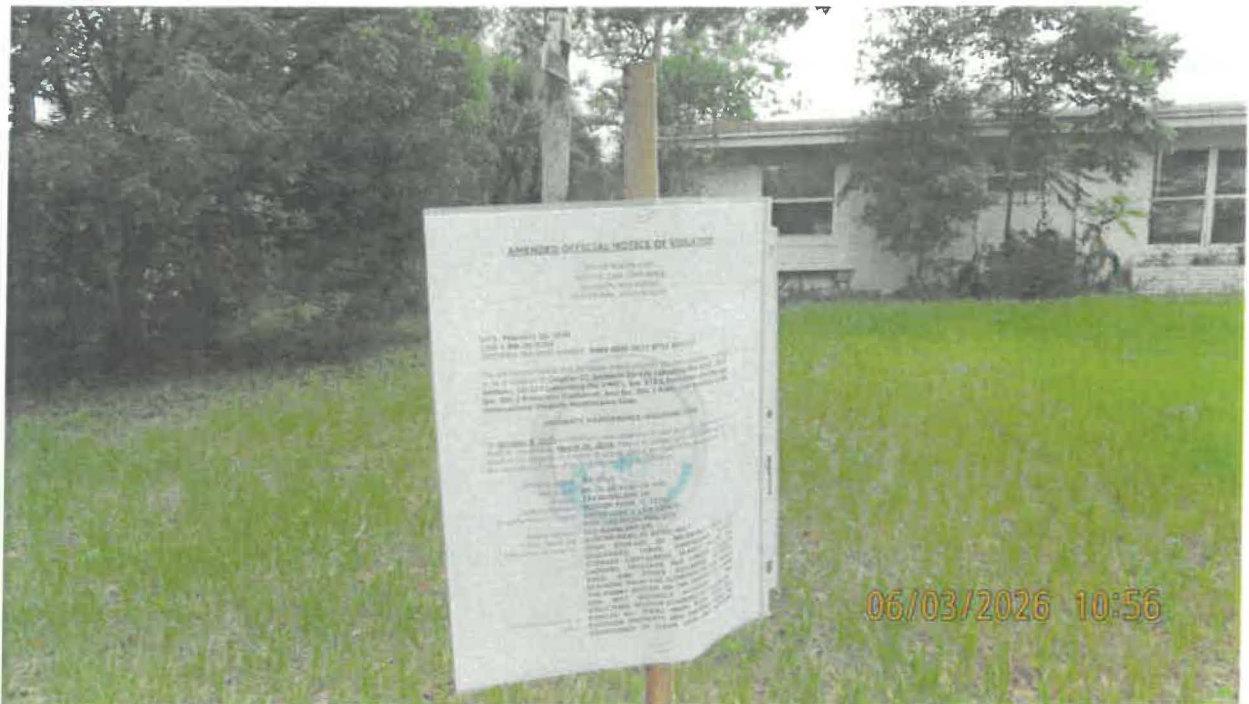

Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

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


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





USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489009000276751591237

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 1:17 pm on March 2, 2026 in WINTER PARK, FL 32792.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

WINTER PARK, FL 32792

March 2, 2026 1:17 PM

Arrived at USPS Facility

LAKE MARY FL DISTRIBUTION CENTER

March 1, 2026 9:47 PM

Arrived at USPS Facility

ORLANDO FL DISTRIBUTION CENTER

February 27, 2026 9:50 PM

Hide Tracking History

Feedback

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

Text & Email Updates



AMENDED OFFICIAL NOTICE OF VIOLATION

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

DATE: **February 26, 2026**

CASE # **PM-25-0204**

CERTIFIED TRACKING NUMBER: **9489 0090 0027 6751 5912 37**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the IPMC, 2021 edition), 22-177 (amending the IPMC), Sec 302.1 Sanitation and Storage, Sec 304.2 Protective Treatment, And Sec 304.7 Roofs and Drainage of the International Property Maintenance Code.**

PROPERTY MAINTENANCE/BUILDING CODE

On **October 9, 2025** a Violation(s) was observed on your property. The violation(s) must be corrected by **March 26, 2026**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **WP-R-1A**
Parcel ID#: **09-22-30-4130-03-140**
Violation: **514 DUNBLANE DR.**
Location/Address: **WINTER PARK, FL 32792**
Property Owner/ Tenant: **SMITH JUNE H LIFE ESTATE**
REM: LEE ALLEN PEACOCK
Mailing Address: **514 DUNBLANE DR.**
City/ State/ Zip: **WINTER PARK, FL 32792-4617**
Description of Violation: **OPEN STORAGE OF MATERIALS SUCH AS: DISCARDED TARPS, CARDBOARD, PLASTIC STORAGE CONTAINERS, PLASTIC WATER JUG, LADDERS, TROLLEYS, OLD LUMBER, PLASTIC BAGS, AND OTHER DISCARDED ARTICLES. STAINING FROM THE ELEMENTS ON THE FASCIA. THE FRONT GUTTER ON THE CARPORT IS LOOSE AND NOT SECURELY ATTACHED TO THE STRUCTURE. MILDEW STAINING ON THE FASCIA.**
Corrective action to be taken: **REMOVE ALL ITEMS FROM PLAIN VIEW. ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN CLEAN, SAFE AND SANITARY**

CONDITION. REMOVE STAINING FROM THE FASCIA APPLY PROTECTIVE TREATMENT. THE FRONT GUTTER ON THE CARPORT MUST BE PROPERLY RE-SECURED TO THE BUILDING USING APPROPRIATE FASTENERS. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.

Officer Name: **BUSCH, CHRISTINA**
407-599-3382

cbusch@cityofwinterpark.org

Appeal Process

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

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

Violation Detail

PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

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

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

Sec. 22-177. - Amendments.

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Violation Detail

SEC 302.1 SANITATION & STORAGE

Violation Description

SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

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Violation Detail

SEC 304.2 PROTECTIVE TREATMENT

Violation Description

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-

resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

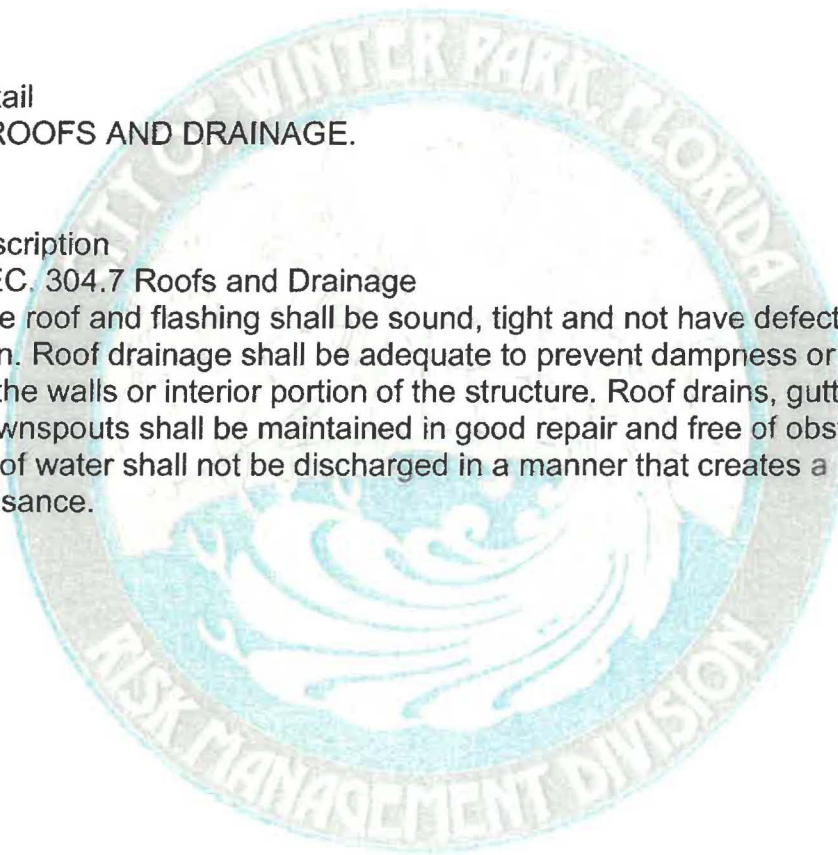
Violation Detail

SEC 304.7 ROOFS AND DRAINAGE.

Violation Description

SEC. 304.7 Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free of obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.





SAFETY & CODE compliance

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

February 25, 2026

Smith June H. Life Estate
Rem: Lee Allen Peacock
514 Dunblane Dr.
Winter Park, FL 32792-4617

Case #: PM-25-0204

RE: 514 Dunblane Drive, Winter Park, FL 32792

Dear Resident,

Due to the improvements made to the property in addressing the cited items, I will be postponing your case from the upcoming March Code Compliance Board hearing.

Please note that if full compliance has not been achieved prior to the next review, the property will be scheduled for a future Code Compliance Board date to allow for further consideration.

Thank you for your continued efforts toward bringing the property into compliance.

If you feel you have received this correspondence in error or desire to discuss this matter further, please do not hesitate to contact the City at (407) 599-3600.

Respectfully,

Christina Busch
Safety and Code Compliance Officer



08/17/2026 10:56







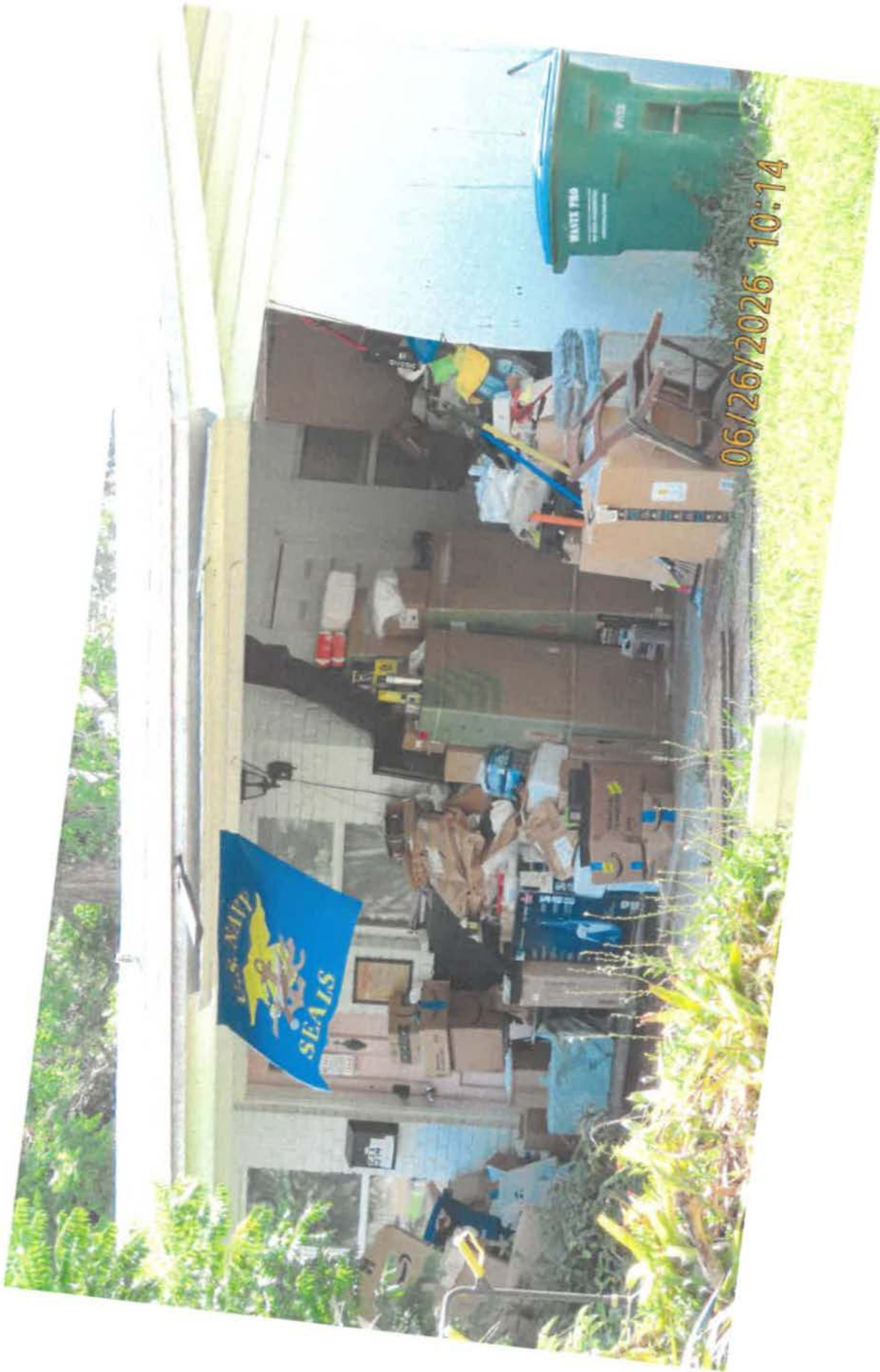










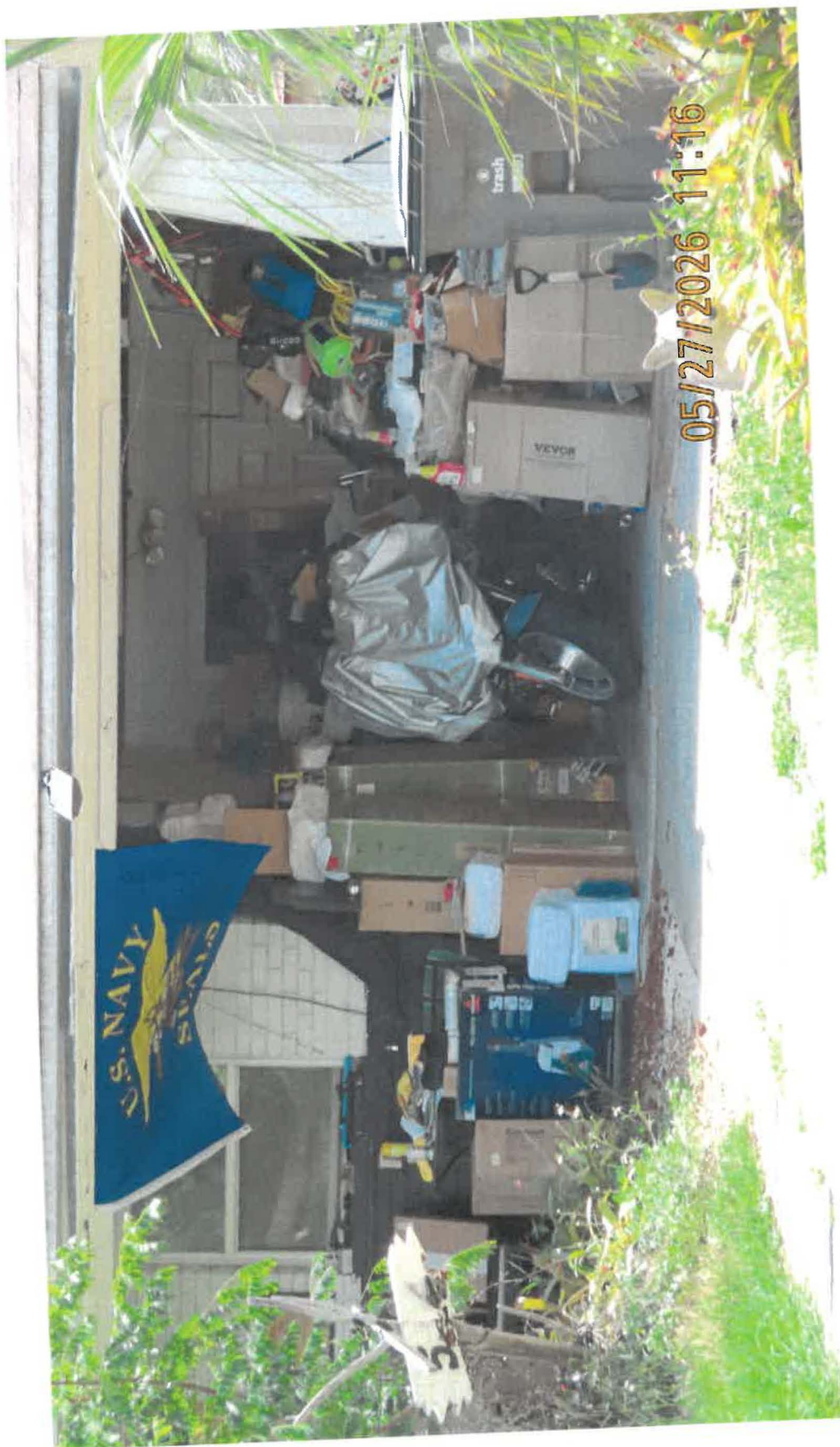












































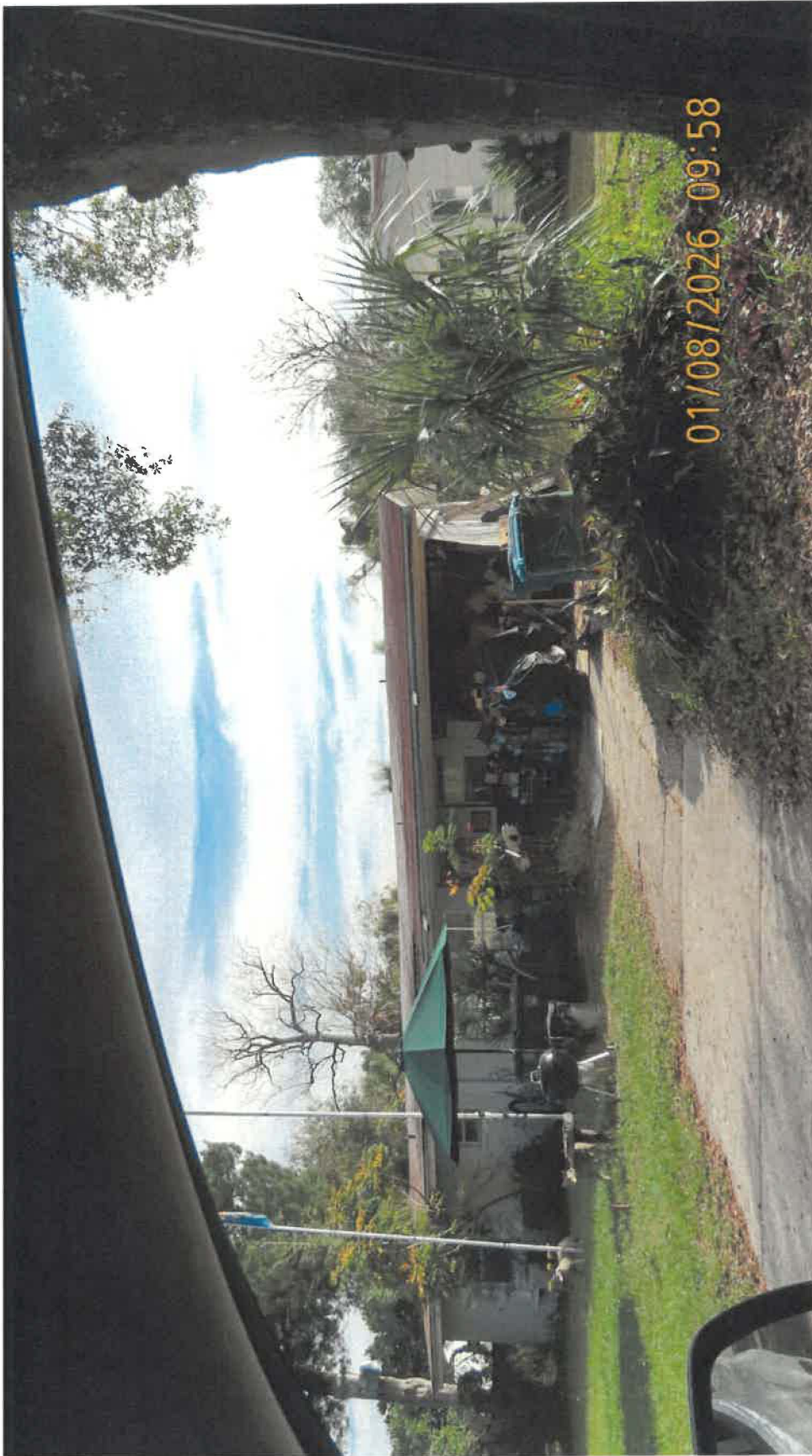






































Code Compliance Board

agenda item 5.b

item type

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

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

CCB# N-26-0005 1695 Lee Rd., Unit D-104, Winter Park, FL 32789

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

1. N-26-05 Agenda Packet

1695 Lee Rd Unit D104 01-22-29-9046-04-104

Name(s):

RODRIGUEZ MARIBEL

Physical Street Address:

1695 Lee Rd Unit D104

Property Use:

0400 - Condo-residential

Mailing Address On File:

1695 Lee Rd Apt D104

Winter Park, FL 32789-2231

[Incorrect Mailing Address?](#)

Postal City and Zip:

Winter Park, FL 32789

Municipality:

Winter Park



292201904604104 10/08/2012

[Upload Photos](#)

Property Name:

Waterfall Cove At Winter Park Condo

[View 2025 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)



[MARKET STATS](#)



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

WATERFALL COVE AT WINTER PARK CONDOMINIUM 8521/1299 UNIT D104

Land

There are no land lines associated to this parcel.

Building

[View Winter Park Permits](#)



[More Details](#)

Model Code:

8 - Condominium

Actual Year Built:

1966

Gross Area:

881 sqft

Type Code:

0400 - Condo-Residential

Beds:

2

Living Area:

881 sqft

Building Value:

Working Value...

Baths:

1

Exterior Wall:

Com.Brick

Estimated New Cost:

Working Value...

Floors:

0

Interior Wall:

Drywall

« « ☐ » »

Page 1 of 1 (Total Records:1)

Extra Features

There are no extra features associated to this parcel.



ORANGE COUNTY TAX COLLECTOR

SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

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

RODRIGUEZ MARIBEL
1695 LEE RD APT D104
WINTER PARK, FL 32789-2231

Account Number: 169360

Assessed Value: 32,183

Millage Code: 6 WP

Parcel Number: 01-22-29-9046-04104

Address: 1695 LEE RD UNIT D104, □ Winter Park, □ 32789

Exemptions: HOMESTEAD

AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	32,183	25,000	7,183	3.2010	22.99
CAPITAL OUTLAY	32,183	25,000	7,183	1.5000	10.78
CRITICAL OPERATING	32,183	25,000	7,183	1.0000	7.18
DISCRETIONARY OPERATING	32,183	25,000	7,183	0.7480	5.37
CNTY-CAPITAL PROJECT	32,183	25,000	7,183	0.2250	1.62
CNTY-GENERAL REVENUE	32,183	25,000	7,183	4.0441	29.04
CNTY-PARKS & RECREAT	32,183	25,000	7,183	0.1656	1.19
CITY OF WINTER PARK	32,183	25,000	7,183	4.0923	29.39
WINTER PARK DEBT 2017	32,183	25,000	7,183	0.2062	1.48
ST JOHNS RIVER WTR MGMT DIST	32,183	25,000	7,183	0.1793	1.29

Total Millage:	15.3615	Subtotal:	\$110.33
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NON-AD VALOREM ASSESSMENTS

Levy	Authority	Phone	Amount
5110	WINTER PARK STM	407-599-3381	105.28
			Subtotal:
			\$105.28

Subtotal:	\$105.28
-----------	----------

Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:	\$215.61
--	-----------------

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

Payments not received by March 31st are delinquent

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

169360
1695 LEE RD UNIT D104

SELECT PORTFOLIO SERVICING INC.

WATERFALL COVE AT WINTER PARK
01-22-29-9046-04104

Make checks payable to:
Scott Randolph, Tax Collector

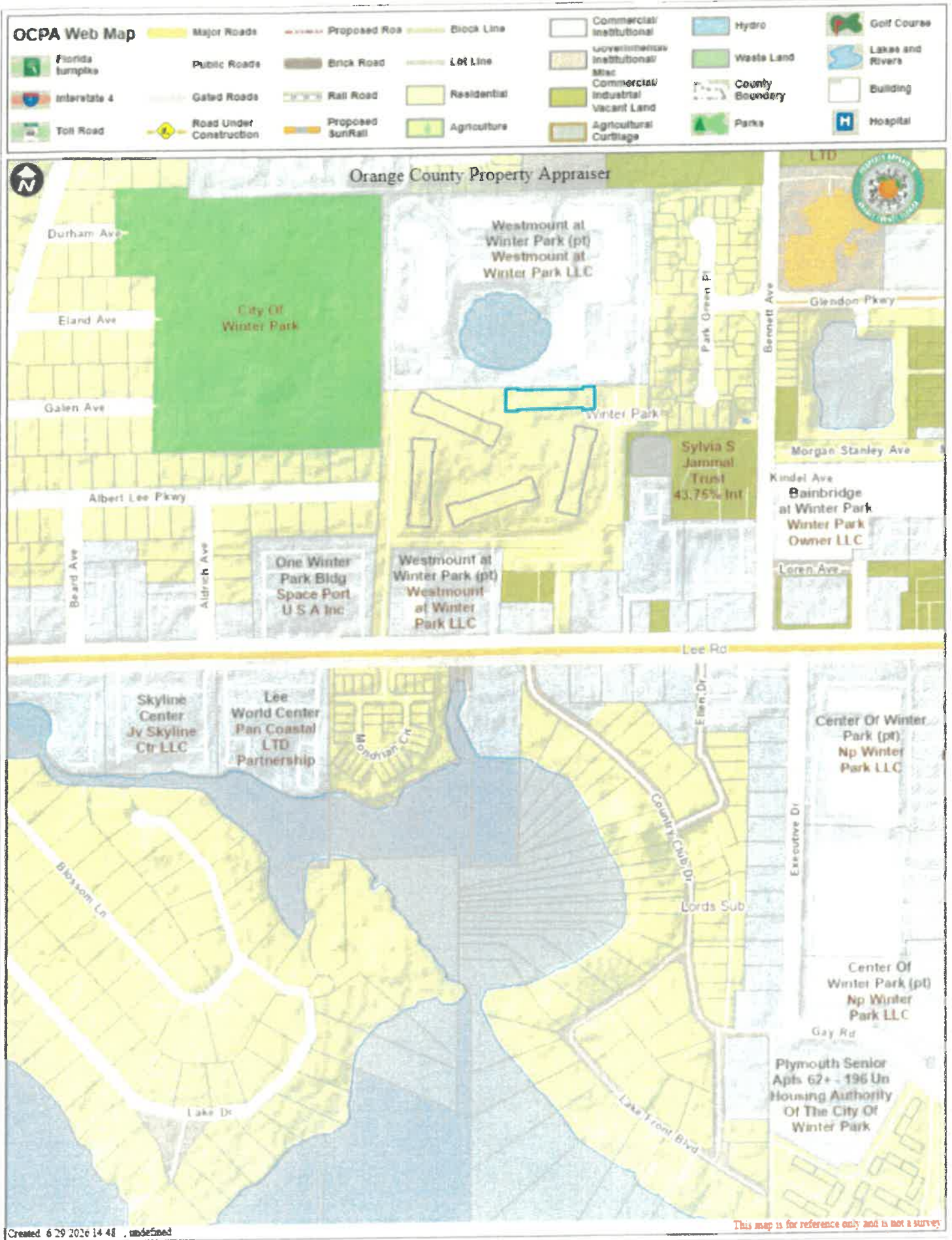
ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$0.00

RODRIGUEZ MARIBEL
1695 LEE RD APT D104
WINTER PARK, FL 32789-2231

Paid By SELECT PORTFOLIO SERVIC
Receipt # FEX-26-00280823 11/27/2025 \$206.99

PO Box 545100
Orlando FL 32854-5100





Prepared by & Return to:
Connie VanZandt
Vision Title of Orlando, LLC.
668 N. Orlando Avenue, Suite 1007
Maitland, Florida 32751

File Number: OR06-647

INSTR 20060662431
OR BK 08901 PG 2558 PGS=1
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
10/05/2006 01:58:23 PM
DEED DOC TAX 1,185.80
REC FEE 10.00
LAST PAGE

General Warranty Deed

Made this September 21, 2006 A.D. By Renaissance of Winter Park, LLC a Florida Limited Liability Company, whose address is: 1695 Lee Road, Suite A106, Winter Park, Florida 32789, hereinafter called the grantor, to Maribel Rodriguez, a single person, whose post office address is: 1695 Lee Road, D-104, Winter Park, Florida 32789, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

Unit 104, Building D, Waterfall Cove at Winter Park, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 8521, Page 1299, and all its attachments and amendments thereto, all in the Public Records of Orange County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number:

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, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Marcus Murray


Witness Printed Name Betty Rigo

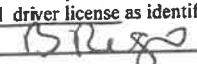
State of Florida
County of Orange


(Seal)
Renaissance of Winter Park, LLC by Todd Palmer, Member
Manager
Address: 1695 Lee Road, Suite A106, Winter Park, Florida 32789

(Seal)
Address:

27th 

The foregoing instrument was acknowledged before me this 21st day of September, 2006, by Renaissance of Winter Park, LLC a Florida Limited Liability Company, who is/are personally known to me or who has produced driver license as identification.


Notary Public
Print Name: _____

My Commission Expires: _____



FACT SHEET

September 3, 2026

Case No: N-26-05

Respondents:

LIZNELL ORTIZ-DIAZ (TENANT)
MARIBEL RODRIGUEZ (PROPERTY OWNER)
1695 LEE ROAD, UNIT D104
WINTER PARK, FL 32789

1. Address where violation exists: **1695 LEE ROAD UNIT D104, Winter Park, FL 32789**
2. Parcel I.D. No.: **01-22-29-9046-04-104**
3. Property Zone: **WP-C-4 CONDO RESIDENTIAL**
4. Inspection(s): **02/19/2026 CAD REPORT#20260500099, 06/15/2026 CAD REPORT#20261663273, 06/23/2026 2026CE000990 AND 07/30/2026 2026CE001141**
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
PowerPoint Work Sheet
Codes Cited
Proof of Ownership

VIOLATION DESCRIPTION:	CORRECTIVE ACTION REQUIRED:	CODES CITED:
Police Reports CAD#20260500099, CAD#20261663273, 2026CE000990 and 2026CE001141 were created related to Noise Disturbance calls produced loud music and loud tv set.	Comply with the city code by taking whatever steps necessary to keep the peace and quiet in your neighborhood.	Division 2. - Noise and Disturbance Control; Sec. 62-94. – Enforcement; Sec. 62-95. - Owner's and lessee's responsibility; Sec. 62-96. - Noise disturbances prohibited generally (a), (b), (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. - Specific prohibitions (a), (2), (1), (2), (3), b, c and (f) of the City of Winter Park Code of Ordinances.

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

CASE NO.: **N-26-0005**

City of Winter Park
Petitioner,

vs.

RODRIGUEZ MARIBEL
1695 LEE ROAD APT D104
WINTER PARK, FL 32789-2231
Respondent, _____ /

AFFIDAVIT OF POSTING

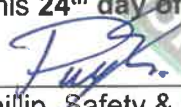
STATE OF FLORIDA
COUNTY OF ORANGE

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 1695 LEE ROAD APT D104 on this **21st day of August 2026**.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this **24th day of August 2026**


Wade, Phillip, Safety & Code Compliance Officer

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this **24th day of August 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





Susanne Porras

From: Chad Johnson
Sent: Friday, July 31, 2026 12:34 AM
To: Code Compliance
Cc: Justin Guadagno; Daniel Pushor
Subject: 2026CE001141

Please review Code Enforcement complaint 2026CE001141.

Respectfully,

Officer C. Johnson

Region: CSA: Grid:
WPK 1

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #:
Juvenile: No 2026CE001141
Domestic Violence: No Event #:
Dating Violence: No 20262113247

Agency ORI: FL0480600

Reported Day/Date: Time Dispatched: Time Arrived: Time Completed: Date Occurred From: Date Occurred To:
Thu 7/30/2026 23:16 7/30/2026 23:16 7/30/2026 23:23 7/30/2026 23:56 Thu 7/30/2026 23:14 Thu 7/30/2026 23:55
Subdivision: Forced Entry: Occupancy: Type of Weapon: Location Type: Municipality:
N/A Occupied NA APARTMENT/CONDO WP

Incident Address:

1695 LEE RD WINTER PARK FL 32789

1695 LEE RD WINTER PARK FL 32789

#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related: Alcohol Related: Call Disposition: Signal Code: Clearance:
01 00 01 0 00 N N I 22NIR Inactive

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/ Commit	Warrant #	DVR	Drug Activity
1	WINTER PARK CITY ORDINANCE - OFFENSES, NOISE DISTURBANCES PROHIBITED GENERALLY	62-96	9800	Yes	C		No	

PERSON SECTION

Name: **Mendez, Laura Lynn** R/S: **W/F** DOB: **6/13/1961** or Age:
Adult/Juvenile: **A** SSN: **271-64-0129** Hgt: **504** Wgt: **155** Hair: **GREY** Eyes: **BLUE** DL#: **M400666980000** DL State: **FL**
Person Type: **REPORTING PER-ADULT** City of Birth:
Address: **1695 LEE RD #D204 WINTER PARK, FL 32789** Phone:
Email: Cell Phone:
OthPhone1: OthPhone2:
NOK: NOK:
NOK Address: NOK Phone:
Emp. Address: Job: Bus. Phone:
Comments:

Name: **UNKNOWN, UNKNOWN** R/S: **W/F** DOB: **7/31/1982** or Age: **44** Offense Indicator:
Adult/Juvenile: **A** SSN: Hgt: Wgt: Hair: **BLACK** Eyes: **BROWN** DL#: DL State:
Person Type: **SUSPECT** City of Birth: Place of Birth:
Address: **1695 LEE RD APT D104 WINTER PARK, FL 32789** Phone:
Email: Cell Phone:
OthPhone1: OthPhone2:
NOK: NOK:
NOK Address: NOK Phone:
Emp. Address: Job: Bus. Phone:
Comments:

Relationship: OBTS#: FBI#:
State#: Local#: Misc Id: Other Id:

LE/BUSINESS SECTION

Name: **FERGUSON, STEVEN A** Contact:
Offense Indicator: Other Id: Phone#: Comments: **1 BWC**
Type: **OTHER/LE OFFCR**
Address: **500 N VIRGINIA AVE WINTER PARK FL 32789**

Region: CSA: Grid:
WPK 1

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #:
Juvenile: No 2026CE001141
Domestic Violence: No Event #:
Dating Violence: No 20262113247

Agency ORI: FL0480600

Name: **Johnson, Chad** Contact: **WP678 - Winter Park Police Dep**
Offense Indicator: Other Id: Phone#: Comments: **2 BWC**
Type: **OTHER/LE OFFCR**
Address:

Name: **MARC, VUKANSON** Contact: **WP646 - WINTER PARK POLICE DEP**
Offense Indicator: Other Id: Phone#: Comments: **1 BWC**
Type: **OTHER/LE OFFCR**
Address:

NARRATIVES

Rpt Date: 07/31/2026 00:06	Reporter: JOHNSON, CHAD	WP678	Clearance: Open	Nar Type: O
Mod By: WINTERPARK\cjohanson	Mod Date: 07/31/2026 00:42	Related Case #		
On July 30, 2026, at 236 Winter Park Police Department was dispatched to a noise complaint at 1695 Lee Rd apartment 104D. Officer Johnson made contact with Laura Mendez in Apartment 204D. Laura stated that her downstairs neighbor in Apartment 104D was playing music loudly which could be heard in her sons bedroom. Laura offered for Officer Johnson to enter into her apartment to hear the music. Officer Johnson noted music could be heard in Laura's sons bedroom. The music sounded like it was coming from downstairs. Officer Johnson went downstairs to apartment 104D. Officer Johnson noted that music coming from apartment 104D could be heard in the hallway as he stood outside of the apartment. Officer Johnson knocked on the door multiple times and rang the door bell with no answer from apartment 104D. Johnson noted noise coming from the apartment which sounded like kitchen dishes being tapped together, leading Officer Johnson to believe the apartment was occupied while he was knocking. Code enforcement was notified via email.				
I swear/affirm the above statements are true and correct: Officer's Signature:		Sworn to and subscribed before me, the undersigned authority, this _____ day of _____, in the year _____ Name/Title of Person Authorized to Administer Oath.		
JOHNSON, CHAD Name and Employee # (Printed)		WP678		

ADMINISTRATIVE SECTION

Was Crime Scene Processed: No Processed By:
Officer Reporting: WP678 JOHNSON, CHAD Officer Shift: W Section: WP Unit: WP678 Date: 07/30/2026
Reviewed By: wp615 PUSHOR, DANIEL Review Date: 07/31/2026 Routed to:
Assigned To: Assigned Date: Assigned Dept:
Clearance: Inactive Clearance Date: 07/31/2026 Referred To:
Comments: CODE ENFORCEMENT NOISE COMPLAINT

Region: CSA: Grid.
WPK 1

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #:
Juvenile: No 2026CE000990
Domestic Violence: No Event #:
Dating Violence: No 20261743361

Agency ORI: FL0480600

Reported Day/Date: Time Dispatched: Time Arrived: Time Completed: Date Occurred From: Date Occurred To:
Tue 6/23/2026 23:07 6/23/2026 23:07 6/23/2026 23:14 6/24/2026 00:05 Wed 6/24/2026 22:45 Wed 6/24/2026 23:07
Subdivision: Forced Entry: Occupancy: Type of Weapon: Location Type: Municipality:
N/A Occupied NA APARTMENT/CONDO WP

Incident Address:

1695 LEE RD WINTER PARK FL 32789

Dispatch Address:

1695 LEE RD WINTER PARK FL 32789

#Offenses: #Victims: #Offenders: #Prem. Ent: #Arrested: Drug Related: Alcohol Related: Call Disposition: Signal Code: Clearance:
01 00 00 0 00 U U I 22NIR Inactive

OFFENSES SECTION

Off#	Description	Statute#	UCR	Ordinance	Attempt/ Commit	Warrant #	DVR	Drug Activity
1	WINTER PARK CITY ORDINANCE - OFFENSES, NOISE DISTURBANCES PROHIBITED GENERALLY	62-96	9800	Yes	C		No	

PERSON SECTION

Name: **Mendez, Laura Lynn** R/S: **W/F** DOB: **6/13/1961** or Age:
Adult/Juvenile: **A** SSN: Hgt: **504** Wgt: **155** Hair: **GREY** Eyes: **BLUE** DL#: Offense Indicator:
Person Type: **REPORTING PER-ADULT** City of Birth: DL State: **FL**
Address: **1695 LEE RD APT D204 WINTER PARK, FL 32789** Place of Birth:
Email: Phone:
OthPhone1: Cell Phone:
NOK: OthPhone2:
NOK Address: NOK:
Emp. Address: Job: NOK Phone:
Comments: Bus. Phone:

Name: **UNKNOWN, UNKNOWN** R/S: **W/F** DOB: **6/24/1982** or Age: **44** Offense Indicator:
Adult/Juvenile: **A** SSN: Hgt: Wgt: Hair: **BLACK** Eyes: **BROWN** DL#: DL State:
Person Type: **SUBJECT** City of Birth: Place of Birth:
Address: **1695 LEE RD APT D104 WINTER PARK, FL 32789**
Email: Phone:
OthPhone1: Cell Phone:
NOK: OthPhone2:
NOK Address: NOK:
Emp. Address: Job: NOK Phone:
Comments: Bus. Phone:
Relationship: OBTS#: FBI#: State#: Local#: Misc Id: Other Id:

LE/BUSINESS SECTION

Name: **FERGUSON, STEVEN A** Contact: **WP634 - WINTER PARK POLICE DEP**
Offense Indicator: Other Id: Phone#: Comments: **2 BWC**
Type: **OTHER/LE OFFCR**
Address:

Region: CSA: Grid.
WPK 1

CODE ENFORCEMENT REPORT
Winter Park Police Department

For the public: No Agency Report #:
Juvenile: No 2026CE000990
Domestic Violence: No Event #:
Dating Violence: No 20261743361

Agency ORI: FL0480600

Name: **HARDY, ALEX**
Offense Indicator: Other Id:
Type: **OTHER/LE OFFCR**
Address:

Contact: **WP677 - Winter Park Police Dep**
Phone#: Comments: **2 BWC**

NARRATIVES

Rpt Date: 06/24/2026 02:22	Reporter: FERGUSON, STEVEN A WP634	Clearance: Open	Nar Type: O
Mod By: WINTERPARK\sferguson	Mod Date: 06/24/2026 02:31	Related Case #:	

06/23/2026 at approximately 2309 hours, Officer Ferguson #634 responded to 1695 Lee Road, Apt D204, Winter Park, Florida 32789, regarding a noise disturbance caused by individuals in Apartment D104.

Upon arrival, Officer Ferguson spoke with the caller, Laura Mendez, who stated that the occupants of the apartment below her were playing loud music and had a loud television, preventing her and her son from getting any sleep.

From inside the Mendez's residence, Officer Ferguson and Officer Hardy could hear an audible sound from Apartment D104.

Officer Ferguson made contacted with the residence of Apartment D104, the Hispanic female did not provide her information. Officer Ferguson explained the situation to her, and she acknowledged the issue and stated the upstairs residence tends to stomp her feet as she walks around, and she uses the noise to help her and her son go to sleep. The Hispanic female advised she is not going to turn down the music due to the issues with the upstairs residence.

It should be noted, while officers stood outside of D104, the audio sound can be heard from outside of the door.

Code Enforcement was notified.

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

Sworn to and subscribed before me, the undersigned
authority, this _____ day of _____ in the year _____

FERGUSON, STEVEN A WP634
Name and Employee # (Printed)

Name/Title of Person Authorized to Administer Oath

ADMINISTRATIVE SECTION

Was Crime Scene Processed: No	Processed By:	Officer Shift: W	Section: WP	Unit: WP634	Date: 06/23/2026
Officer Reporting: WP634 FERGUSON, STEVEN A		Review Date: 06/24/2026		Routed to: WP	
Reviewed By: WP645 GUADAGNO, JUSTIN A		Assigned Date:		Assigned Dept:	
Assigned To:		Clearance Date: 06/24/2026		Referred To:	
Clearance: Inactive					
Comments: NOISE DISTURBANCE - COMPLETED					



Event Report



Event Number: 20261663273 Event Type: 22NIR Current Status: CLEARED

ANI/ALI:

Connection: 06/15/2026 23:24:20
Created: 06/15/2026 23:26:21 By: goneill On Terminal: WPK2
Dispatched: 06/15/2026 23:27:13 By: epierce On Terminal: WPK7
Enrouted: 06/15/2026 23:27:33 Primary Unit: WP224
Arrived: 06/15/2026 23:33:06 Comments:
Cleared: 06/15/2026 23:53:08

Location: 1695 LEE RD
Dom Nbr: D104 Business/SubDivision: WATERFALL COVE @ WINTER PARK
Caller Name: LAURA MENDEZ Phone: (407) 923-3553 Phone2:
Caller Location:
Tag Number - State: - Municipality: WP
Ani/Al Information:
Nearest Intersection:
Call Source: TEL Priority: 3 Agency: WPK Region: WPK Zone: WP1 Alt Agency: Alt Zone:
Final Event Type: 22NIR Case Nbrs: Disposition Codes: V
Assigned Units/Status: Newman, Preston-WP224-CL; Hardy, Alyssa-WP665-CL; Johnson, Chad-WP678-CL

History

CrtId	DateTime	TermId	EmpId	RadioId	CmdId	Remarks
06/15/2026	23:53:08	O023	WP224	WP224	CL	
06/15/2026	23:53:08	O023	WP224	WP224	EVM	pnewman
06/15/2026	23:53:03	O023	WP224	WP224	REM	0 BWC 224 1 BWC 669
06/15/2026	23:52:54	O023	WP224	WP224	REM	ATTEMPT TO MAKE CONTACT AT FRONT DOOR WITH NEG RESULTS. LOUD TV HEARD FROM DOOR
06/15/2026	23:50:23	O090	WP678	WP678	REM	1 BWC
06/15/2026	23:50:15	O089	WP665	WP665	CL	
06/15/2026	23:50:15	O090	WP678	WP678	CL	
06/15/2026	23:49:57	O089	WP665	WP665	REM	1 BWC1
06/15/2026	23:43:27	WPK7	WP268	WP678	ARV	
06/15/2026	23:43:27	WPK7	WP268	WP678	ENR	
06/15/2026	23:43:27	WPK7	WP268	WP678	DIS	
06/15/2026	23:33:39	O089	WP665	WP665	ARV	
06/15/2026	23:33:06	O023	WP224	WP224	ARV	
06/15/2026	23:33:06	O023	WP224	WP224	EVM	pnewman
06/15/2026	23:33:06	O023	WP224	WP224	EVM	pnewman
06/15/2026	23:33:06	O023	WP224	WP224	EVM	pnewman
06/15/2026	23:28:35	WPK7	WP268	WP665	ENR	
06/15/2026	23:28:29	WPK7	WP268	WP665	DIS	
06/15/2026	23:27:33	WPK7	WP268	WP224	ENR	
06/15/2026	23:27:33	WPK7	WP268	WP268	EVM	epierce
06/15/2026	23:27:33	WPK7	WP268	WP268	EVM	epierce
06/15/2026	23:27:13	WPK7	WP268	WP224	DIS	
06/15/2026	23:27:13	WPK7	WP268	WP268	EVM	epierce
06/15/2026	23:27:13	WPK7	WP268	WP268	EVM	epierce
06/15/2026	23:26:44	WPK2	WP219	WP219	REM	THE NOISE IS COMING FROM D104
06/15/2026	23:26:34	WPK2	WP219	WP219	REM	SHE WANTS TO MEET WITH PD FIRST SO THEY CAN HEAR HOW LOUD IT IS
06/15/2026	23:26:21	WPK2	WP219	WP219	REM	56 W/ CALLER IN D204 REF HER DOWNSTAIRS NEIGHBOR IS CONSTANTLY PLAYING LOUD MUSIC AND IT'S NOW PAST 11 AND ITS AFFECTING CALLERS AUTISTIC SON MENTAL HEALTH
06/15/2026	23:26:21	WPK2	WP219	WP219	EVM	goneill

Printed Date and Time
6/25/2026 11 57 28



Event Report



Event Number: 20260500099 **Event Type:** 22NIR **Current Status:** CLEARED

ANI/ALI:

Connection: 02/19/2026 01:03:44
Created: 02/19/2026 01:04:40 **By:** goneill **On Terminal:** WPK1
Dispatched: 02/19/2026 01:05:38 **By:** dsabatino **On Terminal:** WPK8
Enrouted: 02/19/2026 01:05:45 **Primary Unit:** WP675
Arrived: 02/19/2026 01:07:32 **Comments:**
Cleared: 02/19/2026 01:32:00

Location: 1695 LEE RD
Dom Nbr: D204 **Business/SubDivision:** WATERFALL COVE @ WINTER PARK
Caller Name: LAURA MENDEZ **Phone:** (407) 923-3553 **Phone2:**
Caller Location:
Tag Number - State: - **Municipality:** WP
Ani/Ali Information:
Nearest Intersection:
Call Source: TEL **Priority:** 3 **Agency:** WPK **Region:** WPK **Zone:** WP1 **Alt Agency:** **Alt Zone:**
Final Event Type: 22NIR **Case Nbrs:** **Disposition Codes:** V
Assigned Units/Status: Torres, Antonio D-WP675-CL; Campbell, Craig P-WP644-CL

History

CrtId	DateTime	TermId	EmpId	RadioId	CmdId	Remarks
02/19/2026	01:32:00	O100	WP675	WP675	CL	
02/19/2026	01:32:00	O100	WP675	WP675	EVM	atorres
02/19/2026	01:31:41	O100	WP675	WP675	REM	COMPLAINT WAS GIVEN CAD # AS WELL AS CONTACT INFO FOR CODE INFORCE
02/19/2026	01:31:11	O100	WP675	WP675	REM	ATTEMPT WAS MADE TO MEET WITH DOWNSTAIRS RESIDENT -- UNSUCCESSFUL
02/19/2026	01:30:47	O100	WP675	WP675	REM	UPON 56 W/ COMPLAINT -- LOUD TV VOLUME COULD BE HEARD FROM UPSTARIS APARTMENT
02/19/2026	01:30:14	O100	WP675	WP675	REM	2 BWC
02/19/2026	01:30:08	O078	WP644	WP644	CL	
02/19/2026	01:30:02	O078	WP644	WP644	REM	1 BWC
02/19/2026	01:08:32	O100	WP675	WP675	ARV	
02/19/2026	01:07:32	O078	WP644	WP644	ARV	
02/19/2026	01:07:32	O078	WP644	WP644	EVM	cpcampbell
02/19/2026	01:07:32	O078	WP644	WP644	EVM	cpcampbell
02/19/2026	01:07:31	O078	WP644	WP644	ENR	
02/19/2026	01:05:55	WPK8	WP285	WP644	DIS	
02/19/2026	01:05:45	O100	WP675	WP675	ENR	
02/19/2026	01:05:45	O100	WP675	WP675	EVM	atorres
02/19/2026	01:05:45	O100	WP675	WP675	EVM	atorres
02/19/2026	01:05:38	WPK8	WP285	WP285	EVM	dsabatino
02/19/2026	01:05:38	WPK8	WP285	WP285	EVM	dsabatino
02/19/2026	01:05:38	WPK8	WP285	WP675	DIS	
02/19/2026	01:05:01	WPK1	WP219	WP219	REM	56 W/ CALLER SO OFFICER CAN HEAR WHAT SHE'S TALKING ABOUT
02/19/2026	01:04:40	WPK1	WP219	WP219	REM	CODE 8594 // CALLER STATING HER DOWNSTAIRS NEIGHBOR REFUSES TO TURN DOWN HER TV AND IS DOING IT PURPOSELY SINCE JUNE NOW
02/19/2026	01:04:40	WPK1	WP219	WP219	EVM	goneill

Printed Date and Time
6/25/2026 11 58:58



**SAFETY & CODE
compliance**

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

please remember to recycle

*Arnell Ortiz-Diaz
Maribel Rodriguez
1695 Lee Rd., Unit D-104
Winter Park, FL 32784*

FIRST-CLASS



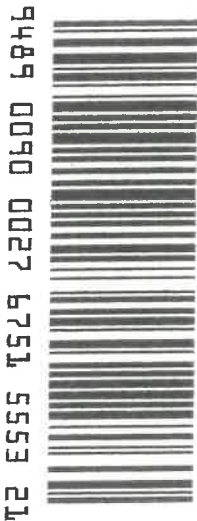
US POSTAGE **PITNEY BOWES**
ZIP 32789 \$001.07⁰
02 7W
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**SAFETY & CODE
compliance**

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

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9489 0090 0027 6751 5553 21

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Pitney Bowes



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ZIP 32789 \$006.62⁰
02 7W
0008028979 AUG 20 2026

please remember to recycle

*Arnell Ortiz-Diaz
Maribel Rodriguez
1695 Lee Rd., Unit D-104
Winter Park, FL 32784*

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

Case No: N-26-05

9489 0090 0027 6751 5553 21

CITY OF WINTER PARK,

Petitioner,

vs.

LIZNELL ORTIZ-DIAZ (TENANT)
MARIBEL RODRIGUEZ (PROPERTY OWNER)
1695 LEE ROAD UNIT D104
WINTER PARK, FL 32789

Respondents.

**NOTICE OF
CODE COMPLIANCE BOARD HEARING**

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

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

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

1. Violations of City Code Chapter/Section: **Division 2. - Noise and Disturbance Control; Sec. 62-94. – Enforcement; Sec. 62-95. - Owner's and lessee's responsibility; Sec. 62-96. - Noise disturbances prohibited generally (a), (b), (1), (2), (3), (5), (6), (7), (8) and (9); Sec. 62-97. - Specific prohibitions (a), (2), (1), (2), (3), b, c and (f) of the City of Winter Park Code of Ordinances.**

2. Address where violation(s) exists: **1695 LEE ROAD UNIT D-104, WINTER PARK, FL 32789**
3. Parcel I.D. No.: **01-22-29-9046-04-104**
4. Property Zone: **WP-C4-CONDO RESIDENTIAL**
5. Legal Description: **WATERFALL COVE AT WINTER PARK CONDOMINIUM 8521/1299 UNIT D104**
6. Names and address of owner/person in charge of location where violation exists: **Liznell Ortiz-Diaz (tenant) and Maribel Rodriguez (property owner) – 1695 Lee Road Unit D104, Winter Park, FL 32789.**
7. Description of Violations: **POLICE REPORTS 20260500099, 20261663273, 2026CE000990 AND 2026CE001141 WERE CREATED RELATED TO NOISE DISTURBANCE PRODUCED BY LOUD MUSIC AND LOUD TV SET.**
8. Compliance Requirements: **COMPLY WITH THE CITY CODE BY TAKING WHATEVER STEPS NECESSARY TO KEEP THE PEACE AND QUIET IN YOUR NEIGHBORHOOD.**

Compliance Date to avoid hearing: **September 1, 2026**

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

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

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

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

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

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

Dated this: 20th day of August 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: **Liznell Ortiz-Diaz (tenant) and Maribel Rodriguez (property owner) – 1695 Lee Road Unit D-104, Winter Park, 32789.**

Certified Mail: 9489 0090 0027 6751 5553 21


Susanne Porras
Code Compliance Officer/Div. Manager

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

CODES CITED:

Noise disturbance means any sound which:

- (1) Endangers or injures the safety or health of humans or animals
- (2) **Annoys or disturbs a reasonable person of normal sensitivity**
- (3) Endangers or injures personal or real property
- (4) **Is loud or raucous**
- (5) **Causes actual or imminent interference with peace or good order or**

DEFINITIONS:

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

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

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

DIVISION 2. - NOISE AND DISTURBANCE CONTROL [3]

Sec. 62-94. - Enforcement.

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

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

Sec. 62-95. - Owner's and lessee's responsibility.

It shall be a violation of this division for an owner or a lessee who is present on any property that he or she owns or leases to allow a noise disturbance to be created or exist from such property so as to violate those prohibitions listed in section 62-97.

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

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

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

- (1) The level of the noise;**
- (2) Whether the nature of the noise is usual or unusual**
- (3) Whether the origin of the noise is natural or unnatural**
- (4) The level of the ambient noise**
- (5) The proximity of the noise to sleeping facilities or residential areas**

- (6) The nature and zoning of the area from which the noise emanates and the area where it is received**
- (7) The time of day or night the noise occurs**
- (8) The duration of the noise and**
- (9) Whether the noise is recurrent, intermittent, or constant.**

Sec. 62-97. - Specific prohibitions.

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

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

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

1. As to disturb the peace, quiet and comfort of neighboring inhabitants;

2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto; or

3. As to create a noise disturbance.

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

c. The operation of any sound system, speakers, radio, television, turntable, amplifier, musical, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 8:00 a.m. from outside any residential, office or commercial building or between 11:00 p.m. and 8:00 a.m. from inside any residential, office or commercial building in such manner as to create a plainly audible sound either at a distance of 50 feet from the building, structure or vehicle in which it is located or so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations shall be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division. In addition, it shall also be prima facie evidence and create a presumption that a noise disturbance exists in violation of this division when any non-commercially zoned property has outdoor or indoor parties, gatherings, music rehearsals or any other activity where music or other entertainment by sound system, amplifier, musical instruments, or other device is produced on more occasions that once every two months, in such manner as to create a plainly audible sound or vibrations either at a distance of 50 feet from the building or property so that a person inside a building which is across a residential property line from the source of the sound is able to hear the plainly audible sound or vibrations, occurs after 8:00 p.m., unless specifically approved by a special event permit issued by the city.

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

If additional reports are filed with the Police Department after the date of this Violation Notice; violators of this ordinance may be issued a citation or a notice to appear before the Code Enforcement Board with the imposition of fines up to \$300.00 per incident report.



please remember to recycle

please remember to recycle



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SAFETY & CODE compliance

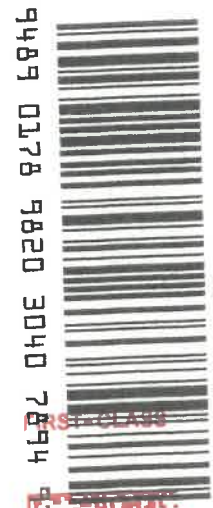


401 S. Park Ave. • Winter Park, FL 32789

compliance

Liznell Ortiz-Diaz
1695 Lee Rd. Apt. D104
Winter Park FL 32789-2231

Liznell Ortiz-Diaz
1695 Lee Rd. Apt. D104
Winter Park, FL 32789-2231



9489 0178 9820 3040 7894



Label valid until March 2023



ZIP 32789 \$006.33⁰
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FIRST-CLASS



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0008028979 JUN 29 2026



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SAFETY & CODE compliance

Maribel Rodriguez
1695 Lee Rd Apt. D104
Winter Park, FL 32789-2231



9489 0178 9820 3040 7895 03



US POSTAGE PTNEY BOWES
ZIP 32789 \$006.04⁰
02 7W
0008028979 JUN 29 2026



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

SAFETY & CODE compliance

Maribel Rodriguez
1695 Lee Rd Apt. D104
Winter Park FL 32789-2231

FIRST-CLASS



US POSTAGE PTNEY BOWES
ZIP 32789 \$001.03⁰
02 7W
0008028979 JUN 29 2026



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

SAFETY & CODE compliance

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FIRST-CLASS



ZIP 32789 \$001.03
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0008028979 JUN 29 2026

ANK

Maribel Rodriguez
1695 Lee Rd. Apt. D104
Winter Park FL 32789-2231

ANK
32789-2231

MIXIE 33923 07/15/2026
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
INSUFFICIENT ADDRESS
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56996999553

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SAFETY & CODE compliance

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

9489 0178 9820 3040 7894 97

9489 0178 9820 3040 7895 03

June 29, 2026.

Current Tenant
LIZNELL ORTIZ-DIAZ
1695 LEE ROAD APT. D104
Winter Park, FL 32789-2231
&
Property Owner
MARIBEL RODRIGUEZ
1695 LEE ROAD APT. D104
WINTER PARK, FL 32789-2231

Re: Noise Violation – **1695 LEE ROAD APT D104, Winter Park, FL 32789-2231**
Parcel ID# **01-22-29-9046-04-104**

Dear resident (s):

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

Noise disturbance means any sound which:

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

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



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

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

Sound level meter means any instrument including a microphone, amplifier, an output meter, and frequency weighting networks for the measurement of noise and sound levels in a specific manner and which complies with standards established by the American National Standards Institute specifications for sound level meters S1.4. 1971, as amended.

(Code 1960, § 18-19(B); Ord. No. 2504-03, § 1, 3-11-03; Ord. No. 2760-09, § 3, 1-26-09)

DIVISION 2. - NOISE AND DISTURBANCE CONTROL [3]

Sec. 62-94. - Enforcement.

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

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

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

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



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

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

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- (2) Radios, phonographs, television sets, musical instruments, etc.**
 - a. Using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner:**
 - 1. As to disturb the peace, quiet and comfort of neighboring inhabitants;**
 - 2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto;**
or
 - 3. As to create a noise disturbance.**
 - b. It shall be a violation to commit any one of the enumerated acts listed in this section.**
 - c. The operation of any sound system, speakers, radio, television, turntable, amplifier, musical, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 8:00 a.m. from outside any residential, office or commercial building or between 11:00 p.m.**



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

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

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

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



SAFETY & CODE compliance

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Respectfully,

A handwritten signature in blue ink, appearing to read "Susanne R. Porras".

Susanne R. Porras
Safety & Code Compliance
Division Manager

Case# **N-26-0005**

Certified Mail #**9489 0178 9820 3040 7894 97 (TENANT)**

cc: **MARIBEL RODRIGUEZ – 1695 LEE RD., UNIT D104, WINTER PARK, FL 32789-2231**

Certified Mail #**9489 0178 9820 3040 7895 03 (PROPERTY OWNER)**



Susanne Porras

From: Susanne Porras
Sent: Friday, July 31, 2026 1:41 PM
To: tashadax@aol.com
Subject: RE: [EXTERNAL] NEW WORK ORDER: 99129, 1695 Lee Rd

Laura – Our next Code Compliance Board Hearing will be scheduled for **September 3rd, 2026, at 3:00pm** at the City of Winter Park Commission Chambers – 401 S Park Avenue, Winter Park, FL 32789.

Formal invite will be sent 3 weeks prior to the hearing to confirm attendance and quorum.

Best regards,

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



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

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

From: Susanne Porras <SPorras@cityofwinterpark.org>
Sent: Friday, July 31, 2026 11:42 AM
To: Laura Mendez <tashadax@aol.com>
Subject: RE: [EXTERNAL] NEW WORK ORDER: 99129, 1695 Lee Rd

Good afternoon Ms. Mendez,

It is my intention to schedule this matter for our next Code Compliance Board Hearing on September 6th, 2026.

I will include you in our email notification so that you can be present. It will help my case tremendously if you can attend the hearing and expressed how this situation has affected you and your family.

Feel free to contact me if you have any further questions or concerns.

Respectfully,

Susanne R. Porras, COSS

Division Manager
Safety & Code Compliance
Phone: 407-599-3283



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

From: Laura Mendez <tashadax@aol.com>
Sent: Friday, July 31, 2026 12:22 AM
To: Susanne Porras <SPorras@cityofwinterpark.org>
Subject: Re: [EXTERNAL] NEW WORK ORDER: 99129, 1695 Lee Rd

After the code enforcement report in June, we had about a week of sleep before D104 started up the all-night noise again. My son has slept over at a neighbor's place several nights, because the loud music makes it impossible for him to get rest in his own bed.

Tonight, it was (and is) really bad. I called the police out, but she refused to open the door. Officer Johnson said he could hear her inside, but she was not going to talk to them. (Two of the officers had been here before.)

Incident number is 2026CE001141. July 30, 2026. Police left here at 11:45pm. The noise is actually louder now at 12:15am.

Not sure if you have any further suggestions. We are very tired.

Laura Mendez

On Mon, Jun 29, 2026 at 12:27 PM, Susanne Porras
<SPorras@cityofwinterpark.org> wrote:

Ms. Mendez,

An official notice of violation was issued to the property owner and the tenant via regular and certified mail. We must allow time for the respondents to receive our notice before we take the next legal action per FL State Statute 162.

Feel free to contact me if you have any further questions or concerns about the case.

Respectfully,

Susanne R. Porras, COSS

Division Manager

Safety & Code Compliance

Phone: 407-599-3283



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

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

From: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>

Sent: Monday, June 29, 2026 8:06 AM

To: Susanne Porras <SPorras@cityofwinterpark.org>

Subject: FW: [EXTERNAL] NEW WORK ORDER: 99129, 1695 Lee Rd

Good morning,

Attached are the Event reports provided by Ms. Mendez related to the noise complaints at 1695 Lee Rd., pertaining to Work Order 99129.

Thank you,

Susan

From: Laura Mendez <tashadax@aol.com>
Sent: Saturday, June 27, 2026 4:21 PM
To: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>
Subject: Re: [EXTERNAL] NEW WORK ORDER: 99129, 1695 Lee Rd

[Sent from AOL on Android](#)

On Thu, Jun 25, 2026 at 8:48 AM, Susan Pruchnicki

<spruchnicki@cityofwinterpark.org> wrote:

Good morning Ms. Mendez,

Please email copies of the reports. I will pass them on to the Division Manager to see what can be done.

Thank you,
Susan

Susan L Pruchnicki

Safety & Code
Compliance Coordinator



401 South Park Avenue
Winter Park, FL 32789
407.599.3600

407.599.3472
cityofwinterpark.org/code-complaint

From: Laura Mendez <tashadax@aol.com>
Sent: Wednesday, June 24, 2026 9:52 PM

To: Susan Pruchnicki <spruchnicki@cityofwinterpark.org>
Subject: Re: [EXTERNAL] NEW WORK ORDER: 99129, 1695 Lee Rd

I have 3 such event reports and the numbers. Do I email them to you? Or do I need to come in to your office? I am hoping the complex HOA will take action, but so far they have not. Just looking for some guidance, so we can get some sleep.

Thanks!

[Sent from AOL on Android](#)

On Tue, May 19, 2026 at 8:36 AM, Susan Pruchnicki <spruchnicki@cityofwinterpark.org> wrote:

Good morning Ms. Mendez,

Thank you for using @YourRequest.

Noise disturbances after regular business hours must be reported to the Winter Park Police Department. Call 407.644.1313 at the time of the disturbance, and request an Event Report from the responding Officer as a record of the call.

Respectfully,
Susan

Susan L Pruchnicki

Safety & Code
Compliance Coordinator



401 South Park Avenue
Winter Park, FL 32789
407.599.3600

407.599.3472
cityofwinterpark.org/code-complaint

From: noreply@cityofwinterpark.org <noreply@cityofwinterpark.org>

Sent: Tuesday, May 19, 2026 7:47 AM

To: Code Compliance <codecompliance@cityofwinterpark.org>; Gary Hiatt <ghiatt@cityofwinterpark.org>; Renata Minoga <rminoga@cityofwinterpark.org>; Ashley Ong <Aong@cityofwinterpark.org>; Mark Medley <mmedley@cityofwinterpark.org>

Subject: NEW WORK ORDER: 99129, 1695 Lee Rd

A new work request has been routed to you and requires your attention.

Work Order Id: 99129

Date Requested: 05/19/2026

Request Type: Safety & Code Compliance: Other (please describe)

Description: Noise during overnight hours. Loud music and television noise comes from our downstairs neighbors all night long almost every night. It's under both bedrooms and it prevents us from getting sleep. I have tried talking to her and I have complain to the condo management, but nothing has changed. I had the police here once, but she refused to open the door for them. Quiet hours are supposed to be from 11pm to at least 7am, I believe. Idk why she won't just use headphones or ear buds. Instead, she is harming two people's health. This has been going on for nearly a year! Please help!

Location: 1695 Lee Rd

Requestor Name: Laura L Mendez

Requestor Address: 1695 Lee Rd Apt D204

Requestor Phone: 407-923-3553

Requestor Email: tashadax@aol.com

Status: New

Status: New



Code Compliance Board

agenda item 7.a

item type

Staff Updates

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0347 1009 Lake Bell Dr., Winter Park, FL 32789 (Trailer - In Compliance)

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

None



Code Compliance Board

agenda item 10.a

item type

Upcoming Agenda Items

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

PM-25-0130 209 Tyree Ln., Winter Park, FL 32792 (Property Maintenance)

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

None



Code Compliance Board

agenda item 10.b

item type

Upcoming Agenda Items

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792 (Building - Illegal Fence)

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

None



Code Compliance Board

agenda item 10.c

item type

Upcoming Agenda Items

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

TRP-2026-0119 151 N Orlando Ave., Winter Park, FL 32789 (Tree Appeal)

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

None



Code Compliance Board

agenda item 10.d

item type

Upcoming Agenda Items

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-26-0342 2291 Glenwood Dr., Winter Park, FL 32792 (Tree Violation)

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

None



Code Compliance Board

agenda item 10.e

item type

Upcoming Agenda Items

meeting date

September 3, 2026

prepared by

Susan Pruchnicki, Coordinator

approved by

Susanne Porras, Code Compliance
Manager

subject

LDC-24-0039 961 Bonita Dr., Winter Park, FL 32789 (STR - Massey Hearing)

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

None